AGENDA

HISTORIC PRESERVATION COMMISSION REGULAR MEETING

THURSDAY, JUNE 11, 2026, 6:00 PM

OJAI CITY HALL, COUNCIL CHAMBERS, 401 S VENTURA ST, OJAI, CA

VIEWING & ACCESS

Public participation is encouraged! The meetings are conducted in a hybrid model, providing both in-person attendance and virtual public comment via the Zoom link below. Virtual attendance via Zoom is the only way to remotely provide public comment. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the "hand-raise" function to indicate their desire to speak on an item. The meeting is also livestreamed on the City's website at ojai.ca.gov/525/2968/Public-Meetings, on YouTube at youtube.com/@ojaicity, and on Spectrum Channel 10. See "Public Comment Options" below for further instruction.

ZOOM LINK - June 11, 2026 - Regular Meeting

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATIONS
Public Communications is the time set aside during the meeting for members of the public to address the legislative body on items of City business other than scheduled agenda items. Matters raised at this time may be briefly discussed by members of the legislative body and will generally be referred to staff and/or placed on a subsequent agenda. Under State law, other than for emergency items, no action can be taken.

MUSEUM REPRESENTATIVE REPORT

CONSENT CALENDAR
All matters listed on the Consent Calendar are to be considered routine by the legislative body and will be enacted by one motion in the form listed below. There will be no discussion of

these items unless, before the legislative body votes on the motion to adopt, specific items are removed from the Consent Calendar for discussion and separate motions.

1. **Minutes HPC regular meeting of April 9, 2026**

   RECOMMENDATION: Approve
   Minutes, HPC, May 14, 2026

DISCUSSION ITEM(S)

2. **Ventura and Ojai Railroad Heritage Trail**

   RECOMMENDATION: Receive Ad Hoc Committee's report (Walker & Bisaccia).
   Administrative Report - Railroad Heritage Trail

3. **Historic Resource Inventory Survey Update**

   RECOMMENDATION: Receive and file report from Ad-hoc members.
   Administrative Report - HRG Survey

INFORMATIONAL ITEMS

4. **Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-006) | A re-roof and a retrofit of six windows and replace one door to a sliding door for an existing single-story single-family residence located in the Taormina Historic District at 108 Taormina Lane, Assessor's Parcel Number 017-0-343-355. The General Plan Land Use Designation of this site is Medium High Residential (MHR) and the Zoning Classification of the site is Single-Family Residential, Medium Density (R-1)**

   RECOMMENDATION: Receive and file.
   Administrative Report w/Attachments

5. **Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-007) | A re-roof for an existing single-story single-family residence located in the Taormina Historic District at 99 Taormina Lane, Assessor's Parcel Number 017-0-341-015. The General Plan Land Use Designation of this site is Medium High Residential (MHR) and the Zoning Classification of the site is Single-Family Residential, Medium Density (R-1)**

   RECOMMENDATION: Receive and file.
   Administrative Report w/Attachments

6. **Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-008) | Regarding a re-roof of City of Ojai Historic Landmark No. 16, The George Washington Spec House 'A', with a Spanish clay tile roof on an existing single-family residence at 701 Foothill Road, Assessor's Parcel Number 020-0-052-060. The General Plan Land Use Designation of this site is Low Density Residential (LR) and the Zoning Classification of the site is Single-Family Residential, Low Density (R-O-1) District. Applicant: Ryan Meuse, Contractor. Property Owner: Chrisopher and**

Marjorie Rice.

RECOMMENDATION: Receive and file.
Administrative Report w/Attachments

7. **Education Update**

RECOMMENDATION: Receive and file.
Note-Education

8. **Future Agenda Items**

RECOMMENDATION: Review.
Future Items List

ADJOURNMENT
The next regular meeting of the Historic Preservation Commission is Thursday, July 9, 2026.

Posted June 4, 2026 at 5:00 p.m.
Shari Herbruck, Principal Planning and Building Technician
shari.herbruck@ojai.ca.gov

WRITTEN PUBLIC COMMENTS
All written public comments will be published here for public access. Please see "Public Comment Options" below for detailed instructions on how to submit.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (805) 646-5581. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you feel that a language interpreter is necessary for you to participate in this meeting, notification 48 hours prior to the meeting will enable the City to make reasonable arrangements for an interpreter to assure your participation/understanding of this meeting.

Si considera que un intérprete de idiomas es necesario para participar en esta reunión, la notificación 48 horas antes de la reunión le permitirá a la Ciudad hacer arreglos razonables para que un intérprete asegure su participación/comprensión de esta reunión del Concejo Municipal.

Para Español por favor llame al (805) 646-5581 ext. 100 o por correo electronico a cityclerk@ojai.ca.gov.

PUBLIC PARTICIPATION

Agenda reports and other disclosable public records related to agenda items are available on

the City's website at ojai.ca.gov/525/2968/Public-Meetings and at City Hall located at 401 S. Ventura Street, Ojai, California, during regular business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

PUBLIC COMMENT OPTIONS

Written Comments: In order for staff to provide written public comments timely to the legislative body, written/emailed public comments must be submitted no later than 3:00 p.m. on the day before the meeting.

You may always submit written comments to the City via mail, in person at City Hall, or via email to **the email address listed above (under Adjournment).** If your written comment is received by 3:00 p.m. on the day before the meeting date, your comments will be distributed to the legislative body and recorded on the City website. Written comments received after 3:00 p.m. may not be distributed or recorded on the City website until after the meeting.

Verbal Comments: Verbal Comments will be received on any item on the agenda at the time the agenda item is heard. Comments may be made in person at the meeting or through Zoom, via the link at the top of the Agenda. Pre-registration is not required for public comment via Zoom. Instead, Zoom participants will utilize the hand-raise function to indicate their desire to speak on an item.

IMPORTANT NOTES:
All materials related to an item on this agenda, including written public comments, will be available for public inspection in the City Clerk's Office at City Hall, and following the meeting, will be accessible on the City of Ojai's website at ojai.ca.gov.

As a government agency, the City of Ojai is subject to the California Public Records Act (Government Code § 6250 et seq.). Please be advised that all communications submitted to City officials and staff are subject to public disclosure under the California Public Records Act. There are limited exceptions that allow the City to redact personal information under the California Public Records Act. If you have concerns regarding privacy, please do not include your personal identifying information, such as your name, e-mail, phone number, and home address in your correspondence to the City, including, but not limited to, public comment.

If you challenge the actions of this Commission/Committee in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notices, or in written correspondence delivered to the Commission/Committee at, or prior to, the public hearing (California Government Code Section 65009).

Any legal action by an applicant seeking to obtain a judicial review of the Commission/Committee's decision on a Hearing listed on this Agenda may be subject to the 90-day filing period of and governed by Code of Civil Procedure Section 1094.6.

LEVINE ACT WARNING
Applicants and their agents before this Commission/Committee are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Commissioner/Committee member may accept, solicit, or direct a contribution of more than $500 from any party or agent for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the

proceeding is otherwise initiated.

A party to a City proceeding, which includes both applicants and agents, shall disclose on the record of the proceeding any contribution of more than $500 made to any Commissioner/Committee member by the applicant or agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a Commissioner/Committee member during the proceeding and for 12 months following the date a final decision is rendered by the City.

Prior to rendering a decision on a City proceeding, any Commissioner/Committee member who received a contribution of more than $500 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding and shall be disqualified from participating in the proceeding. However, if any Commissioner/Committee member receives a contribution that otherwise would require disqualification and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the Commissioner/Committee member shall be permitted to participate in the proceeding.

If you believe that these provisions apply to you or a Commissioner/Committee member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

CITY OF OJAI
HISTORIC PRESERVATION COMMISSION

HPC MINUTES
Regular Meeting
May 14, 2026

Call to Order

Chair McHatton called the *regular* meeting of the Ojai Historic Preservation Commission to order on Thursday, May 14, 2026, at 6:00 p.m. in person and via teleconference.

Roll Call

On a call of the roll, the following Historic Preservation Commissioners were present in person: Chair McHatton, Vice Chair Sims, and Commissioners, Bisaccia, Moore, and Niessen.
Absent: Commissioner Aikens and Commissioner Walker.
Staff present: The following were present in person: Lucas Seibert, Community Development Director, Maura Macaluso, Principal Planner, Aida Lawrence, Planning & Building Technician. Virtually present: Bethany Burgess, City Attorney.

Pledge of Allegiance Chair McHatton led the Pledge of Allegiance.

Chair suggested moving discussion of the Libbey Pop-Ups to next meeting.

The Commission approved.

Public Communication None.

Museum Representative Report No report was presented.

Consent Item(s)

1. Minutes of March 12, 2026, regular meeting.

Chair McHatton provided an edit.

Motion: Vice Chair Sims moved and Chair McHatton seconded the motion to approve March 12, 2026, regular meeting minutes with edits.
The motion passed as follows:
AYES: Bisaccia, McHatton, Moore, Niessen, Sims
NOES: None
ABSENT: Aikens, Walker

Disclosure of Site Visits and Ex-Parte Contacts

Public Hearing Item(s)

2. Major Work Permit (WP 26-003) | Regarding the proposed rehabilitation of two objects of record, the Cecil Brunner Rose Arbor and the brick patio outside of the original living room, as well as construct a new outdoor kitchen and fire pit for the residence located at 1001 Foothill Road.

Chair McHatton opened the item.

Principal Planner Macaluso presented the staff report.

Chair McHatton opened for public comments. There were none. Public comment was closed.

Chair McHatton shared Commissioner Walker's support, but encouragement to grow appropriate vine and lower the wall on the north side of the house

Commissioner Moore commented.

Chair McHatton invited a motion.

Motion: Vice Chair Sims moved and Commissioner Moore seconded the motion to adopt HPC Resolution 26-04 approving Major Work Permit (WP 26-003) | Regarding the proposed rehabilitation of two objects of record, the Cecil Brunner Rose Arbor and the brick patio outside of the original living room, as well as construct a new outdoor kitchen and fire pit for the residence located at 1001 Foothill Road.

The motion passed as follows:

AYES: Bisaccia, McHatton, Moore, Niessen, Sims
NOES: None
ABSENT: Aikens, Walker

Chair McHatton closed the item

3. Sign Permit (S 26-008) and Minor Work Permit (WP 26-005) | regarding the installation of one hanging sign and one window sign, as well as three black iron window flower baskets for the business of "Walson Wine Bar"

Chair McHatton opened the item

Principal Planner Macaluso presented the staff report and showed the color.
No applicant was present.

Chair McHatton opened the item for public comments. There were none. Public comment was closed.

The Commission discussed.
Vice Chair Sims expressed concerns about future projects.

Chair McHatton expressed concern about the dimension of the flower planter baskets.

Chair McHatton read Commissioner Walker's letter in support of the sign permit and said she asked him about the baskets.

Chair McHatton invited a motion.

Motion: Commissioner Bisaccia moved and Commissioner Moore seconded the motion to adopt HPC Resolution 26-05 approving Sign Permit (S 26-008) and Minor Work Permit (WP 26-005) | regarding the installation of one hanging sign and one window sign, as well as three black iron window flower baskets for the business of "Walson Wine Bar."

The motion passed as follows:
AYES: Bisaccia, McHatton, Moore, Niessen, and Sims
NOES: None
ABSENT: Aikens, Walker

Chair McHatton closed the item

Vice Chair Sims voiced concern about the lights on the building.
Planner Macaluso said staff would look into it.

Chair McHatton closed the item.

Discussion Item(s)

4. Provide Comments to the Planning Commission – Design Review Permit (DRP 26-003) and Conditional Use Permit (CUP 26-003) | Regarding proposed modifications including expansion of the existing outdoor dining area and including storage, use, and screening of an existing walk-in-freezer located to the rear of Ojai Mountain Farm restaurant (formerly known as Osteria Monte Grappa)

Chair McHatton opened the item and Principal Planner Macaluso presented the staff report.

Chair McHatton opened for public comments. There were none. Public comment was closed.

The Commission asked the applicant questions.

Community development director Seibert and the applicant answered.

Vice Chair Sims voiced unhappiness with the project and stated that an EIR should be completed.

Commissioner Moore voiced displeasure with the City.

Chair McHatton voiced that the HPC should be involved earlier in the process and that a study should be done.

Commissioner Biccacia read Commissioner Walker's comments stating that the project may have a significant impact on the City's historic resources under CEQA and that a compliant study should be done.

Chair McHatton closed the item.

5. **Treasures of Ojai Historic Landmarking**
Chair McHatton opened the item.

The family/owners of Treasures of Ojai presented and stated landmarking is important to preserve the history of the building.

Chair McHatton stated the Commission would discuss it further.

Planner Macaluso commented.

Chair McHatton closed the item.

6. **Libbey Pop-Ups**
The item was postponed to a future agenda.

7. Historic Resource Inventory Survey Update
Chair McHatton opened the item related to the outline from Historic Resources Group (HRG) received on April 29, 2026.

Chair McHatton read Commissioner Walker's comments summary of the update.

Chair McHatton closed the item.

Informational Item(s)

8. Ventura & Ojai Valley Railroad Heritage Trail
Chair McHatton opened the item and Receive Ad Hoc Committee's report from Commissioner Bisaccia.

Commissioner Bisaccia presented updates on the timeline, artists preparing signs, articles in the Ojai Valley News, and funding.

The Commission received and filed.

Chair McHatton closed the item.

9. **Education Update**
Chair McHatton reported.

10. **Future Agenda Items**
Principal Planner Macaluso asked if the commission wanted to add the arcade paint colors to the future agenda.

Vice Chair Sims said yes.

The Commission discussed paint colors.

City Council Liaison Ojai Mayor Andy Gilman addressed the Commission.

Adjournment
There being no further business at the meeting of the HPC, Chair McHatton adjourned the meeting at 7:35 p.m.

Prepared and submitted by:

_*Catalina Niessen*__
Catalina Niessen, HPC Secretary

Approved by:

_____
Gina McHatton, Historic Preservation Commission Chair

Administrative Report

INFORMATIONAL ITEM

TO: HISTORIC PRESERVATION COMMISSION

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

MEETING DATE: June 11, 2026

SUBJECT: Ventura and Ojai Railroad Heritage Trail

Recommendation(s)
Receive Ad Hoc Committee's report (Walker & Bisaccia)

Discussion
May 14, 2026, Historic Preservation Commission meeting, Commissioner Bisaccia presented updates on the timeline, artists preparing signs, articles in the Ojai Valley News, and funding.

April 9, 2026, Historic Preservation Commission meeting, Commissioner Walker proposed the name of this project be modified to include Ventura and suggested "**Ventura and Ojai Railroad Heritage Trail**." All Commissioners agreed.

March 12, 2026, Historic Preservation Commission meeting, Commissioner Walker reported on items related to:
1. Sponsorship and donations: He has two sponsors so far and is working on the others.
2. Layout and design: He will strategize with Wendy Barker from the Museum to create the layout of the signage.
3. Encroachment permit: He walked the trail with the Public Works Director to identify the four locations in the city where an encroachment permit will be needed.

Planner Macaluso summarized next steps and processing:
1. Prepare the layouts and bring back to the HPC for review.
2. Commissioner Walker to provide quotes from the sign manufacturers.
3. Provide names of the sponsors so staff can create an agreement/contract.
4. Staff will be collecting the funds from the sponsors.
5. Staff will order and pay for the signs.
6. Public Works will install the signs.

December 11, 2025, Historic Preservation Commission meeting, Commissioner Walker explained he made a presentation to the Ojai Valley Woman's Club. He was also invited to present a slide show of the sign project at the Ventura County Heritage Board Meeting. He will try to contact other groups such as Ventura Land Trust and Ventura County and the Ventura County Parks and Recreation to provide presentations.

September 11, 2025, Historic Preservation Commission meeting, Commissioner Walker of the ad hoc committee gave an update. Planner Macaluso reported the item will be added to a future City Council meeting.

August 14, 2025, Historic Preservation Commission meeting, Commissioner of the ad hoc committee gave an update detailing local support, who would be writing the text, and comments about placement, and he would like to add the Ojai Museum as contributors. The subject of Trail Plaques is currently tentatively scheduled for the September 28, 2025, City Council meeting.

July 10, 2025, Historic Preservation Commission meeting, Commissioner Walker reported that Mark Lewis from the Ojai Valley Museum will help him with the information to be placed on the plaque. He conferred with the commission related to sponsorship to help pay for each plaque which he approximated to be $2,500 each. Staff reported this item is scheduled for September 23, 2025, City Council meeting for their consideration.

June 12, 2025, Historic Preservation Commission meeting, Commissioner Walker reported and after commission discussion the following vote was taken and passed:
"Motion: Chair McHatton moved and Commissioner Aikens seconded the motion to move the trail plaques forward to the City Council for consideration." Staff discussed the item with the Chair for the July, 2025 HPC agenda preparation and the Chair asked for this item to be added to this agenda for Ad Hoc Committee's report.

May 22, 2025, Special Historic Preservation Commission meeting, Commissioner Walker updated the Commission regarding his conversation with Lindy Palmer, Director of Ojai Public Works, and her support of the idea of trail plaques. Walker reported that Palmer would be contacting Ventura County Parks Department and getting back to him. Walker contacted the president of the Rotary Club regarding a trail plaque in Rotary Park. The Rotary Club President was supportive and indicated she would speak with her club on June 10, 2025, and get back to Walker regarding the outcome. Walker also spoke with Dylan Murray from Ventura County and felt the trail plaques may be a joint venture and would get back to Walker after hearing back from the Parks Department. Lastly, Walker stated that Palmer suggested the Commission stake the locations for Public Works staff to view. The initial tentative trail plaque locations are at Rotary Park, Tennis Courts, and Old Depot.

April 10, 2025, Historic Preservation Commission meeting, Commissioner Walker reported and agreed to get in touch with the City of Ojai Public Works Department, as an ad-hoc member, to discuss the potential of installing informational plaques along the bike path.

March 13, 2025, Historic Preservation Commission meeting, the Commission confirmed with Staff that Commissioner Bisaccia is also on the ad hoc with Commissioner Walker, and they were looking further into the idea of placing plaques on the Ojai Valley Trail.

February 13, 2025, Historic Preservation Commission meeting the Commission received a report from Commissioner Walker. The Commission discussion resulted in direction for the ad hoc to continue conducting research and report back to the commission at next month's, March, meeting.

December 12, 2024, Historic Preservation Commission meeting the Commission requested this item be placed on a future HPC agenda for discussion to review the potential of creating and placing plaques along the Ojai Trail to identify historic sites.

After the meeting staff notified the Commission that the Trail is within Ventura County's jurisdiction and that they would need to contact the County regarding signage.

Prepared and Submitted by Maura Macaluso, Principal Planner

Attachment(s): None

Administrative Report

DISCUSSION ITEM

TO: HISTORIC PRESERVATION COMMISSION

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

MEETING DATE: June 11, 2026

SUBJECT: Historic Resource Inventory Survey Update

Recommendation(s)
Receive and file report from Ad-hoc members.

History
May 14, 2026, Chair McHatton read Commissioner Walker's comments summary of the update.

April 29, 2026, the City received the working outline for the Historic Context Statement from HRG. The consultant reported they are still working out how best to incorporate updates to the existing themes, and they will update us as that work progresses.

April 2, 2026, Chair McHatton and Commissioner Walker participated in a kick-off meeting with Historic Resources Group (HRG).

March 17, 2026, the contract with HRG was fully executed and provided to HRG on the same day.

December 2, 2025, an item was on the City Council agenda with the recommendation to accept the proposal from Historic Resources Group (HRG) to update the Historic Resources Inventory Survey and direct staff to prepare a contract for the City of Ojai to enter into a professional services agreement with HRG for City Council consideration, and return to the HPC with an introduction and tentative schedule.

Prepared by: Maura Macaluso, Principal Planner
Submitted for forwarding by: Lucas Seibert, Community Development Director

Attachments: Working Outline for the Historic Context Statement from HRG

MEMORANDUM

DATE: May 21, 2026

TO: Honorable City Council
Historic Preservation Commission

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

SUBJECT: Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-006) | A re-roof and a retrofit of six windows and replace one door to a sliding door for an existing single-story single-family residence located in the Taormina Historic District at 108 Taormina Lane, Assessor's Parcel Number 017-0-343-355. The General Plan Land Use Designation of this site is Medium High Residential (MHR) and the Zoning Classification of the site is Single-Family Residential, Medium Density (R-1).

Description

The project involves two projects of a single-story, single-family residence:

1. Replacing the existing roof with the same material and the color "Max Def Burnt Sienna" sample attached. The proposed roofing materials and colors are designed to closely resemble the current roof. These changes will not negatively impact the roof itself.

2. Retrofit six existing single pane aluminum windows to new white vinyl tempered glass windows, and retrofit one existing sliding glass door with white vinyl dual-glazed tempered sliding glass door at the rear. These are changes to a character-defining features within the Taormina Historic District, windows.

Background

The Taormina Historic District and its associated Guidelines were originally established through City Council Ordinance No. 863, which took effect on October 13, 2016. Under this ordinance, the Community Development Director did not have the authority to approve Minor Work Permits. Later, on February 26, 2019, City Council adopted Ordinance No. 893 at a publicly noticed hearing, amending the Historic Preservation Ordinance. This amendment granted the Community Development Director the authority to determine whether a project qualifies as a Minor or Major Work Permit and provided discretionary approval powers.

Permits for work affecting landmarks

Per Section 4-8.15(b) (Permits for work affecting landmarks) of the City of Ojai Municipal Code, the Community Development Director shall be the review authority for minor work permits for any project on a parcel containing a landmark or on a parcel within an historic district subject to the minor work permit requirement which includes specific circumstances including the following which are consistent with the scope of the current request for approval of a minor work permit for a re-roof of an existing single-story single-family residence; identified in **bold** below.

(1) Exterior alteration of a landmark, landmark property, or historic district, if the area of alteration is not a character-defining element and will not impact a character-defining element, either physically or visually;
(2) Interior alteration or remodeling even if visible from the exterior, unless the structure's interior elements which are the subject of the application are character-defining elements of the landmark;
(3) Ordinary repair and maintenance if the work performed affects a character-defining element, either physically or visually. If the work could result in a loss of historical significance or integrity, the application will be referred to the Historic Preservation Commission by the Community development Director.

General procedures for minor work permits

The application is being processed consistent with the general procedures for minor work permits that are outlined in Section 4-8.16(b) (General procedures for minor work permits) of the Ojai Municipal Code, which provides the Community Development Director authority to approve a minor work permit where the scope of the project is determined to alter a non-character defining feature.

Subject to Section 4-8.16(b) (General procedures for minor work permits) of the City of Ojai Municipal Code, at least fifteen (15) city business days before approving a proposed minor work permit, the Community Development Director shall notify the Historic Preservation Commission and the public via the City's website and the next Historic Preservation Commission agenda of the permit and project intended for approval. The Community Development Director may refer any application for a minor work permit to the Historic Preservation Commission. Any decision by the Community Development Director may be appealed to the Historic Preservation Commission under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action). Any decision by the Historic Preservation Commission may be appealed to the City Council under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action).

Findings and Conditions of Approval

Findings:

Consistent with Ojai Municipal Code Section 4-8.18 (Minor work permit criteria), the proposed re-roof in the Taormina Historic District to a slightly different color and shingle shape on an existing single-story single-family residence is found to be consistent with the existing colors, materials, style, and of the existing structure. Furthermore, proposed re-roof are minor compared and will not detrimentally alter, destroy, or adversely affect any architecture feature, character-defining element, physically or visually, or any other feature which led the historic resource within the Taormina historic district.

Conditions of Approval

1. Per Ojai Municipal Code Section 4-8.20 (Major and minor work permit time limits and extensions), within one (1) year of *Minor Work Permit* approval, the permit shall be exercised in compliance with Title 10, Chapter 2, Article 32 (Time Limits and Extensions) of the Ojai Municipal Code or the permit shall be deemed void, unless such approval is extended by the Community Development Director for good cause either before the expiration of such time limit.

2. The project approval constitutes the City's authorization to make those changes to the property as described on the submittal dated May 8, 2026, as conditioned.

3. Prior to commencement of construction, the applicant shall obtain any necessary permits with all conditions of the Building Division to be met, pursuant to Title 9 of the Ojai Municipal Code.

Environmental Review

The project is categorically exempt under Section 151081, Class 1 of the California Environmental Quality Act (CEQA), which allows for minor additions to existing buildings. Therefore, no further environmental review is necessary.

Decision

The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Department of the City of Ojai, located at 401 South Ventura Street, Ojai, CA 910823. The information is provided in compliance with Public Resources Code Section 21081.6(d). Based on the above findings and conditions of approval, the Community Development Director recommends approval of the re-roof to repair the existing roof within the Taormina Land Historic District.

The project will be routed to the City Council and Historic Preservation Commission and published on the City's website (link here: https://ojai.ca.gov/220/Work-Permits) for fifteen (15) business days before approval of the minor work permit. Pursuant to Section 4-8.16(b)(1) of the Ojai Municipal Code, any decision by the Community Development Director may be appealed to the Historic Preservation Commission; under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code. Additionally, any decision by the Historic Preservation Commission may be appealed by the City Council under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code, with the deadline to appeal being **June 11, 2026**.

If the Historic Preservation Commission does not have any comments during their fifteen-day review period, the project will be approved by the Community Development Director on June 12, 2026. Once the project is approved there is a ten-day public appeal period, with the deadline to appeal being **June 22, 2026**. If an appeal is filed by an individual, they would be subject to filing the required forms and fees with the City Clerk. The Community Development Department or City Clerk will notify the applicant of the appeal and the date for which the appeal is set. If no appeal is filed, then the approval action will become final and effective as of **June 23, 2026.**

Submitted for forwarding by: Lucas Seibert, Community Development Director

Attachments: Photo of proposed roof material and color, photos of existing roof, windows, and sliding door at the rear, Taormina Lane Historic District Guidelines, Minor Work Permit (WP 26-006) application

Project Description: 108 Taormina Lane

Project Scope: Professional Reroofing & Fenestration Retrofit

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Section 1: Comprehensive Reroofing ("Like-for-Like")

The objective is a complete restoration of the roofing system to ensure long-term structural integrity and weatherproofing while maintaining the existing aesthetic.

- **Demolition & Preparation:**
    - Complete removal of all existing roofing material, underlayment, and metal components.
    - Removal of decommissioned water heating panels.
    - Full inspection of the wood decking; any damaged or compromised substrate will be repaired or replaced to provide a sound foundation.
- **Underlayment & Flashing:**
    - Installation of **Titanium UDL 30 Synthetic Underlayment** for superior secondary moisture protection.
    - Installation of new **2"×4" drip edge metal** and new pipe flashings.

- **Shingle Installation:**
    - Application of **CertainTeed Resawn Shake** Class A fiberglass shingles (30-year warranty).
    - Installation of matching fiberglass starter shingles.
    - Capping with **Rapid Ridge Plus** high-profile ridge caps for enhanced depth and ventilation.
- **Finishing Touches:**
    - All vent pipes and metal flashings will be painted to match the shingle color for a seamless look.
    - Full site cleanup and debris haul-away included.

Section 2: Window & Door Retrofit

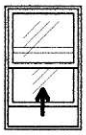
- **Window Replacement:** * Retrofit installation of **six (6) new white vinyl windows**.
    - Units feature **dual-glazed tempered glass** to replace existing single-pane aluminum windows.
- **Sliding Door Replacement:** * Retrofit installation of **one (1) white vinyl dual-glazed tempered sliding door** located at the rear of the property.
- **Compliance:** * All installations will strictly adhere to current fire, safety, and egress codes.

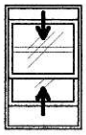
INSTRUCTIONS:

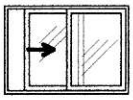
Complete the table below noting the complete scope of work. The numbering system can be used to reference locations of proposed work on the plan. Use the the code information on the back of this sheet to verify that your proposed construction meets code requirements. If you need assistance see our "WINDOW REPLACEMENT- SAMPLE PLAN" handout or a permit technician.

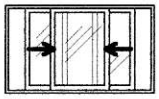
WINDOW TYPES:

Casement (CAS) 

Single Hung (SH) 

Double Hung (DH) 

Slider (SLDR) 

Slider fixed center panel (SLDR XOX) 

Fixed (FIX) 

WORKSHEET

ADDRESS _____ PERMIT # _____

	EXISTING WINDOW SIZE & TYPE	NEW WINDOW SIZE & TYPE	WINDOW AREA	LOCATION (ROOM)	SAFETY GLAZING (Yes/No)
1	SLDR 58W X 57h	SLDR 58W X 57 h	3,306	Dinning Room	~~NO~~ YES J.T.
2	SLDR 58W X 57 h	SLDR 58W X 57 h	3,306	Living Room	~~NO~~ YES
3	SLDR 70W X 79 1/2 h	SLDR 70W X 79 1/2 h	5,565	Living Room	~~NO~~ YES
4	SLDR 34W X 33 1/4 h	SLDR 34W X 33 1/4 h	1,130.5	Kitchen	~~NO~~ YES
5	SLDR 22W X 33 1/4 h	SLDR 22W X 33 1/4 h	731.5	Bathroom	~~NO~~ YES
6	SLDR 58W X 57 1/4 h	SLDR 58W X 57 1/4 h	3,320.5	Bed room	~~NO~~ YES
7	SLDR 46W X 31 1/4 h	SLDR 46W X 21 1/4 h	977.5	Bed room	~~NO~~ YES
8					
9					
10					
11					
12					
13					
14					
15					
16					

Total Square Footage of Window Area 18,337

Submission of this form is not a guarantee that the above stated windows will meet the code requirements. Final determination will be made by the Building Official at the time of inspection.


IMPACT RESISTANT
UL 2218 Class 3
certainteed
SAINT-GOBAIN
LANDMARK® PRO
Designer Shingles
Engineered for Excellence
CertaSeal™
Seals roofs tight against wind and weather
QuadraBond®
Secures shingle layers together at four points for greater performance
NailTrak®
Fast & accurate installation with enhanced nail lines
Landmark PRO | Shown in Max Def Weathered Wood
Scan code for more information
LIFETIME LIMITED WARRANTY*
Proposed Roof Material & Color
Max Def Georgetown Gray
Max Def Weathered Wood
Max Def Moiré Black
Max Def Heather Blend
Max Def Burnt Sienna
Featured Color:
MAX DEF BURNT SIENNA
MOUNTAIN RIDGE®
Hip and Ridge Shingles
Finish with Style
1
2
3
Grace Ice and Water Shield®
WinterGuard® Sand and WinterGuard Granular®
RoofRunner® and DiamondDeck®




R-10
250
senville


FOAMULAR NGX


R-10
250
senville


senville











City of Ojai
Community Development Department

Project Minor WP 26-006
Received SH + AL
Date 5/7/2026
MAY 07 2026
By CC AL

HISTORIC PRESERVATION COMMISSION

☐ Concept Review ☑ Work Permit ☐ Sign or Pennant
☐ Landmark Designation ☐ Mills Act Agreement ☐ Other _____

OWNER INFORMATION:

Project Address: 108 Taormina Lane Ojai,CA 93023 PROJECT I.D. # Minor WP 26-006

Assessor Parcel Number: 017-0-343-355 (6) (1) Zone: R-1

DESCRIPTION: Reroof, window and door replacement

Property Owner: Taormina Theosophical Manor House

Address: 18 Taormina Lane Ojai,CA 93023

Phone: 919-757-1363 Cell: _____ e-mail: neemolloy@yahoo.com

APPLICANT:

Name: Javier Torres- Towers Construction

Address: 12810 Treeranch Rd Ojai,CA 93023

Phone: _____ Cell: 805-836-5795 e-mail: jtowers2851@gmail.com

REPRESENTATIVE:

Name: Claudia Lopez

Address: 12810 Treeranch Rd Ojai,CA 93023

Phone: _____ Cell: 805-861-0085 e-mail: celopez135@gmail.com

AFFIDAVIT:

I declare that I am the owner / representative (indicate one) of the property involved in this application and that the information submitted herein is true and correct. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I further declare I understand that prior to determining the project hearing date; the City has 30 days to deem the application complete or incomplete. I acknowledge and agree that the City of Ojai is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits, including but not limited to any litigation costs. I will be notified of the meeting date(s) set for the above matter and that I am to appear, either personally or by my representative, at such meetings(s).

President TTMH April 28, 2026

Signature of Property Owner **Date**

Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.

RECEIVED
MAY 07 2026
Community Development Department

Project _____
Received _____
Date _____

City of Ojai
Community Development Department

HISTORIC PRESERVATION COMMISSION

☐ Concept Review ☑ Work Permit ☐ Sign or Pennant
☐ Landmark Designation ☐ Mills Act Agreement ☐ Other _____

OWNER INFORMATION:

Project Address: 108 Taormina Lane Ojai,CA 93023 PROJECT I.D. # Minor

Assessor Parcel Number: 017-0-343-355 Zone: R-1

DESCRIPTION: Reroof, window (6) and door (1) replacement

Property Owner: Taormina Theosophical Manor House

Address: 18 Taormina Lane Ojai,CA 93023

Phone: 919-757-1363 Cell: _____ e-mail: neemolloy@yahoo.com

APPLICANT:

Name: Javier Torres- Towers Construction

Address: 12810 Treeranch Rd Ojai,CA 93023

Phone: _____ Cell: 805-836-5795 e-mail: jtowers2851@gmail.com

REPRESENTATIVE:

Name: Claudia Lopez

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[signature] President TTMH April 28, 2026

Signature of Property Owner **Date**

Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.

Consent of Landowner Form

Site location: 108 Taormina Lane Ojai, CA	
Property owner: ~~The~~ Taormina Theosophical Manor House	Day phone: 919. 757. 1363
Address: 18 Taormina Lane Ojai, CA 93023	
Person authorized to act as Agent/Applicant:	
Applicant/Agent: Janet Torres	Day phone: 805 8365795
Address: 12810 Treeranch Rd. Ojai, CA 93023	

I/We, the undersigned owner(s) of record of the fee interest in the above noted land for which an application for a permit, business license or other City entitlement is being requested, do certify that:

I. Business Licenses: I am aware of the Home Occupation Permit being requested and the applicant has my/our full consent to operate the home occupation at this location; **OR THAT**

II. Building Permits, Land Use Permits: Such application may be filed and processed with my/our full consent. The applicant is authorized to act as our agent in all contacts with the City in connection with this matter. I/We hereby grant the City of Ojai or any of its authorized agents the right to enter upon the land described herein at any time during normal business hours for the purposes of site inspection in advance of City action on the Land Use Permits; inspection of any construction, grading or other development activities following any land use permit approval or evaluation of the satisfactory completion of development authorized through land use permit approval, including continuing compliance with any conditions of approval.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Mary Molly Taormina President TMH **Property Owner Signature**	April 28, 2026 **Date**

MEMORANDUM

DATE: May 21, 2026

TO: Honorable City Council
Historic Preservation Commission

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

SUBJECT: Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-007) | A re-roof for an existing single-story single-family residence located in the Taormina Historic District at 99 Taormina Lane, Assessor's Parcel Number 017-0-341-015. The General Plan Land Use Designation of this site is Medium High Residential (MHR) and the Zoning Classification of the site is Single-Family Residential, Medium Density (R-1).

Description

The project involves replacing the existing roof on a single-story, single-family residence with new composition shingles like for like. The proposed roofing materials and colors are designed to match the existing composition shingles. This change will not negatively impact the roof itself, nor will it compromise any contributing structures or character-defining features within the Taormina Historic District, such as the roof line of the residence.

Background

The Taormina Historic District and its associated Guidelines were originally established through City Council Ordinance No. 863, which took effect on October 13, 2016. Under this ordinance, the Community Development Director did not have the authority to approve Minor Work Permits. Later, on February 26, 2019, City Council adopted Ordinance No. 893 at a publicly noticed hearing, amending the Historic Preservation Ordinance. This amendment granted the Community Development Director the authority to determine whether a project qualifies as a Minor or Major Work Permit and provided discretionary approval powers.

Permits for work affecting landmarks

Per Section 4-8.15(b) (Permits for work affecting landmarks) of the City of Ojai Municipal Code, the Community Development Director shall be the review authority for minor work permits for any project on a parcel containing a landmark or on a parcel within an historic district subject to the minor work permit requirement which includes specific circumstances including the following which are consistent with the scope of the current request for approval of a minor work permit for a re-roof of an existing single-story single-family residence; identified in **bold** below.

(1) Exterior alteration of a landmark, landmark property, or historic district, if the area of alteration is not a character-defining element and will not impact a character-defining element, either physically or visually;
(2) Interior alteration or remodeling even if visible from the exterior, unless the structure's interior elements which are the subject of the application are character-defining elements of the landmark;
(3) Ordinary repair and maintenance if the work performed affects a character-defining element, either physically or visually. If the work could result in a loss of historical significance or integrity, the application will be referred to the Historic Preservation Commission by the Community development Director.

General procedures for minor work permits

The application is being processed consistent with the general procedures for minor work permits that are outlined in Section 4-8.16(b) (General procedures for minor work permits) of the Ojai Municipal Code, which provides the Community Development Director authority to approve a minor work permit where the scope of the project is determined to alter a non-character defining feature.

Subject to Section 4-8.16(b) (General procedures for minor work permits) of the City of Ojai Municipal Code, at least fifteen (15) city business days before approving a proposed minor work permit, the Community Development Director shall notify the Historic Preservation Commission and the public via the City's website and the next Historic Preservation Commission agenda of the permit and project intended for approval. The Community Development Director may refer any application for a minor work permit to the Historic Preservation Commission. Any decision by the Community Development Director may be appealed to the Historic Preservation Commission under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action). Any decision by the Historic Preservation Commission may be appealed to the City Council under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action).

Findings and Conditions of Approval

Findings:

Consistent with Ojai Municipal Code Section 4-8.18 (Minor work permit criteria), the proposed re-roof in the Taormina Historic District to match the existing color and shingle shape on an existing single-story single-family residence is found to be consistent with the existing colors, materials, style, and of the existing structure. Furthermore, proposed re-roof are minor compared and will not detrimentally alter, destroy, or adversely affect any architecture feature, character-defining element, physically or visually, or any other feature which led the historic resource within the Taormina historic district.

Conditions of Approval

1. Per Ojai Municipal Code Section 4-8.20 (Major and minor work permit time limits and extensions), within one (1) year of *Minor Work Permit* approval, the permit shall be exercised in compliance with Title 10, Chapter 2, Article 32 (Time Limits and Extensions) of the Ojai Municipal Code or the permit shall be deemed void, unless such approval is extended by the Community Development Director for good cause either before the expiration of such time limit.

2. The project approval constitutes the City's authorization to make those changes to the property as described on the submittal dated May 20, 2026, as conditioned.
3. Prior to commencement of construction, the applicant shall obtain any necessary permits with all conditions of the Building Division to be met, pursuant to Title 9 of the Ojai Municipal Code.

Environmental Review

The project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), which allows for minor additions to existing buildings. Therefore, no further environmental review is necessary.

Decision

The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Department of the City of Ojai, located at 401 South Ventura Street, Ojai, CA 93023. The information is provided in compliance with Public Resources Code Section 21081.6(d). Based on the above findings and conditions of approval, the Community Development Director recommends approval of the re-roof to repair the existing roof within the Taormina Land Historic District.

The project will be routed to the City Council and Historic Preservation Commission and published on the City's website (link here: https://ojai.ca.gov/220/Work-Permits) for fifteen (15) business days before approval of the minor work permit. Pursuant to Section 4-8.16(b)(1) of the Ojai Municipal Code, any decision by the Community Development Director may be appealed to the Historic Preservation Commission; under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code. Additionally, any decision by the Historic Preservation Commission may be appealed by the City Council under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code, with the deadline to appeal being **June 11, 2026**.

If the Historic Preservation Commission does not have any comments during their fifteen-day review period, the project will be approved by the Community Development Director on June 12, 2026. Once the project is approved there is a ten-day public appeal period, with the deadline to appeal being **June 22, 2026**. If an appeal is filed by an individual, they would be subject to filing the required forms and fees with the City Clerk. The Community Development Department or City Clerk will notify the applicant of the appeal and the date for which the appeal is set. If no appeal is filed, then the approval action will become final and effective as of **June 23, 2026.**

Submitted for forwarding by: Lucas Seibert, Community Development Director

Attachments: photos of existing and proposed composition shingle roofing materials, Taormina Lane Historic District Guidelines, and Minor Work Permit (WP 26-007) application

VENTURA ROOFING COMPANY, INC

321 FAIRVIEW ROAD. OJAI, CALIFORNIA 93023
(805) 653-1500 646-ROOF
Lic. #440157 **Email** venturarfg@gmail.com

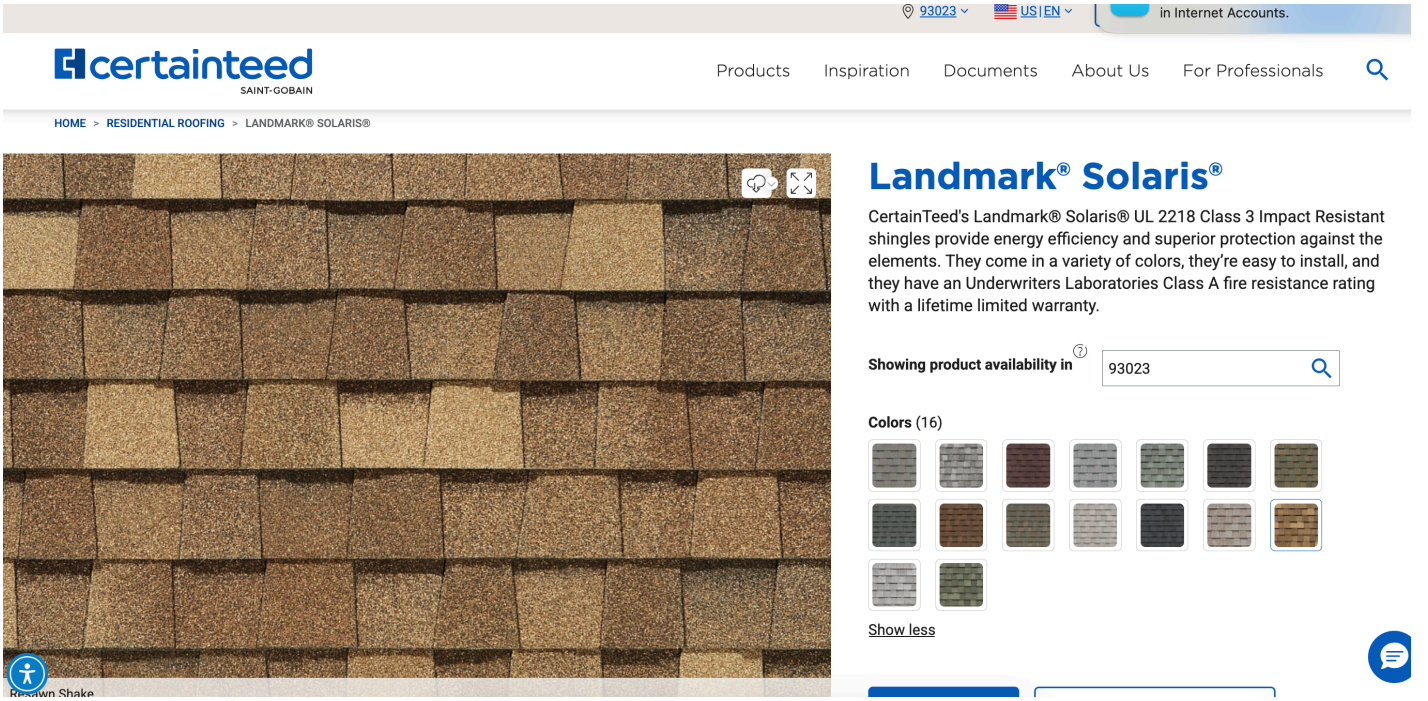
Job address: 99 Taormina Ln Reroof project

Existing Roofing:





Proposed Roofing:



Landmark Solaris Shingles by Certainteed, color Resawn Shake (as seen above)

Link:
https://www.certainteed.com/products/residential-roofing-products/landmark-solaris?marketingColor=Resawn_Shake

CITY OF OJAI
ORDINANCE NO. 863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OJAI, CALIFORNIA, APPROVING THE ESTABLISHMENT OF A HISTORIC DISTRICT FOR THE TAORMINA COMMUNITY

WHEREAS, On, October 13, 2015, the applicant submitted an application (MISC 15-21) to establish a historic district for the Taormina Community in the City of Ojai.

WHEREAS, On April 29, 2016, the Community Development Department found the application to be complete; and

WHEREAS, a public hearing was held by the Historic Preservation Commission on July 14, 2016, to consider the proposed Taormina Historic District with notice of said hearing sent to all property owners within the proposed district and with 300 feet, and published in the *Ojai Valley News* at least 10 days prior to the public hearing; and

WHEREAS, after taking public testimony and hearing evidence from the City staff and the applicant, the Historic Preservation Commission found, pursuant to the findings included in its' resolution and subject to the standards for implementation of the Historic District, that the proposed district is consistent with the City's General Plan and City's Municipal Code; and

WHEREAS, the applicants have provided evidence and the City has confirmed that at least 51% of the property owners within the District boundaries support the proposed district, and

WHEREAS, based upon the foregoing facts and findings for the Taormina Community Historic District, the City Council hereby determines as follows:

a. Seven of the criteria required to be present in order to establish a historic district have been met as required by the City of Ojai Cultural and Historic Preservation Ordinance.

b. The architectural integrity of the District will be maintained by application of design standards that apply to all new and existing structures in the District.

c. Any lighting shall be so arranged as to be directed away from adjoining properties. All proposed lighting is conditioned to be Dark Sky compliant without spill of light off the subject site(s).

d. The proposed project has been reviewed in compliance with the provisions of CEQA and the City's environmental review procedures.

WHEREAS, based upon the proposed historic district is exempt from the California Environmental Quality Act (CEQA) based on Section 15331, Conservation of Historic Resources, as it is an action that can be seen with certainty to have no significant effect on the environment.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF OJAI DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The above set forth recitals and findings are true and correct and incorporated herein by reference, as if set forth herein in full.

SECTION 2. After taking public testimony and hearing evidence from the City staff and the applicant, community members, and other interested parties the City Council finds, pursuant to the findings included in this Ordinance and subject to the standards and requirements of HPC Resolution No.16-01 that the proposed Taormina Community Historic District is consistent with the City's General Plan and complies with the City's Municipal Code; and

SECTION 3. The City Council finds that the nominated historic district meets Criteria (a), (b), (e), (h), (i), (j), and (k) of the Cultural and Historic Preservation Law of the City of Ojai, Ojai Municipal Code section 4-8.07, specifically as follows:

(a). The Taormina Community represents a significant aspect of religious and spiritual development in the City of Ojai and the Ojai Valley, particularly as it relates to the Krotona Institute and the Theosophical movement.

(b). The Taormina Community's founder, Ruth Wilson, worked with numerous individuals in the Theosophical Society and the Ojai Valley for an extended time to realize the vision of a Theosophically-based retirement community.

(e). The originally constructed homes in the Taormina Community incorporated elements of French Norman architectural style, particularly roof structural elements.

(h). The majority of original homes retain elements of the French Norman architectural characteristics.

(i). The Taormina Community has historic, aesthetic, or special character and interest for the general public and is not limited in interest to a special group or person. The Taormina Community is a significant element of the City of Ojai and Ojai Valley's spiritual and religious development, an aspect of the community for which it is nationally known.

(j). The designation does not require the expenditure by the City of any amount of money not commensurate with the value of the object to be preserved.

(k). The designation does 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 Chapter 8 of Title 4 of the Ojai Municipal Code.

SECTION 4. The Taormina Community Historic District consists of Tracts 1956-1, -2, -3, and Tract 2446.

SECTION 5. That the City Council determines that the above set forth findings are true and correct in regards to application for the Taormina Community Historic District.

SECTION 6. Based on the architectural standards stated in this section and the further specific standards incorporated in Exhibit "A", Objects of Record, which will apply to new development in the Taormina Community Historic District as well as modifications to existing structures in the District, the integrity of the criteria that is the basis for establishing the district will be preserved.

SECTION 7. The following Historic Preservation Standards and Procedures for the Taormina Community Historic District are hereby adopted for the area of the Taormina Community Historic District and shall apply to all development projects within this area, with the exceptions and limitations as stated below: **HISTORIC PRESERVATION STANDARDS AND PROCEDURES FOR THE TAORMINA COMMUNITY HISTORIC DISTRICT**

APPLICATION OF STANDARDS:

- These standards shall apply to all new construction as well as modifications to existing structures in the Taormina Community Historic District as specified herein.

- A Work Permit, applied for and issued under the procedures and regulations governing work permits in Chapter 8 of Title 4 of the Ojai Municipal Code, shall be required and approved under those regulations before the execution of improvements subject to these standards. In the event of any conflict between these Historic Preservation Standards and Procedures for the Taormina Community Historic District and the provisions of Chapter 8 of Title 4 of the Ojai Municipal Code, the more restrictive standard shall govern unless otherwise ordered by the City Council.

- Exemptions: The following modifications to existing structures are exempt from the requirement for a Work Permit:
    - Interior improvements, alterations, and modifications
    - Installation and repair of paved surfaces and permitted walls and fences.
    - Maintenance and modifications to landscape areas and materials.
    - Exterior improvements not visible from the street.

- Non-conforming Structures: Modular homes existing as of the date of the City Council's ordinance designating the Taormina Community Historic District, which do not meet the architectural criteria of the original Taormina Community, are considered "grand-fathered" and shall not be required to conform to the architectural elements required herein, unless a new structure or modifications to the non-conforming structure are

proposed, other than modifications deemed exempt from the work permit requirement above.

- Modifications other than modifications deemed exempt from the work permit requirement above: Any modification involving expansion of a non-conforming structure requires compliance with the provisions of these standards to the area of expansion. Changes to non-structural elements such as windows and the like require compliance with these provisions as they apply to that improvement.

ARCHITECTURAL STANDARDS (further detailed in Exhibit A, Objects of Record, incorporated herein by reference)

EXTERIOR COLORS

Exterior paint colors for homes in the Taormina Community Historic District shall be selected from the color palette on file with the City of Ojai Community Development Department. Paint colors are selected earth tones from Benjamin Moore Company. Match colors and equivalents from other paint companies may be approved by the Community Development Director.

ROOF ELEMENTS

- Roof Line

The roof lines for homes in the Taormina Community Historic District shall conform to the diagrams included as Exhibit A.

- Roof Vent Gables

Conforming roofs must include a roof vent gable as shown in exhibits on file with the City of Ojai. Where gables are intended to provide light into the living space below, the vertical material shall be glass skylight materials.

STREET LAMPS

Decorative street lamps in a gas lamp style were permitted by the City of Ojai in lieu of typical tall street lights as a condition of the original Taormina subdivision. Each home in the Taormina Community Historic District shall have an operating street lamp. Lamps may by powered by gas, electricity, or solar power at an illumination level of approximately 2200 lumens. Parcels not having such lamps will be required to provide them at as a condition of any work permit required herein. There is no manufacturer specification for the required street lamps. The style shall be that of a traditional gas lamp as exist throughout the neighborhood and examples of which are included in Exhibit A.

WINDOWS AND SHUTTERS

There is no manufacturer specification for new or replacement windows in the Taormina Community Historic District. Frame materials may be of wood, metal, vinyl, or other material of similar appearance, conforming shape, and with conforming shutters. Windows on front home elevations that are openable shall be horizontally rectangular in shape and dimension and at least one window shall have vertical shutter accents. Shutters shall extend the height of the window and shall consist of two or three nominal 2-inch thick pine or similar boards as shown in Exhibit A.

LANDSCAPES
Maintenance and modifications to home landscapes are exempt from the requirements for a work permit, provided that all other applicable provisions of the Ojai City code relating to the maintenance of trees, hedges, landscaping, and drought conservation standards are compiled with. The planting of trees and the landscape palate were integral to the establishment of the initial Taormina community identity. Therefore, homeowners shall maintain properties, particularly front yards, in good order, to the satisfaction of the Community Development Director, to help preserve the intent of the Taormina Community Historic District.

SECTION 8. The City Council hereby approves the establishment of the Taormina Community Historic District.

SECTION 9. Environmental Determination. The City Council determines that the following findings and conclusions reflect the independent judgment of the City Council. The City Council finds that the adoption of the foregoing amendments to the Ojai Municipal Code is exempt from the California Environmental Quality Act (CEQA) for the following independent reasons:

(a) Under CEQA Guidelines Section 15331, CEQA review is not required because this ordinance adopts requirements governing new construction and certain modifications of existing structures within the Taormina Community Historic District, and is thus an action taken to preserve historic resources. Further, no new development or construction is authorized by this ordinance. As a result, nothing in this ordinance permits any expansion of land use beyond that level of land uses already existing in the City as this ordinance does not directly permit any change in land uses.

(b) Under CEQA Guidelines Section 15061(b)(3), CEQA review is not required because there is no possibility that the adoption of this ordinance, declaring a historic district and adopting requirements governing new construction and certain modifications of existing structures within the Taormina Community Historic District, would have a significant effect upon the environment. Under CEQA Guidelines Section 15061(b)(3), a project is exempt when there is no possibility that it may have a significant effect on the environment. No new development or construction is authorized by this ordinance. The proposed amendments do not directly authorize any new construction or development of new structures. Instead this ordinance adopts regulations and standards that will govern future projects consisting of new construction and certain modifications to existing structures, which will require further CEQA review when proposed.

The adoption of this ordinance is therefore exempt from CEQA review pursuant to Sections 15301 and 15061(b)(3) of the CEQA Guidelines.

SECTION 10. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the

remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.

SECTION 11. Certification. The City Clerk shall cause this Ordinance to be published once, within fifteen (15) calendar days after its passage, in the *Ojai Valley News*, a newspaper of general circulation, printed, published and circulated in the City, and shall cause a copy of this Ordinance and its certification, together with proof of publication, to be entered in the Book of Ordinances of the City.

SECTION 12. Effective Date. This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937.

PASSED, APPROVED and **ADOPTED** this 13th day of September, 2016.

AYES: BLATZ, CLAPP, HANEY, LARA, WEIRICK
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Paul Blatz, Mayor

ATTEST:

Cynthia Burrell, Deputy City Clerk

APPROVED AS TO FORM:

Matthew T. Summers, City Attorney

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF OJAI)

I, Cynthia Burell, City Clerk of the City of Ojai do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Ojai held on August 30, 2016 and adopted at a regular meeting held on September 13, 2016 by the following vote:

AYES: BLATZ, CLAPP, HANEY, LARA, WEIRICK
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Cynthia A. Burell

Cynthia Burell
City Clerk for the City of Ojai

168185.2

OBJECT RECORD

FEATURE: **Street Lamps**

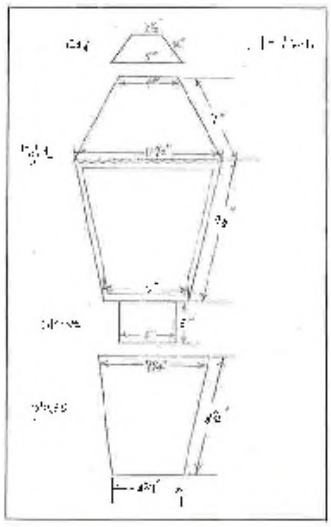
SIGNIFICANCE: The CC&Rs (Part 1, Section 2-g) specify that all Taormina homes must maintain a street lamp, kept lighted, at the curb. The original street lamp was a black cast iron lamp with four glass panes, set on top of a three inch metal post. The interior of the lamp had two silk gas mantles that burned with natural gas fed through underground gas lines from each house.

ATTRIBUTES: While several variations on the original design exist it is preferable that any new or replacement fixture for the street lamp be as close as possible to the original design.

REMARKS: Specifications for the original style street lamps are shown below.

PHOTO:

TAORMINA STREET LAMP



The CC&Rs (Part I, Section 2-g) specify that all Taormina homes must maintain a street lamp, kept lighted, at the curb. The original street lamp was a black cast iron lamp with four glass panes, set on top of a three inch metal post. The interior of the lamp had two silk gas mantles that burned with natural gas fed through underground gas lines from each house.

Today the source of light can be gas, low voltage electric lights, 110 volt light bulbs or solar powered lighting.

While several variations on the original design exist it is preferable that any new or replacement fixture for the street lamp be as close as possible to the original design.

Specifications for the original style street lamp are shown to the left of this paragraph. Examples currently found in the community are represented below.



Taormina Community Historic District
Ojai, California

OBJECT RECORD

FEATURE: **Roof Lines**:

SIGNIFICANCE: All Taormina buildings must show conformity of (a) roof line pitch, (b) edge curves, (c) soffit, and (d) attic peak. It is permissible to introduce skylights and solar installations (as long as they do not increase the height of the roof by more than s inches nor shall they exceed the height of the roof peak unless built to conform to a specific City code).

ATTRIBUTES: Representation of the French Norman style. Rooflines must look similar to those existing prior to 1987, the end of the original historic construction period. Existing exceptions are grand fathered in until such time as a remodel is undertaken. A roofline that does not conform shall be considered as "exempt" if it can be shown to be part of the original construction plans of the structure or existed prior to 1987.

REMARKS: Current exceptions are grandfathered in until such time as a remodel is undertaken. If triangular gable end vents not part of the original construction plans of a home then they are considered as “exempt”.

PHOTOS:















OBJECT RECORD

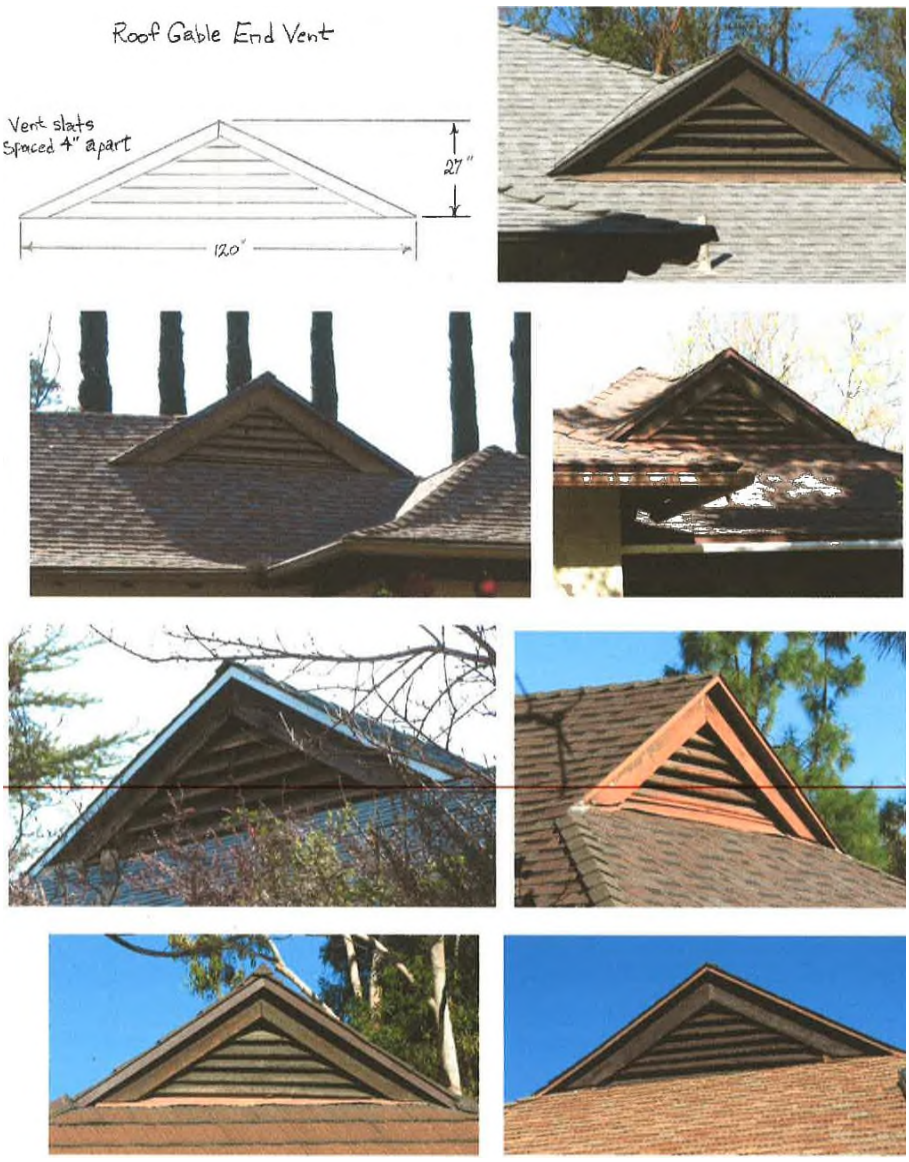
FEATURE: **Roof Gable End Vent**

SIGNIFICANCE: Roof end gable vents must look similar to those existing prior to 1987, the end of the original historic construction period. Renovation and/or replacement of a roof must include a Gable End Vent in a triangular shape with five horizontal slats, as shown in the pictures.

ATTRIBUTES: Representation of the French Norman style

REMARKS: Current exceptions are grandfathered in until such time as a remodel is undertaken. If triangular gable end vents not part of the original construction plans of a home then they are considered as "exempt.

PHOTO:



OBJECT RECORD

FEATURE: **Windows**

SIGNIFICANCE: Replacement windows and shutters must look similar to those existing prior to 1987, the end of the original historic construction period. Current exceptions are grandfathered in until such time as a remodel is undertaken. Windows are allowed with metal, vinyl and/or wood frames and are normally rectangular in shape; bay-style windows are permitted.

ATTRIBUTES: If windows that are not rectangular are part of the original construction plans of a home then they are considered as "exempt." Small non-rectangular windows that have been added since the original construction are permitted when they are used only as accent decoration.

REMARKS: Front doors are rectangular

PHOTO:



TAORMINA WINDOWS













OBJECT RECORD

FEATURE: Shutters

SIGNIFICANCE: The shutters used on Taormina homes have traditionally been constructed of two or three vertical pine boards connected by two boards placed horizontally across, one near the top and one near the bottom.

ATTRIBUTES:

REMARKS: Some Taormina homes use wood boards to frame windows and doors.

PHOTO:
















OBJECT RECORD

FEATURE: **Landscaping**

SIGNIFICANCE: The original intent of the community was to foster a sense of quietude and harmony. This is reflected in the CC&Rs (Part I, Section 2-c) prohibiting all fencing and encouraging the use of natural plantings as property line markers.

ATTRIBUTES: The present landscaping in Taormina continues to reflect the attempt to create a harmony with nature with no front gardens being without an abundance of natural plantings.

REMARKS: Landscaping is governed by applicable City of Ojai municipal codes.

PHOTO:








STOP





















OBJECT RECORD

FEATURE: **Exterior Colors**

SIGNIFICANCE: The original intent of the community was to foster a sense of quietude and harmony. While the original CC&Rs (Part 1, Section 2-e) stipulated that the "Exterior color of the stucco of the homes must be in sand color or off-white tones" the acceptable color spectrum has been expanded, now to be defined as "earth tones." Both the exterior paint color and any shutters must be chosen from the colors presented or a variation thereof. The following pages represent a variety of acceptable colors.

ATTRIBUTES: All of the colors represented are of paint manufactured during 2012-2015 by the Benjamin Moore Company (Montvale, ND. Each color is identified by its name and company ID number. The colors can easily be matched by other manufacturers and paint stores.

REMARKS: Exterior house colors of Taormina homes are considered as accepted, as of the date of the Historic District Designation, until such time as the structure is repainted when this design element will apply. These color guidelines do not apply to "trim" or other "accent" features.

PHOTO:

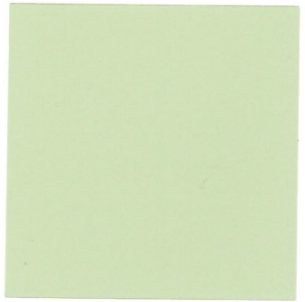




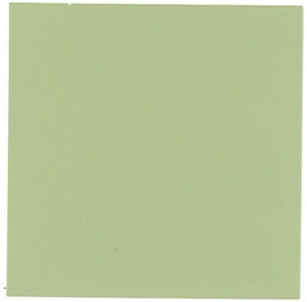
spring dust 2150-40
polvo primaveral

pale avocado 2146-40
aguacate pálido

pale sea mist 2147-50
neblina marina pálida



guilford green HC-116
verde de guilford



georgian green HC-115
verde de georgia

fernwood green 2145-40
verde de helechos



sherwood green HC-118
verde de sherwood

hancock green HC-117
verde de hancock

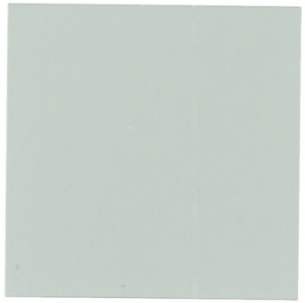
tea light 471
luz de té

quiet moments 1563
momentos discretos

palladian blue HC-144
azul palladian



antique jade 465
jade antiguo



tranquility AF-490
tranquilidad



gossamer blue 2123-40
gasa azul

crystal blue 2051-70
cristal azul



Stonington Gray HC-170
Gris de Stonington HC-170

Wickham Gray HC-171
Gris de Wickham HC-171



Yarmouth Blue HC-150
Azul de Yarmouth HC-150

Woodlawn Blue HC-147
Azul de Woodlawn Blue HC-147



Guilford Green HC-116
Verde de Guilford HC-116

winter gray 2117-60
gris invierno

misty memories 2118-60
memorias vagas



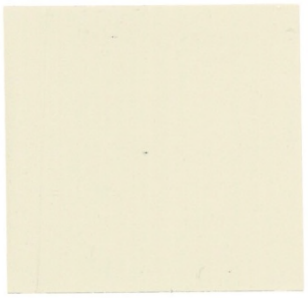
Coventry Gray HC-169
Gris de Coventry HC-169

violet mist 1437
neblina violeta



Louisburg Green HC-113
Verde de Louisburg HC-113

Raleigh Peach CW-205
Galt Peach CW-210
Bracken Cream CW-105
Williamsburg Stone CW-25
Market Square Shell CW-30
York Gray CW-45
Timson Sand CW-140
Brick House Tan CW-145
Bruton White CW-710
Nelson Blue CW-635
Palace Pearl CW-650
Harwood Putty CW-5
Capitol White CW-10
Parish White CW-15

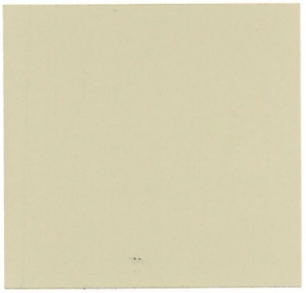


Manchester Tan HC-81
Bronceado de Manchester HC-81

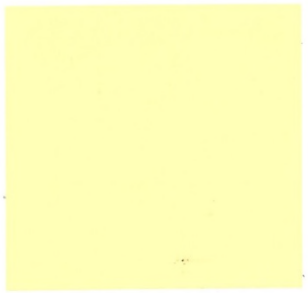
Greenmount Silk HC-3
Seda de Greenmount HC-3



Windham Cream HC-6
Crema de Windham HC-6

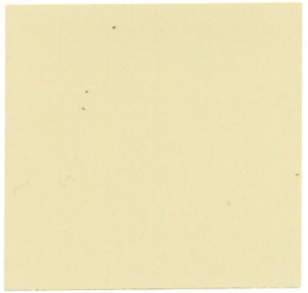


Shaker Beige HC-45
Beige de los Shakers HC-45



Hawthorne Yellow HC-4
Amarillo de Hawthorne HC-4

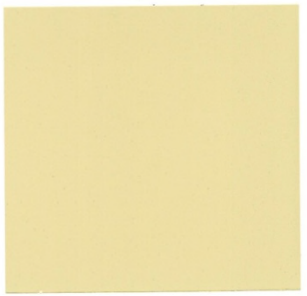
Philadelphia Cream HC-30
Crema de Filadelfia HC-30



Powell Buff HC-35
Gamuza de Powell HC-35



Beacon Hill Damask HC-2
Damasco de Colina Beacon HC-2



Waterbury Cream HC-31
Crema de Waterbury HC-31

Minor

Project WP 26-007
Received 511
Date 5-20-2026

$160

PAID
MAY 20 2026
By Cvedet

City of Ojai
Community Development Department

HISTORIC PRESERVATION COMMISSION

☐ Concept Review ☒ Work Permit ☐ Sign or Pennant
☐ Landmark Designation ☐ Mills Act Agreement ☐ Other

OWNER INFORMATION:

Project Address: 99 TAORMINA LN PROJECT I.D. # Minor WP 26-007
Assessor Parcel Number: 017-0-241-015 Zone: R-1

DESCRIPTION: Reroof house w/ attached garage. Remove 18 squares existing comp shingles. Install 18 squares. new comp shingles, using like for like.

Property Owner: MARIA B. O'NEILL
Address: 99 TAORMINA LANE
Phone: 805.404.2921 Cell: [redacted] e-mail: see below

APPLICANT:

Name: Jolene Catlett @ Ventura Roofing Company, INc
Address: 321 Fairview Road. Ojai
Phone: 805-653-1500 Cell: 805-443-7994 e-mail: venturarfg@gmail.com

REPRESENTATIVE:

Name: STEPHANIE O'NEILL
Address: 7550 MIRABEL RD FORESTVILLE, CA 95436
Phone: 707.750.4750 Cell: e-mail: Stephanie@ReporterSteph.com
Cell

AFFIDAVIT:

I declare that I am the owner / representative (indicate one) of the property involved in this application and that the information submitted herein is true and correct. I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I further declare I understand that prior to determining the project hearing date; the City has 30 days to deem the application complete or incomplete. I acknowledge and agree that the City of Ojai is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits, including but not limited to any litigation costs. I will be notified of the meeting date(s) set for the above matter and that I am to appear, either personally or by my representative, at such meetings(s).

Maria Bruna O'Neill 5-20-2026
Signature of Property Owner **Date**
Applicant's signature authorizes City staff to enter the property described above for the purposes of inspection.

RECEIVED
MAY 20 2026
Community Development

Consent of Landowner Form

Site location:	99 TAORMINA LANE OJAI		
Property owner:	MARIA B O'NEILL	Day phone:	707.750.4750 Stephanie 805.404.2921 maria Bruna
Address:	99 TAORMINA LANE		
Person authorized to act as Agent/Applicant:	STEPHANIE O'NEILL		
Applicant/Agent:		Day phone:	707.750.4750
Address:	7550 MIRABEL RD FORESTVILLE, CA 95436		

I/We, the undersigned owner(s) of record of the fee interest in the above noted land for which an application for a permit, business license or other City entitlement is being requested, do certify that:

I. Business Licenses: I am aware of the Home Occupation Permit being requested and the applicant has my/our full consent to operate the home occupation at this location; **OR THAT**

II. Building Permits, Land Use Permits: Such application may be filed and processed with my/our full consent. The applicant is authorized to act as our agent in all contacts with the City in connection with this matter. I/We hereby grant the City of Ojai or any of its authorized agents the right to enter upon the land described herein at any time during normal business hours for the purposes of site inspection in advance of City action on the Land Use Permits; inspection of any construction, grading or other development activities following any land use permit approval or evaluation of the satisfactory completion of development authorized through land use permit approval, including continuing compliance with any conditions of approval.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Maria Bruna O'Neill **Property Owner Signature**	5/20/26 **Date**

RECEIVED
MAY 20 2026
Community Development Department

MEMORANDUM

DATE: May 27, 2026

TO: Honorable City Council
Historic Preservation Commission

FROM: Lucas Seibert, Community Development Director
Maura Macaluso, Principal Planner

SUBJECT: Notification of proposed Community Development Director approval of a Minor Work Permit (MWP 26-008) | Regarding a re-roof of City of Ojai Historic Landmark No. 16, The George Washington Spec House 'A', with a Spanish clay tile roof on an existing single-story single-family residence at 701 Foothill Road, Assessor's Parcel Number 020-0-052-060. The General Plan Land Use Designation of this site is Low Density Residential (LR) and the Zoning Classification of the site is Single-Family Residential, Low Density (R-O-1) District. Applicant: Ryan Meuse, Contractor. Property Owner: Chrisopher and Marjorie Rice.

Description

The project involves the reuse of the existing tiles on-site and only replace the damaged decking, flashing, and underlayment under the surface of the existing Spanish clay tile roof on a single-family residence. The old underlayment beneath the tiles will be replaced, but otherwise replacing the exact tiles 1:1, no change to the material, color, or anything. The north-facing section, like most tile roofs, has a lot of biological growth, which the homeowner actually likes and will remain, as shown in the majority of pictures in the attachment. The south-facing section is cleaner though still has the same "aged character" which will remain consistent upon reinstallation of the tiles.

Project Description

On May 26, 2026, the applicant submitted an application requesting approval of a Minor Work Permit to repair the roof on 701 Foothill Road. The George Washington Spec House 'A' is Ojai Historic Landmark No. 16, and currently as a single-family residence. The specific request includes removal, repair, and replacement of the existing Spanish clay tile roof using the same tiles that will be removed and replaced. The home has two internal leaks that will be repaired as part of this tile reset, caused by deteriorating flashing around the chimney and a wall near a stairwell, so there is a degree of urgency to the project.

Background

In the attached recorded Mills Act Agreement from 2010 the tile roof is one of the character defining features of the Landmark.

Permits for work affecting landmarks

Per Section 4-8.15(b) (Permits for work affecting landmarks) of the City of Ojai Municipal Code, the Community Development Director shall be the review authority for minor work permits for any project on a parcel containing a landmark or on a parcel within an historic district subject to the minor work permit requirement which includes specific circumstances including the following which are consistent with the scope of the current request for approval of a minor work permit for a re-roof of an existing single-story single-family residence:.

(1) Exterior alteration of a landmark, landmark property, or historic district, if the area of alteration is not a character-defining element and will not impact a character-defining element, either physically or visually;
(2) Interior alteration or remodeling even if visible from the exterior, unless the structure's interior elements which are the subject of the application are character-defining elements of the landmark;
(3) **Ordinary repair and maintenance** if the work performed affects a character-defining element, either physically or visually. If the work could result in a loss of historical significance or integrity, the application will be referred to the Historic Preservation Commission by the Community Development Director.

General procedures for minor work permits

The application is being processed consistent with the general procedures for minor work permits that are outlined in Section 4-8.16(b) (General procedures for minor work permits) of the Ojai Municipal Code, which provides the Community Development Director authority to approve a minor work permit where the scope of the project is determined to alter a non-character defining feature.

Subject to Section 4-8.16(b) (General procedures for minor work permits) of the City of Ojai Municipal Code, at least fifteen (15) city business days before approving a proposed minor work permit, the Community Development Director shall notify the Historic Preservation Commission and the public via the City's website and the next Historic Preservation Commission agenda of the permit and project intended for approval. The Community Development Director may refer any application for a minor work permit to the Historic Preservation Commission. Any decision by the Community Development Director may be appealed to the Historic Preservation Commission under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action). Any decision by the Historic Preservation Commission may be appealed to the City Council under Section 4-8.19 (Appeal procedure—Historic Preservation Commission's action).

Findings and Conditions of Approval

Findings:

Consistent with Ojai Municipal Code Section 4-8.18 (Minor work permit criteria), the proposed re-roof on a designated historic landmark using the same tiles are found to be consistent with the existing colors, materials, style, and of the existing structure. Furthermore, a proposed re-roof is minor, as the roof is not an object of record and as proposed will not detrimentally alter, destroy, or adversely affect any architecture feature, character-defining element, physically or visually, or any other feature which led the historic resource.

Conditions of Approval

1. Per Ojai Municipal Code Section 4-8.20 (Major and minor work permit time limits and extensions), within one (1) year of *Minor Work Permit* approval, the permit shall be exercised in compliance with Title 10, Chapter 2, Article 32 (Time Limits and Extensions) of the Ojai Municipal Code or the permit shall be deemed void, unless such approval is extended by the Community Development Director for good cause either before the expiration of such time limit.
2. The project approval constitutes the City's authorization to make those changes to the property as described on the submittal dated February 3, 2026, as conditioned.
3. Prior to commencement of construction, the applicant shall obtain any necessary permits with all conditions of the Building Division to be met, pursuant to Title 9 of the Ojai Municipal Code.

Environmental Review

The project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), which allows for minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

In addition to the project being categorically exempt under Section 15301, Class 1 (Existing Facilities) and Section 15331 Class 31 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), which consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings. The project entails a proposed re-roof on a designated historic landmark which includes a similar shade of green and shingle shape on an existing single-story single-family residence and is consistent with the existing colors, materials, style, of the existing structure. Therefore, no further environmental review is necessary.

Decision

The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Department of the City of Ojai, located at 401 South Ventura Street, Ojai, CA 93023. The information is provided in compliance with Public Resources Code Section 21081.6(d). Based on the above findings and conditions of approval, the Community Development Director recommends approval of the re-roof to repair the existing roof.

The project will be routed to the City Council and Historic Preservation Commission and published on the City's website (link here: https://ojai.ca.gov/220/Work-Permits) for fifteen (15) business days before approval of the minor work permit. Pursuant to Section 4-8.16(b)(1) of the Ojai Municipal Code, any decision by the Community Development Director may be appealed to the Historic Preservation Commission; under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code. Additionally, any decision by the Historic Preservation Commission may be appealed by the City Council under Section 4-8.19 (Appeal procedure – Historic Preservation Commission's action) of the Ojai Municipal Code, with the deadline to appeal being **June 17, 2026**.

If the City Council or Historic Preservation Commission does not have any comments during their fifteen-day review period, the project will be approved by the Community Development Director on June 18, 2026. Once the project is approved there is a ten-day public appeal period, with the deadline to appeal being **June 29, 2026**. If an appeal is filed by an individual, they would be subject to filing the required forms and fees with the City Clerk. The Community Development Department or City Clerk will notify the applicant of the appeal and the date for which the appeal is set. If no appeal is filed, then the approval action will become final and effective as of **June 30, 2026.**

Submitted for forwarding by: Lucas Seibert, Community Development Director

Attachments: Photos of existing tiles to be reused, Mills Act Agreement

Ryan Meuse

Bumble Roofing of Ventura County

May 13, 2026 | 30 Photos

701 Foothill Rd, Ojai



Pan Shot

1



Project: 701 Foothill Rd
Date: May 13, 2026, 1:58 PM
Creator: Ryan Meuse

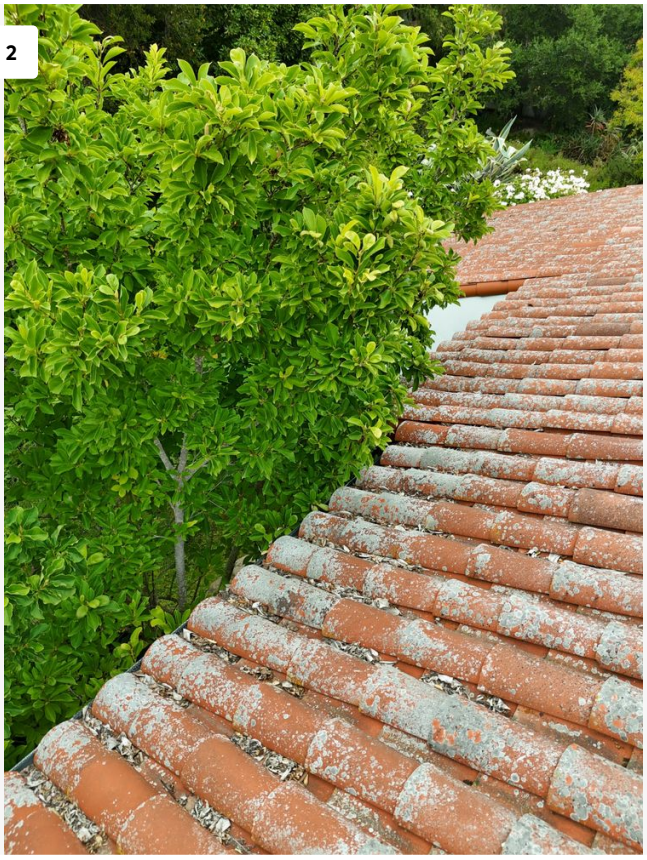
Assorted Photos

1



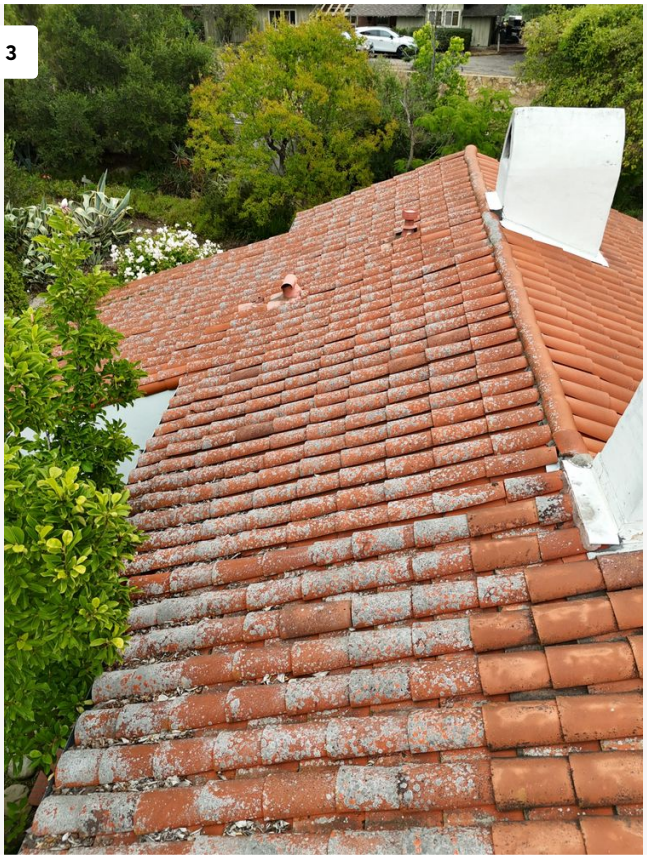
Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

2



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

3



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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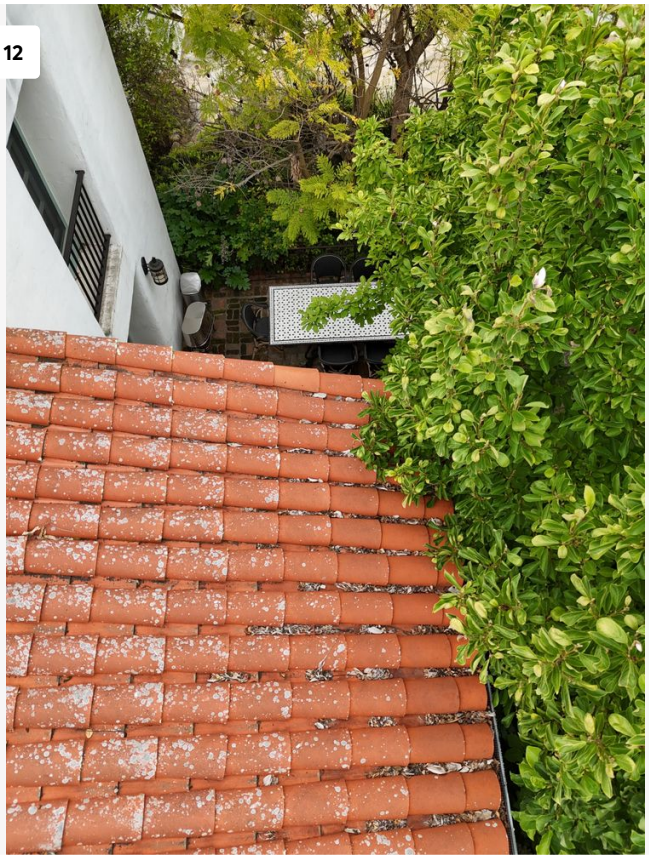
Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

11



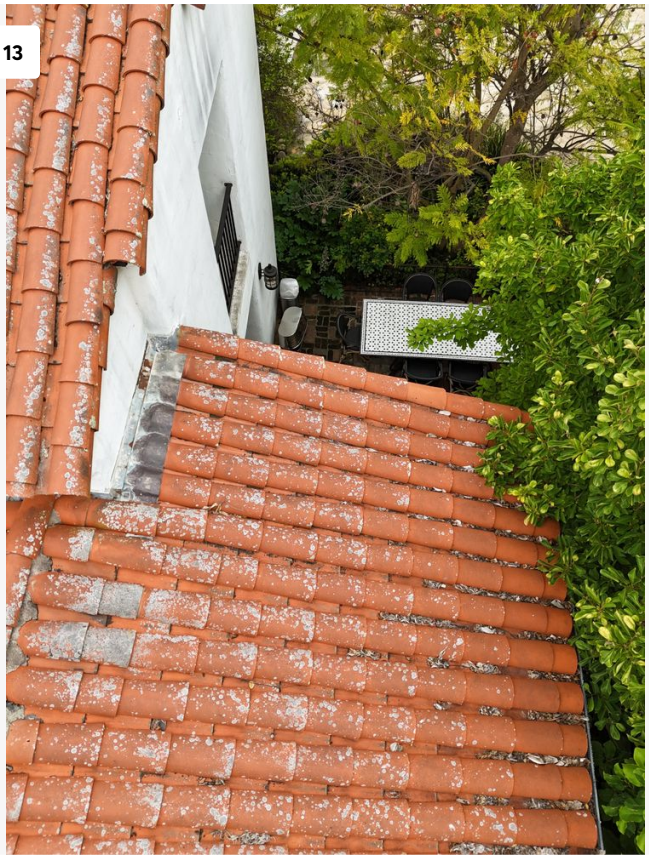
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Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

12



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

13



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

14



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

15



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

16



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

17



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

18



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

23



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

24



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

25



Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Date: May 8, 2026, 10:31 AM
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Project: 701 Foothill Rd
Date: May 8, 2026, 10:31 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:37 AM
Creator: Ryan Meuse

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Project: 701 Foothill Rd
Date: May 8, 2026, 10:37 AM
Creator: Ryan Meuse

RECORDING REQUESTED BY

City of Ojai

WHEN RECORDED MAIL TO

City of Ojai
Carlon Strobel, City Clerk
PO Box 1570
Ojai, CA 93024

20100210-00019290-0 1/33
Ventura County Clerk and Recorder
James B. Becker, Assistant
02/10/2010 03:03:22 PM
388571 $.00 ZA

(FOR RECORDER'S USE ONLY)

REQUEST RECORDING WITHOUT FEE. RECORD FOR THE BENEFIT OF THE CITY OF OJAI PURSUANT TO SECTION 6103 OF THE GOVERNMENT CODE

HISTORIC LANDMARK PROPERTY AGREEMENT FOR CITY HISTORIC LANDMARK PROPERTY NO. 16 LOCATED AT 701 FOOTHILL ROAD, OJAI, CALIFORNIA 93023

THIS AGREEMENT (this "Agreement") is made and entered into this 12th day of January, 2010 by and between the ***CITY OF OJAI, CALIFORNIA, a municipal corporation*** ("City"), and Robert T. Quinn and Tiese Quinn, Co-Trustees of the Quinn Family Trust dated July 30, 1993 ("Owner").

R E C I T A L S:

A. California Government Code Sections 50280, *et seq.* (the "Mills Act") authorizes cities to enter into agreements of qualified historic landmark property to provide for the use, maintenance and restoration of such historic landmark property so as to retain its characteristics as property of historical significance.

B. Owners hold fee title in and to that certain real property, together with the primary residence, located at 701 Foothill Road, Ojai, California (the "Historic Landmark Property") and situated on and comprising Assessor's Parcel No. 020-0-052-060. This Agreement shall apply to that portion of the historic landmark property where the original structure known as the George Washington Smith "Spec House A" is currently located. This agreement does not include the guest residence, garage, or swimming pool. A legal description of the Historic Landmark

Property is attached hereto as Exhibit "A" and incorporated herein by this reference.

C. On January 12, 2010, the City Council of the City of Ojai accepted the recommendations of its Historic Preservation Commission ("HPC") and adopted Resolution No. 10-02 thereby:

1) Declaring and designating the Historical Landmark Property as a landmark pursuant to the terms and provisions of Chapter 8 of Title 4 of the City's Municipal Code (the "Code") and thereby eligible for the execution and recordation of this Agreement; and

2) Determining that it is in the public interest to enter into this Agreement with the Owners of the Historic Landmark Property pursuant to the terms and provisions of Chapter 9 of Title 4 of the Code.

E. City desires to enter into this Agreement for the purpose of protecting and preserving the characteristics of historical significance of the Historic Landmark Property.

F. City and Owners intend that, in consideration for abiding by the terms of this Agreement, Owners shall be eligible to qualify for a reassessment of valuation of the Historic Landmark Property, in accordance with the provisions of Article 1.9 of Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code and any corresponding adjustment in property taxes resulting therefrom.

NOW, THEREFORE, City and Owners, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. ***Effective Date and Term of Agreement.*** This Agreement shall be effective and commence on 01-12-10 (the "Effective Date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term shall automatically be extended as provided in Section 2 below.

2. ***Renewal; Owner Protest of City Non-Renewal.***

(a) Renewal. On each yearly anniversary of the Effective Date (the "Renewal Date"), an additional one (1)-year term shall automatically be added to the initial term of this Agreement unless a notice of non-renewal ("Notice of Non-Renewal") is mailed as provided herein. If either Owners or City desires in any year not to renew this Agreement, Owners or City shall serve a written Notice of Non-

Renewal upon the other party in advance of the Renewal Date. Such Notice of Non-Renewal shall be effective if served by Owners upon City at least ninety (90) days prior to the Renewal Date or, if served by City upon Owners, the Notice of Non-Renewal shall be effective if served upon Owners at least sixty (60) days prior to the Renewal Date.

(b) Owners Protest of City Non-Renewal. Within fifteen (15) days of receipt by Owners of a Notice of Non-Renewal from City, Owners may make and file a written protest of the Notice of Non-Renewal. Upon receipt of such protest, the City Council shall set a hearing prior to the expiration of the Renewal Date. Owners may furnish the City Council with any information which the Owners deem relevant and shall furnish the City Council with any information it may require. The City Council may, at any time prior to the Renewal Date, withdraw its Notice of Non-Renewal. If either City or Owners serve a Notice of Non-Renewal in any year, this Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of this Agreement, whichever may apply.

3. Assessment of Valuation. Owners understand and acknowledge that any property tax adjustment afforded to Owners pursuant to Article 1.9 of Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code may require negotiation with, and the cooperation and concurrence of, the Ventura County Assessor's Office.

4. Standards for Historic Property. Owners shall preserve and maintain the Historic Landmark Property and its character defining features according to the rules and regulations of the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the conditions imposed by the City's Historic Preservation Commission adopted by the City Council and attached hereto as Exhibit "B" and incorporated herein by this reference. "Character Defining Features" include, but are not necessarily limited to, the general architectural form, style, materials, design, scale, details, mass, roof line, porch and other aspects of the appearance of the exterior and interior, and other features as identified in the Historic Landmark Report, dated August 7, 2009, attached hereto as Exhibit "C." The Secretary of the Interior's Standards for Rehabilitation (attached hereto as Exhibit "D" and incorporated herein by reference) shall constitute the minimum standards and conditions for maintenance, use and preservation of the Historic Landmark Property. Such Standards shall apply to the Historic Landmark Property throughout the term of this Agreement, notwithstanding any changes in such Standards that may be promulgated by the Secretary of the Interior subsequent to the date of this Agreement.

5. Periodic Examinations. Owners shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historic Landmark Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization and/or the City, as may be necessary to determine Owners' ongoing compliance with the terms and provisions of this Agreement and Chapter 9, Title 4 of the Code implementing the Mills Act.

6. Provision of Information of Compliance. Owners hereby agree to furnish City with any and all information requested by City that may be necessary or advisable to determine ongoing compliance with the terms and provisions of this Agreement and Chapter 9 of Title 4 of the Code implementing the Mills Act.

7. Cancellation. City, following a duly-noticed public hearing, may cancel this Agreement if it determines that Owners breached any of the conditions of this Agreement or has allowed the Historic Landmark Property to deteriorate to the point that it no longer meets the standards for a qualified historic landmark property. City may also cancel this Agreement if it determines that Owners have failed to maintain and preserve the Historic Landmark Property in accordance with the terms of this Agreement. If this Agreement is cancelled because of failure of Owners to preserve and maintain the Historic Landmark Property as specified above, Owners shall pay a cancellation fee to City in accordance with California Government Code Section 50286 as it may be amended from time to time.

8. Destruction. Notwithstanding any provision of this Agreement to the contrary, Owners may cancel this Agreement without payment of the cancellation fee set forth in Section 7, if the existing historic landmark building or other structure (the "Structure") on the Historic Landmark Property is damaged by fire, earthquake or other act of God or accidental cause to the extent (a) the then fair market value of the Structure is reduced by fifty-one percent (51%) or more; or (b) fifty-one percent (51%) or more of the Structure's floor area is destroyed or irreparably damaged; or (c) fifty-one percent (51%) or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (d) the cost to Owners (exclusive of insurance proceeds) to restore the Structure to its prior condition would exceed Ten Thousand Dollars ($10,000.00). If Owners desire to cancel this Agreement under this Section, written notice shall be given to City within ninety (90) days after such damage or destruction occurs.

If Owners provide written notice of its intent to cancel this Agreement due to the circumstances described in this Section, Owners or the Director may request a hearing before the City Council to determine (e) the extent of diminution of value; (f) the extent of damage or destruction to the floor area of the Structure; and/or (g) the extent of damage or destruction to the Character Defining Features of the Structure. Following the completion of the public hearing, the City Council may

refer any matter relating to Item (g) above to the Historic Preservation Commission for its finding and recommendations prior to the City Council's final determination.

9. Enforcement of Agreement. City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owners, City shall given written notice to Owners by registered or certified mail addressed to the address stated in this Agreement of violations of this Agreement if such a violation is not corrected to the reasonable satisfaction of City within thirty (30) days after the date of the notice of violation or within such a reasonable time as may be required to cure the breach or default (provided that acts to cure the breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion), City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owners growing out of the terms of this Agreement, including, but not limited to, bringing an action for injunctive relief against Owners or for such other relief as may be appropriate.

City does not waive any claim of default by Owners if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic landmark properties shall remain available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach hereof or default hereunder.

10. Binding Effect of Agreement. Owners hereby subject the Historic Landmark Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owners hereby declare their specific intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owners' successors and assigns in title or interest to the Historic Landmark Property. Each and every contract, deed or other instrument hereinafter executed covering or conveying the Historic Landmark Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Landmark Property for the benefit of the public and Owners.

11. Notice. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

(a) If to City: 401 South Ventura Street, Post Office Box 1570, Ojai, California, 93024 Attention: City Clerk.

(b) If to Owner: Owner of Record, Robert and Tiese Quinn, 701 Foothill Road, Ojai, California, 93023.

*12. **Independent Parties.*** None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint venturers or members of any joint enterprise.

*13. **Indemnity of City.*** Owners agree to protect, defend, indemnify and shall hold City and its elected officials, officers, agents and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs or expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owners or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Landmark Property. Owners hereby agree to and shall defend City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owners' activities in connection with the Historic Landmark Property. This hold harmless provision applies to all damages and claims for damages suffered or alleged to have been suffered by reason of operations referred to in this Agreement regardless of whether or not City prepared, supplied or approved the plans, specifications or other documents for the Historic Landmark Property.

*14. **Amendments.*** This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto.

*15. **No Compensation.*** Owners shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owners as a result of the effect upon the assessed value of the Historic Landmark Property on account of the restrictions on the use and preservation of the Historic Landmark Property.

*16. **Remedy if Agreement Held not an Enforceable Restriction.*** In the event it is finally determined that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the

California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or non-renewal of this Agreement, for any tax year during the term or any renewal of this Agreement, this Agreement shall be null and void and without further effect and the Historic Landmark Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement without any payment or further act of the parties to this Agreement.

17. ***Eminent Domain Proceedings.*** In the event that the Historic Landmark Property is acquired, in whole or in part, by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, this Agreement shall be cancelled and no fee shall be imposed under Government Code Section 50286. This Agreement shall be deemed null and void for all purposes of determining the value of the property so acquired.

18. ***Recordation.*** No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of Ventura County.

19. ***Recitals.*** The Recitals set forth above are hereby incorporated into this Agreement.

20. ***Governing Law.*** This Agreement shall be construed and governed in accordance with the laws of the State of California.

21. ***Attorney's Fees.*** In the event either party takes any legal action against the other to enforce its rights under this Agreement, the party against whom judgment is rendered agrees to pay the prevailing party its costs and reasonable attorney's fees.

22. ***Counterparts.*** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, City and Owners have executed this Agreement on the day and year first above written.

CITY OF OJAI, CALIFORNIA

By _____
Jere A. Kersnar, City Manager, "City"

APPROVED AS TO FORM:

_____
Monte L. Widders, City Attorney

Robert T. Quinn, "Owner"

_____

Tiese Quinn, "Owner"

_____

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

On January 25, 2010, before me, Carlon C. Strobel, a Notary Public, personally appeared Jere A. Kersnar, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carlon C. Strobel
Notary Public

CARLON C. STROBEL
Commission # 1829881
Notary Public - California
Ventura County
My Comm. Expires Jan 22, 2013

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

On February 5, 2010, 2010, before me, Carlon C. Strobel, a Notary Public, personal appeared Robert T. Quinn and Tiese Quinn, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carlon C. Strobel
Notary Public

CARLON C. STROBEL
Commission # 1829881
Notary Public - California
Ventura County
My Comm. Expires Jan 22, 2013

EXHIBIT A

LEGAL DESCRIPTION

PART OF LOT 8 OF BARD SUBDIVISION OF THE RANCHO OJAI, IN THE CITY OF OJAI, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 25½ OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND CONVEYED TO LOUIS THOMAS HILLER BY DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, IN BOOK 1276, PAGE 56, OF OFFICIAL RECORDS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND PROLONGATION THEREOF:

BEGINNING AT A POINT IN THE WESTERLY LINE OF FOOTHILL ROAD, 50 FEET WIDE (FORMERLY FAIRVIEW ROAD) SAID POINT OF BEGINNING BEING SOUTH 17° 14' EAST 389.34 FEET DISTANT FROM A 2 FOOT IRON PIPE SET IN CONCRETE IN THE WEST LINE OF SAID FOOTHILL ROAD (FORMERLY FAIRVIEW ROAD) AND AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONTAINING 282.62 ACRES AS CONVEYED BY EDWARD D. LIBBEY ET UX., TO MARSVILLE COMPANY BY DEED RECORDED JUNE 15, 1920, IN BOOK 173, PAGE 459 OF DEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING.

SOUTH 72° 20' WEST 233.08 FEET DISTANT TO A POINT IN THE WESTERLY LINE OF THE LAND CONVEYED TO HILLER, ABOVE MENTIONED.

ASSESSOR'S PARCEL NUMBER: 020-0-052-060

EXHIBIT B

CONDITIONS FOR AGREEMENT GEORGE WASHINGTON SMITH "SPEC HOUSE A" LOCATED AT 701 FOOTHILL ROAD

The property owners are hereby notified that they are required to comply with all applicable Codes and/or Ordinances of the City of Ojai and the State of California that pertain to the development or modification of the subject property that are not herein specified.

1. Prior to the issuance of any building or demolition permits for the subject property, the property owners shall submit for review and approval by the Historic Preservation Commission for compliance with Ojai Municipal Code Title 4, Chapter 8 and Chapter 9, and with the United State Secretary of the Interior's Standards.

2. Any proposed changes to the property that may not require building permits such as, but not limited to, changes to window and door openings and re-stucco of exterior surfaces shall be reviewed and approved by the Historic Preservation Commission prior to conducting the changes.

3. The property owners shall preserve the following features and including but not limited to the significant features that characterize the Spanish Revival architectural style as identified in the Historic Landmark Report prepared by San Buenaventura Research Associates, dated August 7, 2009:

    a. Interior features in living room: Wood beamed ceiling, tile floor, wall tiles, fireplace, wrought iron stair railing, one built-in bookcase, and wooden grill on stairway.

    b. Exterior features: Spanish Clay tile roofs, tile vents, multi-paned wood casement windows, French doors, decorative grilles, decorative Spanish tile and heavy troweled stucco finish.

    c. Landscape features: Tiled fountain and surrounding brick walkway and stone wall.

4. The exterior colors of the structures on the subject property shall be maintained in any of the color palette of the three George Washington Smith "spec houses." The following colors listed below are the color palette for the three "spec houses" as identified on page 57 of the George Washington Smith: Architect of the Spanish-colonial Revival" (Gebhard, 2005):

    a. Spec House A: White wall with forest-green trim
    b. Spec House B: Tinted pink like a Genoese villa, with blue-green trim.
    c. Spec House C: Creamy yellow with blue trim.

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805-525-1909
Fax/Message 888-535-1563
sbra@historicresources.com
www.historicresources.com

To: Ojai Historic Preservation Commission
Tiese and Robert Quinn

From: Judy Triem, San Buenaventura Research Associates

Date: 7 August 2009

Re: Application and Supporting Documentation for a Proposed City Landmark Located at 701 Foothill Road

1. Introduction

This report has been submitted as an application for designating the above property as a City of Ojai Landmark on behalf of the property owner at 701 Foothill Road, Ojai. The Assessor Parcel Number is 020-0-052-060. [Figure 1]

Report and Recommendation of the Historic Preservation Commission

701 Foothill Road, Ojai

Resolution of the Historic Preservation Commission in accordance to the City of Ojai Municipal Code, Chapter 8, Section 4-8.08.

(a) Explanation of the significance of the nominated landmark as it relates to the criteria for designation

Discussion: The property at 701 Foothill Road is significant under criteria (a), (b), (c), (d), (e) and (h) as discussed in detail in the evaluation of criteria section of this report. In summary, the property is significant for its association with Edward D. Libbey as part of the last component of his architectural transformation of Ojai with the development of three "spec" houses in the Arbolada designed by master architect George Washington Smith in 1921-1922. This house is called House A.

The landmark nomination includes the main residence and property. The guesthouse/garage and swimming pool are non-contributing buildings/structures on the property and not part of the designated landmark.

2. General Description of Nominated Property

The main residence, built in 1922, is a combination one and two stories featuring an L-plan with gabled roofs covered with Spanish clay tiles and three chimneys. The front one story elevation features a long porch (labeled "cloister" on the architect's plans), with overhanging tile roof with exposed brackets supported by chamfered wood posts. Three pairs of French doors open onto the porch. A decorative concrete grille, characteristic of Spanish style houses, is located on the east side of the porch. [Photos 1, 2]

The two-story portion of the house extends out from the west side of the porch to form an L-shape. A wooden balcony (labeled "loggia" on the architect's plans) on the second floor has been enclosed with

wood windows on the upper portion. Two one story wings with flat roofs and raised parapets are attached to the southern end of the two story portion. The majority of windows throughout the house are recessed wood casement windows with three panes each, and the door openings are wood French doors with five panes each.

On the rear (northern) elevation a pair of French doors opens onto a small brick lined patio. Above the doors, on the second floor, is a small wrought iron balcony in front of French doors. The house is covered with heavy textured plaster and rests on a concrete perimeter foundation. Tile vents are located on various elevations. [Photos 3, 4]

The west elevation two story portion features a wrought iron balcony on the second floor accessed by French doors. A side entrance on the first floor level contains a wood and glass door. [Photo 5]

At the east end of the one story portion of the house is an addition completed in 1997. It features a gabled tile roof with a chimney and a shed roof wing on the east side and another on the north side. The front elevation features a pair of casement windows and the rear elevation features a pair of French doors opening out onto a rear patio. [Photos 2, 3]

The interior features a living room with a Spanish tile floor in an octagonal pattern, a high wood truss ceiling and fireplace. The wooden beams feature a simple geometric pattern incised into the underside of the beams. Decorative tiles form a border along the living room walls below the windows and leading up the stairway. The windows are deeply recessed with arched openings. Heavy wrought iron stair railings are located on the first and second floors. [Photos 9-12]

Additions/Modifications to Main Residence

The first known alteration to the main residence was the conversion of the garage to an extra room in the house, presently used as an office. It is uncertain when this modification was completed as no building permits exist for it. The garage door was replaced by a pair of French doors matching the other doors in the house.

A major 1,130 square foot addition was built on the east side of the house in 1997 by owner Stephen Cornwell. This addition included a library, three bedrooms and two bathrooms. The addition was designed by Mahan Architects of Santa Barbara and incorporated design elements from the original house.

In 2005 several interior modifications were made by owner Debbie Curry. The wall between the kitchen and pantry was removed to enlarge the kitchen area, retaining the pantry cupboards. Originally two bedrooms were located on the second floor, divided by a shared bathroom with separate entries. In 2005 on the second floor, the door leading into the bedroom at the north end was closed. This bedroom was made into a master bath with an entrance from the second bedroom. The open balcony was enclosed using windows similar to those in the rest of the house.

Studio/Garage

Probably when the original one-car garage was converted to a room, a new garage was built or moved in behind and west of the main house. The date this occurred is unknown. In 1994 the new garage was converted to a studio and a carport was added to the east side by owner Stephen Cornwell. The architect was Steve Bovee of Ojai. In 2005 the carport was removed and a three car garage attached to the studio built by owner Debbie Curry. The studio and garage reflect the design elements of the main house. [Photos 6, 7]

Landscape Elements

The front of the house is accessed through a wrought iron gate set in a plaster wall surrounding the property on the east and south sides. Brick steps lead past a low stone wall flanked with stone columns up a wide brick walkway to the decorative fountain and the main residence. A tiled hexagonal fountain is a major feature, designed by George Washington Smith. The decorative tiles are from Tunisia and the brickwork around the fountain is a double basket pattern. This front patio area was designed by George Washington Smith. [Photo 8]

Brick and flagstone terraces are located behind the main house. The buildings are surrounded by numerous mature oak trees on the 1.23 acre property. In addition several ornamental and fruit trees as well as shrubs and a vegetable garden are located on the property.

The first recorded landscape addition was a 165 foot slumpstone wall built along Foothill Road by Harry Finley in 1978. In 1993 a new 40 foot by 60 foot swimming pool was added by owner Stephen Cornwell. The pool is surrounded by a stone wall, probably constructed at the same time.

3. History of Nominated Property

The main residence at 701 Foothill Road was designed in 1921 by Santa Barbara architect George Washington Smith and completed in the spring of 1922. It was one of three "spec" houses in a new residential tract called the Arbolada, laid out by the Maravilla Company established by Edward D. Libbey, property owner and developer. The house was referred to as "House A." [Figure 2]

Edward Drummond Libbey

Edward Drummond Libbey, born in Chelsea, Massachusetts on April 17, 1854, was the son of William L. and Julia M. Libbey. After graduating from high school in 1872, he began working in the New England Glass Company, where his father was an agent. Apparently tiring of the menial position he held, he left the company to attend Kent Hill Academy in Maine with the idea of eventually becoming a Methodist minister. However, a throat infection seriously impaired his voice and he withdrew from the academy on the advice of the rector because of this disability. He returned to the New England Glass Company and became a clerk. By 1878 William Libbey purchased the company, at that time a national leader in fine glassware manufacturing. Edward became his partner in 1880. After his father's death in 1883,

Edward took over the company and moved it to Toledo, Ohio in 1888. While in Toledo he met and married Florence Scott, granddaughter of pioneer newspaperman Jesup W. Scott, who had donated the initial 160 acres of land that eventually became the University of Toledo campus. Florence was an avid art collector and the couple became well known in Toledo society as leaders in the community through their involvement in founding the Toledo Museum of Art in 1901 and contributing money and property to its development. They personally traveled throughout the world collecting works of art that became the basis of the museum. The couple had only one daughter who died at the age of nine months. (Christian, 1977: 1-5; www.toledosattic.org)

In 1892 Libbey changed the company name to Libbey Glass. During this time he began to revolutionize the industry through several important changes and inventions. Libbey hired Michael J. Owens who set up an exhibition factory at the 1893 Columbian Exposition in Chicago. The exhibit gained notoriety for the company and the Libbey trademark became known for excellence in cut and art glass manufacturing. Owens then developed a semi-automatic glass blowing machine to blow light bulbs, the first in a series of technological improvements followed by the establishment by Libbey of the Toledo Glass Company in 1895. The company manufactured machinery licensed by Owens which made the bulb machine fully automatic. It was followed by a bottle blowing machine. In 1903 the Owens Bottle Company was organized by Libbey and Owens and by 1920 it was the largest bottle company in the U.S. with 18 factories in six states. In addition to these technological advances, the Libbey-Owens Sheet Glass Company was established to manufacture window glass which had previously been made by hand after purchasing the patent to the process developed by Irving W.. Colburn and perfecting a machine to manufacture window glass. This firm incorporated in 1916 and soon became one of the country's leading manufacturers of sheet glass. (Christian, 1977: 1-5)

During the period beginning with his first partnership in 1880 to the end of his life in 1925, Edward Drummond Libbey became perhaps the most successful manufacturer of glass products in the nation. The innovations developed by his companies influenced the glass-making industry worldwide.

The Libbeys in Ojai

Edward D. Libbey and his wife Florence first visited Ojai, then called Nordhoff, during the early 1900s, staying in the Foothills Hotel, recommended by their close friend from Toledo, Harry Sinclair, who had moved to the valley. In 1909 the Libbeys purchased their first property in the valley, on Foothill Road, where they built a winter residence, designed in the Craftsman style by Pasadena architects Myron Hunt and Elmer Grey. From 1909 until his death in 1925, the Libbeys would spend most of their winters in the Ojai Valley. During this time, Libbey undertook 32 separate land transactions, most of them between 1916 and 1917. Libbey became responsible for permanently altering the character of the town when he persuaded community leaders to execute an architectural overhaul for Nordhoff, transforming the rough-hewn town into "a more picturesque stage set for his comings and goings." (Gebhard, 1977: 498)

Libbey was instrumental in the hiring of architects Frank Mead and Richard Requa, with offices in San Diego and Los Angeles, to create a romantic Mission Revival theme for the old wood frame buildings, which were unified by an arched arcade topped by a Mission Revival style parapet. A matching arcade was built on the street frontage opposite, at the edge of what is now Libbey Park, and adjacent to the new post office with its signature Spanish Revival style domed tower. When the arcades were completed in 1917, the name of the town was changed to Ojai, completing the transformation. The Foothills Hotel was joined by the El Roblar Hotel in 1920. Designed by Richard Requa, the hotel was constructed by the Ojai Hotel Company organized by Libbey. Libbey also donated the park and post office to the community. Libbey willed a $50,000 endowment to maintain them after his death in 1925. (Bee, 1971: 14)

The mixture of Mission and Spanish Revival architecture used in projects developed by Libbey set the tone for the future. During the early 1920s Libbey had a golf course laid out on 170 acres of his hillside property and hired Wallace Neff to design a clubhouse building in the Spanish Revival style. At the same time he began to lay out his Arbolada development and commissioned the newly-prominent Santa Barbara architect George Washington Smith to design three "spec" houses to entice buyers. Libbey's concept for the Arbolada with its winding streets, stone-lined curbs, park-like setting with the oak trees may have been inspired by his visit to Rancho Santa Fe. This new community was just being developed in northern San Diego County by an architect from Richard Requa's office, Lilian Rice. Apparently Libbey visited Rancho Santa Fe and witnessed firsthand the beauty of the Spanish Revival style residences within a parklike environment. (Bee, 1971: 58)

George Washington Smith, Architect

The son of a prominent civil engineer, George Washington Smith was born in East Liberty, Pennsylvania on February 22, 1876, George Washington's birthday. Raised in Philadelphia, he studied painting at the Pennsylvania Academy of Fine Arts and architecture at Harvard. (Gebhard, 2005: 1-2)

Although unable to graduate due to his father's financial problems, in 1897 he took employment as a draftsman in a Philadelphia architectural firm. Finding the wages to be unsatisfactory, he joined a stock and bond trading firm, where he was sufficiently successful that by 1912 he was able to retire from commerce, renew his passion for painting, and marry Mary Catherine Greenough, the daughter of an affluent Pennsylvania family. That same year the couple sailed for Europe, and after touring the continent, settled in Paris. During his three-year residence in Europe, Smith painted landscapes and studied at the Académie Julien and the École des Beaux-Arts. (Gebhard, 2005: 2-3)

The Smiths abandoned Paris for New York City at the outbreak of World War I, with the intention of returning to Paris when hostilities ceased. In the U.S., Smith soon became a recognized landscape painter, exhibiting in New York, Philadelphia, Washington and Chicago. Late in 1914 Smith journeyed to California in pursuit of new landscapes to paint, briefly renting a home in Montecito. An exhibit featuring his California works was displayed at the 1915 Panama Pacific Exposition in San Francisco.

The Smiths returned to New York, but in 1917 they decided to relocate to Santa Barbara, living in rented homes until they bought property of their own in Montecito. (Gebhard, 2005: 3-6)

Falling back on his architectural training, Smith designed a home and studio for the Montecito property, which he called "Casa Dracaena." The design was patterned on the medieval rural architecture of Spanish Andalusia he'd seen first-hand on tours of the region. Completed in 1918, the attention paid to the design both locally and within the national architectural press rapidly eclipsed his notoriety as a fine artist. Friends and associates in Montecito began to request similar designs from Smith. By the early 1920s, his home-studio had developed into a prosperous architectural practice and Smith had become perhaps the most in-demand architect in the Santa Barbara area. (Gebhard, 2005: 9-11)

Within the broader context of California's decades-long search for a regional architectural identity, Smith had struck on an original idea. His play on the ancient rural vernacular of Spain perfectly suited the state's history, climate and romantic self-image. During the 1920s, Smith became one of the nation's preeminent architects, with an enviable clientele composed primarily of members of the Montecito and Santa Barbara gentry.

In 1921 Berkeley architecture graduate Lutah Maria Riggs applied for a drafting position with Smith. Riggs almost immediately ingratiated herself to Smith, who quickly identified her talent, and steadily increased her involvement with the practice. Over the next few years, she became Smith's principal designer, and a virtual member of the Smith family, traveling with the architect and his wife on architectural tours of Mexico and Europe. Riggs would go on to become an important California architect in her own right.

George Washington Smith died suddenly in 1930. Although his architectural career spanned only 12 years, during that time he produced over 200 designs or alterations, mainly for large homes in Santa Barbara and Montecito. He is recognized as one of the most notable regionalists of his day, and an acknowledged master of the Spanish Revival style. This architectural mode, which swept across California during the 1920s, was one which Smith was largely responsible for introducing, refining and popularizing. (Gebhard, 2005: xi)

The Arbolada

Edward D. Libbey established the Maravilla Company to develop the Arbolada (Spanish for "woodland"). A natural oak-studded area, he first had the remnants of a slaughterhouse removed and then laid out curved, stone-lined streets around the native trees. Wrought iron gates were added to mark the entry to "Arbolada Park." The 500 acre development was laid out in lots averaging one acre in size. The three "spec" houses, called houses A, B and C, were built near each other. The architect, George Washington Smith, designed the buildings in the rural Spanish Revival style to blend with their surroundings. Smith's young protege, Lutah Maria Riggs, executed the perspective renderings for the homes. (Gebhard, 2005: 57; Mason, 1999: A-3)

In the promotional brochure for the Arbolada, the "spec" houses are described,

> House A has white walls with a rich forest green trim. House B is tinted the pink of a Genoese villa. The third house has creamy yellow walls relieved by cornflower blue which adorns doors and window casings. All three are embellished by colored tiles imported from Spain. Instead of patios, open court yards are used. These have stone floored terraces and are really a part of the living space of a home. The garage is made conveniently and artistically a part of the home. .... They have many unusual architectural features such as deep set windows, quaint irregular chimneys, arched doorways and the Andalusian balcony. (Gulliver, 1924: 19)

The residence at 701 Foothill Road was "Spec" House A. The "spec" houses did not sell quickly, and with the death of Edward Libbey in 1925 and the Depression of the 1930s, few other homes were built in the Arbolada until after World War II. The first owner or owners of the 701 Foothill Road property are unknown. By 1947 the property was owned by Biswell-Moffett, Inc. One of the partners, Dow E. Biswell, lived in the house.

Dow Biswell was born in 1894 in Unionville, Missouri. By 1917 the family had moved to Tulare County California when he registered for the draft. At the time he was working as a miner. Following World War I, he returned to northern California and worked as a merchant in Dinuba. By 1926 he had opened his own Ford Sales and Service business and is shown living in Fresno and Coalinga between 1932 and 1947 with his wife Ruth and son, Dow E. Biswell, Jr., born in 1937. It is uncertain when his other son George was born.

In 1947 Biswell joined Von Moffett in Ventura to form Biswell-Moffett, Inc. a Lincoln Mercury automobile dealership located at Main Street and Seaward Avenue. The two men probably knew each other in Fresno where the Moffetts lived during the 1930s. Both men were avid golfers, playing in many tournaments throughout the state.

The Biswell-Moffett firm purchased the house at 701 Foothill Road from the Los Angeles Trust & Safe Deposit Company and the Security First National Bank, the sale recorded July 14, 1947. Dow and Ruth Biswell apparently moved into the house in 1947 and eventually the property was deeded to them by the company, recorded on May 15, 1953. They lived there until around 1958 when Ruth Biswell died. Dow Biswell died in May 1964 in Contra Costa County. Dow Biswell Jr. of Ojai died in a tragic accident a few months after his father's death, in July 1964. He was being taught to skin dive off the Ventura Marina when unusually high waves swept him away and he drowned.

During the Biswell's ownership, the property was subdivided into three parcels. The original parcel was 2.7 acres. The present parcel containing the residence is 1.23 acres.

In 1958 the property was purchased by Jack and Coulter Huyler for their mother, Margaret P. Huyler. Their parents, Coulter D. and Margaret Huyler, purchased a house on McNell Road in 1951. Coulter D. Huyler came to Ojai from Connecticut for health reasons. He suffered from arthritis and died in 1955.

Coulter D. Huyler was the son of John S. Huyler, millionaire New York candy maker, known as the "Candy King." He opened his first store in 1876 and developed an old-fashioned molasses candy. By 1910, when John Huyler died, the company had 54 stores across the United States and fourteen candy factories employing 2,000 people. Coulter D. Huyler and his brother Frank operated the business after their father's death, until 1925, when it was sold to a Southern United States Syndicate. Margaret Huyler died in 1973. (Huyler, June 2009)

Around 1974 Harry Finley purchased the property and lived there with his wife Doris and daughter Cathy. Finley called the property "Cathy's Oaks" after his daughter. Finley had a floral business in Hollywood and was connected to Hollywood clientele. Among his clients was Dean Martin. He apparently rented the house at one time while filming a movie. (Mason, June 2009) The family owned the property until around 1986 when it was purchased by Doug Bailey. By 1992 the property was owned by Stephen Cornwell until 2005 when purchased by Debbie Curry. Most of the additions were made to the house during Steve Cornwell's ownership. In 2009 Tiese and Robert Quinn purchased the property.

4. Listing Criteria and Procedure

Chapter 8, Sec.4-8.07 of the City of Ojai Municipal Code sets forth the following criteria for consideration for the nomination of City Landmarks:

> 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.

Eligibility Under the Criteria of Significance

This property appears to be eligible for designation as an Ojai City Landmark under criteria (a), (b), (c), (d), (e) and (h).

Under Criterion (a) the main residence and land at 701 Foothill Road is significant for the role it played as one of three "spec" houses, "House A" in the initial development of the Arbolada, part of Edward Libbey's vision for the beautification of the residential development of the Ojai community.

Under Criterion (b), the property is significant for its identification with Edward D. Libbey who made singularly important contributions to the economic and cultural development of the community. Libbey was responsible for transforming the architectural image of Ojai in the Mission and Spanish revival styles, beginning with the Ojai Avenue arcades and continuing with the Post Office and El Roblar Hotel. Numerous other prominent buildings adopted the theme, including the Catholic Church. Libbey's final projects continued to promote the Spanish Revival architectural theme, including the club house at the Ojai Valley Country Club and the "spec" houses in the Arbolada.

Under Criterion (c), the main residence embodies the distinguishing characteristics of the rural Spanish architectural style of the 1920s. The property is an example of the Spanish Revival style as it was being developed during the early years of Smith's architectural practice: "[a]ll three (properties) showing Smith's versatility, range in size from a small family house to a moderately sized dwelling." (Gebhard, 2005: 57)

Under Criterion (d), the main residence is identified as the work of master architect George Washington Smith, whose work influenced the development of the community. One of three "spec" houses designed by Smith in the Arbolada, these houses were the last built of Libbey's vision for creating an architectural theme that would harmonize with the natural beauty of the Ojai Valley. Libbey hired some of the most prominent and influential architects of the period to implement his vision, including George Washington Smith, Richard Requa and Frank Mead, and Wallace Neff.

Under Criterion (e), the main residence embodies elements of the medieval architecture of rural Spain as it was interpreted by George Washington Smith, as seen in its form, plan and detailing including the use of Spanish clay and decorative tiles, stucco surfaces, beamed ceilings and craftsmanship. Smith created L-shaped house plans that often incorporated front courtyards with fountain features. He was among the first of California's major architects to incorporate the garden into his designs, viewing the property as a whole, its views and vegetation, before designing the house. The oaks on this property played a key role in the design. He used French doors to access the loggias and terraces.

Characteristic of his houses is the massiveness achieved by thick walls, double studded, with heavily troweled white stucco surfaces. He liked the play of light and shadow on the walls from plantings and trees. Spanish details on the exterior included the simple geometric patterns found in the concrete grilles he used for decoration. Other features included balconies of wrought iron or wood. Designing primarily for wealthy clients, almost all Smith's residences had maid's quarters next to the kitchen area. The butler's pantry was also a common feature.

Under Criterion (h), the main residence has retained its integrity of location, design, materials and workmanship. The additions made to the main residence were done using a compatible 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.

Recommended Plaque Wording

Edward D. Libbey, builder, 1921-22, Arbolada House A, Spanish Revival Style, designed by George Washington Smith

Chapter 8, Sec.4-8.08 of the City of Ojai Municipal Code provides the following procedure for the nomination of an historic landmark:

> The Historic Preservation Commission shall, within ninety (90) days from receipt of a completed nomination in proper form, hold a public hearing and adopt, by resolution, a recommendation that the nominated landmark or historic district does or does not meet the criteria for designation in Section 4-8.07 of this chapter. The resolution shall be accompanied by a report to the City Council containing the following information:
>
> (a) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria of designation above.
>
> Discussion: The property at 701 Foothill Road is significant under criteria (a), (b), (c), (d), (e) and (h) as discussed in detail in the evaluation of criteria, below. In summary, the property is significant for its association with Edward D. Libbey as part of the last component of his architectural transformation of Ojai with the development of three "spec" houses in the Arbolada designed by master architect George Washington Smith in 1921-1922.

(b) Explanation of the integrity or lack of integrity of the nominated landmark or historic district.

Discussion: The main house has maintained its integrity of location, design, materials and workmanship as stated above under the landmarks criteria.

(c) In the case of a nominated landmark found to meet the criteria for designation:

1. The significant exterior architectural features of the nominated landmark that should be protected:

   Discussion: The features typifying the Spanish Revival style include the clay tile roofs, tile vents, the multi-paned wood casement windows, French doors, decorative grilles, decorative Spanish tile and heavy troweled stucco finish. Significant interior features include the wood beamed ceiling, tile floor, wall tiles and fireplace in the living room. Landscape features include the tiled fountain and surrounding brick walkway and stone wall.

2. The types of construction or alteration, other than those requiring a building or demolition permit that should be reviewed for appropriateness pursuant to the provisions of Section 4-8.16.

   Discussion: Proposed changes to the property which might not require permits but should be reviewed would be changes to window and door openings and restuccoing of exterior surfaces.

(d) In the case of a nominated historic district found to meet the criteria for designation.

Discussion: This section is not applicable.

(e) Proposed design guidelines for applying the criteria for review of work permits to the nominated landmark or historic district.

Discussion: The *Secretary of the Interior's Standards for Rehabilitation* should be the utilized as the standards of evaluating the appropriateness of any proposed change to the buildings.

(f) The relationship of the nominated landmark or historic district to the ongoing effort of the Historic Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation.

Discussion: The nominated landmark is listed on the City's Historic Resources Inventory as a potential landmark.

(g) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign relations and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district.

Discussion: The nominated property is located in a residential district and will comply with the appropriate permitted uses and codes for the area.

(h) A map showing the location of the nominated landmark and the boundaries of the nominated historic district. The recommendations and report of the Historic Preservation Commission shall be sent to the City Council and affected property owners within (7) seven days following the vote on the resolution and shall be available to the public in the offices of the City Clerk.

Discussion: A map of the nominated landmark is included in the report. [Figure 1]

(i) Interim prohibition: From the time the Historic Preservation Commission adopts its recommendation until the time the Council either declares the landmark, or determines not to declare the landmark, the time period involved not to exceed ninety (90) days, the property owner shall be prohibited from defacing, demolishing, adding to, altering, or removing the landmark.

Discussion: The owner is in favor of the nomination and will abide by all the rules as required by the City of Ojai located in Municipal Code, Chapter 8.

(j) Notice and appeal: If the property owner objects to the designation of his property as a landmark, such objection shall be filed with the Council not later than thirty (30) days following the date of the Historic Preservation Commission makes its recommendation.

Discussion: The property owner is in favor of the nomination and will abide by all the rules as required by the City of Ojai located in Municipal Code, Chapter 8.

Note: The landmark nomination includes the main residence and property. The studio/garage and swimming pool are a non-contributing building and landscape feature on the property and are not part of the designated landmark.

5. Sources

Appleton, Marc, ed. *George Washington Smith, An Architect's Scrapbook.* Los Angeles: Tailwater Press, LLC, 2001.

Architectural Record, October, 1922, pp. 339-40, Maravilla Land Company Houses, photograph and rendering of House A.

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Eddy, Lucinda Liggett. "Lilian Jenette Rice: Search for a Regional Ideal." *The Journal of San Diego History,* Fall 1983, Vol. 29, No. 4.

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Gulliver, Harold D. *Arbolada.* Glastonbury Press, Ojai, California, 1924. (Reprinted 1988, Ojai Hotel Company, Ojai Valley Inn & Country Club.)

Huyler, Jack, telephone interview by Judy Triem, June 2009.

Mason, David. "Arbolada was created to be another spot of beauty" *Ojai Valley News*, March 19, 1999, Page A-3.

Mason, David, interview by Judy Triem, June 2009.

New York Times. October 2, 1910. "John S. Huyler Dies in 65th Year, Millionaire Candy Manufacturer and Philanthropist."

Ojai Valley Directories, 1948 though 1975.

Ojai Planning Permit Records, 1978-2005.

San Buenaventura Research Associates. Landmark Application for 401 Tico Road, Ojai, 20 August 2008.

U.S. Census Records, 1900, Dow Biswell.

U.S. City Directories, Fresno, CA, 1936-1947, Dow Biswell.

Ventura County Assessor's Residential Records for 701 Foothill Road (also shown as El Toro Road).

Ventura County Directories, 1949 through 1987.

Ventura County Grant Deeds, Book 796, pg. 3; Book 861, pg. 346, located at Ventura County Recorder's Office.

Voter Record Indexes, Dow Biswell, 1916 - 1944.

www.toledosattic.org/details_item.asp?key=45&did=1

Architectural Plans for Maravilla Company House A, Edward D. Libbey by George Washington Smith, 1921, located in Architectural Collections, UCSB.

Maps

Assessor Maps, Arbolada, pg. 51, date unknown (book located in Ojai Valley Museum Archives)

Arbolada, Ojai Rancho, Tract 7, Por Lot 8, unrecorded surveys, 50056, 50087, surveyed by Waud, 4/1/1920, 1/1/1926.

Maravilla, Ojai Rancho, Tract 7, Por. Lot 8, unrecorded survey, 50051, 4/1/20.

Ojai Mutual Water Company Map, Arbolada and West Hills, Ventura County May 1949, updated to 1955. (located in Ojai Valley Museum Archives).

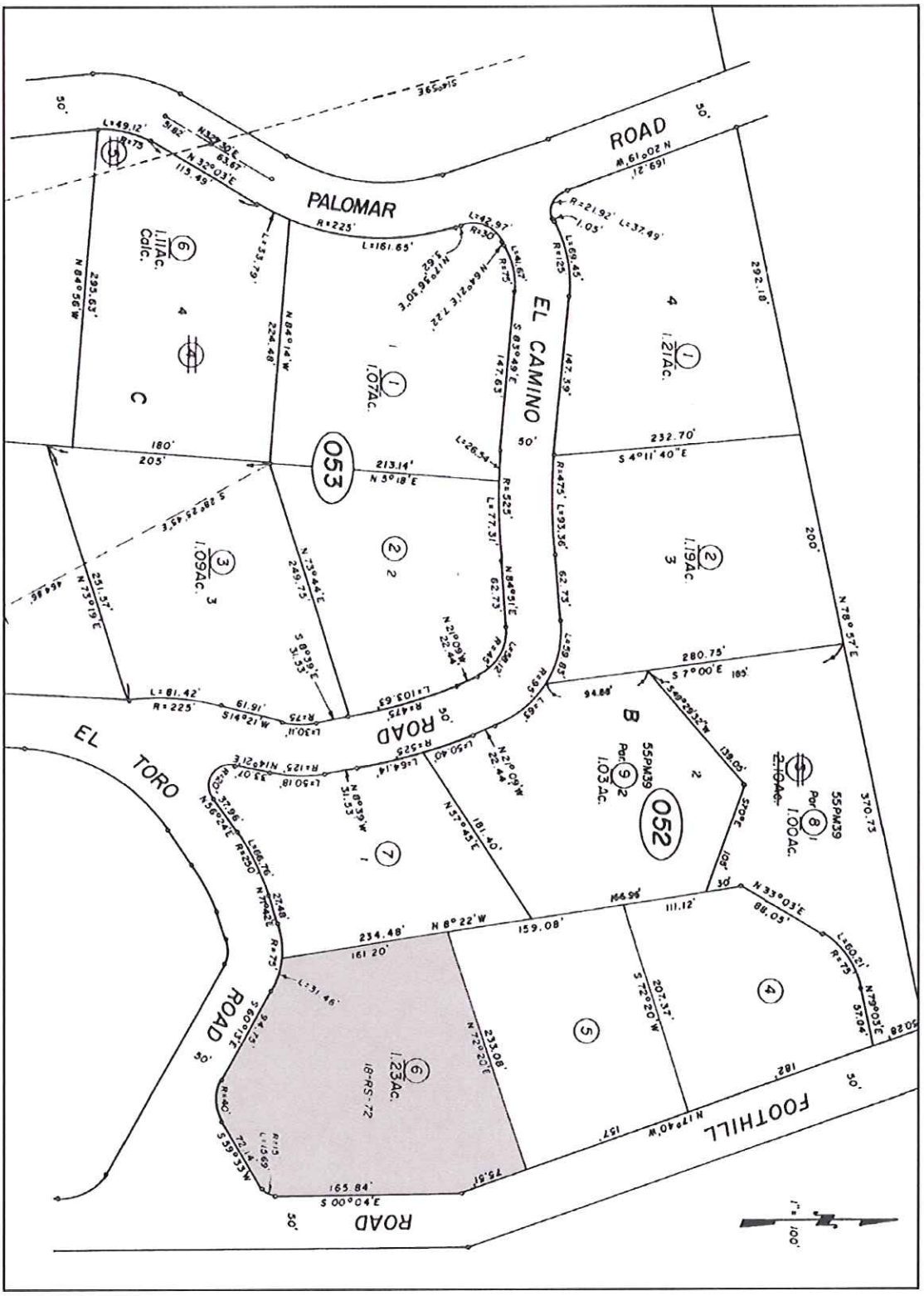


Figure 1. Location Map [Source; Ventura County Assessor, Book 20 Page 5]

EXHIBIT C

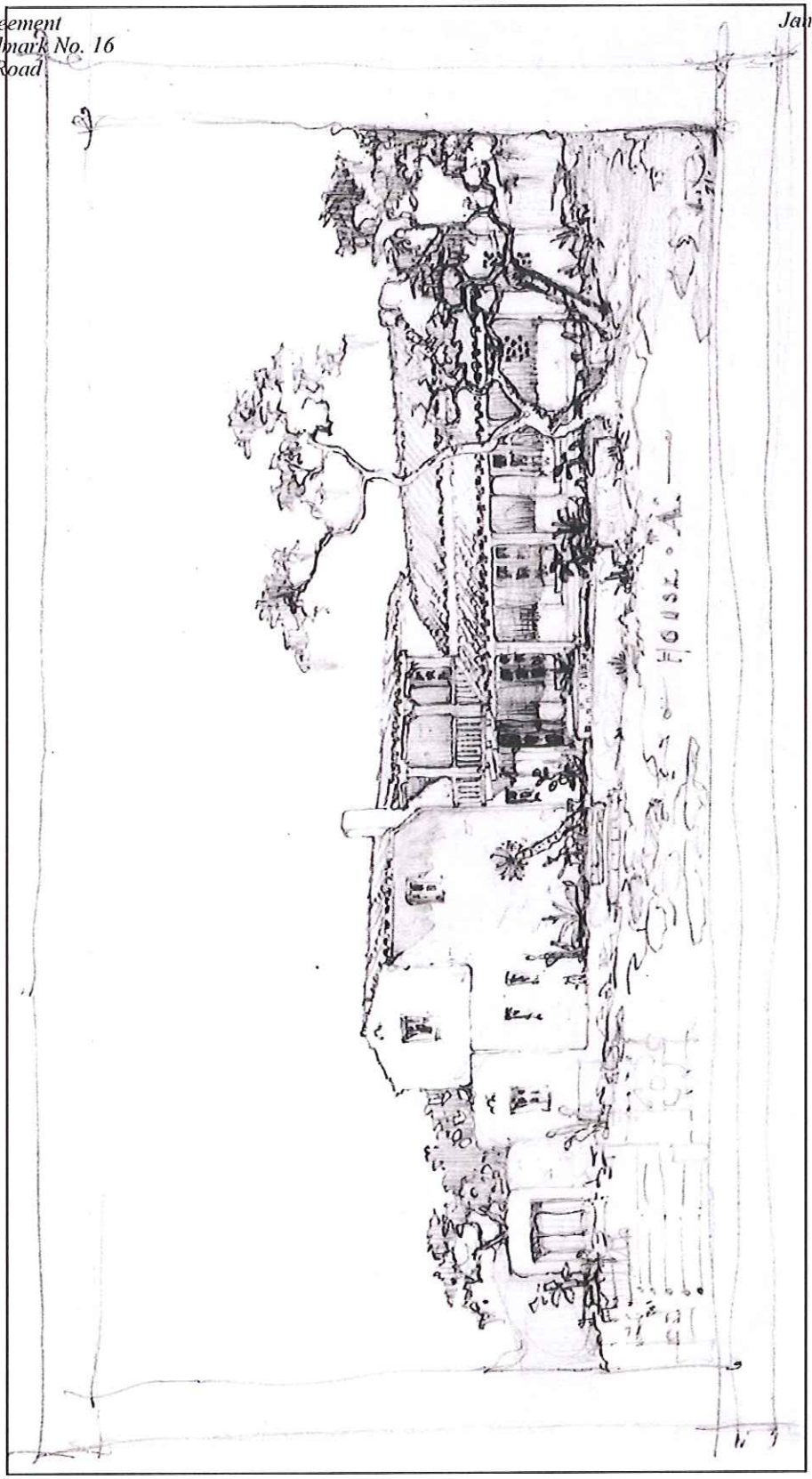


Figure 2. Maravilla House A, rendering by Lutah Maria Riggs, 1921.

EXHIBIT C



Photo 1. Front elevation, facing north. [19 June 2009]



Photo 2. Front elevation, east side with addition, facing north. [19 June 2009]



Photo 3. Rear elevation, addition, facing south. [19 June 2009]

EXHIBIT C



Photo 4. Rear elevation, east side, facing south. [19 June 2009]



Photo 5. Side (western) elevation, facing southeast. [19 June 2009]



Photo 6. Garage/studio, facing northwest. [19 June 2009]

EXHIBIT C



Photo 7. Studio, facing north. [19 June 2009]



Photo 8. Backyard, facing north. [19 June 2009]

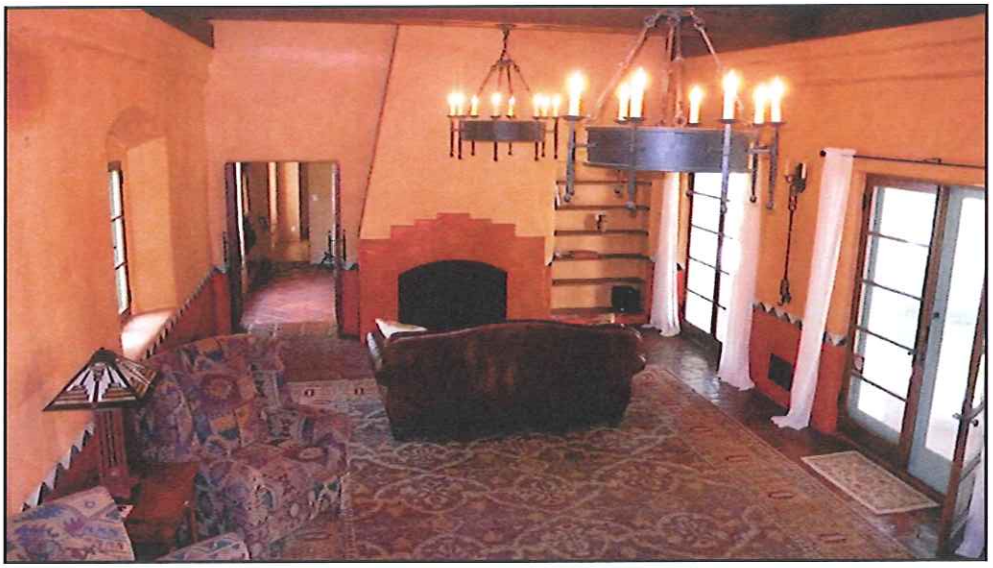


Photo 9. Interior view of living room, facing east. [19 June 2009]

EXHIBIT C



Photo 10. Interior view of living room, facing west. [19 June 2009]

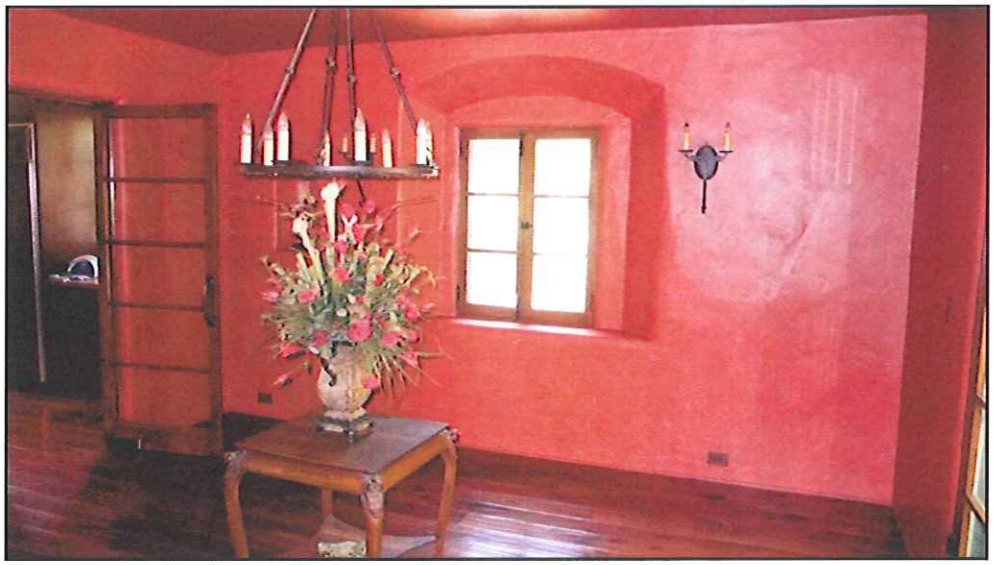


Photo 11. Interior view of dining room, facing west. [19 June 2009]



Photo 12. Close-up detail of tiles in living room. [19 June 2009]

EXHIBIT C

EXHIBIT D

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most property changes over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Mills Act Agreement Application 701 Foothill Road, Ojai 93023

PRESERVATION AND REHABILITATION TIME LINE PLAN

YEAR	IMPROVEMENTS	COSTS
2009	Repair roof tiles. Repair dry rot in columns, and balcony	±25,000
2010	Waterproof foundation, Repair stucco & paint exterior wall	±45,000
2011	Improve drainage around house. Replace missing screens in kind.	±40,000
2012	Waterproof basement. Repaint exterior trim. Maintain tree clearance from house.	±70,000
2013	Replace porch columns in kind. Repair/ replace sump pump.	±25,000
2014	Shore up unused kitchen chimney to preserve exterior profile	±20,000
2015	Repaint exterior. Service, repair, and maintain all systems	±35,000
2016	Repair/maintain tile roof. Maintain tree clearance from house	±25,000
2017	Repair porch, patio, & walkway brick work. Repair and paint perimeter wall	±35,000
2018	Repair/repaint wrought iron railings, balcony rails, lighting fixtures, etc.	±20,000

PRESERVATION AND REHABILITATION TIME LINE PLAN

701 Foothill Road, Ojai 93023

In addition to the items specified on the previous page, we expect a constant outlay of monies at unanticipated times. This has been demonstrated since our purchase of this home in April. We expect this situation to be ongoing and are budgeting an additional $20,000 annually for unexpected repairs and maintenance.

We acknowledge that maintaining a home of this age and stature is a commitment and fully intend to do what is necessary to maintain the home in a way that represents the vision of the architect, George Washington Smith, enhances the city of Ojai's character, and increases the ambiance for our family's enjoyment of living in the home.

Informational Item

Item 7

Education Update
by
Education Liaison, Chair McHatton

CITY OF OJAI
HISTORIC PRESERVATION COMMISSION

Future Agenda Items - ***Tentative***

July 9, 2026 Thursday	August 13, 2026 Thursday	September 10, 2026 Thursday	October 8, 2026 Thursday	October 17, 2026 Saturday
718 Foothill Road Major WP 26-009 Deck Restoration	Historic Preservation Awards	Historic Preservation Awards		OJAI DAY
Historic Preservation Awards	Ojai Day	Ojai Day	Ojai Day	

Pending Projects/Future/Work Plan Items

City Hist Res Survey Update	City Historic Resources Inventory Survey Update Consultant selected (HRG) Contract reviewed and unanimously approved by City Council December 2, 2025, mtg HRG Working with AdHoc

List of Ad-hoc / Sub Committees / Liaison(s)

Member(s)	**Name of Group**	**Duration**
Liaisons		
Walker	City Historic Resources Inventory Survey Update	
McHatton	Education	
Aikens	Green Coalition – City Hall Master Plan	
Active Ad-Hocs		
Walker, Bisaccia	Ventura and Ojai Railroad Heritage Trail (official name as of April 9, 2026)	
McHatton, Walker	Joint Ad-hoc with City Council (2 HPC, 2 CC, 1 Staff) to discuss role of HPC	June 30, 2026
Not Active/On Hold Ad-Hocs		
Moore, Bisaccia	Council Chambers renovation	

Definitions

Ad Hoc
* A temporary group to work on a specific topic (limited purpose and limited time).
* Does not make decisions, only advisory.
* Not staffed
* Caution having 3 vs 2 members due to potential of a commissioner(s) being absent at meeting then item may not be able to be discussed because the ad hoc could be a majority in meeting.

Committee
* Continuing purpose
* Staffed
* Noticed meetings
* Council's interest

Liaison
* Commission approved issues