A photograph of a historic white cottage with teal window frames and a large tree in the foreground. The cottage is a single-story building with a dark roof and a brick chimney on the right side. A large, mature tree with a thick trunk and dense green foliage stands in the foreground, partially obscuring the cottage. A silver car is parked on the gravel driveway to the left of the tree. The background shows more trees and a cloudy sky.

# Historic Building Documentation Photographs Cottages Among the Flowers

312-314 West Aliso Street, Ojai, California

Photographs by Stephen D. Schafer  
November 2016







Historic Building Documentation Photographs  
Cottages Among the Flowers  
312-314 West Aliso Street  
Ojai, California

...

Photographs by Stephen D. Schafer, November 2016

...

Historic Report by San Buenaventura Research Associates, September 2006

...

Prepared for the Ojai Bungalows, LP  
December 2016

## COLOR PHOTOGRAPHS



HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #1- Context view of Oak Street entrance with stone walls. View facing west.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #2- Context from Oak Street entrance with stone wall. View facing southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #3- Stone incinerator at Oak Street entrance with stone wall. View facing northeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #4- Cottage 312F front facade . View facing southeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.

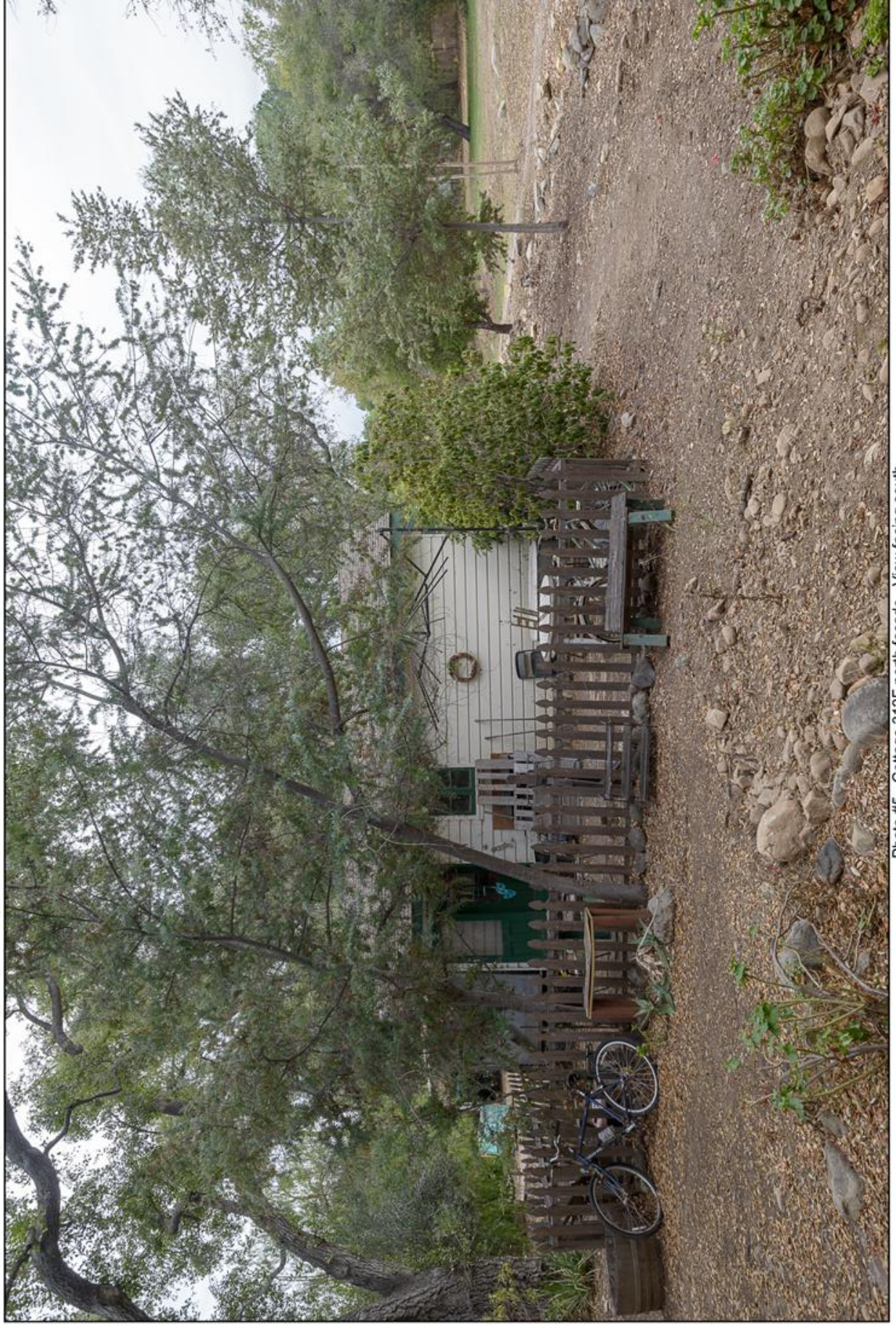


Photo #5- Cottage 312F north facade . View facing south.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #6- Cottage 312F south corner . View facing northwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #7- Context view across pathway and creekbed of cottage 312F and 312D/E . View facing southeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #8- Carport west corner and north facade oblique . View facing southeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #9- Context view of cottage 312D/E (duplex) with south corner of carport at right . View facing north.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.

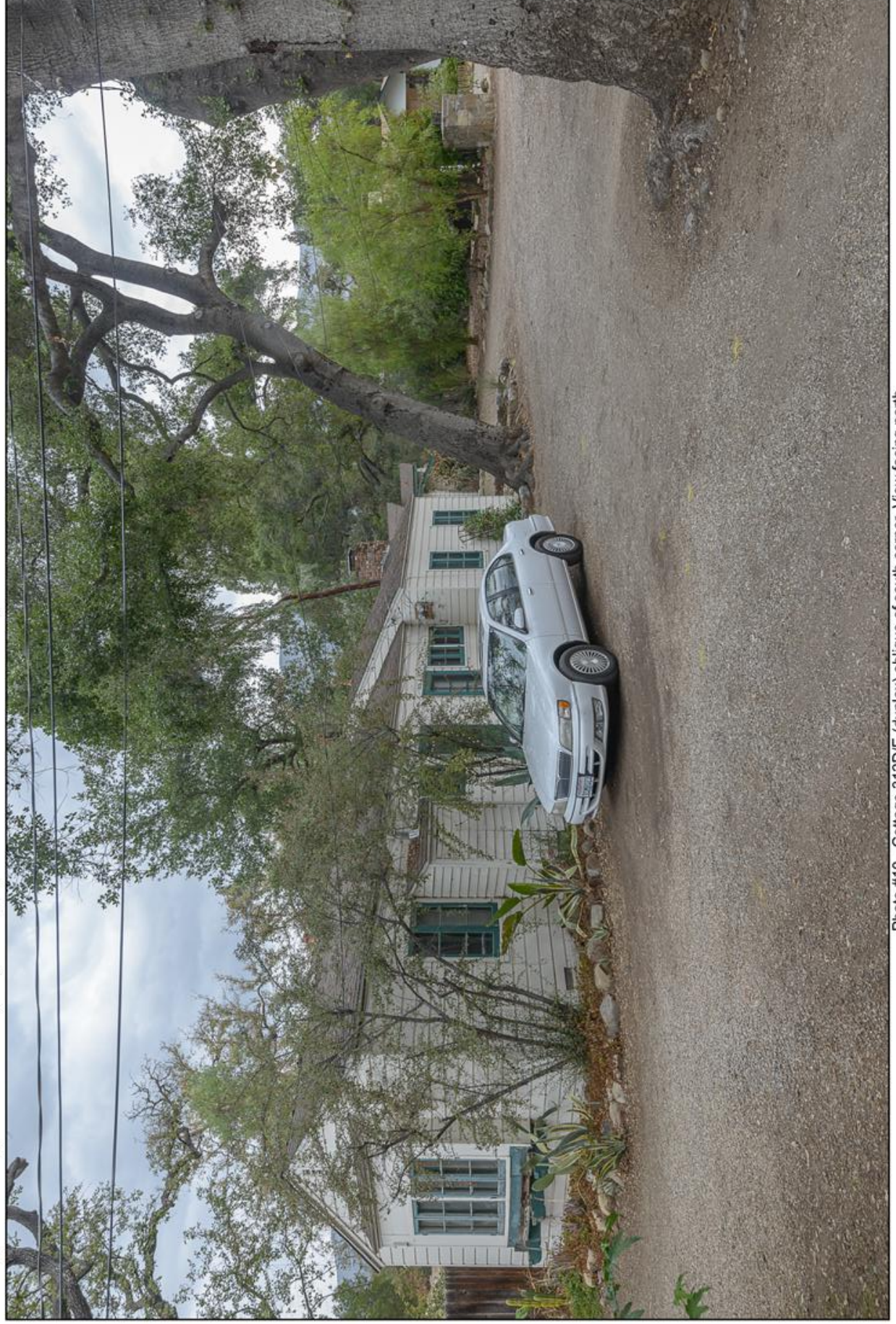


Photo #10- Cottage 312D/E (duplex) oblique of south corner. View facing north.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #11- Cottage 312D/E (duplex) southeast facade with rear of carport at right . View facing west-northwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #12- Cottage 312D/E (duplex) oblique of east corner. View facing southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #13- Cottage 312D/E (duplex) oblique of northwest facade. View facing southeast.







HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #14- Context view of cottage 312D/E (duplex) northwest facade across trail and dry creekbed. View facing south.east.







# HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS

Cottages Among the Flowers, City of Ojai, California. November 26, 2016.

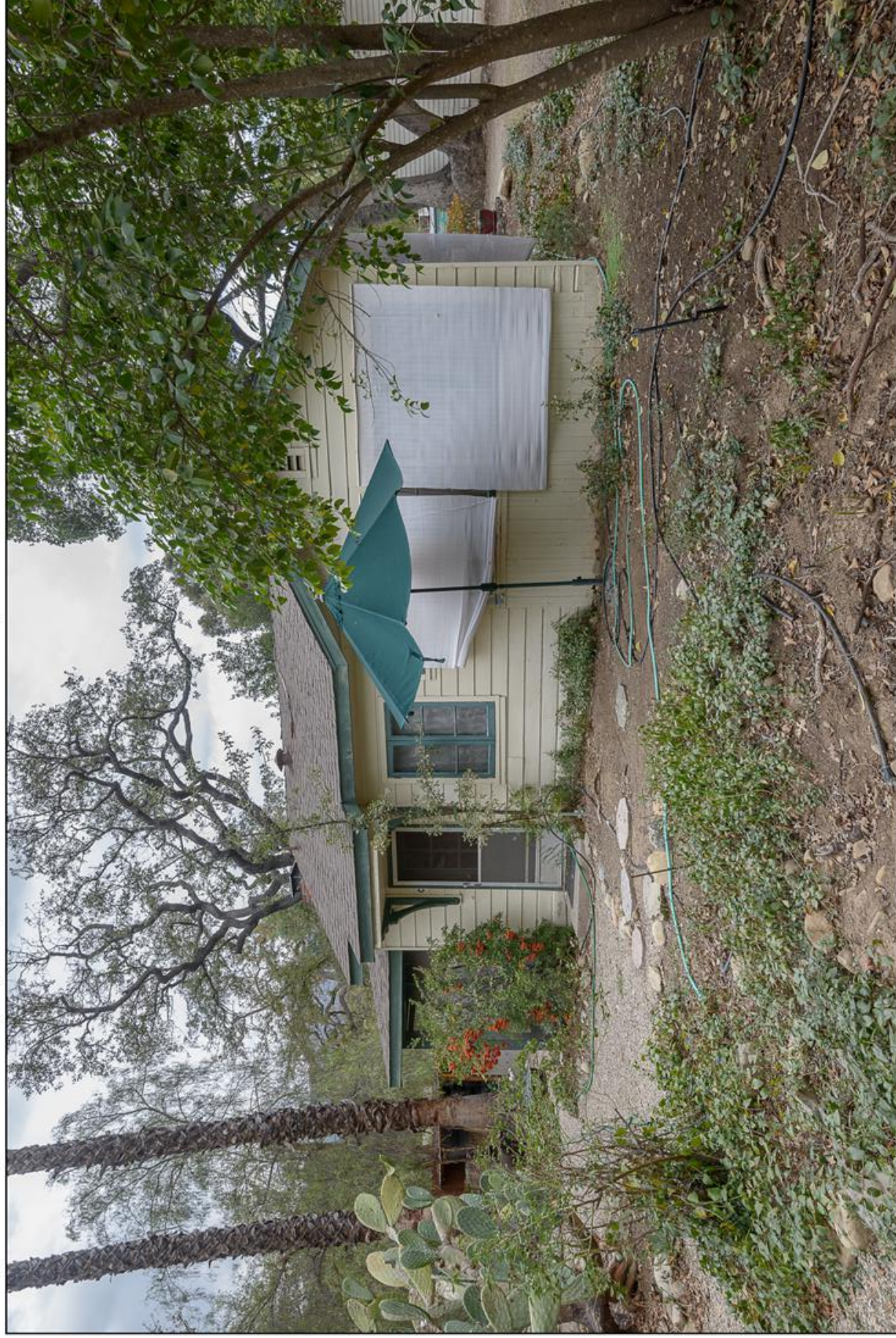


Photo #15- Cottage 312C front facade. View facing northeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #16- Cottage 312C rear oblique. View facing southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #17- Cottage 312B front facade. View facing east.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #18- Cottage 312B rear facade. View facing north-northwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #19- Cottage 312B oblique. View facing south.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #20- Cottage 314B east facade. View facing west-southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #21- Cottage 314B oblique of northwest corner. View facing southeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #22- Context view of cottage 312C and 314B across trail and dry creekbed. View facing southeast.







HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #23- Cottage 312A front facade. View facing northeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #24- Cottage 312A rear oblique. View facing southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #25- Context view from Aliso Street of stone-bordered entry pathway, stone pillars, wood gate and cottage 312. View facing north-northeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #26- Cottage 312 south facade. View facing north.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #27- Context view of driveway from Aliso Street with stone pillars and cottage 312 at right. View facing north-northwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #28- Cottage 312 oblique of northwest corner. View facing southeast.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #29- Cottage 312 oblique of northeast corner. View facing southwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #30- Context view of stone-bordered pathways with cottage 312 at right and 312A in background. View facing north.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #31- Context view of stone-bordered pathways, cottage 312A at left and 312 in center. Also Street entry gate and stone pillars in background. View facing south.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.



Photo #32- Front facade of garage building. View facing northwest.





HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS  
Cottages Among the Flowers, City of Ojai, California. November 26, 2016.

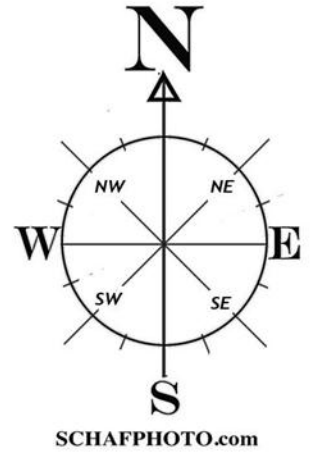
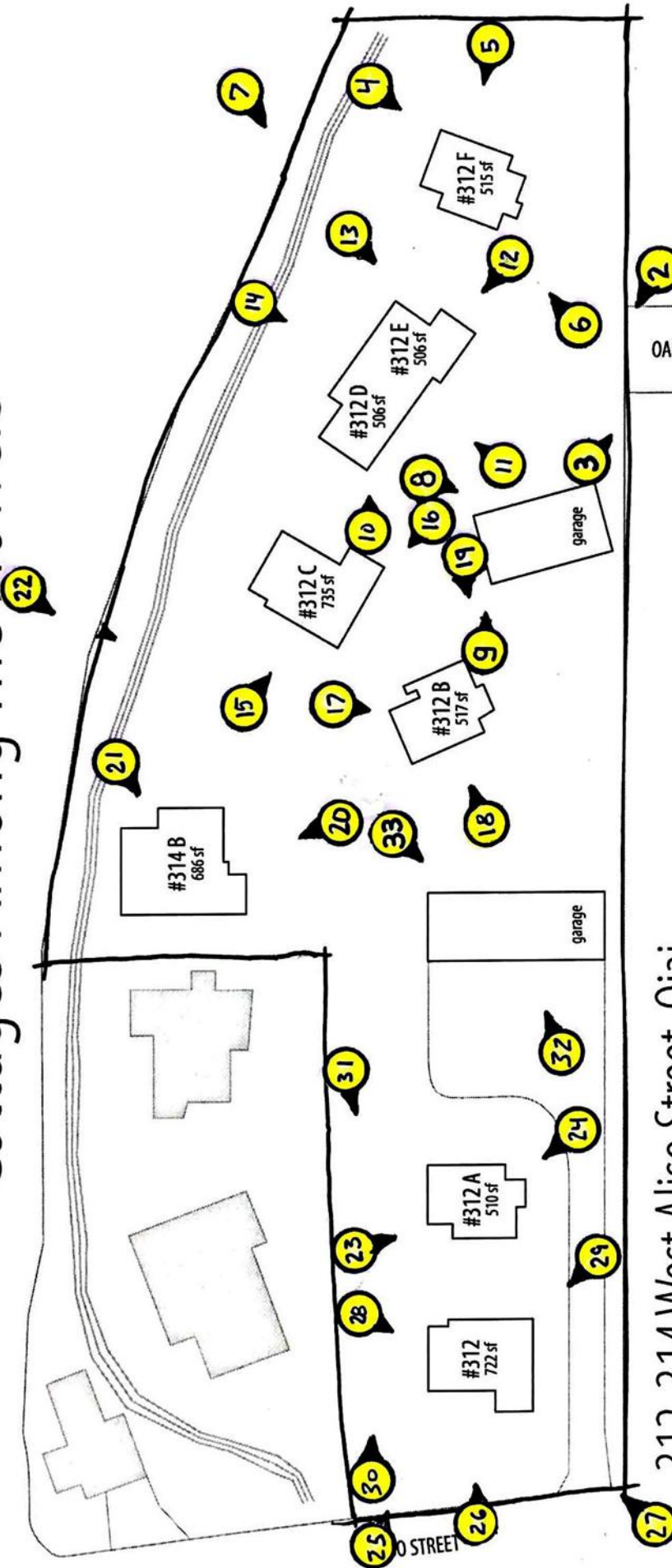


Photo #33- Rear facade of garage building oblique. View facing southeast.

## PHOTO SKETCH MAP



# Cottages Among The Flowers



312-314 West Aliso Street, Ojai

## **HISTORY AND DESCRIPTION**



**PHASE I HISTORIC  
RESOURCES REPORT  
COTTAGES AMONG THE FLOWERS  
312-314 WEST ALISO STREET  
OJAI, CA 93023**

September 26, 2006

Prepared for:

Whitman Architectural Design  
111 W. Topa Topa  
Ojai, CA 93023

Prepared by:



## 1. Introduction

This report was prepared for the purpose of assisting the City of Ojai in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the proposed additions to buildings known as Cottages Among the Flowers located at 312-314 West Aliso Street, Ojai. Also, duplex will be constructed on the property. The architectural plans were prepared by Whitman Architectural Design of Ojai. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Ojai landmarks criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Richard Colla, property owner, and is based on a field investigation and research conducted in August, 2006. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

## 2. Administrative Setting

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

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

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

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

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



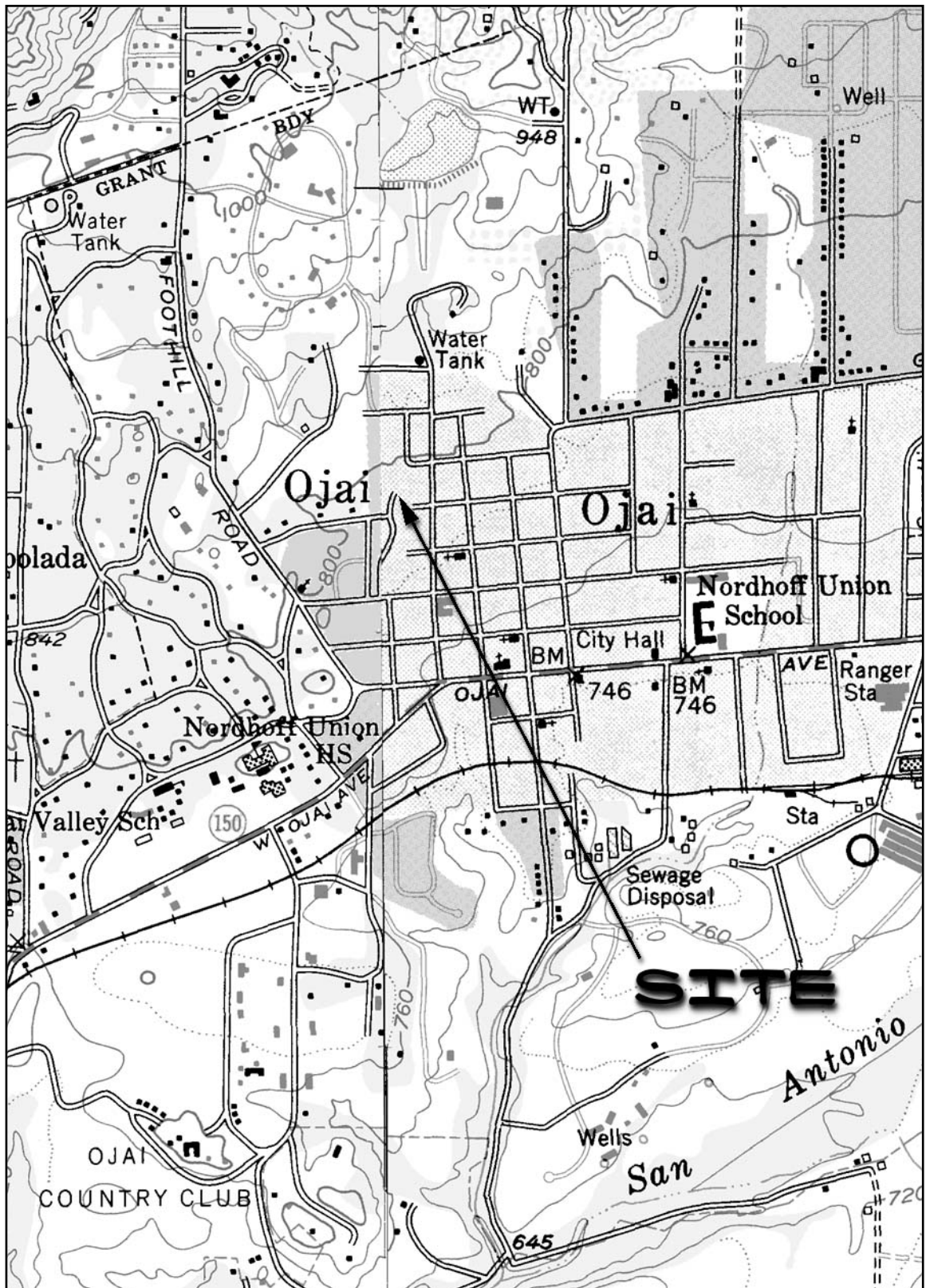


Figure 1. Project Location [7.5' USGS Quadrangles, Matilija, CA and Ojai, CA, 1952 updated to 1988].

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (2)

- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the “essential physical features” of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or “the ability of a property to convey its significance.”

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

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

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

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

### *Local Significance and Eligibility*

The California Environmental Quality Act defines as historically significant all properties listed in “local registers” of historic properties. Local registers include lists “of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution,” and surveys of historic resources maintained as current by the local agency. These properties are “presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” (PRC §§ 5024.1, 21804.1, 15064.5)

City of Ojai Landmark Criteria: Chapter 8, Sec.4-8.07. Criteria for consideration of nomination.



## Historic Resources Report: 312-314 W. Aliso Street, Ojai (3)

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.

### 3. Impact Thresholds and Mitigation

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

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

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (4)

impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

### 4. Historical Setting

#### *General Historical Context*

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

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

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

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

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

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

The El Roblar Hotel, presently The Oaks, was built in 1920 by the Ojai Hotel Company organized by Libbey and designed by Richard S. Requa. The Ojai Valley Inn and golf course was also established by Libbey in the 1920s



## Historic Resources Report: 312-314 W. Aliso Street, Ojai (5)

as a private club. It closed during the Depression and was used to house the military during World War II. Following the war, the Inn reopened to the public and a pool, riding trails and stables were added.

Although a number of guest cottages and hotels were built in Ojai over the years to accommodate tourists and other visitors to the community, prospective full-time residents had a difficult time finding housing, and rentals were even more scarce. Large-scale housing tracts were never really developed in Ojai. A few small tracts of residential land were developed during the 1920s, including Country Club Drive and the Siete Robles Tract south of Ojai Road, but for the most part, residential development occurred on a small scale or on an individual basis by local builders. Occasionally, architects designed homes for more affluent residents.

Perhaps due to the scarcity of affordable rental housing, John Burnham was induced to develop the Cottages Among the Flowers, a small group of homes that he envisioned would be rented by teachers, artists and families. He apparently was intrigued by the informal arrangement of the Pierpont cottages at the east end of the Ojai Valley, and decided to create a similar development on the west end near the town center and close to several of the valley's private and public schools.

### *Site-Specific Context*

The present 1.55 acre property at 312-314 West Aliso Street, known as Cottages Among the Flowers, was originally owned by Mary Scott and part of was a larger parcel bounded by Aliso Street on the south, Summer Street on the north, Mallory Way on the west and private property on the east. It was purchased in 1929 by John D. Burnham, a local developer, who built nine cottages and two garages on the property with plans to eventually build a total of thirty cottages. Over time the original parcel was subdivided. Five parcels were created along Mallory Way, and to the north, John Rains subdivided it further and built the Valley Outpost Lodge between 1947 and 1949. Two of the original nine cottages located on the southwest side of the property, were broken off into two separate parcels in 1948 and 1949, reducing the number of residences on the original parcel to seven.

### *John D. Burnham*

Born in New York in 1895, John DuBois Burnham attended both public and private schools before entering Trinity College in Hartford, Connecticut. Following college he became a teacher and athletic director at Kent School before turning to real estate in New Jersey. Burnham married Constance Fairchild whom he had met while a teenager. Both families vacationed next to each other in the Lake Champlain area of upstate New York. After their marriage, the couple moved to Glen Ridge, New Jersey where Constance Fairchild's family lived. The 1920 U.S. Census shows the couple living with her parents in Glen Ridge. The occupations of both Mr. Fairchild and John Burnham were listed as real estate.

The couple moved to Santa Barbara with Constance's parents after 1920, where Burnham continued in real estate development in the Montecito area. Burnham moved three years later to an Ojai ranch and began development in Ventura County. He developed the area known as Country Club Estates near the Ojai Valley Inn during the late 1920s. One of the houses he apparently had built for his family on Oak Lane in 1929 was designed by Ventura architect Harold Burket. Having designed a house for his family, Burnham then asked Burket to design a group of small houses on a large lot on Aliso Street. On October 11, 1929, *The Ojai* newspaper reported:

Burnham Plans Cottages of Carmel Type, Eight or Ten Artistically Designed Structures to be Started Soon on Former Scott Property.

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (6)

With the approval of the architect's plans last week John Burnham announced an extensive building program which he is about to undertake in Ojai. Having acquired a portion of the Scott property on Aliso Street bordering on the Foothills bridle path -- just across from the Masonic Court -- Mr. Burnham plans to start construction within a very short time of eight or ten residences which will form a court for rental purposes.

Harold Burket of Ventura is the architect who has prepared the designs, the plans calling for very attractive cottages of the Carmel type, the sizes varying from four to six rooms and the rentals planned to be from \$50 upward. The houses will be nicely furnished and will be set in a very pleasing background since the Scott property has many beautiful trees -- oaks, peppers and eucalypti. The cottages will not be placed in a rigid formal way but will be scattered in among the trees in an artistic fashion.

Nine cottages and a garage were completed in January, 1930 and named "Cottages Among the Flowers." The cottages were built to take advantage of the natural contours of the property and existing landscape elements including trees and boulders. In addition, many other shrubs and flowers were planted at the time the houses were completed. Each cottage was named after one of these flowers or shrubs.

A review of the City Directories for Ojai in 1934 and 1946 shows that the majority of renters were school teachers from the Ojai Valley School and the public schools. By 1960, only one remaining renter was a school teacher, the rest had various jobs including clerking at the Village Drug, saleswoman and construction worker. Several names with no occupations were listed.

John Burnham and his family left Ojai, probably shortly after 1930, eventually resettling in Los Angeles where he died in 1952. The Cottages Among the Flowers was purchased by John Rains circa 1947 and sold to Roxanna Todd Hodges in 1966. It is unknown if there were other owners between Rains and Burnham. The present owner, Richard Colla, purchased the property from Hodges in 1986.

### *Harold E. Burket*

Born on November 11, 1891 in Nebraska, Harold Burket came to California with his family at the age of two, settling in Paso Robles. His parents were John and Julia Burket, and he had a younger sister, Elizabeth. His father was born in Illinois and his mother in Iowa. John Burket was employed as an undertaker in 1900 in Paso Robles. By 1910 the family is living in Watsonville, with Julia as the head of the household. Harold graduated from high school in Watsonville and then attended the University of California at Berkeley, graduating in 1916, presumably with a degree in architecture.

It is uncertain when Burket settled in Ventura County, but he evidently traveled to Ventura for the first time as a member of the Berkeley Glee Club, and moved there at some point after his graduation from Berkeley. Probably between 1920 and 1924, he married Isabel Camarillo, the daughter of Adolfo Camarillo. By 1924 he and engineer Leonard E. Wikoff were practicing architecture in a Long Beach partnership and in 1928 his office was located at 441 East First Street in Long Beach. He may have maintained an office both in Long Beach and Ventura for a time, since the *Oxnard Courier* for February 12, 1928 stated that Burket and his wife Isabel would be starting a business in Ventura and would move back to the county in March from Long Beach. During the late 1920s he set up an office in downtown Ventura in the El Jardin Patio building on Main Street.

Nothing is presently known about his work in Long Beach. Burket spent the last forty years of his long and extensive architectural career in Ventura County. After he returned to Ventura County in 1928, the following



## Historic Resources Report: 312-314 W. Aliso Street, Ojai (7)

year he undertook a number of significant commissions. Among those were designs for the Ventura County Annex (jail) adjacent to the Ventura County Courthouse in Ventura; the Pleasant Valley Baptist Church in Camarillo, the Community Presbyterian Church on Poli Street in Ventura; a “palatial” residence in Hobson Heights, Ventura for Amos Lovvorn, manager of the Ventura J.C. Penney store; the Firestone Tire & Rubber Store in Ventura; and the Cottages Among the Flowers in Ojai.

Few of Burket’s designs from the 1930s and 1940s could be located. This was generally a slow time for architects because of the Depression and the scarcity of building materials during World War II. However, he is known to have designed one important commission for Ventura High School, the PWA-funded auditorium, built in 1939. He also designed the Ventura Post Office on Santa Clara Street in 1936, probably also a PWA project. The Post Office was extensively remodeled in 1964. In 1941 he designed a fire station on Figueroa and Santa Clara streets in Ventura, as well as the Great Eastern Department Store on South Oak Street in 1940. Like so many architects, Burket worked on military projects during the 1940s. He designed buildings for the Navy at the Port Hueneme base.

By the late 1940s and 1950s, construction was booming again and Burket designed the buildings on the new Oxnard High School campus in 1949-1950 as well as a master plan and buildings for Camarillo High School in 1951. He also designed a law office on Fourth Street in Oxnard in 1950. During the late 1950s he designed the buildings for the new Ventura College Campus on Telegraph Road and the addition to the E.P Foster Library on Main Street, Ventura. Burket also designed the Our Lady of Assumption church on Telegraph Road in Ventura, probably in the early 1960s. This may have been one of his last major projects. He died on September 28, 1970, at the age of seventy-eight.

Over his forty plus year career, Burket designed his buildings in the popular styles of the period. The 1920s, perhaps the most prolific period for his commissions, his designs were done in the eclectic styles of the time. These remain as some of his best and most recognized works. They include the Ventura County Annex (jail/offices) building designed to imitate the main Courthouse with its Neoclassic style and Roman Doric influences. Also included is the Presbyterian Church on Poli Street and the Baptist Church in Camarillo in the Spanish Colonial Revival style. The Firestone Tire store was designed in the Zig-Zag Moderne style. The Cottages Among the Flowers on Aliso Street in Ojai was designed in what the newspapers called “Carmel cottages” style. He chose the Streamlined Moderne style for several of his buildings during the late 1930s and 1940s, best seen in the Ventura High School and Great Eastern Department store buildings. By the 1950s, Burket had turned to modernism and most of his school campuses reflected that style.

It is unknown if he received any awards for his architectural designs. His plans for the Baptist Church in Camarillo were published in *Architectural Digest* in 1931. Burket was appointed on April 27, 1933 to the State Board of Architectural Examiners, Southern District Board, to finish the term held by John C. Austin, expiring in January 1934. It appears that he served a second term. His obituary published in the *Ventura Star Free Press* on September 29, 1970 stated that many of Ventura county prominent architects once worked for Burket before they started their independent careers.

### 5. Potential Historic Resources

The 1.55 acre grounds at 312-314 W. Aliso Street contains nine buildings arranged in an irregular plan, consisting of six single residences, one duplex unit and one garage/laundry and one carport. All the buildings were constructed in 1929 except for the carport which was built sometime after 1939. The buildings are connected by informal winding walkways lined with stone borders. The site is heavily landscaped in a naturalistic

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (8)

and informal way. Approximately nineteen mature oak trees are scattered throughout the site. On the west side of the site is a seasonal creek bed.

**312 W. Aliso Street.** This residence is nearly identical to 312-C and 314-B although the plans have been reversed in some of the units. The complex plan one-story residence has a medium front gable roof and overhanging eaves and features an offset gable over the porch. Over the screened-in front porch is a bent gable roof. On the other side of the porch is an exterior brick chimney, a major feature constructed of used and over-fired brick. Windows are individual or in pairs and are multi-paned wood casements with plain wood mouldings. The screen doors have three recessed panels on the lower half. The southern elevation contains a square bay window with a pair of casement windows and a window box below supported by large decorative corbels. The house is covered with board and batten siding and rests on a concrete perimeter foundation. [Photo 1]

**312-A W. Aliso Street.** This residence is identical to 312-B and 312-F. It is the smaller of the units with just one bedroom. Irregular in plan, the one-story residence has a medium-low pitched front gable roof with overhanging eaves and a centered shed roof over the front entrance supported by massive wood corbels. On either side of the entry are multi-paned wood casement windows with plain wood mouldings. The southern elevation has a square bay window with multi-paned wood casements and a window box below. Remaining windows are multi-paned wood casements. The house is covered with wide horizontal wood siding and rests on a concrete perimeter foundation. [Photo 2]

**312-B W. Aliso Street.** This house is nearly identical to 312-A W. Aliso Street, with a reversed plan. Also this house features board and batten siding instead of horizontal siding. The entrance on the west elevation has a small shed roof overhang supported by corbels. [Photo 3]

**312-C W. Aliso Street.** This one story residence is identical to 312 and 314-B except that it is covered with wide horizontal wood siding instead of board and batten siding. [Photo 4]

**312-D & 312-E W. Aliso Street (Duplex).** This residence is one-story with a long rectangular plan and a medium gable roof and very shallow eaves with a cornice moulding. An exterior brick chimney is located at the east end of the building. The southern elevation features the two side-by-side entrances with a small concrete stoop. Windows are multi-paned wood casements with plain wood mouldings. The house is covered with wide horizontal wood siding. At the west elevation is a square bay window with casement windows and a window box. [Photo 5]

**312-F W. Aliso Street.** This residence is nearly identical to 312-A and 312-B. The wood sheathing on this house is wide horizontal siding. [Photo 6]

**314-B W. Aliso Street.** This residence is nearly identical to 312 and 312-C, with the exception of the wall cladding, which is wide horizontal wood lap siding. Also changes have been made to the windows on the west elevation. The pair of multi-paned wood casements appear to have been replaced with aluminum frame windows within the original openings. An aluminum porch cover has been added on the west elevation. [Photo 7]

**Garage/laundry Building.** This long, narrow rectangular plan building is one story in height with a low pitched gable roof. The building features five garage bays each with double-swinging wooden doors. The doors are covered with vertical boards with cross pieces forming an upside down "V". To the west of the bays is the entrance to the laundry room. A second entrance is located at the rear north elevation and a pair of multi-



paned casement wood windows on the west elevation. The building is sheathed in wide horizontal wood siding. [Photo 8]

**Carport.** This garage building has a long rectangular plan with a low gable roof. The north elevation is open and supported by three square posts. The remaining three sides are covered with wide horizontal wood siding. [Photo 9]

## 6. Eligibility of Historic Resources

### *National and California Registers: Significance, Eligibility and Integrity*

This property does not appear to be potentially eligible for the NRHP under Criterion A and CRHR Criterion 1 (significant historical events) because it is not associated with any known historical event or theme important in Ojai's history.

The property does not appear to be potentially eligible under NRHP Criterion B and CRHR Criterion 2 (lives of persons significant in our past). The property is associated with John Burnham, who developed the property along with the houses on Country Club Lane. However, Burnham only lived a few years in Ojai and his contributions to the community, other than as a developer, are unknown.

The property appears to be potentially eligible under NRHP Criterion C and CRHR Criterion 3 (design and construction) as a scarce example of a type of hybrid multiple-family housing, featuring a number of single family detached residences on one lot. Architect Harold Burket designed the development to fit into the informal rural character of Ojai and to provide residents of limited means with an opportunity to rent a fully furnished one or two bedroom modern and up-to-date cottage in a fully landscaped, rustic setting.

The property is also significant as a design by a well-known Ventura architect, Harold J. Burket, who was becoming prominent in Ventura County during the 1920s for his design of the new Ventura County Courthouse Annex and the Presbyterian Church among others. Burket's career spanned over forty years in Ventura County, where he designed numerous residences, commercial buildings, churches and other institutional buildings in the styles of the period.

The Cottages Among the Flowers was described at the time of its construction as consisting of "Carmel style cottages." The style apparently being referenced are the small rustic homes which began to be built during the 1920s in Carmel by its Bohemian population of artists, writers and poets. Many were simple, rustic board and batten cottages and others were more knowingly whimsical designs, with steep pitched roofs and Period Revival elements lending them an almost fairy-tale quality. Burket's designs for the Cottages Among the Flowers imbued them with some of this character. Although small, he designed them with complex intersecting roof-lines and plans that produced an informal, nearly improvised, character. The surfaces of the board and batten or horizontal wood sheathing were broken up with pairs of multi-paned casement windows that readily swung outwards for fresh air. Playful touches included the massive corbels under the porch roofs and the picturesque flower boxes. The finishing rustic touches were the large exterior brick chimneys using clinker or over-fired brick.

### *Integrity Discussion*

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (10)

All of the seven cottages and two garages appear to be in their original **location**. The original plan (**design**) of the cottages is intact. One minor alteration has occurred to the roofs of all the cottages (except the duplex): the roof was extended out creating open eaves on all sides, replacing the shallow eaves and cornice. The wood roof shakes were replaced with composition shingles. The historic **setting** of the property has been retained. Mature oak trees provide setting along with stone-lined walkways. Early photographs of the property show two small wooden bridges that are no longer on the property. The integrity of **materials** is intact. The **feeling and association** of the property as a group of small cottages is intact. Overall, the integrity of the property is sufficient for eligibility.

Landscape features have changed over time. The Cottages Among the Flowers was apparently so named after the field of California poppies that grew on the site. When the site was developed and pathways laid out, introduced flowers and shrubs were planted. With loss of the sun due to the growth of the oak trees, the flowers were phased out.

### *Conclusion*

The property at 312-314 W. Aliso Street appears to be eligible for listing on the NRHP or CRHR under Criterion C (3).

### *Local Significance and Eligibility*

Under criterion (a), the property does not appear to be significant as part of the development or cultural characterization of Ojai. Under criterion (b), it is not identified with a person or persons who made significant contributions to the history of Ojai. Under criterion (c), the property appears to be significant for its architectural style, described when it was built as "Carmel Cottage style." While this is not a recognized style, it represents the intent of the architect when he designed these buildings. Today the cottages of Carmel have been recognized for their distinct character.

Under criterion (d), the property has been identified with Ventura architect Harold Burket whose individual work has been recognized throughout Ventura County. The cottages appear to embody design elements (criterion e and f) which make them both architecturally significant and innovative. This character is seen in the massive corbels under the porch roof, window boxes and the brick chimneys with their use of clinker and used brick. The cottages are in a unique location in a rural setting with winding paths, stone borders and many oak trees (criterion g). These physical characteristics make it a familiar visual feature.

Criterion (h) states that if one or more of the above criteria are met, then the property shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration. The integrity of this property has been discussed under the National and California Register eligibility. The property retains integrity of location, design, materials, setting, and workmanship, and of feeling and association.

Criterion i, j, and k are not applicable for this review.

### *Conclusion*

The City of Ojai retains a list of potentially significant historic properties identified in a survey conducted in 1986. This survey was not adopted by the Ojai City Council. The property at 312-14 W. Aliso Street is listed in



## Historic Resources Report: 312-314 W. Aliso Street, Ojai (11)

the survey. The buildings at 312-14 W. Aliso Street are potentially eligible for listing on the National and California Registers under Criterion C and as a City of Ojai landmark under criterion c, d, e, f and g.

### 7. Project Impacts

The proposed project includes additions and alterations to the seven residences and two garages plus the construction of a new duplex. Changes to each of the seven residences include the demolition of at least two exterior walls and roof systems to create the additions. The new exterior walls will be constructed of materials similar to the original (board and batten or horizontal wood siding), and the new windows will be similar to the original multi-paned wood casement windows. In some cases, character-defining features (corbels, bay windows, planter boxes) will be removed. These features will be reproduced elsewhere on the new additions. All of the buildings will be raised and placed on a new concrete perimeter and post foundation. The roof structures on some of residences will be removed, rebuilt and raised to accommodate the enlarged buildings. The existing chimneys will be demolished and reconstructed using the original brick.

Because the subject property may qualify for local landmark designation, the proposed project may represent an adverse impact on historic resources, and further analysis of these impacts will be discussed.

With respect to these impacts, the CEQA Guidelines state:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. (PRC §15064.5 (b)(3))

These standards and the supporting literature describe the principles of historic preservation as well as accepted methodologies for carrying out preservation, restoration and rehabilitation projects. Below is a discussion of the proposed project, in terms of the ten *Secretary's Standards*:

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.

Discussion. The historic residential use of the property will be retained.

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

Discussion. The proposed additions will result in the removal of at least two sides of each building and the addition of between 349 and 498 square feet to the existing 507 to 1,008 square foot buildings. The square footage increase varies from building to building, between roughly 37% to 83% over the existing. In addition, the roofs will be reconstructed and, in some cases, made taller to accommodate the expanded building.

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.

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (12)

Discussion. No conjectural features or architectural elements from other buildings will be added.

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

Discussion. No architectural features related to historically significant alterations are proposed to be removed.

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

Discussion. Exterior historic finishes and features will be preserved on those elevations of the property which will remain. However, the historic wood siding and some of the distinctive features such as the multi-paned wood casement windows, corbels and window boxes and roof-lines will be demolished when the original exterior walls are removed.

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.

Discussion. Some historic features, such as posts and beams on porches and planter boxes below windows, and corbels, will be repaired. If features must be replaced because of deterioration, the replacements will match the originals in design, color and texture, and where possible, in materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures shall be undertaken.

Discussion. The preparation of exterior wood surfaces will be done by hand sanding and hand scraping and caulking prior to painting. No sandblasting will be used on the wood surfaces.

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

Discussion. Not applicable.

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.

Discussion. The new additions will remove at least two entire exterior walls and roofing material on each of the cottages, thereby removing a significant amount of historic materials. The new construction proposed to be added to the existing residences has been designed to be compatible with the historic portions of the existing building in terms of materials. However, the massing, scale and size of the original buildings will be substantially altered.



## Historic Resources Report: 312-314 W. Aliso Street, Ojai (13)

The new work will be differentiated from the old by using a similar but compatible siding and window treatments. The new additions will recreate the window boxes and corbels where lost on the original elevations. The historic setting will be preserved by retaining the majority of oak trees, rock borders and pathways.

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.

Discussion. The new additions will result in the removal of a significant amount of historic fabric and will not be structurally independent from the existing buildings.

### *Conclusion*

Overall, this project conforms to some of the *Secretary of the Interior's Standards* in terms of the design of the proposed new construction, but not in terms of the treatment of historic fabric and the removal of important character defining elements of the buildings. The large additions built on on the highly visible elevations radically alter the historic form (plans and elevations) and, in some cases, remove character defining features. The roof changes are also significant. The original design of complex and compact roof-lines was intended to produce an architectural informality which is substantially diminished with the proposed new larger and more massive roof forms.

## **8. Mitigation Measures**

If implemented as proposed, the application of the following additional mitigation measures will reduce the environmental impacts of this project but not to a less than significant and adverse level:

1. The existing physical conditions should be documented with archival quality photographs.
2. If during the course of construction, historic features are damaged or found to be deteriorated, they should be repaired rather than replaced. Where the severity of deterioration requires replacement, 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, and accomplished in consultation with a qualified historic preservation professional.
3. Design the new additions in such a manner that provides some differentiation in material, color, and detailing such that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.
4. The final plans for the project, including a complete schedule of materials and architectural details, shall be reviewed and approved by a qualified historic preservation professional for conformance with the *Secretary of the Interior's Standards* prior to the issuance of building permits.
5. The City of Ojai should make the California State Historic Building Code available to this project in order to minimize the need to impose current building code requirements on the historic property.

## Historic Resources Report: 312-314 W. Aliso Street, Ojai (14)

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Photo 1. 312 W. Aliso Street, north and west elevations. [11 July 2006]



Photo 2. 312-A W. Aliso Street, west elevation. [11 July 2006]





Photo 3. 312-B West Aliso Street, west and south elevations. [11 July 2006]



Photo 4. 312-C West Aliso Street, west elevation. [11 July 2006]





Photo 5. 312-D & 312-E W. Aliso Street (duplex), south and east elevations. [11 July 2006]



Photo 6. 312-F W. Aliso Street, west and south elevations. [11 July 2006]





Photo 7. 314-B W. Aliso Street, west elevation. [11 July 2006]



Photo 8. Garage/laundry building, south elevation. [11 July 2006]





Photo 9. Carport, north elevation. [11 July 2006]

## **GARAGE & CARPORT MEMO**



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MEMORANDUM

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**To:** Diana S. Gould, Contract Planner, City of Ojai  
**cc:** Steve Stuart, Building Official  
**From:** Judy Triem, San Buenaventura Research Associates  
**Date:** 31 March 2015  
**Re:** Response to your comments on Memorandum dated March 10, 2015 Phase I Historic Resources Report pertaining to Garage and Carport Plans for Cottages Among the Flowers, 312-314 W. Aliso Street, Ojai

## *Questions relating to carport*

The *Secretary of the Interior's Standards* provides for alterations and additions to historic properties to accommodate new uses. Standard 9 states that "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."

The carport (built probably during the 1940s) will be converted to a four bay garage retaining the original footprint of the building and enclosing the front of the building by adding four bays and a small storage unit on the rear elevation. These additions are compatible with the original carport in size, scale and materials, and more importantly, with the size, massing, scale, and architectural features of the property as a whole. The addition will be differentiated from the original by using different but visually compatible siding, the approach encouraged by the Standards.

## *Question related to historic significance of garage and carport*

The 1.55 acre grounds at 312-314 W. Aliso Street contains nine buildings arranged in an irregular plan, consisting of six single residences, one duplex unit and one garage/laundry and one carport. All the buildings were constructed in 1929 except for the carport, which was built sometime after 1939. The property as a whole, including all nine buildings and landscape features, was determined potentially eligible for listing on the NRHP and CRHR under Criterion C and Criterion 3, and as a City of Ojai landmark under criteria c, d, e, f and g.

The garage and carport contribute to the significance and eligibility of the property, but are minor contributors to this significance and eligibility because of their use and the carport's later construction. The carport was also probably not designed by Harold Burket.

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## HISTORIC BUILDING DOCUMENTATION PHOTOGRAPHS



### TECHNICAL DATA:

Scope of photography: The photographic documentation for California Environmental Quality Act (CEQA) mitigation was completed November 2016. 33 views of the Cottages Among the Flowers were photographed in detail and in context.

Photographic specifications: All photographic views were captured with a Nikon D800e in high resolution digital and were color corrected and formatted in Adobe Lightroom. No retouching or photo manipulations were applied to any of the numbered photographs in this report. Photo locations were marked on a sketch map.

This bound volume for library dissemination (December 2016) was designed in Adobe InDesign and saved as a PDF for printing on acid-free paper at magcloud.com on an HP Indigo press. HP Indigo photo book prints received a WIR Album/Dark storage rating of greater than 100 years. Print and E-book versions available from Magcloud.com.

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**Historic Building Documentation Photographs  
Cottages Among the Flowers  
312-314 West Aliso Street,  
Ojai, California**

November 2016

Photographs by Stephen D. Schafer  
Schaf Photo & Design  
Ventura, California

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