

**CITY OF OJAI
CITY COUNCIL RESOLUTION NO. 20-07**

**A RESOLUTION OF THE CITY OF OJAI
CITY COUNCIL TO APPROVE
LANDMARK DESIGNATION
FOR THE “PERKINS-BAKER RESIDENCE”
AS CITY OF OJAI HISTORIC LANDMARK NO. 28
LOCATED AT 1104 FOOTHILL ROAD,
ASSESSOR’S PARCEL NUMBER 020-0-030-010**

WHEREAS, on October 8, 2019 the property owner, Carey Appel Pearlman, submitted a request to have the Tudor Revival architectural style residence and guest cottage located at 1104 Foothill Road known as “Perkins-Baker Residence” be designated as a City of Ojai landmark; and

WHEREAS, Carey Appel Pearlman, submitted to the City of Ojai a Phase I Historic Resources Report dated September 23, 2016 and a supplemental report dated October 8, 2019 for the above-referenced property identifying the criteria under which the house qualifies as a historic landmark; and

WHEREAS, the purpose of Ordinance No. 893, known as the “Cultural and Historic Preservation Law,” in the Ojai Municipal Code (OMC) §4-8.01-24, is to promote the economic and general welfare of the City by preserving and protecting landmarks, monuments and points of historical interest having a special historical or aesthetic character or interest, in order to make the citizens of the City and visitors mindful of the historic, cultural and natural heritage of the City; and

WHEREAS, in accordance with OMC §4-8.01-24, the Historic Preservation Commission is empowered to identify and nominate cultural heritage or historic landmarks when the structure or area meets one or more of the following criteria:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characterization of the community;
- (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;

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

WHEREAS, the Historic Resources Report found the proposed project meets criteria (a), (b), (c) (d), (e), (g), and (h), of Section 4-8.07 of the Cultural and Historic Preservation Law, as identified in the aforementioned historic resource report and supplemental reports. Therefore, the property retains sufficient integrity of location, design, setting, materials and workmanship to convey its significant historic and architectural associations.

WHEREAS, the features defining the character of this late iteration of the Tudor Revival style include:

- Steeply pitched gable roof;
- Multiple, asymmetrical gables;
- Tall off-center focal chimneys;
- Stucco siding and interior wall finishes;
- Small, overhanging front porch with decorative posts and corbel details;
- Tall, tripartite multi-pane wood window;
- Three multi-pane windows in the right façade dormer (one not original);
- Tall, semi-hexagonal window bay;
- Plank wood shutters featuring jigsaw cutouts of animals;
- Wooden beamed ceiling in living room;
- Natural stone fireplace;
- Tudor arches in the living room; and
- Guest cottage

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WHEREAS, the defining characteristics of the property are listed below as object records. Any proposed changes, additions, renovations or alterations to these features shall be subject to the Secretary of the Interiors standards regarding alteration to historic structures and will require a work permit, as required by and in compliance with the procedural and substantive requirements of OMC §4-8.07, as it may be amended.

WHEREAS, on January 9, 2020, the Historic Preservation Commission received for its review and consideration a staff report in conjunction with the above-mentioned project. After taking public testimony, hearing evidence from the City staff and the applicants and reviewing the Phase I Historic Resources Report and the Supplemental Report, the Historic Preservation Commission finds that the single-family residence and guest cottage located at 1104 Foothill Road and known as “Perkins-Baker Residence” is historically and culturally significant based on the findings contained in the Historic Resources Report.

WHEREAS, on February 11, 2020, the City Council received for its review and consideration a staff report in conjunction with the above-mentioned project. After taking public testimony, hearing evidence from the City staff and the applicants and reviewing the Historic Preservation Commission’s recommendation finds that the single-family residence and guest cottage located at 1104 Foothill Road and known as “Perkins-Baker Residence” is historically and culturally significant based on the findings contained in the Historic Resources Report.

WHEREAS, the designation of the property at 1104 Foothill Road as a City of Ojai Historic Landmark is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15331 (Class 31), activities that can be seen with certainty to have no significant effect on the environment; therefore, no additional environmental review is necessary.

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

SECTION 1. Based on the findings contained in the Historic Resources Report and contained herein, the City Council hereby designates the Tudor style residence and guest cottage known as Perkins-Baker Residence, located at 1104 Foothill Road as City of Ojai Historic Landmark No. 28, as it relates to the defining architectural characteristics, identified as object records in the Phase I Historic Resources Report date stamped October 8, 2019, prepared by San Buenaventura Research Associates and a supplemental report date stamped October 8, 2019, prepared by Craig Walker for the above-referenced property identifying the criteria as listed in the object records and criteria and conditions as outlined above.

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PASSED AND ADOPTED THIS 11th day of February 2020, by the following roll call vote:

AYES: Blatz, Francina, Haney, Johnston, Weirick
NOES: None
ABSENT: None
ABSTAIN: None

CITY OF OJAI, CALIFORNIA



John F. Johnston, Mayor



Date signed

ATTEST:



Gail Davis, Deputy City Clerk

APPROVED AS TO FORM:



Matthew Summers, City Attorney