

Ser. No. _____	
HABS _____ HAER _____ NR <u>4C</u> SHL _____ Loc _____	
UTM: <u>All/296700/3813920</u> B _____	
C _____ D _____	

### HISTORIC RESOURCES INVENTORY

**IDENTIFICATION** St. Joseph's Convalescent Hospital

1. Common name: \_\_\_\_\_

2. Historic name: Edward L. Wiest Residence

3. Street or rural address: 2464 Ojai Avenue

City Ojai vic. Zip 93023 County Ventura

4. Parcel number: 028-0-120-120/130

5. Present Owner: St. Joseph's Assoc. Ojai Address: same

City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Convalescent Hospital Original use: Single family residence

**DESCRIPTION** English Tudor Style

- 7a. Architectural style: \_\_\_\_\_
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The unusual medium high pitched hip roof with low overhang combined with half timbering and stucco exterior are the major features of this English Tudor style residence. Built in a U-shape, this single story house, now used as living quarters for the brothers at St. Joseph's, has multi-paned windows and french doors. A recessed front porch on the west side is supported by wood columns. An unusual hipped roof main entry features half timbering and wood columns. On the east side is a square bay window, and exposed brackets are located under the eaves.



- 8. Construction date: 1928  
Estimated X Factual \_\_\_\_\_
- 9. Architect unknown
- 10. Builder Robert Winfield
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth 35  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
2-85

County of Ventura  
May 9, 2022  
Cultural Heritage Board Meeting  
Item 7b  
Exhibit 4 - Survey Evaluation

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None apparent
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up \_\_\_\_\_  
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Hospital
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature oaks, deodar cedar, brick walls and walks, boxed hedges

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The house is significant as an unusual example of the English Tudor style and is said to have been designed by an English architect for Edward C. Wiest and his family in the 1920s. Mr. Wiest rose to prominence as president of the Ojai State Bank, Director of the Ojai Power Company, and Treasurer of the Ojai Improvement Company. In 1914 he purchased the 100 acre ranch, known as Arcadia, and raised citrus fruit and apricots.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

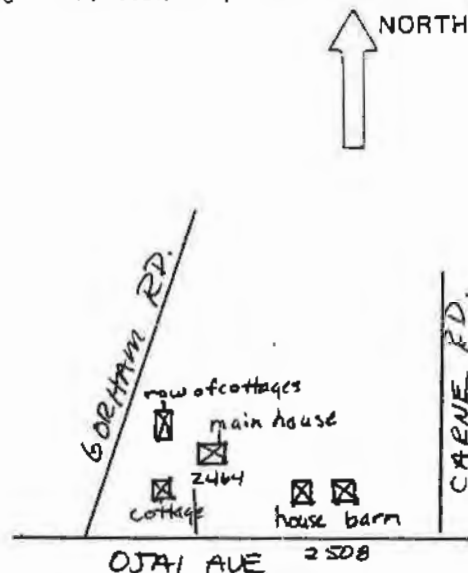
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with Mr. Bell, 2/85  
County Directories, 1921-1934  
Biographical material, Ojai Museum  
Ojai Valley News, July 12, 1982  
4-85

22. Date form prepared \_\_\_\_\_  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: 654-3976

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





2464 Ojai Avenue

This small Tudor-style cottage was used by the Wiest's daughter, Marie, for her private lessons. It is stucco with half-timbering and has a medium hip roof. It was built about 1925.



2464 Ojai Avenue

This attached row of cottages is similar in style to the main house with steep gable roofs and high pitched gable over entries with segmented arch over the door. Windows are multi-paned. These cottages were used for servants and guests of the Wiest family.



2508 Ojai Ave.

This small single story rectangular shaped building has a medium gable roof with exposed rafters under the eaves. A shed roof extends over the porch, and is supported by wood columns with curved brackets. There is a shed roof addition on the west side. This simple bungalow has been stuccoed, and the front door has multi-paned glass with double hung windows on each side. This house, built about 1916, was the foreman's residence on the Wiest property for many years. it was allegedly used as a school house.



2508 Ojai Ave.

The barn is similar in style to the house with stucco siding, a high pitched gable roof and wide doors. Later it appears to have been converted to a residence with muti-paned windows and door. Both structures were built about the same time and were probably originally of clapboard siding.