

## **List of Significant Character-Defining and Significant Historic Features**

### **Bella Vista Ranch - Ventura County Historical Landmark No. 180 4106 Thacher Road, Ojai, CA 93023 (unincorporated Ventura County)**

The one-and-a-half story, California Bungalow farmhouse contains 5,374 square feet and was built circa 1910. The residence has an irregular plan and features a side-facing gable roof broken by a front intersecting gable. A long, recessed front porch is supported by a low brick wall and square wood columns and extends around the south side of the house. The porch has a beaded board ceiling and wooden floors. Under the porch eaves and along the side of the house is a decorative frieze with a raised wood design and classical detailing. The house is covered with clapboards and shingles and knee brackets are located under the eaves. Windows are multi-paned, double hung, with tapered wood molding. Interior features include wood floors and wood wainscoting, plate rails, and picture rails. Built-in, glass-fronted cabinets with square capped posts above separate the entry/foyer and the dining room. The doors throughout the house are all wood, five-paneled doors with original hardware. The large front door features three vertical narrow glass panes and three small square panes above. The upstairs features a dark, wood-carved railing at the top of the stairs. All of the three upstairs bedrooms and bathroom are covered with beaded board on portions of the ceiling and walls and the hallway features a number of built-in cabinets. The property contains approximately 2.77 acres.

In addition, the property contains a non-historic swimming pool, shed, and lath house. Other features on the property include stone retaining walls and a stone barbecue, two square stone entrance posts adjacent to the driveway to 4106 Thacher Road, citrus and avocado orchards, and additional landscape features such as mature Oak trees and other specimen trees.

Significant character-defining features consist of the following:

#### Exterior:

- One-and-a-half story, California Bungalow style residence at end of stone-lined drive in center of 2.77 acre ranch property
- Side-gabled roof with gabled dormer with knee brackets and shingle siding with an irregular plan
- Decorative entablature under roof eaves above porch posts and on front and portions of north and south side of house
- Full length front porch that wraps around south side
- Porch square posts with short wood rail
- Porch wood floors and ceiling

- Wood double hung, sliding and fixed wood windows with two rows of multi-panes across the top, flat wood casings with angled tops
- Battered Brick foundation
- Medium horizontal clapboard siding and shingled siding under gabled and dormer roofs

Interior:

- Front door with beveled glass
- Paneled living room and dining room with plate rails, picture moulding and beamed ceilings
- Baseboard moldings
- Built-in book cases with leaded glass
- Partial height walls topped by short square capped columns set below a dropped beam
- Five-paneled wood doors
- Second floor wood tongue and groove siding on walls and sloping ceilings
- Second floor built-in wood cupboards in hallway
- Wood railing at top of second floor

Grounds:

- Stone retaining walls
- Two square stone entrance posts adjacent to the driveway
- Citrus and avocado orchards
- Landscape features such as mature Oak trees and other specimen trees