

List of Significant Character-Defining and Significant Historic Features

Noble Oaks Estate - Ventura County Historical Landmark No. 182 76 Oak Drive, Ojai, CA 93023 (unincorporated Ventura County)

The Noble Oaks Estate property consists of the following structures and features:

- A two-story Spanish Colonial Revival-style main residence (built in 1928) with attached garage;
- Two detached garage buildings (one built circa 1928 and one built circa-1990s);
- Hardscape and landscape features, including sandstone retaining walls and a water feature off the house's south elevation, large specimen trees, and informal landscaping; and
- Other non-historic features, including a swimming pool, solar array, wall along the east property line, and a vineyard.

The property contains approximately 5.87 acres.

Significant character-defining features consist of the following (with references to photographs contained in the *Historic Resources Report Evaluating the Eligibility of 76 Oak Drive (APN 024-0-031-150), Ventura County, California For Nomination as a County of Ventura Landmark* prepared by Post/Hazeltine Associates and dated September 3, 2021):

Exterior:

- Existing footprint (Section 8, Photograph 1);
- Picturesque asymmetrical massing (Section 8, Photographs 1 – 18);
- Plastered exterior (Section 8, Photographs 2 – 18);
- Vents composed of sections of circular terra cotta pipes or square or triangular terra cotta elements (Section 8, Photographs 2, 5, 10, 12, 13, & 15);
- Complex gable and shed roof with its c-shaped terra cotta roofing tiles and flush eaves (Section 8, Photographs 1 – 6);
- Plastered chimneys with terra cotta or plastered caps (Section 8, Photograph 5);
- Paneled wood front door (north elevation) and its plastered surround (Section 8, Photographs 4 & 5);
- Secondary exterior doors including multi-light wood panel types and plank types, some with wood headers (Section 8, Photographs 6 - 8, 11, 14 - 16, & 18);
- Fenestration composed of multi-light and single wood casement and fixed windows, some embellished with wood plank shutters with metal hardware. This includes wood window headers (Section 8, Photographs 2 – 18);

- Plastered window grilles on the north and south elevations (Section 8, Photographs 3, 4, 7, and 10 – 12);
- Wood grilles (Section 8, Photographs 5 & 9);
- Wrought-iron balconies (Section 8, Photographs 6, 13, & 14); and
- Wrought iron railings (Section 8, Photograph 16).

Interior:

- Overall floor plan on the first and second floors;
- Wood floors in living room, dining room, hallways, and bedrooms (Section 8, Photographs 22a, 22b, 25, 27, 28, 28a, & 28c);
- Tiled floors at staircase landing (Section 8, Photograph 29);
- Interior window and door casework; (Section 8, Photographs 22b, 22c, 24, & 28d)
- Plastered walls and wood baseboards (Section 8, Photographs 19 – 29);
- Wood panel doors (Section 8, Photograph 28a);
- Plastered ceilings (Section 8, Photographs 19 – 29);
- Entry hall with its wood beam ceiling, paneled door with its hardware, tiled floors, and metal wall register covers (Section 8, Photographs 19 -29);
- Living room including its wood truss open ceiling, wood window and door lintels, arched opening and tiled steps from the entry hall, metal wall registers, fireplace, fireplace surround and mantel, and tiled hearth (Section 8, Photographs 22a – 22c);
- Dining Room with its wood floors, polychromatic coffered ceiling, and tiled window casing (Section 8, Photographs 23 – 25);
- Kitchen floor. Please note cabinetry and counters are not original and the layout of the kitchen has been modified (Section 8, Photograph 26);
- First floor master bedroom bathroom with its tilework (Section 8, Photograph 28d);
- First floor master bedroom with its niche and flanking cupboards (Section 8, Section 28c);
- Stairs (Section 8, Photographs 26a, 28b & 29);and
- Former screened sleeping porch and its wood paneled walls (Section 8, Photograph 27).

Grounds:

- Sandstone retaining walls, parapets, steps, barbeque, and ornamental water feature, located off the south side (rear) of the house, as well as the plastered wall and entrance court off the north side of the house (estimated construction date between circa-1928 and the early 1930s) (Section 8, Photographs 34 – 38);
- Entrance court and its hardscape features including a bedrock mortar and native oak tree (bedrock mortar likely predates European settlement). The entry court is composed of paving and a low parapet wall, likely dating to the construction of the house (Section 8, Photographs 1 - 5); and
- The overall pattern of the surrounding landscape is composed of trees and open space whose overall form dates between the late 1920s and late 1940s with later alterations such as a solar array and vineyard installed within the last 30 years (Section 8, Photographs 1, 33 - 39).