

HABS _____		HAER _____	NR <u>3</u>	SHL _____	Loc _____
UTM: <u>A11/296000/3816500</u>		B _____			
C _____		D _____			

### HISTORIC RESOURCES INVENTORY

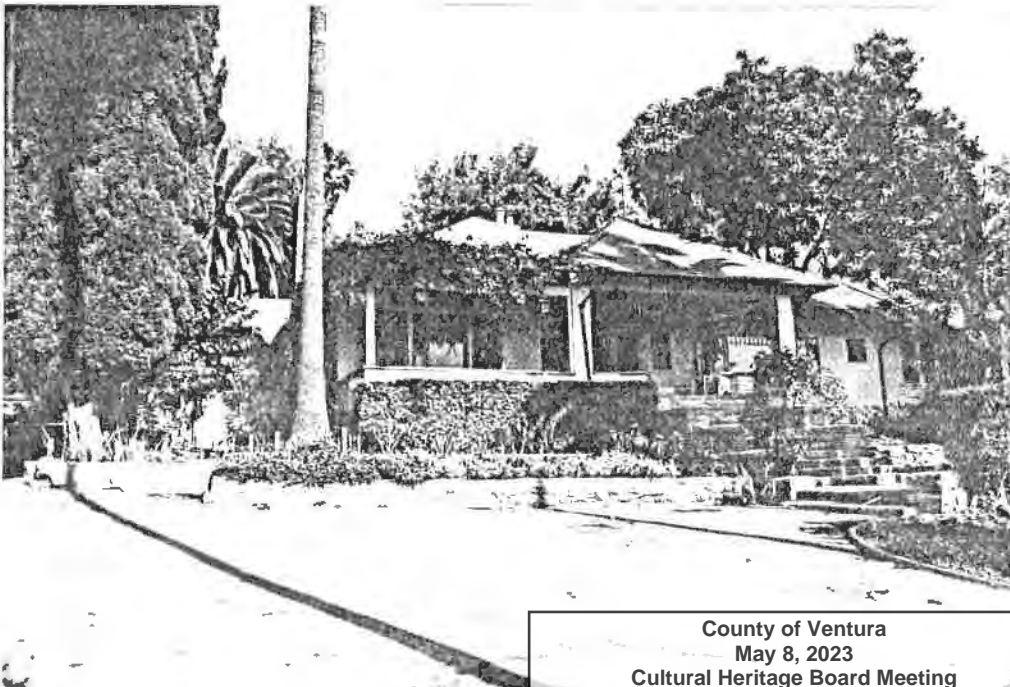
#### IDENTIFICATION

1. Common name: The Hermitage
2. Historic name: same
3. Street or rural address: 2484 Gridley Road
- City Ojai Zip 93023 County Ventura
4. Parcel number: 014-030-265
5. Present Owner: Wm. H. Thomas Address: same
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Citrus/Avocado Ranch Original use: Ranch

#### DESCRIPTION

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

This large single story residence on an imposing hillside location maintains a commanding view of the Ojai Valley. The medium pitched hip roof has two intersecting hip roofs which extend over the porch and main entry. Large picture windows and slanted bay window takes advantage of the view. Some windows are multi-paned, as are the French doors. The Craftsman influence is seen in the shingle siding, stone chimnies and exposed rafters.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 5.0
12. Date(s) of enclosed photograph(s)  
2-85

County of Ventura  
May 8, 2023  
Cultural Heritage Board Meeting  
Item 7a  
Exhibit 4 - Historic Survey Evaluation

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Additions on east and west
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings \_\_\_\_\_  Densely built-up \_\_\_\_\_  
 Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: Agriculture
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: Citrus groves, stone walls, mature trees, outbuildings, impressive stone step entry

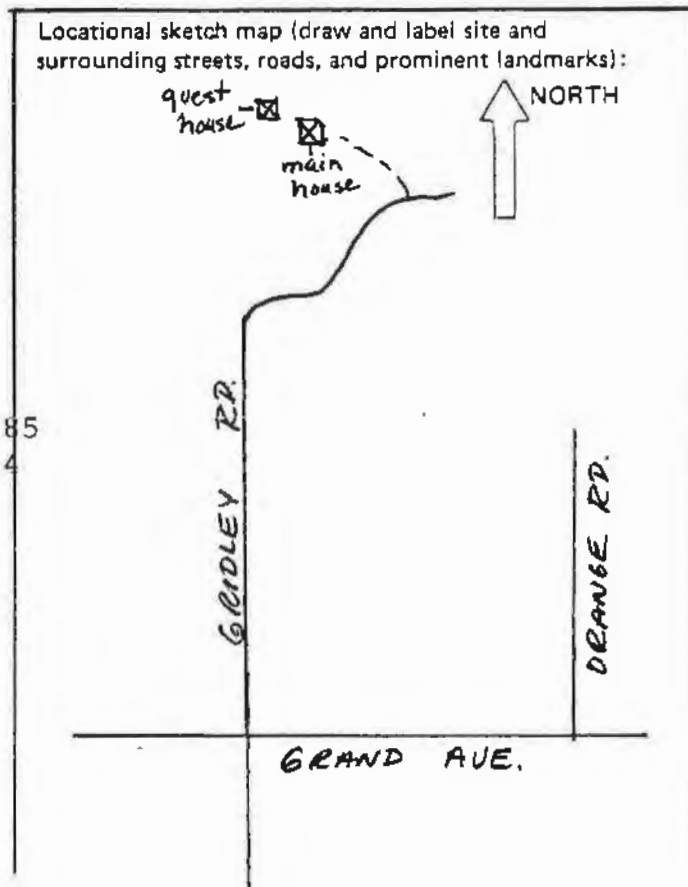
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The property is historically significant as the Hermitage Ranch, originally a 290 acre citrus ranch owned by Lewis H. Green, an eastern merchant. In 1910 Orestes Orr, State Senator from Ventura County, purchased the ranch, and his son Charles C. Orr moved in with his family. In 1923 Chicago architect Berkeley Brandt bought the property. Brandt designed and built two other buildings on the property -- a guest house and milk barn. The house has been well maintained with few alterations done in keeping with the rest of the house.

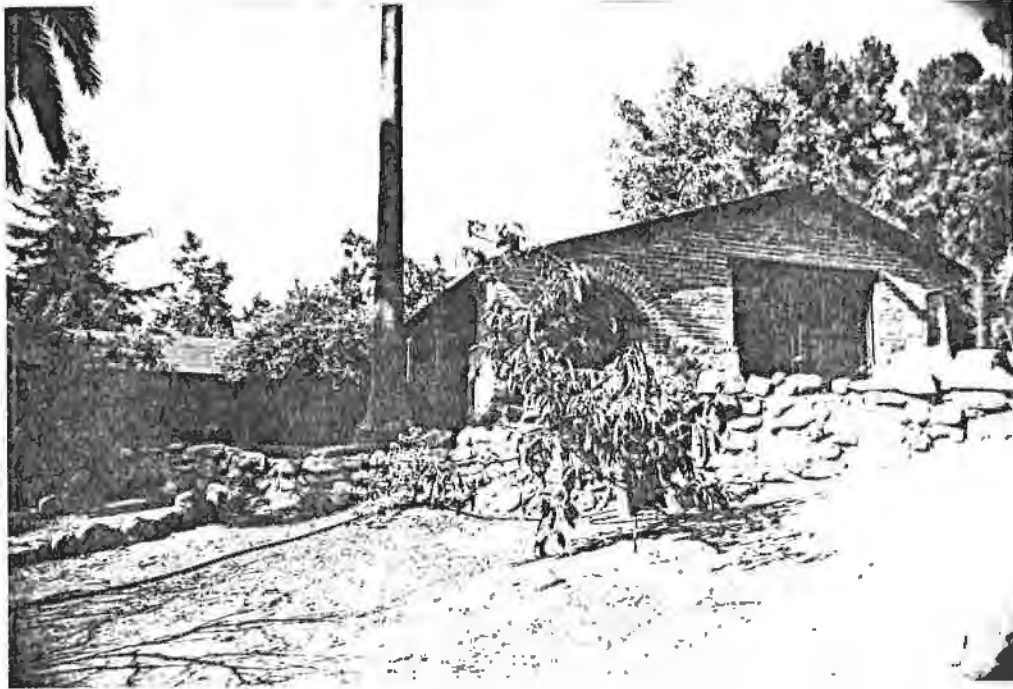
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Interview with Charmion Orr and Betsy Brandt Armstrong, 3-85, 4-85  
 Co. & City Directories, 1884-1954  
 Museum biographical files  
 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



## THE HERMITAGE



### GUEST HOUSE

This one story L-shaped building has a low-pitched gable roof that extends within the L to form an arcade for entering the various rooms. At one side of the building is a decorative Romanesque brick and stone arch. The building, used as a guest and recreation rooms, is covered with board and batten siding. It was designed by architect Berkeley Brandt in the 1930s.