

REPORT

**The Thacher School
Survey & Assessment**
July 2016

HISTORIC RESOURCES GROUP

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PREPARED FOR

2

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1.0 INTRODUCTION

Historic Resources Group (HRG) has completed its investigation of The Thacher School campus to identify potential historic resources existing within its boundaries. This report contains the findings of this investigation.

1.1 Purpose

This report investigates The Thacher School campus to determine if potential historic resources exist within its boundaries. The analyses contained in this report assess the entire Thacher School campus. In doing so, this report provides a comprehensive review of the potential historic resources that could be directly impacted by development activities within the campus footprint.

1.2 Scope and Methodology

Survey Area

The preliminary survey area was established as the campus of The Thacher School, located at 5025 Thacher Road in Ojai, California. Specific survey boundaries were discussed with The Thacher School facilities staff and corresponded to a site map created by Blackbird Architects in December 2014 and provided by The Thacher School staff (see Appendix C). The survey investigated all buildings, structures, objects, and sites located on the property of The Thacher School as depicted on the map. The survey did not include those properties depicted on the map which are not owned by The Thacher School, and the survey did not include those parcels and/or properties owned by The Thacher School which were noted as “outside C.U.P.” [Conditional Use Permit].

Level of Survey

The National Park Service identifies two levels of survey. A *reconnaissance-level survey* is a “once over lightly” inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

An *intensive-level survey* includes a detailed inspection of the survey area in order to identify “precisely and completely” all historic resources in an area. Property-specific research is conducted, including building permits, tax assessor data, and historic photos,

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of individual properties.¹ All historic resources are then documented on California Department of Parks and Recreation (DPR) forms.

This historic resources survey for The Thacher School campus was conducted as an intensive-level survey in terms of historic context, property research, field study, analysis and evaluation. The scope of the survey did not include recordation on DPR forms but information contained in this report and the provided data sheets for each surveyed property contain the salient information necessary should DPR documentation be necessary at a later date.

Research

Historical research was conducted over the course of several months in order to assist with determining the history and resultant potential historical significance of each building on campus. A number of primary and secondary sources were consulted for this report, which are discussed in greater detail below. A complete list of works consulted can be found in the bibliography at the end of this report.

Secondary Sources

A review of secondary literature relating to the history and development of The Thacher School was conducted to determine the scope of available information and documentation. The most detailed accounts of the history of the campus are included in LeRoy McKim Makepeace's *Sherman Thacher and His School*, which discusses the School's development under the stewardship of its founder, Sherman Thacher. The evolving culture of the School in the postwar era and late 20th century is discussed in great detail in John S. Huyler's *The Stamp of the School*. Both books were invaluable for setting the tone and scope of documentation included in this report.

Additional resources, recently published, were consulted for further information on Austen Pierpont and his work on The Thacher School campus, Lockwood de Forest, and other topics related to more contemporary development.

¹ Conducted to the extent possible provided these resources are extant and available.

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Primary Sources

Several works proved essential in establishing a baseline of historical data from which to estimate construction dates, alterations, and relocations of buildings. The most notable of these is the “Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California,” a 1940 survey of the campus. Archival copies of *The Thacher Notes*, the school newsletter, are held in The Thacher School’s Archives at the James G. Boswell Library and proved essential in determining construction dates, alterations, relocations, and changes in function and use of various buildings, as well as providing a more detailed account of the cultural context of the School at any given time. Issues of the *Notes* dating from 1928 through 1978 were reviewed for this project. The School yearbook, *El Archivero*, was also reviewed for the years dating from 1920 through 1950.

Ms. Bonnie LaForge, archivist and librarian at The Thacher School, provided invaluable access to The Thacher School archives as well as assistance and advice on available materials. Dawn Thieding at the Ojai Valley Museum also assisted with access to the Museum’s archives and provided copies of oral histories and campus plans not held in the School’s archives.

Construction Dates

Construction dates for buildings on campus were initially provided to HRC by The Thacher School. Upon visual inspection during field investigations, it became apparent that some of the dates provided may correspond to major alterations or relocations rather than original construction. As a result, additional research was conducted to verify original dates of construction for earlier buildings. For contemporary construction, articles posted on The Thacher School’s website were extremely helpful in determining the completion and dedication dates of buildings. Building permits were obtained from the County of Ventura Building and Safety Department. Where possible, building permits were used to confirm construction dates for individual buildings. As the County only holds permits for buildings constructed after 1947, earlier buildings – as well as later buildings where a permit could not be located or confirmed – were assigned a construction date through a cross-referencing of the 1940 Insurance Survey, contemporary accounts included in *The Thacher Notes*, and a comparison of archival photographs and pictorial and utility maps. A selection of these maps and photographs are included in Appendices A and B. Where the precise date of construction could not be confirmed for a particular building, an estimated or circa date was assigned. An estimated date (noted by “Est.”) has been assigned where construction could be reasonably estimated to a particular year. A circa date (noted by “c.”) has been assigned where construction could be reasonably estimated to have been completed within five

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years before or after the circa date. Where a specific construction date could not be determined, but it was possible to confirm the existence of a building or feature during the period of significance through the analysis of aerial photographs and other documentation, a date of “by 1965” was assigned to reflect the latest available benchmark for verification within the period. Where no construction date could be reasonably estimated given the information available, such properties are noted with “N.D.D.” (no date determined).

Fieldwork

In November 2015 HRG conducted a detailed, property-by-property inspection of the entire campus. The field team identified properties that appeared eligible for individual designation as well as geographically-definable areas that appeared eligible for designation as historic districts. Properties that were identified as potentially significant through fieldwork were then evaluated and documented.

A key map identifying buildings, structures, objects, and sites surveyed in the field can be found in Appendix D. Buildings were identified and keyed according to the number plaque displayed on the building or structure and observed in the field. Where no number plaque could be found, the building number noted on the 2014 Blackbird map was utilized. For those structures, objects, and sites surveyed in the field which were not called out on the previous Blackbird map, an “FS” number was assigned to delineate those additional resources identified in the field.

Documentation

All building-specific information gathered during this survey project has been compiled into a series of Architectural Data Forms, which can be found in Appendix G. The Architectural Data Forms contain baseline building information, including construction dates (where available and known), dates of alterations and additions (where applicable), a brief description of the history and present status of the building, and a list of references for further research and consultation. The form also includes information on the historic status of the building as determined by this survey and assessment.

1.3 Project Participants

Research, field inspection, and analysis were performed by Paul Travis, AICP, Partner and Senior Preservation Planner; Laura Janssen, Senior Architectural Historian; John LoCascio, AIA, Senior Architect; and Heather Goers, Architectural Historian, of Historic Resources Group. All are qualified professionals who meet or exceed the Secretary of the Interior’s Professional Qualification Standards. Additional assistance was provided by Robby Aranguren, Planning Associate.

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2.0 HISTORIC CONTEXT

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*.² It contains information about historical trends and patterns, organized by important themes during particular periods of development. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends, thereby providing a framework for understanding the potential significance of a property.³

A historic context statement is not intended to serve as a comprehensive history of an area. Indeed, several notable historical accounts, including those by LeRoy McKim Makepeace and John S. Huyler, discuss the history of The Thacher School in greater detail and were essential in developing the context for this report. Rather, a historic context statement is meant to highlight broad historical trends that help to explain why the built environment evolved in the way that it did. The purpose of establishing a historic context is to assist in the identification, evaluation, and preservation of significant historic buildings and structures that are important within the context of the development of The Thacher School campus.

2.1 Settlement of the Ojai Valley

Situated within the Ojai Valley, The Thacher School has been inextricably linked with the surrounding landscape from the school's inception. The earliest documented inhabitants of the Ojai Valley were the Chumash, a Native American people who periodically occupied seasonal settlements throughout valley, which they called A'hwai, meaning "moon." There were five main Chumash villages in the Ojai Valley, with A'hwai village located in Upper Ojai.⁴ The Chumash of the A'hwai valley came under Spanish control in 1782, when Franciscan missionary Father Junipero Serra founded Mission San Buenaventura and a presidio was established at Santa Barbara. The Chumash were compelled to convert to Christianity and were incorporated into the

² *National Register Bulletin 16A: How to Complete the National Register Form* (Washington D.C.: U.S. Department of the Interior, National Park Service, 1997).

³ *National Register Bulletin 16A*, 4.

⁴ "A Brief History of the Ojai Valley," Ojai Valley Museum, http://www.ojavalleymuseum.org/uploads/6/0/7/9/60799355/history_of_the_ojai_valley.pdf (accessed January 2016).

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mission system established by the Spanish to “civilize” Alta California. The valley became part of the mission lands and was used to graze cattle.⁵

Mexico won its independence from Spain in 1821, and in 1832 the mission lands were secularized. In 1837 the Mexican governor of Alta California, Juan Alvarado, granted more than 17,000 acres of former mission land east of the Ventura River to Fernando Tico. The grant encompassed the A’hwai valley and was called Rancho Ojai. Tico raised stock in the valley and built a small adobe house east of the present town of Ojai. Alta California was ceded to the United States in 1848, and in 1853 Tico sold the Rancho Ojai to Henry Carnes of Santa Barbara. Over the next fifteen years the ranch changed hands five times and was divided in thirds in 1864. It was finally purchased in its entirety in 1868 by Thomas A. Scott of the California Petroleum Company. Scott’s agent, Thomas Bard, sold the first subdivided land within Rancho Ojai.⁶ Bard began drilling oil wells and eventually hit the first “gusher” in California, but the cost of transporting the oil made the venture economically unfeasible. Bard thereafter subdivided the valley for ranching, and by 1871 over 100 people had settled in the Ojai. Early ranchers raised wheat, which later gave way to more profitable olive, apricot, and orange groves. However, the early agricultural success of the area was soon eclipsed by more commercial ventures. As journalist Bret Bardigan explains:

...a man named Wilcox recently had discovered a hot spring in Matilija Canyon. An enterprising Ventura businessman named R.M. Brown decided to transform the canyon into the Saratoga Springs of California. He bought Wilcox’s property, built a road to the canyon, put up a resort hotel, and placed newspaper ads announcing to the world in September 1873 that San Buenaventura Hot Springs was open for business.

A farmer named W.S. McKee jumped on the bandwagon by building a rustic sanitarium in the middle of the Ojai Valley, at what is now the

⁵ LeRoy McKim Makepeace, *Sherman Thacher And His School* (New Haven: Yale University Press, 1941), 53-55.

⁶ “The History of the Ojai Valley,” Ojai Valley Museum, <http://www.ojavalleymuseum.org/ojai-history.html> (accessed January 2016).

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northeast corner of Ojai Avenue and Gridley Road. Ojai now had the makings of a spa town. All that was missing was the town.⁷

Royce G. Surdam, a Ventura businessman, sensed an opportunity. Several years earlier, in 1869, the Central Pacific Railroad had launched a campaign to generate publicity which the railroad hoped would boost traffic on their new rail line. The company subsidized a junket to California by the well-known East Coast journalist Charles Nordhoff. Nordhoff's account of his travels, *California: For Health, Pleasure, and Residence: A Book For Travellers and Settlers*, was published in 1872 and instantly sparked what Bardigan calls “sparked an epic stampede toward the new Promised Land.”⁸ *Los Angeles Times* columnist Lee Shippey would later reflect that Nordhoff's book “possibly did more to interest the rest of America in California than anything had done since the gold rush.”⁹ Like many Californians, Royce G. Surdam was familiar with Nordhoff's book. “In the fall of 1873 he began promoting a new town site, about a half-mile west of McKee's sanitarium. Surdam's idea was to “jump on the Nordhoff-inspired health-boom bandwagon by marketing his proposed town as sort of a municipal sanitarium, where the dry air would cure just about whatever ailed you. But first, to get the ball rolling, he needed a hotel.”¹⁰ Surdam volunteered to give twenty acres of land to anyone who would agree to build a hotel at his townsite.

Chicago businessman Abram Wheeler Blumberg – who was also inspired by Nordhoff's book – took up the challenge and moved with his wife, Catherine, to the Ojai Valley.

As this hotel was nearing completion, Catherine suggested that the new town be named Nordhoff, to honor the man whose writings had brought them there. Surdam embraced the idea, perhaps less to honor Nordhoff than to imply that the new town bore the famous writer's imprimatur. So the hotel was dubbed the Nordhoff House, and Nordhoff was the name conveyed to Washington, D.C., as the proposed

⁷ Bret Bardigan, “Selling Shangri-La,” The Ojai, <http://theojai.net/selling-shangri-la-2/> (accessed January 2016).

⁸ Bardigan, “Selling Shangri-La.”

⁹ Bardigan, “Selling Shangri-La.”

¹⁰ Bardigan, “Selling Shangri-La.”

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site of a new post office. The postal authorities in due course approved the suggestion, and officially placed Nordhoff, California on the map.¹¹

The town’s founding, with the opening of the hotel in 1874, brought about a number of improvements. Lafayette Herbert opened Nordhoff’s first general store, and that same year, public education in the Ojai Valley was inaugurated with the construction of a one-room schoolhouse. In 1889, Sherman Day Thacher established a private secondary school on his nearby Casa de Piedra Ranch. While some of the earliest students were local boys, the student body was largely composed of boys from East Coast families. By the 1890s, however, enough growth had occurred within the town of Nordhoff to necessitate a larger public school. In 1895 a new two-story wood frame school with four rooms and assembly hall was constructed.¹² In April of that year, a petition was circulated in the Ojai Valley calling for an election to establish a union high school district. It was not until 1909 that the high school was finally organized through the efforts of W.W. Bristol, who became the first principal. Classes were held in the upper story of the old wooden grammar school in downtown Ojai for a period of two years. The high school building, named Nordhoff Union High School in honor of Charles Nordhoff, was completed and dedicated November 1, 1911.

One of the earliest concentrated development efforts to take place in Ojai was at the behest of The Ojai Improvement Company, was established in 1900 and commissioned the construction of the luxurious Foothills Hotel. Because the hotel attracted wealthy guests, its existence forms the basis for understanding much of the subsequent development of the valley.¹³ One regular guest of the Foothills was glass manufacturer Edward Libbey. Libbey immersed himself in civic affairs and soon became “the motivating force”¹⁴ that brought many development projects in the Ojai Valley to fruition.¹⁵ In 1916 Libbey hired Richard Requa of the San Diego architectural firm Mead and Requa to design a unifying arcade, beginning the town’s transformation from a

¹¹ Bardigan, “Selling Shangri-La.”

¹² San Buenaventura Research Associates, “Historic Context Statement For The City of Ojai,” May 2009, http://www.historicresources.com/reps/Ojai_Context_Report_rev_web.pdf (accessed January 2016), 10.

¹³ Richard Hoye, Jane McClenahan, Tom Moore, and the Ojai Valley Museum, *Ojai*, Images of America series (Charleston, SC: Arcadia Publishing, 2007), 8.

¹⁴ Hoye et al., 81.

¹⁵ Hoye et al., 83.

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rustic western town into a refined Mission Revival village. In addition to the Arcade, Libbey also commissioned the construction of the Pergola, the Post Office tower, the Hotel El Roblar (now known as The Oaks), the Ojai Valley Country Club (now known as the Ojai Valley Inn and Spa), and the Arbolada residential district.

Following the town’s transformation, a campaign began to rename Nordhoff. While accounts vary as to the motivations behind the change of name, what is known is that the name of Ojai was assigned to the town’s post office in 1917, and the City of Ojai was subsequently incorporated in 1921.

From its earliest days, Ojai has attracted a distinctive mix of visitors and residents. The Ojai Valley quickly gained a reputation as a healing place, especially for people with respiratory illnesses, and families from across the country arrived with sickly members to settle here. The discovery of hot springs in the local mountains added to Ojai’s healing mystique.¹⁶ As the area continued to thrive throughout the 1920s, its growing popularity attracted a number of philosophers and spiritualists. Among them was Albert W. Warrington, head of the Krotona Institute of Theosophy in Los Angeles. Warrington relocated the Institute from Hollywood to Ojai, constructing a new facility atop what is now known as Krotona Hill. At the same time educator and philosopher Jiddu Krishnamurti, who first visited the area in 1922, went on to settle in Ojai and establish the Oak Grove School. The free-thinking atmosphere encouraged by leaders of the philosophical movements of the time attracted other artists to the area, including the noted ceramic artist Beatrice Wood, who made her home in Ojai.

In addition to the arts, the tradition of private and college preparatory education inaugurated by The Thacher School also flourished in Ojai; private schools established in the area were attracted by the temperate climate, proximity to the national forest, and the area’s natural beauty. Today, the Ojai Valley is one of the most concentrated centers of private education in the state.¹⁷ There are currently fifteen independent private schools in the Ojai Valley which, in addition to The Thacher School, include the Ojai Valley School, the Villanova Preparatory School, and the Besant Hill School.

¹⁶ “A Brief History of the Ojai Valley,” Ojai Valley Museum, http://www.ojavalleymuseum.org/uploads/6/0/7/9/60799355/history_of_the_ojai_valley.pdf (accessed January 2016).

¹⁷ Hoye et al., 8.

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2.2 Private School Education in the Late 19th and Early 20th Centuries

Before the modern development of state-sponsored education, the practice of sending children away so that they could learn in a collective setting is of very long standing and was recorded in classical literature going back over a thousand years. In Europe, a practice developed by early mediaeval times of sending boys to be taught by literate clergymen, either in monasteries or as pages in great households. The school often considered the world’s oldest boarding school, The King’s School, Canterbury, counts the development of the monastery school in around 597 AD to be the date of the school’s founding.

Throughout much of American history independent private schools were the mainstay of the nation’s schools. Independent schools were established alongside public schools mainly in an effort to achieve higher educational standards. Their roots go back to colonial and revolutionary times. The oldest American private school is Collegiate School in Manhattan founded in 1628. Many of the oldest private schools are concentrated in the east in what were the original thirteen colonies. Most of the founders of these early schools were principled men with lofty ideals and purposes.

Colony-wide laws in New England in the mid-seventeenth century required towns to support a common school. In the mid-Atlantic region, private and sectarian schools filled the same niche as the New England common schools. As the population dispersed, small district schools developed in rural areas—and in the eighteenth century, urban development fostered private educational alternatives.

No one pattern of education existed across the colonies, and the government had no de facto monopoly in the operation of schools. Some schools were free, some were supported by a combination of financial sources, and some relied solely on tuition. However, by the end of the colonial period in America the institution of school was deep-seated. Yet, no system resembled the modern concept of secular, free, compulsory, or universal schooling.

In the nineteenth century, schooling was widely available without a government mandate. The line between public and private remained blurred, and diversity of schooling persisted. As a response to the perceived domination of the public school

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systems by Protestant political and religious ideas, many Roman Catholic parish churches, dioceses and religious orders established schools, which operated entirely without government funding. For many years, the vast majority of private schools in the United States were Catholic schools.¹⁸

Meanwhile, the country saw a rise in the presence of academies that provided secondary education. Ranging from boarding schools for the upper class to institutions that barely surpassed the common schools, the academies reached their peak about 1850. Secondary schools, or high schools, either public or private, were primarily designed to prepare students for a college or university education. These institutions include private university-preparatory schools or “prep schools”, boarding schools and day schools.

Early Private Schools in California

The first private school in California was opened in 1833 by prominent early immigrant William Edward Petty Hartnell. Born in England in 1798 Hartnell spent time in South America with a British trading company before immigrating to California in 1822 to work in the hide and tallow trade, which became a significant factor in California’s economic history. He established a trading company in Monterey and contracted with the missions who had an abundance of cattle. The business was a success as he persuaded Governor Sola to allow his company the right to conduct business in any port in California. During this time, he also served as a tutor to prominent families in the area, with Juan Bautista Alvarado (Governor of California 1836-1842) and Mariano Guadalupe Vallejo (military commander, politician, and rancher) as two of his more notable pupils. In 1830 Hartnell became a Mexican citizen and was able to own land. He was granted a portion of Rancho El Alisal, near present day Salinas, in May 1833.

With the acquisition of the rancho and the decline of the hide and tallow trade Hartnell was prompted to try something else to make a living. On December 10, 1833, Hartnell announced he was opening a school named El Seminario del Patrocinio de San Jose, or “Colegio de San Jose”, hoping to make a living as a schoolmaster. This school was supported by then Governor José Figueroa. The focus of the school was to prepare

¹⁸ Otto F. Kraushaar, *American Nonpublic Schools: Patterns of Diversity* (Baltimore, MD: The Johns Hopkins University Press, 1972), p. 7.

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students for university study, although pupils as young as eight were admitted. Classes were initially held in Hartnell’s house, but later moved to other buildings on Rancho El Alisal.

Tuition was considered reasonable at \$200 per annum when eastern prep schools in the United States at the time were charging \$450 per annum. Hartnell hoped that the reduced price would help attract students. Additionally, he hoped the school’s proximity would entice the local wealthy families to send their boys to his school rather than on the long and dangerous trip to Europe or even the missionary schools in the Sandwich Islands. Subjects taught included: reading and writing, Spanish, French, English, German, Latin, arithmetic, algebra, bookkeeping, and philosophy. Special attention was also paid to teaching the Christian doctrine; however, Hartnell’s school was also considered California’s first secular school because it did not focus on strictly on religion.¹⁹

Even though the school received praise, it was forced to shut down in 1836. After the death of Governor Figueroa, the Mexican government forced all Spaniards to leave California, which included the two Jesuit priests who taught the classes at the school. However, two other private schools established in the 19th century remain in operation in addition to The Thacher School: San Domenico School, and St. Catherine’s Academy.

Founded in 1850 in Monterey by Mother Mary of the Cross Goemaere, O.P., as St. Catherine Academy, San Domenico is the oldest independent, and first Catholic school, in California.²⁰ In 1854 the school moved to Benicia, then the capital of the state. During the ensuing thirty years, it became the center of culture and education for California’s young women. When Benicia’s importance as a population center began to decline, after the state capital moved to Sacramento, the sisters determined to move the school to a more central location in the Bay Area. In 1889 the novitiate and boarding school were transferred to San Rafael. Despite extreme poverty during the first few years, the sisters kept up the high standards and traditions, enhancing its already distinguished reputation. In 1965, the school moved from San Rafael to Sleepy Hollow

¹⁹ Sean F. Roney, “William Hartnell: The Hero and His Colleges,” <http://www.mchsmuseum.com/hartnell2.html>. Website accessed January 8, 2016.

²⁰ San Domenico School website, “A History of San Domenico School,” <http://www.sandomenico.org/>. Website accessed January 22, 2016.

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(San Anselmo, CA) and was rededicated San Domenico School for Girls in 1966. The school is guided by the Dominican Order educational philosophy of study, reflection, service, and community. Still operating today, San Domenico High School is a coeducational day, boarding and flex-boarding school.

Founded in 1889 by Mother Pia Backes of the Dominican Sisters of Mission San José, St. Catherine’s Academy is the first Catholic elementary school in what would become Orange County in Southern California. Beginning as a coeducational parochial school and boarding academy for girls, St. Catherine’s Academy was also an orphanage before adopting its current format as a Catholic school with a military tradition for boys.²¹ St. Catherine’s Academy opened its doors in 1889 with nineteen day students and eleven resident students. The school was originally intended to be a day school for local children and a boarding academy for girls. Always seeking to serve the needs of the community, St. Catherine’s Academy became an orphanage for boys in 1894. By 1903, St. Catherine’s Orphanage reached capacity, housing 200 orphans. In 1916 enrollment shifted from orphans to day and boarding students when the Bureau of Catholic Charities introduced a new policy of placing orphans with families in private homes. The Sisters engaged retired military officers as teachers for the older boys. In 1925 St. Catherine’s officially became St. Catherine’s Military Academy with Captain Daniel Healy as its first commandant. The school is still run by the Dominican Sisters of Mission San José.

Ranch Prep Schools in the American West

Amongst the assemblage of private schools which were established in California in the late 19th century, The Thacher School occupies a unique niche as the earliest example of a ranch school. Ranch schools, private preparatory schools initially for boys, were designed to develop character, masculinity, and citizenship through immersion in a Western experience.²² They were located in several western states including Arizona, California, New Mexico and Wyoming.

²¹ St. Catherine’s Academy, <http://www.stcatherinesacademy.org/about/history.cfm>. Website accessed January 22, 2016.

²² Melissa Bingmann, *Prep School Cowboys: Ranch Schools in the American West* (Albuquerque, NM: University of New Mexico Press, 2105), p. xv.

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In philosophy and aims, the ranch schools were remarkably similar to the more established eastern private preparatory schools yet incorporated elements of dude ranching, progressive education, and summer camps to create a unique educational experience for America’s wealthier children. They provided an alternative to the more established boarding schools in New England and on the East Coast.

By the turn of the century, the imagined West had many qualities that made it the ideal proving ground for American youth. Western ranch schools became a valued resource for the education of the elite because in the American mind, the West lacked the hindrances of inherited privilege and other cultural and social restraints that inhibited youth from becoming “self-made.” Ranch schools took on characteristics that parents expected of authentic western ranch life, including the opportunity for ranch work. The need for boys who were being groomed to assume leadership roles to prove themselves through physical labor had evolved into a rite of passage. Most work conducted by ranch schools, however, was solely for character building rather than the actual running of a ranch. The ranch school experience was meant to impart western character traits and a greater knowledge of America that would make the student better citizens and leaders.

Ranch schools were simultaneously impacted by the progressive education movement as they held true to a traditional preparatory curriculum with unique extracurricular activities suited to a western lifestyle, designed for the specific purpose of developing character. However, like other preparatory schools, the ranch school’s ultimate goal was to prepare students for a college or university. The schools joined professional associations that catered to the Ivy League colleges, hiring staff with credentials, recruiting influential individuals to their boards of directors and demonstrating a track record of success through their alumni.

Classes prepared students for college, but it was the extracurricular activities and experience living in the West that were intended to provide life lessons, and ranch schools became a destination for pilgrimages of citizenship while cultivating self-reliant, responsible citizens and leaders who embodied the spirit of the American West.

Western ranch schools thrived from the early years of the twentieth century until just after World War II. Economic trends in the post-World War era brought about the decline of most schools. The romantic myth of the American West was fading as tourism was on the rise. Many ranch schools depended on the pre-war elite nature of western travel and the extended visit, and relied on hefty tuition fees paid by parents, which was being supplanted by endowments directed towards the eastern schools. Ranch schools that persisted succeeded by adapting school policies and curriculum to

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attract a more diverse student clientele because the academic quality of a school mattered more to parents than a unique identity.

2.3 Sherman Day Thacher and the Establishment of the Thacher School

By way of introducing his seminal biography of The Thacher School’s founder, Sherman Day Thacher, historian LeRoy McKim Makepeace observed, “Sherman D. Thacher founded a school by accident and based it upon nothing but faith.”²³ While Thacher may never have intended to form a school, the undertaking proved to be his life’s work as well as his lasting legacy.

Sherman Day Thacher was born in 1861 in New Haven, Connecticut to Thomas A. Thacher and his second wife, Elizabeth Baldwin Sherman, a granddaughter of Roger Sherman. Thomas Thacher served as Professor of Latin at Yale College for over forty years, and the twin strains of Yale allegiance and the world of private academia would prove to be profound influences on Sherman Thacher’s life. As a child, Thacher attended the Hopkins School and was a self-described “scary, diffident little boy, much tormented by the fear of new people and of the dark and of loneliness.”²⁴ He found some confidence and social maturity at Yale, which was also the alma mater of his father and maternal grandfather. While at Yale, Thacher served as an editor on the *Yale Record* and was a member of Delta Kappa, Psi Upsilon, and the secret society of Skull and Bones. He graduated with a Bachelor of Arts degree in 1883 and worked for a time as a salesman in New York for W. & J. Sloane. However, Thacher chafed at the mundanity of the work and struggled to find a sense of purpose in his life. He wrote to his brother, Edward:

The business which I have to devote myself to seems pleasant enough from day to day, but I cannot but wonder what it is leading to, and I am, naturally enough perhaps, not wholly satisfied with devoting my life to carpets...If I was unusually successful I might in 15 years be a salesman with a salary of, say, \$8000 and afford to rent a flat in Harlem and there

²³ Makepeace, 1.

²⁴ Makepeace, 7.

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raise a family of boys whose ideals would be formed after the fashion of a Broadway swell, and girls equally useless and ornamental.²⁵

Nonetheless, Thacher was determined to “stick to carpets, at least until it can be claimed that I did not give them a fair trial.”²⁶ After a year, Thacher resigned from Sloane. As LeRoy McKim Makepeace noted, “Sherman had difficulty in finding a gentlemanly occupation requiring brains.”²⁷

Medicine was out of the question. He knew no science and had little interest for it. Teaching? Apparently this did not enter his mind as it had in Senior year. Architecture must be put aside by someone who drew so crudely that he had to accompany his illustrations in letters with a note on “the things in the picture which need mentioning.” Law had been a possibility before, although there had been doubt “of [his] capability and fitness, not inclination.”²⁸

Sherman Thacher decided, then, to become a lawyer. His decision was based largely on the fact that he could return to Yale and live at home, thus keeping his expenses to a minimum. He graduated *cum laude* with a Bachelor of Laws degree in 1886 and accepted a position as a clerk with Lathrop and Smith, a law firm in Kansas City, Missouri in January 1887. He worked on and off for Lathrop and Smith for only a few months, but remained in Kansas City. He was soon joined by family friend and fellow Yale alumnus Horace Taft, who had come to Kansas City to consider establishing a school. In the meantime Taft took on a great deal of work as a private tutor, and was occasionally aided by Thacher. As Makepeace observes of this time, “It is interesting to note that so far Sherman never thought of teaching except as a way of making money, but whenever he needed money the first possibility he considered was tutoring.”²⁹ Within the year, however, Thacher returned home to New Haven and once again found himself at a loss of purpose.

²⁵ Makepeace, 35.

²⁶ Makepeace, 35.

²⁷ Makepeace, 36.

²⁸ Makepeace, 36.

²⁹ Makepeace, 40.

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The answer to his dilemma came with the doctors’ pronouncement regarding his ailing brother George’s deteriorating health. They “were agreed that his life must now be reckoned in months,” Makepeace writes. “There was no hope of recovery, they said, but he would be more comfortable and might live longer in a warmer climate.”³⁰ Thacher’s older brother, Edward had recently relocated to the Ojai Valley, which was only populated by a “few hundred people who came there for an odd assortment of reasons,” but was already known as “healthful and quiet to the point of desolation.”³¹ It was decided that George should join Edward in Ojai, but as he could not travel alone due to his illness, Sherman Thacher was charged with accompanying his brother on the trip. The two men arrived in Ojai on Halloween in 1887, and at first Sherman Thacher only intended to stay a few weeks to help settle his brother before returning home. Within weeks, though, Thacher had become enamored with the mild climate and landscape and found satisfaction in the physical labor that came with ranching. He decided to remain in Ojai and become an orchardist. He borrowed money to acquire a 160-acre claim adjacent to his brother Edward’s property and constructed a three-room frame cottage. By January 1888, he was ready to become a rancher on the site he called the “Casa de Piedra.”

At the time ranching and, indeed, any kind of agricultural operations in Ojai were far more challenging than the landscape and climate might have led one to believe. Architect Austen Pierpont, a lifelong Ojai resident, later recalled that “economically, it was a precarious world in those days...People didn’t know what to plant. They asked their neighbors. Agriculture was a difficult business. It was almost impossible to make a living. You had to have some money when you came here, or else.”³² LeRoy Makepeace concurs, noting that “anyone who hoped to make even a living on Sherman’s piece of land had to be optimistic.”³³ After struggling to plant an olive grove, Thacher turned his attention to oranges. His efforts were sadly interrupted by his brother George’s death in January 1889. Their mother, Elizabeth Thacher – whom everyone referred to as “Madam Thacher” – traveled west when her son’s imminent

³⁰ Makepeace, 42.

³¹ Makepeace, 43.

³² Gene Beley, “A Name and Home Designs That Outlast the Years,” *The Ventura County Star – Free Press*, July 16, 1967.

³³ Makepeace, 46.

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passing became apparent. Following George’s death, Madam Thacher opted to remain in Ojai and live with her son Sherman.

Although he would become best known for the private school he operated from his ranch, Sherman Thacher maintained an active presence in nearly every sphere of civic life in Ojai. He supported public education and before establishment of the high school he gave selected children an opportunity to attend his institution without charge.³⁴ He also served on the Board of Trustees of Nordhoff High School for nearly fifteen years, and was active in the Ojai Men’s League, the Ojai Board of Trade, and the Ojai Civic Association. Indeed, the entire Thacher family would play a pioneering role in the development of the area. Sherman’s older brother, Edward Thacher, who had been the first to settle in the area, subsequently pioneered the development of the local orange and olive industries.³⁵ And William Thacher, the New England and intercollegiate tennis doubles champion at Yale University in 1886, was the last of the brothers to settle in the area, where he founded the Ojai Valley Tennis Club in 1895 and the Ojai Tennis Tournament in 1899.³⁶ Their mother, Madam Thacher, remained a resident of Ojai, residing on her son’s ranch and, later, the campus of his school, until her death thirty years later.

Surrounded by his family and contented with his work as a rancher and his contributions to civic affairs, Sherman Thacher finally found the purpose in life which he had sought for so long. LeRoy Makepeace observes that “amid the Western optimism and hospitality he lost many of his worries and was at peace not only with the world but, more important, with himself.”³⁷

Sherman Thacher’s agricultural operations were still his primary concern when he received a letter from family friend and Yale professor Henry W. Farnam requesting a favor from Thacher. Would he consider taking Farnam’s nephew, also named Henry, for “a year of outdoor life combined with study in preparation for college”?³⁸ Thacher

³⁴ John Allan Rogers, “A History of School Organization and Administration in Ventura County” (A Dissertation Presented to the Faculty of the School of Education, University of Southern California, June 1961), 231-233.

³⁵ Hoye et al., 8.

³⁶ “The Ojai, 115 Years of History,” The Ojai Tennis Tournament, <http://www.ojaitourney.org/history/> (accessed June 9, 2015).

³⁷ Makepeace, 69.

³⁸ Makepeace, 70.

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appeared to take Farnam’s request as a matter of course: “After consulting with his family, who agreed that it would be pleasant to have young Henry around, Sherman accepted the proposal without more ado, and looked forward to earning a few extra dollars ‘until the oranges should make his fortune.’”³⁹

It did not take long, though, until “somehow it became known all over Ventura County that Sherman was willing and able to tutor.”⁴⁰ Sherman Thacher’s favor to a friend soon became a full-fledged operation. At the time public schools in the county were considered to be unsatisfactory, and while he was inexperienced, due to his education Thacher was still better qualified than other local teachers.⁴¹ Although he was pressed by area parents to take on more boys, Thacher at first demurred.

His main concern, he told the parents, was the fear that if he were not careful he would have a school on his hands. They assured him that no one, except themselves, could ever force him to continue taking boys. In a few years the orange orchard would be bearing and his fortune made. He gracefully yielded, intending to gain revenge by exorbitant tuition fees.⁴²

With Sherman Thacher’s acquiescence, the Casa de Piedra Ranch school was formed.

2.4 Thacher School Development History⁴³

Over time, each headmaster has left their mark on the school and its built environment, which reflects the tangible examples of their stewardship and planning. Thus, the development of The Thacher School’s campus is detailed below in periods which correspond to the tenure of each headmaster.

³⁹ Makepeace, 70.

⁴⁰ Makepeace, 73.

⁴¹ Makepeace, 74.

⁴² Makepeace, 74.

⁴³ While the scope of this study does not permit a detailed discussion of the cultural or institutional history of the school, additional information and accounts of school life during Sherman Day Thacher’s stewardship can be found in LeRoy McKim Makepeace’s biography, *Sherman Thacher and His School*; later years are discussed in great detail in John S. Huyler’s memoir, *The Stamp of the School*.

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Sherman Day Thacher (1889-1931)

From the earliest days of the school now established at the Casa de Piedra Ranch, its character was decidedly antithetical to any kind of institutional development. The earliest advertisements made note of the fact that “the place has not been given the title of school. While it is a school as far as progress in study goes, it is hoped that it will always preserve distinctly the more normal life of a household and ranch.”⁴⁴ At first few provisions were made for the additional residents of the ranch; all school operations were conducted out of the stone house – the “first real building” Sherman Thacher constructed on his ranch in 1889.⁴⁵ Within just a few years, however, Thacher had taken on enough pupils to make this arrangement unsuitable. By 1892, Thacher was compelled to hire an additional teacher, Oliver Hart Bronson, and construct several additional buildings. LeRoy McKim Makepeace gives this description of the school’s initial campus:

The kitchen was at the north end of a row of redwood frame structures patterned after the original shack erected by Mr. Thacher and Mr. Kelsey in 1888. The parlor and dining room were connected in front of the adjoining kitchen, and graced by a porch with a vine-covered portico for shade. The other houses, set a few feet apart, looked like a train of cars. The one next to the kitchen boasted two stories, and here lived Madam Thacher downstairs, with Mr. Thacher and two boys above. Bronson and three boys occupied the next, while the third one, in back of Bronson’s was given over to four older boys who did about as they pleased.

With one exception all rooms were single and very small. Those used by Mr. Thacher and Bronson were not noticeably larger than any others. There was no running water on the place, and each room was equipped with a pitcher and washbasin. After the water was used, it was flung out the window unless a water fight was in progress. The walls were of

⁴⁴ Makepeace, 75.

⁴⁵ Makepeace, 49.

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unplastered boards, but a wood stove adequately served every two rooms. Sanitation was primitive.

At the other end of the row was the Casa de Piedra from which the ranch took its name. This was the second building on the place and was finished shortly before Henry Farnam came. Mr. Thacher had become tired of hauling lumber twenty miles and decided to use whatever materials were near at hand. Stones were the obvious solution. A stone house would be fireproof, cool in summer, and cheap. This would be the first stone house in Ventura County...it made a fine center for the school activity.⁴⁶

In these early years, during the three academic years from the fall of 1892 to the spring of 1895, a pattern for school life and operation evolved, much of which became permanent.⁴⁷ Domestic work and cooking was done by hired Chinese workers. In the early days, the Chinese were hired because white servants were scarce, notes Makepeace, “but Mr. Thacher continued to have them from choice until they became as much a part of the school as the mountains and the horses.”⁴⁸

Horses, too, figured prominently in life at the ranch. Although not every boy had one at first, pupils living in the County soon started bringing their horses from home; as a means of transportation horses were vital, and a chief form of recreation when there were few other options. Along with riding baseball became the primary form of exercise, played at recess with scores carried over from day to day.

The first field was not quite standard either in size or shape because outcropping boulders were used as bases. In 1893 a real diamond was laid out. This was near the site later used for the Main Building.

[...]Other sports were merely incidental. Tennis was played on a dirt court leveled out of the hillside, and...during hot spells of early fall and

⁴⁶ Makepeace, 82-83

⁴⁷ Makepeace, 87.

⁴⁸ Makepeace, 81.

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late spring they went swimming in the irrigation reservoir on Wilsie’s ranch a mile away.⁴⁹

By 1895, Sherman Thacher had developed a working school. Admittedly, Makepeace acknowledges, “the equipment was little better than adequate and the buildings were neither handsome nor luxurious. But he knew that the physical plant of a school is of slight importance to anyone except parents.”⁵⁰

On the night of June 17th, 1895, a fire broke out in the kitchen building. Without water storage via a tank or reservoir with which to fight the fire, the entire complex was completely consumed in less than thirty minutes. The boys, staff, and Thacher family all escaped without injury, but the loss of property and possessions was almost too great to contemplate. Sherman Thacher was substantially underinsured, holding coverage for perhaps a quarter of the total value of the property’s improvements, and had almost no money in the bank.⁵¹ However, he immediately announced that he would rebuild at once, a process that was greatly aided by the financial contributions of friends and family members.

Perhaps the greatest symbolic loss was that of the Stone House – the heart of the school and ranch. The masonry had been weakened by the fire and it was necessary to abandon the building to ruin. “With the chief architectural glory of the ranch unavailable,” Makepeace writes, “there was little inducement to raise a new creation from the cold ashes.”⁵² Instead, it was decided to relocate the ranch and school operations to a new site up the hill, a few hundred feet to the south directly above the orange orchard – which, ironically, was finally bearing its first fruit.⁵³ Makepeace describes the reconstructed campus:

Two buildings, each with two stories, were erected side by side and facing down the valley. The Main Building, surrounded on two-and-a-half sides by a piazza, contained the parlor and dining room, with a kitchen adjoining the rear. In the second story were bedrooms for the

⁴⁹ Makepeace, 90.

⁵⁰ Makepeace, 99.

⁵¹ Makepeace, 100.

⁵² Makepeace, 104-105.

⁵³ Makepeace, 105.

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younger boys. The outstanding feature of the parlor was a large fireplace made of stone quarried on the Gridley Ranch five miles away. Mr. Thacher was always proud of this fireplace, which he helped design....The other building, which later became the Middle School dormitory, was a combination dormitory and school building. On the first floor were a schoolroom, two recitation rooms, a laboratory, and the Headmaster’s office. Above these were eight bedrooms and a piazza. “The style of the buildings will be extremely simple,” the *Ojai* reported, “but comfort and architectural effect will be studied with care.” They were simple almost to the point of plainness...The material was redwood, slightly less inflammable than other wood, which was brought twenty miles by wagon. These framework structures also gave the impression of instability, but they neither burned down nor collapsed during more than four decades of rough treatment by the boys.⁵⁴

The new campus, such as it was, was constructed swiftly: buildings were ready by the commencement of the new school year in October 1895. Edward Thacher, who had studied as an architect, designed the two new structures, with some assistance from Santa Barbara architect Samuel Ilsley.

While the two school structures were given over to the boys, it still remained necessary to house the Thachers. The challenge was compounded by the fact that Sherman Thacher became engaged that same year, and would soon be bringing a wife to campus. Thus, building activity during the 1895-1896 school year focused on the construction of two residences. The first was a house for Madam Thacher, which was completed in early 1896 and quickly became known as the “Greek Cross” cottage. She furnished the money and the general design, resembling a Greek Cross, from which it took its name. This novel shape made four sheltered corners where she could sit in the sun, shifting to another corner as the sun changed or the wind blew.⁵⁵ The second was a home for Sherman Thacher and his new wife, Eliza Blake. The couple arrived home to the newly-completed Chaparral Cottage after their wedding in June 1896.

⁵⁴ Makepeace, 105.

⁵⁵ John S. Huyler, *The Stamp of the School: Reminiscences of the Thacher School, 1949-1992* (Seattle: Special Child Publications, 1994), 112.

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...It was the gift of Mr. and Mrs. Blake and stood about a hundred yards from the new Main Building. Like the others it was of redwood, without plastered walls or central heating. For many years it did not even have hot water. In this small house six children grew up...⁵⁶

More such houses might have been constructed for additional staff and faculty, had the school been able to hire them, but therein lay the root of a rather circular problem. According to LeRoy McKim Makepeace, practical difficulties made it impossible to accommodate any more married men, which put The Thacher School at some disadvantage in terms of securing additional teachers. “Several highly promising teachers were denied positions because they had the misfortune to be married, recounted Makepeace. “Before the days of apartments, a married teacher implied a house, and there was little money to pay for such construction...Besides, the young men were needed to supervise dormitories.”⁵⁷

The teachers were mostly bachelors. Until 1896 when Mr. Thacher married, his mother was the only woman at the school. In 1904 living quarters were added to the Middle School so that Mr. Barnes could be married; in 1911 Mr. William Thacher married, and so did Mr. Lefferts in 1922. These were the only houses provided until 1931.⁵⁸

Marriage was not a trend that was necessarily encouraged because, as Makepeace notes, “Young teachers were difficult enough, but young wives would have been still more dissatisfied.”⁵⁹ The monotony of term-time school life coupled with the insular quality of such a small operation – as well as the geographical isolation of the campus at the time – was not deemed conducive to the happiness and general satisfaction of young wives. It would be several more decades before more widespread accommodations for married staff and faculty were even considered.

Material growth continued after the reconstruction until there were fifteen buildings on the ranch.⁶⁰ In 1899, the barns were expanded to stable forty horses and six cows. That

⁵⁶ Makepeace, 107.

⁵⁷ Makepeace, 165.

⁵⁸ Makepeace, 164.

⁵⁹ Makepeace, 165.

⁶⁰ Makepeace, 112.

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same year, the first well was drilled and a water system was established for the campus. The development and expansion of the water system became a primary concern throughout the next several years. A reservoir had been dug in 1895, and with the development of the well, it could now be filled and the ranch would be relatively safe from the kind of damage wrought by the earlier fire.

The first decades of the 20th century were marked by a great period of growth for the fledgling school at the Casa de Piedra Ranch. Now known as The Thacher School, Sherman Day Thacher’s ranch and school housed nearly forty pupils. The demand to expand was great, but Thacher was hesitant to do so. Although his reluctance played a major part in the lack of subsequent development, there was an even greater obstacle to improving the campus. “In the first decade and a half,” Makepeace writes, “nothing had been constructed which was not absolutely essential.”⁶¹ Even now,

Expansion was restricted...by a more relentless force than the Headmaster. There was not enough money to pay for the necessary additions to buildings. All that could be afforded was to increase dormitory space so that it equaled the schoolroom capacity. Behind the Main School Building, where the older boys lived, a small Annex was constructed, and later another outgrowth appeared and was named the Appendix. To the building in which the youngest boys lived a few rooms were added upstairs and a little one-room library below. A rudimentary arch, grandiosely termed the “Porte-cochere,” separated the first story of the new and old. But this was all that could be done, and in 1910 the roll call numbered only forty-five.

[...] Now, at intervals of two years, three institutions were created and immediately became integral parts of the school life. During the autumn of 1904 a more or less level space on the adjoining Horn Ranch was leased. This was named the New Field...Until the New Field was acquired, the school had no playing fields except the two small baseball diamonds. Gymkhana and track enthusiasts practiced in a wide space between orange trees. The New Field was improved and eventually

⁶¹ Makepeace, 127.

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purchased, becoming the center of the school athletics. In 1906 the Rough House was constructed behind the school building. Entirely Mr. Thacher’s brain child, this was a study barn with many of the characteristics of a combined monkey cage and firehouse. There were firemen’s poles reminiscent of New Haven, ladders, ropes, rings to swing on, material for pillow fights, and slides – in fact, all the equipment for roughhousing. As an indestructible building in which boys can let off steam without injury to themselves or others it has no equal.⁶²

Another notable improvement was made in 1908 with the addition of the Outdoor Theatre, which was developed in time for commencement exercises to be held there in June.

In November, 1907, the school Notes suggested the appropriateness of an outdoor amphitheater similar to the Greek ones. Mingling fancy with common sense, the editorial added, “A wooden structure would be quite in order, and the only covered part need be the stage and dressing rooms. In the center, a place should be left for a bonfire to offset the chill of some of our nights, and incidentally to light the theatre.” Taking a walk soon after this, Andrew Wolfenden, bookkeeper and teacher, discovered the ideal location. Between the barns and the pastures is a ravine, which at one point is steep and strewn with boulders. The protection of darkness and sagebrush was substituted for dressing rooms, and all that needed to be done was to straighten the stones, not into lines but merely into a semblance of order, and build walls to keep the winter stream in its channel...Dignified, informal, simple, and slightly uncomfortable, the Outdoor Theatre is characteristic of the whole school.⁶³

The campus was once again threatened by fire in the autumn of 1910. Fortunately, the damage was less serious than that of 1895, in that the damage was less extensive and

⁶² Makepeace, 126-127.

⁶³ Makepeace, 128.

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the School was in a stronger position.⁶⁴ Once again, everyone escaped without injury, but the Main School Building, Appendix, Annex, and Rough House were completely destroyed. Indeed, the only major building to survive the fire was the present-day Dining Hall.

What had been lost was the core of the school plant: study hall, all classrooms, and living quarters of the two upper classes. The situation was made worse by the fact that Mr. Thacher had not learned the lesson of 1895. He was not caught without any insurance, but on buildings which he valued at \$10,000 he carried less than \$3,000.⁶⁵

Arrangements for housing and classes were improvised during the rebuilding process, with boys bunking with teachers and classes being held in the library. During this time Sherman Thacher made the acquaintance of a Los Angeles architect, Arthur B. Benton, who was staying in Ojai while he planned the new high school. Benton was well-known in Los Angeles for his civic and commercial projects and favored the popular Mission Revival style of architecture. Thacher commissioned Benton to design the new buildings for the campus.

There were to be two so that they might burn separately next time: a school building on the site of the ruins and a dormitory fifty yards south. Mr. Thacher stipulated that they must be strictly utilitarian and constructed of fireproof, or at least “slow-burning,” material, as the contractor put it. The previous buildings had defied architectural classification, unless they could be called “Redwood Renaissance.” In the new ones there was a trace of mission arches... The new Upper School had a floor plan like an “H” and two stories. Each floor was divided in half, and each half had one teacher and two “sections” of four boys. As before, all rooms were single. The “section” was a combination hallway-sitting room with a fireplace and balcony shared by the four boys whose rooms opened off it. The arrangement was original and proved

⁶⁴ Durand Echeverria, “Building History Program Outlined,” *Thacher Notes*, April 30, 1947. Held in The Thacher School Archives at the James G. Boswell Library. Librarian and archivist Ms. Bonnie LaForge provided access to the archives for this report as well as invaluable assistance throughout the research process.

⁶⁵ Makepeace, 130.

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delightful. To offset the cost of these two buildings, which was \$30,000, rooms for eight more boys were made available. The school was thus increased by mere chance. ⁶⁶

Both buildings were completed by the start of the next fall term in 1911, but the beloved Rough House not rebuilt until 1914.

For the next eighteen years, no major additions were made to the campus.⁶⁷ World War I cast a shadow across the school, such that one of the few improvements of note was a war garden started by William Thacher behind his house in 1918.⁶⁸ A small faculty club – a longed-for facility, to be sure – was erected following the war.⁶⁹ The more poignant addition was the development of a memorial peristyle, which now functions as part of the Outdoor Chapel. While many ideas for the memorial were proposed by students, in the end it was agreed that “the memorial must not be disguised as just another part of the school plant.”⁷⁰ The peristyle concept – originally the suggestion of Sherman Thacher – prevailed.⁷¹

A more significant contributing factor to the lack of development was Sherman Thacher’s financial situation. Thacher had been in debt even before the fire of 1895, and he refused to accept any donations to the School for new buildings; he believed that as a private institution it should remain self-sufficient.⁷² The dilemma, in fact, had first troubled him when a number of students and alumni sought to recognize their fellow classmates killed in battle by taking up a collection for the war memorial.⁷³ It was not until Thacher cleared the last of his debts in 1922 that the school commenced with any building activity. This was due, in part, to the incorporation of the School as a non-profit institution in 1924. While Sherman Thacher remained headmaster, and his family retained their residences at the School, the Casa de Piedra Ranch property was turned over to the School’s new Board of Trustees.

⁶⁶ Makepeace, 130-131.

⁶⁷ Durand Echeverria, “Building History Program Outlined.”

⁶⁸ Makepeace, 134. The garden was relocated the following year to a larger area above the upper recess baseball field.

⁶⁹ Makepeace, 167.

⁷⁰ Makepeace, 136.

⁷¹ Makepeace, 136.

⁷² Durand Echeverria, “Building History Program Outlined.”

⁷³ Makepeace, 172.

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With the question of the School’s future decided through incorporation, the Board now felt that it would be appropriate to accept any financial gifts intended for future building projects.⁷⁴ The second half of the 1920s saw the construction of several new buildings as a result of financial gifts to the school. These included a grandstand for the gymkhana area, completed in 1927 and in honor of its patron and board member, Frank Heffelfinger;⁷⁵ and a new library, designed by architect Carleton Monroe Winslow and completed in 1928. Several years later, a squash court, completed in 1930, was given in memory of former student John Bixby.

The dawn of a new decade brought great change to The Thacher School. At the commencement exercises for the 1930-1931 school year, in his address to the school, Sherman Day Thacher announced his retirement as well as that of his brother, William Thacher, who had served on the faculty and been a member of the school community for nearly as long as his brother, the founder. William Thacher would no longer teach but would continue to live at the school.

Sherman Thacher had been in ill health for some time, but it was with great reluctance that he acquiesced to his doctors’ wishes that he vacate his duties. He died only six weeks after he announced his retirement, on August 5th, 1931, of operative shock.

Morgan Barnes (1931-1936)

Teacher Morgan Barnes was chosen to succeed Sherman Day Thacher as headmaster of The Thacher School. Almost immediately Barnes and the Board of Trustees commenced with plans to improve the campus. In 1931 the need for long-range planning for future building was seen, and the Trustees authorized Morgan Barnes, the acting headmaster, to retain two of the School’s alumni, architect Austen Pierpont, CdeP ’09, and landscape architect Lockwood de Forest, CdeP ’16, to draw up “a comprehensive plan for future building operations.”⁷⁶ *The Thacher Notes*, the school newspaper, reported on the plan when it was formally announced the following year.

⁷⁴ Durand Echeverria, “Building History Program Outlined.”

⁷⁵ Historian Judy Triem asserts that this was architect Austen Pierpont’s first building project on campus; however, this information could not be confirmed for this report.

⁷⁶ Durand Echeverria, “Building History Program Outlined.”

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[Pierpont and de Forest] have recently completed a general building plan for the School. They have drawn up a zone map of the School showing the present situation of the buildings, and the general locations of the future constructions and alterations, some of the latter of which will be started in a few weeks. Some of these alterations that are being attended to soon are the closing of the “porte-cochere” and to change the drive through it into a service area, sending general traffic on an improved road between the Main Building and the Middle School. This road will be continued up the hill behind the laundry. In this vicinity will be new quarters for the Chinese help and a new house for the ranch men. The Infirmary will ultimately be moved to a position across the improved road opposite where it now stands. The road passing in front of the laundry and the museum will be closed to general traffic on the hill. Where the Middle Barn now stands in the future will be an auditorium, and between it and the Middle School will be, as they are required, masters’ houses. When the auditorium is put up, the barns will be put up in the region of the present Upper Barn to serve the whole School.

The general limitations in this program are few. The style of architecture to be followed in general will be California Spanish with field-stone and stucco as materials. There is no time schedule at present, general financial conditions being an important factor. It will probably extend over the next twenty years.⁷⁷

The first building to be constructed under the new plan was the living quarters for the School’s Chinese servants.⁷⁸ Completed in 1932, the L-shaped building featured seven rooms which opened to an interior courtyard, as well as a common room and a bathroom equipped with a shower deemed “the envy of the entire School.”⁷⁹ A new planting program was also inaugurated, likely under de Forest’s direction.⁸⁰ The first

⁷⁷ “Future Architectural Plan For School Is Announced,” *The Thacher Notes*, May 27, 1932.

⁷⁸ “New Chinese Quarters,” *The Thacher Notes*, December 9, 1932.

⁷⁹ “New Chinese Quarters,” *The Thacher Notes*, December 9, 1932.

⁸⁰ “Many New Improvements,” *The Thacher Notes*, December 9, 1932.

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dedicated science building was also constructed, using funds donated by the father of Howard Hughes, who spent one of his high school years at Thacher as a member of the class of 1923. According to historian Judy Triem the Hughes building, which was completed in 1936, represented architect Pierpont’s first major commission on campus.⁸¹

The second major component of the building activity which occurred during this period was the construction of several faculty and staff residences. The construction of these residences marked a shift in previous policy regarding housing for married staff and faculty. As Makepeace explains:

Until 1896 when Mr. Thacher married, his mother was the only woman at the school. In 1904 living quarters were added to the Middle School so that Mr. Barnes could be married; in 1911 Mr. William Thacher married, and so did Mr. Lefferts in 1922. These were the only houses provided until 1931.⁸²

Anson Stiles Thacher, Sherman Thacher’s son, married and a house was constructed for him and his new bride in 1934. Additionally, William Thacher’s house – which was nearly completely destroyed in a fire in 1933 – was rebuilt in 1934 as well.

Anson Stiles Thacher (1936-1949)

Anson Stiles Thacher, Sherman Thacher’s son, assumed the duties of headmaster in 1936. The building plan instituted during Morgan Barnes’ time as headmaster continued under the younger Thacher’s stewardship. Improvements made during this period focused primarily on housing and equestrian facilities. A new Middle School dormitory was designed by Austen Pierpont and constructed in 1937 on the site of the former Middle School building. Additionally, two substantial new barns were constructed, also designed by Pierpont: the Twichell Barn, completed in 1938, and the Hunt Barn, completed in 1940.

⁸¹ Judith P. Triem, “Austen Pierpont at The Thacher School: An Architectural Guide to His Works,” prepared by San Buenaventura Research Associates, 2007, held in The Thacher School Archives at the James G. Boswell Library.

⁸² Makepeace, 164.

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Any further construction was largely halted while World War II was in progress. A Victory Garden was one of the few wartime development projects. When planning for building resumed in the late 1940s, it returned with a vengeance. At the time, one of the major tasks facing school administrators was upgrading facilities.⁸³ As John S. Taylor explains, by that time, many of the campus buildings still dated back to the School’s earliest days and were badly in need of repair or even outright replacement.⁸⁴ In 1946, a building program was established, which was formally announced the following year in *The Thacher Notes*: “The purpose and objective of this program is to raise a fund adequate for the modernization and improvement of the physical facilities of the School and an endowment fund for their maintenance and use.”⁸⁵ The new building plan was headed by Austen Pierpont and Lockwood de Forest, who were joined this time by architect Arthur Brown of San Francisco. Several projects were completed under the new building plan while Thacher remained headmaster, but as even the fundraising phase of the plan spanned several years, some of the construction activity was given over to the next headmaster, Newton Chase.

Newton Kimball Chase (1949-1963)

When Anson Thacher stepped down as headmaster, Newton K. Chase assumed the mantle of responsibility for the postwar building program. The school officially closed the building fund on December 31, 1950, with over \$267,000 raised.⁸⁶ Construction continued, even though the fundraising portion of the plan had concluded.

Substantial new building projects completed during the 1950s as part of the building program included the gymkhana field house, completed in 1951; the classroom building, completed in 1952; the new infirmary, completed in 1954; and the auditorium, completed in 1958. All were designed by Austen Pierpont. Additions were also made to several existing buildings during this time, including the library’s Donald M. Kerr Memorial Reading Room in 1950 and the Martha Lavender Memorial Room in 1961, as well as a new kitchen added to the Dining Hall in 1951.

⁸³ John Taylor, *The Thacher School*, The Campus History Series (Charleston, SC: Arcadia Publishing, 2013), 25.

⁸⁴ Taylor, 25.

⁸⁵ “Thacher Launches Building Program,” *The Thacher Notes*, April 30, 1947.

⁸⁶ “New Kitchen Planned; Building Fund Closes,” *The Thacher Notes*, February 28, 1951.

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Relocations were also in progress; Chaparral Cottage, the original home of Sherman Thacher and his family, was set to be demolished. School officials negotiated an arrangement in 1953 with the Thacher family to divide the house and transport part of it down Thacher Road, to be rebuilt on property owned by the Thacher family.⁸⁷ The other portion was moved to the northwest quadrant of the campus, where it was remodeled to serve as a faculty residence. A separate structure, which was constructed in the early 1910s as an adjacent addition to the family home, was also relocated to the east and rebuilt along the barranca. Anson Thacher’s second home, the residence originally constructed by Professor Halleck Lefferts, was also relocated off campus.

The results of the postwar building plan – as well as subsequent development efforts throughout the 1960s – were immediately apparent. As architect Austen Pierpont began to embrace a more modern style of architecture during the 1950s, the effect on the campus landscape was dramatic. The buildings appearing on campus represented a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School. After sixty years in operation, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting.

David Cushman Twichell (1963-1968)

David Cushman Twichell’s time as headmaster was brief; however, it was during this period that many of projects, long planned for under the postwar building program, were finally completed. The mid-1960s also reflects a concerted effort to expand the faculty housing program, and several site-built and individually designed residences were completed during this period. As former Thacher faculty member Jack Huyler observed:

Dave Twichell left a legacy of growth. In five years he had financed and erected four dormitories, four faculty homes, an observatory, a science building (with computer and radio rooms, language laboratory, and shop); converted a laboratory into a chapel; leased the Golden Trout Camp, established Thacher’s first real scholarship fund and parents association; almost quadrupled the endowment; integrated the student

⁸⁷ “Landmark Moves,” *The Thacher Notes*, October 27, 1953.

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body; broadened and deepened the curriculum; founded and funded the Thacher Developmental Workshop, Project Open Future, and the Thacher Sierra Wilderness School; enhanced the fine arts, horse, and camping programs; created the Impact Series; introduced a Freshman Orientation Program, Developmental Reading Program, Senior Projects, and geography classes; sponsored the Baja Project, tutoring in local elementary schools, the Condor League, a readable school magazine, and a Long-Range Planning Committee.⁸⁸

The conclusion of Twichell’s term as headmaster also marked the end of the comparative harmony that had characterized the postwar years at The Thacher School. Subsequent headmasters would be faced with the challenge of combatting the disillusionment and disenchantment felt by young people throughout the 1970s, as well as the controversial issues of drug abuse and coeducation.

Sanford, Wyman, and Mulligan (1969 – present)

Headmaster Edgar L. “Ted” Sanford served from 1969 to 1975. His tenure was also one of expansion and expenditure, according to Huyler.

ELS built the Bard Field, the Voit Gymnasium, Sespe Dormitory, the Headmaster’s House, the Assistant Headmaster’s House, the Perimeter Road, the grass oval between the School Room Building and the Recess Lunch area, the new pool, and four new tennis courts. He is responsible for the landscaping above the Science Building (now the Anson Stiles Thacher Humanities Building).⁸⁹

Sanford also established the Ninth Decade Fund, an endowment campaign whose efforts on the School were tangible. Huyler explains:

The Ninth Decade Fund did do a great deal for the School. Physically, the changes are dramatic. Three dormitories, several faculty residences, the gymnasium, playing fields, the Headmaster’s residence, swimming

⁸⁸ John S. Huyler, *The Stamp of the School: Reminiscences of the Thacher School, 1949-1992* (Seattle: Special Child Publications, 1994), 190.

⁸⁹ Huyler, 276.

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pool, the perimeter road, and a great deal of landscaping have changed the campus.⁹⁰

Sanford’s tenure as headmaster also coincided with the introduction of a new school architect. As early as 1962, the longtime architect of the school, Austen Pierpont, had expressed concern about continuing in his role as the School prepared to implement its postwar building plan. In a December 1962 meeting with the Board of Trustees, Pierpont offered that it might be time for the School to select an architect with a “fresh approach” to design.⁹¹ While he would continue in his position for several more years, by the late 1960s Pierpont, who had served as the school’s architect for over thirty years, had completed his last projects on campus, the Topa Topa and Matilija dormitories. Austen Pierpont later died in 1975 at the age of 83.

Following Pierpont’s departure, The Thacher School contracted with George T. Rockrise to serve as the School’s new architect. Rockrise, a prominent San Francisco architect and urban planner. Rockrise worked for a time in solo practice before expanding to include three associates as George Rockrise & Associates. The four men – Rockrise, Robert Odermatt, Robert Mountjoy, and James Amis – eventually established ROMA, a noted architecture and planning firm, in 1980. Several of the most significant buildings constructed during the 1970s on The Thacher School campus were designed by Rockrise and his associates, including the Sespe Dormitory, Headmaster’s Residence, and the Gymnasium, Locker Rooms, and Girls’ Dressing Room.

Willard Gordon Wyman, Jr. served as headmaster from 1975 to 1992. Wyman’s tenure was marked by the transformation of The Thacher School into a coeducational institution in 1977. It was a challenging time for the School, and while Wyman will perhaps be most remembered for this significant change in policy, development continued apace as a result of his stewardship.

The construction of the Boswell Library, the Mudd Science Building, the Chickering Barn, the Lowery Corrals, the Hunter Corrals; the remodeling of existing structures into the Hills Building, the Anson Stiles

⁹⁰ Huyler, 356.

⁹¹ Triem, “Austen Pierpont at The Thacher School: An Architectural Guide to His Works.”

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Thacher Humanities Building, the Lamb Auditorium, the Livermore Pack Station; the refurbishing of the William L. Thacher House, the Alumni Room, the School Room; the landscaping of the parking lot, the front gate, and Memorial Hill spring to mind as physical improvement which put Willard G. Wyman’s mark on the physical plant.⁹²

ROMA continued its association with the school during this period; their last significant documented contribution to the campus is the Seeley G. Mudd Math and Science Building, which was completed in 1981. By this time, however, The Thacher School had begun to evolve away from the longtime collaborations which had defined their previous development efforts. Throughout the 1980s, multiple architects contributed their designs to the campus. One such architect was local practitioner Zelma Wilson, who had previously worked for such mid-century leaders such as Richard Neutra, Victory Gruen, and Raphael Soriano. Wilson established her own firm in Ojai in the late 1960s and designed a number of buildings on campus, including several faculty residences and the Chickering Barn. Her involvement, however, was not comprehensive, and the trend of selecting architects on a per-project basis is a trend which continues to this day.

Michael K. Mulligan assumed the position of headmaster in 1992 and today is the second-longest-serving headmaster to date. From the start, Mulligan initiated a number of development efforts. Significant among these was the development of plans to guide The Thacher School into the 21st century.⁹³ These included a series of strategic plans as well as the *Master Plan 2020*, developed by the Bechtel Corporation.

Mulligan has focused his attention on the sustainability of Thacher’s infrastructure and facilities, and on expanding and improving the housing offered to staff and faculty members. Several new institutional buildings have been constructed, including the Thacher Commons and the Milligan Center for the Performing Arts, as well as the construction of several new dormitory complexes and the renovation of existing dormitories. Plans continue apace for the ongoing improvement of facilities both old and new.

⁹² Huyler, 290.

⁹³ Taylor, 37.

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2.5 Architects and Artisans

The following architects and designers, both of whom are previously discussed in the development history, have played important roles in the planning and development of The Thacher School campus.

Austen Pierpont

Austin Pierpont’s contributions to his hometown were so numerous that upon his death, the *Ojai Valley News* hailed him as “a man who made Ojai, Ojai.”⁹⁴ Pierpont’s contributions to The Thacher School were equally significant. Over the course of a nearly forty-year professional association with the school where he was once a student, Austen Pierpont designed and constructed the majority of the buildings developed on The Thacher School campus throughout the 20th century. Indeed, his projects were so numerous that his body of work on campus outnumbers the contributions of every other known architect combined. As a result, his design philosophy and aesthetic became a guiding force in the development of The Thacher School’s built environment.

Born in Los Angeles in 1890, Austen Pierpont was only eight months old when his family relocated to Ojai that same year. His parents, Dr. Ernest and Josephine Pierpont, purchased a 40-acre ranch adjacent to Sherman Day Thacher’s fledgling school. Over time the two families developed a friendship and, by some accounts, it was at Sherman Thacher’s request that the Pierpont family first began to take in parents of Thacher students as paying guests.⁹⁵ The arrangement was so successful that the family eventually constructed the Pierpont Cottages on Thacher Road in the 1890s. Austen Pierpont as well as his older brother, Philip, were both educated at The Thacher School

Upon graduation in 1909, Pierpont attended Stanford University, where he studied engineering until a severe eye hemorrhage forced a year of rest and changed his intention to obtain a degree in architecture from Cornell University.⁹⁶ Instead, he studied economics at Stanford and for a time managed the Pierpont Inn in Ventura, built by his mother in 1910. Pierpont began to plan a career in journalism, and found work in the

⁹⁴ “A man who made Ojai Ojai, Austen Pierpont, dies,” *Ojai Valley News*, February 23, 1975.

⁹⁵ Ed Wenig, “His home had the first bathtub in valley,” *Ojai Valley News*, September 16, 1970.

⁹⁶ The following biographical details of Austen Pierpont’s life and work have been excerpted, with minor adaptations, from Judith P. Triem’s “Austen Pierpont at The Thacher School: An Architectural Guide to His Works,” prepared by San Buenaventura Research Associates, 2007, held in The Thacher School Archives at the James G. Boswell Library.

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editorial department of *Sunset* magazine in San Francisco. In 1919 Pierpont attended the New School of Social Research in New York City, followed by a brief career as a researcher of public health issues. A recurrence of his earlier eye problems, along with a recommendation from his doctors for outdoor work, brought Pierpont and his wife, Kitty, back to Ojai in 1921.

During the 1920s, Pierpont launched his architectural career virtually by accident. Shortly after returning to Ojai, he designed and built an English-style stone residence for his family on property adjacent to the Pierpont cottages. His work on his own home caught the eye of Ojai residents who began soliciting commissions. By the late 1920s, Pierpont had established a thriving practice, which involved not only architecture, but general contracting. During a lengthy career that ended in 1967, Pierpont received numerous awards for his designs. Notable public projects included the Ojai Art Center (1934) and the Ojai Bowl in Libbey Park with Roy C. Wilson (1954).

Austen Pierpont died on February 18, 1975, in Ojai, California.

Austen Pierpont at The Thacher School

The largest body of Austen Pierpont's work is found on The Thacher School campus.⁹⁷ Beginning in the late 1920s and continuing through the 1960s, Pierpont designed the majority of new buildings and additions to older buildings.⁹⁸ A brochure produced by local historian Judy Triem references the following buildings as works by Austen Pierpont:⁹⁹

- *War Memorial Pergola and Chapel* [Building #55]
- *Outdoor Theatre stone bridge* [Building #75]
- *Heffelfinger Grandstand* [Building #63]
- *Chinese Quarters* [Building #24]
- *W. L. Thacher Residence* [Building #11]
- *Hughes Science Laboratory/Helms Chapel* [Building #21]

⁹⁷ “Austen Pierpont at the Thacher School: An Architectural Guide to His Works.”

⁹⁸ “Austen Pierpont at the Thacher School: An Architectural Guide to His Works.”

⁹⁹ “Austen Pierpont at The Thacher School: An Architectural Guide to His Works,” prepared by San Buenaventura Research Associates, 2007, held in The Thacher School Archives at the James G. Boswell Library. Building names in this list are quoted from the brochure and may not reflect historical or contemporary building names. Current building numbers are noted for reference in brackets following each entry.

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- *Middle School Dormitory* [Building #32]
- *Twichell, Smith, and Hunt Barns* [Buildings #45, 48, and 42]
- *Music Box* [Building #27]
- *Dodge House Annex relocation and integration* [Building #15]
- *Library reading room addition* [Building #16]
- *Dining Hall additions* [Building #13]

While the brochure provides a comprehensive examination of works constructed during the period of Austen Pierpont’s involvement on The Thacher School campus, additional citations and source information were not included. Additionally, primary construction records and building information dating from these periods are limited, and contemporary accounts – including many articles in *The Thacher Notes* – detail construction activity on campus but do not mention a specific architect associated with any particular project. As a result the architect for many campus buildings which have long been credited to Austen Pierpont could not be confirmed for the purposes of this study.

Using available building permits and contemporary accounts in *The Thacher Notes*, HRG was able to confirm Austen Pierpont as the architect for the following buildings on The Thacher School campus:

- Classrooms (Building #20)
- Indoor Chapel – initial construction (Building #21)
- Middle School Dormitory and Residences (Buildings #32, 32A, and 32B)
- Staff/Faculty Residence (Building #36)
- Staff/Faculty Residence (Building #39)
- Hunt Barn (Building #42)
- Twichell Barn (Building #45)
- Staff/Faculty Residence (Building #50)
- Staff/Faculty Residence and Garage (Building #59)
- Gymkhana Field House (Building #64)
- Staff/Faculty Residence (Building #65)

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Lockwood de Forest

Lockwood de Forest III, son of the atmospheric landscape painter and furniture designer Lockwood de Forest, Jr, was born in 1896 in New York City.¹⁰⁰ The younger de Forest (known professionally as Lockwood de Forest, Jr.) shared his father’s eye for nature and his artistic sensibilities. In 1912, he was sent west to attend The Thacher School in California, where he became deeply attached to the West Coast landscape. After graduating from Thacher School, de Forest attended Williams College in Massachusetts. At this time, he took his first landscape design class at Harvard University. After World War I, he returned to the University of California at Berkeley, where he completed one year in the new landscape architecture program. De Forest left school to begin work, and never completed his degree, but he was eventually licensed in California as a landscape architect and he became a member of the American Society of Landscape Architects.

Lockwood de Forest and his wife, Elizabeth Kellam de Forest, practiced landscape architecture together in southern California beginning in the 1920s. They also established, edited, and published *The Santa Barbara Gardener* from 1925 to 1942. Publication ended when Lockwood de Forest left to serve in World War II. After the war, de Forest returned to landscape architecture until his death in 1949, but the magazine was not revived.

Informed by his California childhood and several trips to Europe, de Forest crafted a landscape architecture aesthetic defined by bold effects, asymmetrical elements juxtaposed with formal details, and painterly designs. His work was represented in private estates and public gardens around the state, including Casa del Herrero, the Val Verde estate, the Santa Barbara Museum of Art, and the Santa Barbara Botanic Garden. At the Botanic Garden, de Forest at times worked side-by-side with Beatrix Farrand, who also consulted on the gardens there. Of his private work, the Val Verde estate is considered the only garden that remains as de Forest designed it.

¹⁰⁰ The following discussion of Lockwood de Forest’s life and work has been excerpted, with minor additions, from “Lockwood de Forest,” Dumbarton Oaks Library & Archives, <http://www.doaks.org/library-archives/garden-archives/biographies/lockwood-deforest> (accessed January 2016).

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In addition to his residential commissions, de Forest also served as The Thacher School’s Consulting Landscape Architect until his premature death in 1949. At the time of his passing de Forest was remembered in *The Thacher Notes* as the builder and owner of the first shack on the hill, “Beetleville,” as well as the designer of the Coniferous Bosque, the gathering spot which had “served generations of Thacher boys as a meeting place for barbecues and other outdoor occasions.”

[The Coniferous Bosque] was given to the school by Lockwood and planned by him. He was instrumental in the gradual landscaping of the school grounds, especially with native trees and shrubs and in connection with the new buildings erected over the past twenty years.¹⁰¹

Lockwood de Forest was only in his early fifties when he died suddenly of pneumonia in 1949 in Santa Barbara.

¹⁰¹ “Alumni News,” *The Thacher Notes*, April 16, 1949.

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2.6 Table 1: CHRONOLOGY OF DEVELOPMENT

The following chronology outlines important dates, events, and trends which have shaped the development of The Thacher School and its built environment.¹⁰²

1887	Sherman Thacher leaves home in September and travels to Ojai with his ailing younger brother George. Within weeks of their arrival, Sherman Thacher decides to settle permanently in Ojai. He eventually obtains the rights to a government land claim adjoining his brother Edward’s property.
1888	Upon completion of the construction of his own home in January, Sherman Thacher leaves his brother Edward’s home and commences his career as a rancher on his own land, cultivating oranges and olives. Thacher’s ailing brother, George, dies later that month. Soon after, Thacher begins construction of his “first real building” on the ranch, which is built out of boulders taken from the ranch land and comes to be known as the Casa de Piedra.
1889	Thacher receives a telegram from a New Haven friend, Henry W. Farnam, then Professor of Political Economy at Yale, asking Thacher to provide his nephew Henry with “a year of out of door life combined with study in preparation for college.” The Farnams visit in August, leaving Henry with the Thachers to begin his studies at the Casa de Piedra Ranch School.
Headmaster: Sherman Day Thacher (1889 – 1931)	
1890	Fourteen-year-old Rex Sherer hears of Henry’s arrangements and asks Sherman Thacher if he may join him in exchange for work around the ranch. By autumn of that year, Thacher begins his second year of tutoring with five boys

¹⁰² Many entries for the development chronology were excerpted and adapted from John S. Taylor’s *The Thacher School*; additional information has been compiled from primary source research, in particular the *Thacher Notes*, copies of which are held in The Thacher School’s archives, as well as Makepeace’s *Sherman Thacher And His School*. See also John S. Taylor, *The Thacher School*, The Campus History Series (Charleston, SC: Arcadia Publishing, 2013).

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	at the ranch.
1891	<p>Sherman Thacher makes an active effort to attract pupils for the first time, publishing an advertisement in June for the program at his Casa de Piedra Ranch. Thacher’s school grows to eleven pupils.</p> <p>Two students make an overnight trip to the Sespe, marking the first camping trip undertaken by Thacher students.</p>
1892	<p>Thacher hires an additional teacher, Oliver Hart Bronson.</p> <p>Four additional buildings are constructed, patterned after the original shack constructed by Thacher and Mr. Kelsey in 1888.</p>
1893	<p>A baseball diamond is laid out near the site later used for the Main Building.</p> <p>Teacher Oliver Bronson is succeeded by Edward A. Appleton, who remains through 1895.</p>
1894	<p>Four girls are admitted to Thacher’s school, known as the Casa de Piedra Ranch School, as day students for the 1894-1895 school year.</p>
1895	<p>Sherman Thacher’s brother, William, arrives for a visit in May, and decides to remain permanently as Associate Headmaster of the school. A tennis aficionado, William Thacher spearheads the development of a tennis program at the school and courts are constructed on campus.</p> <p>A fire breaks out on the ranch in the early morning of June 18th, completely destroying all of the wooden school buildings.</p> <p>Rebuilding efforts begin in the summer; Edward Thacher designs the buildings with assistance from Santa Barbara architect Samuel Ilsley. The ruins of the Stone House are abandoned and later converted into a barn. Now lacking an architectural focus, the new campus is relocated up the hill and a few hundred feet to the south, directly above the fruit orchard.</p> <p>Two buildings are constructed of redwood: the Main Building, with parlor, dining hall, and kitchen, and a second building, a combination school and dormitory facility which is later used as the Middle School dormitory.</p> <p>Gingerbread combing is later added to the Main Building, which modifies the</p>

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	<p>architectural effect.</p> <p>The new school year commences on October 2 with only a single student. By the end of the year, ten students are enrolled and seven others attend for part of the year.</p> <p>A reservoir, nine feet deep and seventy feet square, is dug to reduce the chances of another fire. It is also used as a swimming pool on hot days.</p>
1896	<p>Sherman Thacher marries Eliza Blake in June. When they return from their honeymoon they settle in the newly-constructed Chaparral Cottage, which stands about a hundred yards from the Main Building.</p> <p>A house is also constructed for Madam Thacher, Sherman Thacher’s mother. Madam Thacher furnishes the money and general design, which is arranged in the plan of a Greek cross.</p>
1897	<p>Twenty-three students are enrolled for the school year.</p> <p>Sherman Thacher asks his friend Edward Everett Hale, to write a description of school, which is published in the <i>Outlook</i>, a national magazine. Enrollment increases.</p> <p>The first Thacher horse show takes place in December.</p>
1898	<p>Thirty-four students are enrolled.</p> <p><i>El Archivero</i>, the school’s annual yearbook, is published for the first time.</p> <p>The first train comes to Ojai Valley when the Southern Pacific Railroad builds a spur line connecting Nordhoff to Ventura and the outside world.</p>
1899	<p>Forty-five students are enrolled.</p> <p>The school officially becomes known as The Thacher School.</p>
1900	<p>Thacher establishes a “permanent limit” of thirty-six boarders.</p> <p>A well is drilled in April, making irrigation of the orchards possible for the first time.</p>

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1901	Sherman Thacher trades 35 acres of rough canyon land to Edward Thacher in exchange for drilling for more water.
1902	Thacher implements a waiting list for prospective students for the first time. By this time, the school campus has expanded to include fifteen buildings.
1904	The first gymkhana is held in celebration of the school’s fifteenth anniversary. Commencement exercises are held for the first time. Space on the adjoining Horn Ranch is leased in the autumn and named the New Field. Until the New Field was acquired, the school had no playing fields except the two small baseball diamonds. The New Field was improved and eventually purchased, becoming the center of the school’s athletics. Living quarters are added to the Middle School so that teacher Morgan Barnes could be married; in 1911 Mr. William Thacher married, as did instructor Halleck Lefferts in 1922. These were the only houses provided until 1931.
1906	The Rough House is constructed behind the Main School Building/Study Hall.
1908	The Outdoor Theatre is developed on a site discovered by teacher and bookkeeper Andrew Wolfenden.
1909	The famed “shacks” atop Beadleville Hill which serve as the hub of social life for the boys are destroyed by fire on September 1st.
1904-1910	Behind the Main School Building, where the older boys lived, a small Annex is constructed, along with another addition named the Appendix. To the building in which the youngest boys live a few rooms are added upstairs with a one-room library below. A rudimentary arch, grandiosely termed the “Porte-cochere,” separates the first story of the new and old.
1910	A fire sparked by a lit stove destroys the Main School Building, the Upper School Building, the Upper School Annex, the Appendix, and the Rough House on November 22 nd . The core of the school plant – study hall, classrooms, and living quarters for the two upper classes – are lost.
1911	The new Main School Building (also known as the Study Hall) and Upper School are completed in time for the opening of fall term.

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1914	The Rough House is rebuilt.
1918	A large area is laid out above the upper recess field and a war garden is planted.
1920s	Following the conclusion of hostilities, a memorial is constructed to honor the eleven Thacher graduates and teachers who died during World War I. A faculty club is constructed after the war. Track and field events and soccer are added to the athletic program.
1922	Sherman Thacher clears his financial debts after sixty years.
1923	Between 1904 and 1923, enrollment increases from forty to sixty students.
1924	The Thacher School is incorporated on May 21 st . Sherman Thacher deeds all but a small portion of his property to the trustees.
1927	A simple stucco grandstand is constructed at the New Field with a donation from Frank Heffelfinger.
1928	A dedicated library, designed by Carleton Monroe Winslow, is constructed adjacent to the Upper School.
1930	Construction of a squash court is completed and dedicated in memory of John Bixby.
1931	William Thacher retires with emeritus standing at the end of the school year in June but continues to live at the school. Sherman Thacher announces his retirement and that of his brother at commencement exercises in June. Morgan Barnes succeeds Thacher as Headmaster. Sherman Thacher dies in Santa Barbara on August 5 th at the age of 69.
Headmaster: Morgan Barnes (1931 – 1936)	
1932	The Thacher School’s first master plan is developed by two alumni, architect Austen Pierpont and landscape architect Lockwood de Forest. The first building to be constructed under the plan – new living quarters for

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	the Chinese servants - is completed.
1934	<p>A new residence is constructed for Anson Stiles Thacher, Sherman Thacher’s son and Business Manager of the school, and his new bride.</p> <p>William Thacher’s house, which was almost completely destroyed in a fire in 1933, is rebuilt.</p> <p>Two stone piers are constructed to mark the entrance to The Thacher School campus.</p>
1936	<p>Anson Thacher succeeds Morgan Barnes as Headmaster.</p> <p>Funds to construct the first dedicated science building are donated by the father of Howard Hughes, who spent one of his high school years at Thacher as a member of the class of 1923.</p> <p>Earthquake reinforcement work is performed on the Study Hall building, the Parlor, and barns.</p>
Headmaster: Anson Stiles Thacher (1936 – 1949)	
1937	The Middle School dormitory, designed by Austen Pierpont, is completed.
1938	The Twichell Barn, designed by Austen Pierpont, is completed.
1940	The Hunt Barn, designed by Austen Pierpont, is completed.
1941	The Heffelfinger Pool is completed.
1944	<p>Sherman Thacher’s original Stone House, which was subsequently converted into a barn, is destroyed by fire.</p> <p>The Chinese Quarters are expanded with an addition to house the family of Lee Quong, the School’s longtime cook.</p>
1945	<p>A new music building, known as the “Music Box,” is completed.</p> <p>The Thacher School acquires the adjacent property formerly owned by teacher Avard Dodge.</p>
1946	A postwar building program is established, to be overseen by Austen Pierpont, Lockwood de Forest, and architect Arthur Brown of San Francisco.

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	The Dodge Residence is relocated to campus and attached to the Upper School dormitory.
1948	The Jameson Field, now known as the PTS Arenas, is dedicated.
Headmaster: Newton Kimball Chase (1949 – 1963)	
1949	Anson Thacher turns over leadership of the school Newton Chase, but remains on the faculty until 1970 as a mathematics teacher.
1950	The Smith Barn is completed.
1951	The Gymkhana Field House, designed by Austen Pierpont, is completed.
1952	A classroom building designed by Austen Pierpont, is completed.
1953	Sherman Thacher’s original home, Chaparral Cottage, is relocated to make way for the construction of the new infirmary. The house is divided into two parts; one portion is moved to Thacher family property along Thacher Road, and the other is relocated to a site west of the Smith Barn to serve as a “workman’s house.” A separate freestanding structure, which was originally constructed as an addition to Chaparral Cottage, is relocated to a site east of the Upper School dormitory, near the Coniferous Bosque.
1954	Under the leadership of Betty Chase, school nurse and wife of Headmaster Newton Chase, a new infirmary is designed and constructed in 1954 at the foot of the Upper School Field.
1958	Two additional faculty residences are constructed, launching a campaign of residential construction on campus which would continue through the mid-1960s.
1959	Architect Austen Pierpont, a Thacher School alumnus, designs an auditorium building for the school, which is completed in 1960. In addition to providing facilities for lectures, concerts, and social events, the building also includes a language laboratory on the lower level, which is a state-of-the-art innovation at the time of its construction.
1960s	Cross-country running is added to the athletic program. Lacrosse is added in the mid-1960s.

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	Grass fields are installed in “the late 1960s.” Until then, field sports were played on the dirt surfaces of Jameson Field or New Field.
1961	The Chinese Quarters are converted into a student dormitory, which is known as the “Hong Quong” dormitory.
Headmaster: David Cushman Twichell (1963 – 1968)	
1963	<p>Newton Chase steps down as Headmaster and is replaced by David Twichell.</p> <p>Twichell makes a number of curricular and operational changes and institutes a mandatory riding and athletics program. He also forms a long-range planning committee in the mid-1960s.</p> <p>Under Twichell’s stewardship, a new science facility is designed and constructed just north of the original facility using money from the Seeley G. Mudd Fund.</p> <p>The Maintenance Center is completed.</p>
1964	A new freshman dormitory named Casa de Piedra is completed in time for the beginning of the 1964-1965 school year.
1965	<p>The Hughes Science Building is converted into a chapel.</p> <p>The Observatory is completed.</p> <p>The Perimeter Road is constructed around this time, defining the campus core for the first time.</p>
1966	Thacher acquires an 80-acre campground in the Golden Trout Wilderness above Lone Pine, California.
1968	<p>David Twichell resigns as Headmaster before the Board of Directors has an opportunity to identify a replacement. Newton Chase returns to serve as interim Headmaster for the 1968-1969 school year.</p> <p>Computers are introduced to the Thacher School.</p>
Headmaster: Edgar L. “Ted” Sanford (1969 – 1975)	
1969	Edgar Sanford is chosen as a permanent replacement for interim Headmaster Newton Chase.

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	Based on a student survey, it was concluded that a significant part of the drug problem at Thacher was the lack of facilities for organized activities during the winter, so Sanford was given permission to install grass athletic fields and build a gymnasium.
1971	A new Headmaster’s Residence, designed by ROMA, is completed. A gymnasium and locker rooms, also by ROMA, are completed.
1974	A second observatory building featuring a sliding roof is completed. The girls’ dressing room building is completed.
1975	The newer science building is upgraded under Sanford’s oversight using additional monies from the Seeley G. Mudd Fund. The upgrades include additional state-of-the-art laboratory and classroom space while retaining the Spanish architecture that characterizes many structures at Thacher. Edgar Sanford resigns as Headmaster of The Thacher School and is replaced by Willard G. Wyman.
Headmaster: Willard Gordon Wyman, Jr. (1975 – 1992)	
1977	After several years of successful exchanges with the Emma Willard School in Troy, New York, Thacher becomes a coeducational environment, enrolling 45 girls in the fall of 1977. Women’s programs in softball, volleyball, soccer, basketball, and lacrosse are also added.
1981	The Mudd Math and Science Building is completed.
1989	The Auditorium is later remodeled as the Frederick Stymetz Lamb Auditorium in honor of history teacher and tennis coach Fred Lamb.
1990	The Royal Barney Hogan Woodshop is constructed near the maintenance facility in 1990 with a grant from the Bechtel family. Woodworking becomes such a popular pursuit that a full-time craftsman is hired in 1997 to oversee activities in the woodshop.
1991	The Library undergoes a complete renovation and is renamed the James G. Boswell Library.

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	The Centennial Amphitheatre is dedicated.
Headmaster: Michael K. Mulligan (1992 – present)	
1993	Michael Mulligan becomes Headmaster of Thacher School and to date is the second-longest-serving Headmaster. Mulligan initiates a number of management tools, including a series of strategic plans and the <i>Master Plan 2020</i> . He prioritizes the sustainability of Thacher’s infrastructure and facilities and improves faculty compensation and housing conditions.
1994	Los Padres Dormitory is completed.
1997	The Thacher School’s first formal strategic plan is published.
2004	The Lamb Auditorium and the Infirmary are demolished, to be replaced by the Thacher Commons and the Milligan Center for the Performing Arts. The Health Center is relocated to the former Chinese staff quarters. The school’s strategic plan is updated.
2005	The Thacher Commons is dedicated on the site of the former Lamb Auditorium. The building includes a game room, meeting rooms, and a student store. The Milligan Center for the Performing Arts is completed. The Fitness Center is completed.
2007	The Lower School Dormitory and Residences are completed.
2009	The Hill Dormitory complex is completed.
2013	The new Casa de Piedra dormitory is completed on the site of the old dormitory of the same name.

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3.0 REGULATORY REVIEW

3.1 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.¹⁰³ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American

¹⁰³ 36CFR60, Section 60.2.

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history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.¹⁰⁴

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling, and association*.

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.¹⁰⁵

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

¹⁰⁴ 36CFR60, Section 60.3.

¹⁰⁵ California PRC, Section 5023.1(a).

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2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.¹⁰⁶

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).

¹⁰⁶ California PRC, Section 5023.1(d).

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- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.¹⁰⁷

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.

Ventura County Cultural Heritage Sites

The Ventura County Cultural Heritage Ordinance established a Cultural Heritage Board with the authority to designate Cultural Heritage Sites in unincorporated areas of Ventura County, where the owner has no objection to a site’s designation. Where the property owner objects to designation, the Cultural Heritage Board can recommend designation to the Board of Supervisors. Cultural Heritage Sites are defined as Landmarks, Sites of Merit, Points of Interest, or Districts.

A site may be designated a Landmark if it satisfies one of the following criteria:

1. It exemplifies or reflects special elements of the County’s social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;

¹⁰⁷ California PRC, Section 5023.1(e).

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4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic value;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence or lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

A site may be designated a Site of Merit if it satisfies the following criteria:

1. Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

A site may be designated a Point of Interest if it satisfies any one of the following criteria:

1. That is the site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
2. That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials or style has been substantially compromised; or
3. That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

A site may be designated a District if it satisfies the following criteria:

1. Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

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2. Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
3. Has at least one of the criteria for significance of Section 1365-5.a.1-8.¹⁰⁸
4. Complies with the criteria for integrity contained in Section 1365-5.a.6.

In addition to meeting the criteria above, all the following standards must be met before a site becomes a designated Cultural Heritage Site:

- a. It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons;
- b. Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
- c. Its designation 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 Article.

3.2 Historical Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change to a historical resource also has a significant effect on the environment pursuant to the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

¹⁰⁸ This appears to be a typographical error in the text of the ordinance and should read “Section 1365-5.a.1-5.”

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CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historical resources:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.¹⁰⁹

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historical resources.

¹⁰⁹ *League for the Protection of Oakland’s Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

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Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historical resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historical resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

CEQA Thresholds

The CEQA Guidelines (2013) indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves:¹¹⁰

- Demolition of a significant resource;

¹¹⁰ *CEQA Guidelines*, section 15064.5(b).

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- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

The State Legislature, in enacting the California Register, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.¹¹¹ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.¹¹²

The Guidelines go on to state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey.”¹¹³

¹¹¹ *CEQA Guidelines*, section 15064.5(b).

¹¹² *CEQA Guidelines*, section 15064.5(b)(1).

¹¹³ *CEQA Guidelines*, section 15064.5(b)(2).

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3.3 Historic Significance and Integrity

Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.¹¹⁴ It is achieved in several ways:

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

Historic Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”¹¹⁵ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.

¹¹⁴ *National Register Bulletin 16A, How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, U.S. Department of the Interior, 1997), 3.

¹¹⁵ *National Register Bulletin 16A*, 3.

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- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.¹¹⁶

3.4 Period of Significance

The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for... listing” in National, State or local registers. A period of significance can be “as brief as a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.¹¹⁷

3.5 Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic *districts*. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”¹¹⁸ A historic district derives its significance as a single unified entity.

According to the National Park Service, “a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction,

¹¹⁶ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, U.S. Department of Interior, 1995).

¹¹⁷ *National Register Bulletin 16A*, 42.

¹¹⁸ *National Register Bulletin 15*, 5.

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provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.” Some examples of districts include business districts, college campuses, large estates, farms, industrial complexes, residential areas and rural villages.¹¹⁹

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

¹¹⁹ *National Register Bulletin 15, 5.*

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4.0 PREVIOUS HISTORIC EVALUATIONS

Since the 1980s, The Thacher School campus has been subject to previous historic evaluations. These earlier investigations indicate a recognition of the historic importance of the site. Previous historic surveys and evaluations of the property are reviewed in this section.

4.1 1985 Historic Resources Survey

The Thacher School campus was initially identified in the County of Ventura Property Administration Agency’s “Cultural Heritage Survey, Phase III – Ojai” completed in 1985 by Judy Triem.¹²⁰ As a result of this survey, The Thacher School campus was assigned a status code of 3D, which at that time was defined as “Appears elig. as contributor to a fully documented district.” It is unclear if this status code was assigned in error, if the campus was identified as a contributor to a larger surrounding district, or if the status code was assigned to indicate that the campus contained a historic district.

The 1985 survey does not identify a period of significance for The Thacher School, or for the development of Ojai as a whole. As a part of the survey, a Historic Resources Inventory Form was prepared for The Thacher School campus, with select individual buildings noted on accompanying continuation sheets. A hand-drawn map was included delineating the locations of individual campus buildings. However, the map does not identify every building as shown on campus, and only a selection of the identified buildings on the map are also documented by continuation sheets. As a result, it is unclear what methods or criteria were employed to select buildings documented with a continuation sheet. The survey does not include determinations of significance for individual buildings or note which buildings would be contributors or non-contributors to a potential historic district.

Buildings Identified in 1985 Survey

The table below lists campus buildings identified in the 1985 Survey as well as their current status. “Current Building Number” refers to numbers assigned by HRG for this survey and can be used to locate buildings on the key map accompanying this report.

¹²⁰ Judith P. Triem (as Judy Triem), “Cultural Heritage Survey Phase III – Ojai,” prepared by San Buenaventura Research Associates, for the County of Ventura Property Administration Agency, July 1985.

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“1985 Survey Building/Sheet #” refers to the building number as noted on the 1985 survey campus map and continuation sheets. “Current Status” refers to the building’s status during the field survey conducted for the preparation of this report and was assessed in comparison to the status as noted in the 1985 Survey report. “Minor alterations” may include the replacement of some windows and doors or the replacement of roofing material. “Major alterations” include the replacement of all windows and doors with incompatible substitutes, the replacement of all cladding with incompatible materials, and/or additions or alterations to the building’s footprint or primary façade.

Table 2: Buildings Identified in 1985 Survey

Building #	Current Building Name	1985 Survey Building/Sheet #	Current Status
N/A	Lamb Auditorium	24	DEMOLISHED
N/A	Infirmery	26	DEMOLISHED
N/A	Garage	26a	DEMOLISHED
N/A	Morgan Barnes Residence	20	NO LONGER EXTANT
2	Stone House	27	Extant
6	Staff/Faculty Residence	28	Major alterations since survey
11	WLT Residence/Admissions	25	Extant
14	Staff/Faculty Residence	12a	Extant
15	Upper School Dormitory	12	Major alterations since survey
15A/B	Faculty Residences/Dodge Residence	12	Major alterations since survey
16	Library	13	Major alterations since survey
18	Study Hall	14	Extant
21	Indoor Chapel	19	Extant
23	Student Union Building	18	Minor alterations since survey
24	Health Center	17	Minor alterations since survey
26	Camp Supply	15a	Minor alterations since survey
27	Staff/Faculty Residence	16	Minor alterations since survey
31	Staff/Faculty Residence	16a	Major alterations since survey
32	Middle School Dormitory	20	Major alterations since survey
13 & 22	Dining Hall & Administration	21-23	Extant
42	Hunt Barn	N/A	Minor alterations since survey
45	Twichell Barn	5	Minor alterations since survey
47	Staff/Faculty Residence	5	Major alterations since survey

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48	Smith Barn	N/A	Extant
55	Outdoor Chapel	4	Extant
62	Staff/Faculty Residence	29	Extant
63	Gymkhana Grandstand	29	Extant
74	Humanities Building	15	Major alterations since survey
75	Outdoor Theatre	6	Extant

4.2 2015 Dining Hall Assessment (HRG)

HRG prepared a historic assessment of the Thacher School Dining Hall, dated June 22, 2015. This assessment determined that the Dining Hall was not individually eligible for listing in the National Register, the California Register, or as a Ventura County Landmark.

The HRG assessment determined that the Dining Hall is significant under National Register Criterion A, California Register Criterion 1, and Ventura County Landmark Criteria 1 and 2 for its association with the early development of The Thacher School and the Ojai Valley; and under National Register Criterion B, California Register Criterion 2, and Ventura County Landmark Criterion 3 for its association with Sherman Day Thacher, the school’s founder. The period of significance is 1895 (the year the building was originally constructed) to 1931 (the year Sherman Day Thacher resigned as school headmaster and later died). However, the HRG assessment determined that, due to subsequent alterations in the 1940s, 1950s, and 1970s, the Dining Hall no longer retains sufficient integrity to convey its significance, and therefore is not eligible for individual listing at the national, state, or local level. The assessment did determine that the building appears to be eligible for designation as a Ventura County Point of Interest under Criterion 2, as a site that has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised.

The scope of this assessment analyzed the potential historic significance of the Dining Hall as an individual resource only and did not include a survey of the entire Thacher School campus to identify a potential campus historic district.

4.3 Current Status as a Historic Resource

On December 12, 2000 the Ventura County Board of Supervisors approved Ordinance No. 4225, the Cultural Heritage Ordinance (“the Ordinance”). The Ordinance categorizes “Cultural Heritage Sites” as Landmarks, Sites of Merit, Points of Interest, and District [sic] and identifies eligibility criteria for each category. The Thacher School campus appears to be eligible for designation as a Site of Merit as it satisfies both criteria outlined in the Ordinance, as a site of historical, architectural, community or aesthetic

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merit which has not been designated as a landmark or point of interest, but which is deserving of special recognition; and a County approved surveyed site with a National Register status code of 5 or above.

The Ordinance establishes criteria and procedures for designating Cultural Heritage Sites, including Sites of Merit; it does not include a blanket designation of Sites of Merit. There does not appear to be any documentation of the campus having been so designated.

Per Ventura County Ordinance No. 4225, The Thacher School campus appears eligible for designation as a Ventura County Site of Merit.¹²¹ After review of documentation available online as well as an examination of references provided by Ms. Nicole Doner, Cultural Heritage Program Administrator for the Ventura County Planning Division, and Mr. Brian Baca, Manager of the Commercial and Industrial Permits Section of the Ventura County Planning Division, HRG was not able to locate documentation confirming that the property has been so designated by the Ventura County Board of Supervisors or the Ventura County Cultural Heritage Board.¹²² However, based on email correspondence and personal communications from Ms. Doner and Mr. Baca, The Thacher School campus is considered to be a designated Site of Merit by the County of Ventura.

¹²¹ See “Cultural Heritage Ordinance [No. 4225],”

http://www.vcrma.org/planning/pdf/ordinances/zoning/cult_heritage_ord.pdf (accessed May 2016) and “Clerk of the Board – Ordinances,” <http://apps.countyofventura.org/CobPublic/Ordinance/ordinance.aspx> (accessed May 2016). See also Ordinances #4219, 4220, 4221, and 4225/222 on meeting dates December 5, 2000, and December 12, 2000.

¹²² Email from Nicole Doner to John LoCascio and Lisa Woodburn, “HRG Assessment,” July 6, 2015, and letter from Brian Baca to Lisa Woodburn, “Determination of Application Incompleteness,” May 13, 2016.

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5.0 IDENTIFICATION OF POTENTIAL HISTORIC RESOURCES

Individual buildings and structures located on The Thacher School campus are examined in the following analysis for the purposes of identifying potential historic resources. As a framework for this assessment, HRG examined the entire Thacher School campus, inclusive of building and structures that are within the development footprint.

To present a thorough assessment, buildings and structure located on The Thacher School campus are considered for their collective potential historic significance in addition to potential significance as individual resources.

5.1 Historic District Assessment

As previously noted in Section 3.5 of this report, the National Park Service defines “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” as a *historic district*.¹²³ The Park Service also lists “college campus” as a potential example of a district. Because The Thacher School property contains a grouping of related buildings and structures, and was constructed as an institutional complex for educational purposes, consideration of the property as an historic district is the appropriate analytical framework for its evaluation.¹²⁴

Historic Significance

The Thacher School campus contains a configuration of buildings, structures, objects, and sites that appear to be significant for their association with the development of The Thacher School, the Ojai Valley, and the town of Ojai (formerly Nordhoff.) The Thacher School is important as the oldest of several private schools in the Ojai Valley and embodies a trend of educational development which is reflected in the surrounding community; today, the Ojai Valley contains the highest concentration of private schools in the state of California.

The Thacher School campus has a rich and complex history, spanning from its early days as a ranch and ad hoc boarding school operated by Sherman Day Thacher to its

¹²³ *National Register Bulletin 15*, 5.

¹²⁴ *Ibid.*

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establishment as a robust educational institution in the second half of the 20th century. Based on patterns of development which have occurred throughout the history of The Thacher School, three periods of significance have been identified.

Period I: Early Development of The Thacher School (1889 – 1932)

This timeframe encompasses the initial establishment of The Thacher School and reflects the early development and stewardship of the school under its founder and first headmaster, Sherman Day Thacher. This period marks the establishment of Thacher’s boarding school on the Casa de Piedra ranch in 1889 as well as its subsequent flourishing in both enrollment and reputation throughout the early 1900s.

Period II: Institutional Development (1932 – 1947)

This timeframe reflects the shift toward a more institutional perspective following the School’s incorporation and the death in 1931 of its founder, Sherman Day Thacher. The Thacher School adopted its first campus-wide master plan in 1932, which represented the School’s first attempt at a comprehensive, proactive approach to campus development. The master plan was designed by noted Southern California architect Austen Pierpont and landscape architect Lockwood de Forest, both Thacher alumni who were well-known for their work in the region. The plan designed by the two men shaped much of the building activity which occurred on campus during the 1930s and into the 1940s.

Period III: Postwar Development (1947 – 1968)

This timeframe represents the renewed development efforts which were implemented at The Thacher School amidst the changes and challenges postwar era. By the mid-1940s Headmaster Anson Stiles Thacher recognized the need for a new building plan, which accounted for both the renovation of deteriorating existing buildings as well as the construction of new facilities to accommodate the growing student enrollment, accompanying faculty, and expanded curriculum. Austen Pierpont and Lockwood de Forest again returned to design the new plan; this time they were joined by noted San Francisco architect Arthur Brown.

The results of the postwar building plan and subsequent development efforts throughout the 1960s represent a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School’s campus. A substantial number of new buildings were constructed during this period; many reflected more modern architectural styles and were significantly larger in size and scale than most of their predecessors. As a result, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting.

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Character-Defining Features

The Thacher School campus contains a concentration of buildings structures, objects, and sites dating from the periods of significance. The majority of these remain in their original locations, retaining spatial relationships and circulation patterns that have not changed since the late 1960s. Buildings from the periods of significance include representative institutional property types such as academic and administrative buildings, athletic and equestrian facilities, dormitories, and Staff/Faculty Residences that are typical of private boarding schools operating during the periods of significance.

Integrity Assessment

The majority of individual buildings, objects and sites located on The Thacher School campus and constructed between 1889 and 1968 have been altered in some manner since the period of significance. In many cases, the level of alteration is substantial and includes the removal and/or replacement of original windows, doors, wall cladding and decorative features. Several buildings also include additions constructed after the period of significance. Overall, many of the buildings constructed during The Thacher School’s historic periods display a fairly low level of material integrity. As a group, they generally maintain integrity of *location, setting, association, and feeling* but no longer retain integrity of *design, materials, or workmanship*. Alterations for each building, structure, object or site are included in the data sheets provided in Appendix G.

Contributing Elements

The Thacher School campus is composed of 118 buildings, structures, objects, and sites. These are listed in Table 3 and depicted in Appendices D, E, and F. Buildings, structures, objects, and sites which are considered to be contributing resources to the potential historic district are those existing buildings which date from the period of significance, and also retain sufficient integrity relative to the total group. Non-contributors are those which were constructed outside the periods of significance, or which date from the periods of significance but lack sufficient integrity due to extensive alterations. These buildings may have retained the majority of their original massing and may remain in their original locations, and as such, they continue to convey the original plan and spatial relationships associated with the periods of significance, but ultimately lack the integrity to be considered contributors.

The majority of existing buildings from the period of significance that also retain sufficient integrity are considered contributing resources to the potential historic district. Taken together, they represent the most intact grouping of buildings, objects, and sites dating from The Thacher School’s important historic periods.

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Boundaries for the potential historic district are shown on the map in Appendix F. Boundaries are based on historic circulation elements such as roads and footpaths, as well as topographic contours of the landscape. The potential historic district boundary encompasses the central academic core of the campus, the stable area and the gymkhana field. These areas contain the highest concentration of buildings, structures, objects, and sites dating from The Thacher School's important historic periods. The boundary removes those portions of the campus that were not actively developed during the periods of significance or have been redeveloped such that their period development is no longer discernible.

Five (5) buildings are not considered contributing resources despite dating from the period of significance due to their geographic separation from the majority of contributors. These five buildings are:

- Building #39 – Staff/Faculty Residence
- Building #59 – Staff/Faculty Residence (Residence only)
- Building #76 – Observatory
- Building #79 – Staff/Faculty Residence
- Building #84 – Transformer Shed

Because of the spatial separation from the majority of contributing buildings, objects and sites, these properties are not considered part of the contiguous grouping of properties that together represent the The Thacher School's important historic periods.

Of the seventy-eight (78) buildings located within the potential district boundary, forty-two (42) buildings have been identified as contributors to a potential historic district. Thirty-two (32) buildings are considered to be non-contributing resources due to extensive alterations or construction outside the period of significance. Four (4) resources could not be evaluated because a date of construction could not be reasonably determined; as a result, the criteria for evaluation could not be accurately applied. Contributors, non-contributors, and boundaries for the potential historic district are shown on the map in Appendix F.

Evaluation of the Potential Historic District for the National Register

The Thacher School potential historic district appears to be significant under National Register Criterion A for its association with the development of The Thacher School, the Ojai Valley, and the town of Ojai (formerly Nordhoff.) It is important as a grouping of buildings, structures, objects, and sites that represent the Thacher School's early development as a private boarding school and its continued development through the mid-20th century.

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For a property to be eligible for the National Register, it must not only be significant under National Register criteria but it must also have integrity. In general, the standard of integrity for the National Register is relatively high. Indeed, National Register guidelines state that a property must “possess several, and usually most,”¹²⁵ of the seven aspects of integrity.

As discussed above, The Thacher School potential historic district has retained integrity of *location, setting* and *association*. Integrity of *design, materials, and workmanship*, however, has been compromised due to the general level of alteration to contributing resources and the introduction of a large number of non-contributors. Because of alterations to contributing resources, and the large number of non-contributors, The Thacher School potential historic district does not maintain sufficient integrity to be eligible for listing in the National Register.

Evaluation of the Potential Historic District for the California Register

The Thacher School potential historic district appears to be significant under California Register Criterion 1 for its association with the development of The Thacher School, the Ojai Valley, and the town of Ojai. It is important as a grouping of buildings, structures, objects, and sites that represent The Thacher School’s early development as a private boarding school and its continued development through the mid-20th century.

According to guidance for determining eligibility for the California Register, the resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register. It is generally understood that integrity standards for the California Register are less stringent than those of the National Register. The Thacher School potential historic district has retained integrity of *location, setting, feeling, and association*. Integrity of *design, materials, and workmanship*, however, has been compromised due to the general level of alteration to contributing resources and the introduction of a large number of non-contributors. That said, *design, materials, and workmanship* are somewhat less important under Criteria 1, where it is the association with the Thacher School development that is significant.

¹²⁵ *National Register Bulletin 15*, 44.

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Despite the alterations to contributing resources, and the large number of non-contributors located within the district boundaries, The Thacher School potential historic district does appear to maintain sufficient integrity to be eligible for listing in the California Register.

Local Evaluation of the Potential Historic District

The Thacher School potential historic district appears to be significant under Ventura County Landmark Criterion 2 for its association with the development of The Thacher School, the Ojai Valley, and the town of Ojai. It is important as a grouping of buildings, structures, objects, and sites that represent The Thacher School’s early development as a private boarding school and its continued development through the mid-20th century.

As discussed above, the Thacher School potential historic district appears maintain sufficient integrity for local designation as a historic district. Despite alterations to contributing resources, and the large number of non-contributors located within the district boundaries, the Thacher School does appear to be eligible for designation as a Ventura County historic district.

5.2 Individual Historic Resources

In addition to the potential historic district, two buildings have been identified as eligible for listing as individual historic resources. Both buildings are located within the potential historic district and are also considered to be contributors to the potential historic district.

Building #11 – William Larned Thacher Residence/Admissions Office

Constructed in 1934, the Admissions Office is now located in the former home of William L. Thacher. The building appears to be individually significant for its association with William L. Thacher and the early development of The Thacher School. Although the building does not retain sufficient integrity to be eligible for the National Register, the building does retain sufficient integrity to be eligible for listing in the California Register, and as a Ventura County Landmark. The period of significance for the William Larned Thacher Residence extends from 1934, when the residence was completed, to 1953, the year of William Thacher’s death.

Building #18 – Study Hall

Constructed in 1911, the Study Hall building appears to be individually significant as an example of the work of noted architect Arthur Benton as well as for its association with the early development of The Thacher School. The building retains sufficient integrity to be eligible for the National Register, the California Register, and as a Ventura County

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Landmark. The period of significance for the Study Hall is 1911, when the building was first constructed.

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6.0 NEXT STEPS

The number of buildings identified as potentially eligible for listing as historic resources in this report represents a conservative analysis of The Thacher School campus which endeavors to identify the maximum number of resources that could be considered potentially eligible for historic listing. The identification of a potential historic district would not preclude new construction on the site. Alteration and select demolition of contributors to the potential historic district, if done judiciously, is possible while still maintaining a viable historic district. The findings contained in this report should be considered as a baseline for advance planning of the future development and rehabilitation of The Thacher School property.

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Table 3: Historic Status of Extant Resources

For graphical representations of the information included in this table, please consult Appendices E and F. Appendix E includes a map depicting construction of extant resources by decade. Appendix F includes a map noting the proposed district boundary as well contributing and non-contributing resources to the potential historic district.

Some buildings and features depicted on the 2014 campus map created by Blackbird Architects and provided by The Thacher School staff could not be accessed or located and were therefore not included in this survey. These features include the Leach Field (#73A), a Water Tank (#99), and the WWTP Monitoring Well (#104).

Resource #	Resource Name	Initial Construction Date ¹²⁶	Eligibility	Status Code(s)
1	Laundry & Storage	1924	Non-Contributor	6Z
2	Anson Thacher Residence/Stone House and Garage	1934	Contributor	3CD, 5D3
6	Staff/Faculty Residence	1922	Contributor	3CD, 5D3
7	Headmaster's Residence	1971	Non-Contributor	6Z
9	Milligan Center for the Performing Arts	2005	Non-Contributor	6Z
11	William Larned Thacher Residence/Admissions Office	1934	Contributor; Individual	3CB, 5B
12	Thacher Commons	2005	Non-Contributor	6Z
13	Administration & Dining Hall	1895	Contributor	3CD, 5D3
14	Staff/Faculty Residence	1914	Contributor	3CD, 5D3

¹²⁶ When permits could not be confirmed for a particular building, construction dates were derived from a variety of primary and secondary sources and/or the comparison of aerial photos. The most comprehensive source of construction information was “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California,” prepared by the Insurance Company of North America, Southern California Service Office, June 1940, held in The Thacher School Archives at the James G. Boswell Library.

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Resource #	Resource Name	Initial Construction Date ¹²⁶	Eligibility	Status Code(s)
15	Upper School Dormitory and Dodge Annex Residences A & B	1911 (dormitory), 1906 (estimated, annex)	Non-Contributor	6Z
16	Library	1928	Non-Contributor	6Z
17	Los Padres Dormitory and Residences A & B	1994	Non-Contributor	6Z
18	Study Hall	1911	Contributor; Individual	3S, 3CB, 5B
20	Classrooms	1952	Contributor	3CD, 5D3
21	Indoor Chapel	1936	Contributor	3CD, 5D3
22	Business Office & Staff/Faculty Apartments	1899 (estimated)	Contributor	3CD, 5D3
23	Student Union Building	1920	Contributor	3CD, 5D3
24	Health Center	1932	Contributor	3CD, 5D3
25	Bixby Handball Court Residences A & B	1930	Non-Contributor	6Z
26	Camp Supply	c. 1945	Contributor	3CD, 5D3
27	Staff/Faculty Residence	1945	Contributor	3CD, 5D3
29	Royal Barney Hogan Workshop	1990	Non-Contributor	6Z
30	Main Transformer Shed	By 1965	Contributor	3CD, 5D3
31	Staff/Faculty Residence	1910	Non-Contributor	6Z
32	Middle School Dormitory and Residences A & B	1937	Contributor	3CD, 5D3
33	Lower School Dormitory and Residences A & B	2007	Non-Contributor	6Z
36	Staff/Faculty Residence	1964	Non-Contributor	6Z
37	Casa de Piedra Dormitory	2013	Non-Contributor	6Z
39	Staff/Faculty Residence	1963	Non-Contributor	6Z
40	Transformer Shed	NDD	N/A	N/A
41	Chickering Barn	1981	Non-Contributor	6Z
42	Hunt Barn	1940	Contributor	3CD, 5D3
43	Huyler/Myers Friendship Barn	2002	Non-Contributor	6Z
43A	Shed Row Annex	2002 (estimated)	Non-Contributor	6Z
44	Blacksmith Shop	By 1965	Contributor	3CD, 5D3

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Resource #	Resource Name	Initial Construction Date ¹²⁶	Eligibility	Status Code(s)
45	Twichell Barn	1938	Contributor	3CD, 5D3
46	Hay Storage	c. 1985	Non-Contributor	6Z
47	Staff/Faculty Residence	1896	Non-Contributor	6Z
48	Smith Barn/Livermore Pack Station	1949	Contributor	3CD, 5D3
49	Maintenance Center	1963	Contributor	3CD, 5D3
50	Staff/Faculty Residence	1961	Non-Contributor	6Z
53	Chlorinating Shed	1974	Non-Contributor	6Z
54	Fitness Center	2005	Non-Contributor	6Z
55	Outdoor Chapel	c. 1920 (pergola), 1951 (chapel)	Contributor	3CD, 5D3
56	Staff/Faculty Residence and Garage	2010 (estimated)	Non-Contributor	6Z
57	Covered Reservoir	1922	Non-Contributor	6Z
59	Staff/Faculty Residence and Garage	1958	Non-Contributor	6Z
60	Staff/Faculty Residence and Garage	c. 1975	Non-Contributor	6Z
62	Staff/Faculty Residence and Garage	c. 1890	Contributor	3CD, 5D3
63	Gymkhana Grandstand	1927	Contributor	3CD, 5D3
64	Gymkhana Field House	1951	Contributor	3CD, 5D3
65	Staff/Faculty Residence	1958	Contributor	3CD, 5D3
66	Sespe Dormitory	1970	Non-Contributor	6Z
68	Staff/Faculty Residence and Garage	By 1965	Non-Contributor	6Z
69	Anacapa House for Visiting Scholars	2005	Non-Contributor	6Z
70	Transformer Shed	By 1965	Non-Contributor	6Z
71	Gun Room	By 1965	Non-Contributor	6Z
72	Shed	By 1965	Contributor	3CD, 5D3
73	WWTP Pump Shed	c. 1990	Non-Contributor	6Z
74	Humanities Building	1966	Contributor	3CD, 5D3
75	Outdoor Theatre	1908	Contributor	3CD, 5D3
76	UCLA Observatory	1965	Non-Contributor	6Z
76A	Student Observatory	1974	Non-Contributor	6Z
79	Staff/Faculty Residence	1968 (estimated)	Non-Contributor	6Z
81	Staff/Faculty Residence	1968 (estimated)	Non-Contributor	6Z

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Resource #	Resource Name	Initial Construction Date ¹²⁶	Eligibility	Status Code(s)
84	Transformer Shed	By 1965	Non-Contributor	6Z
85	Gymnasium	1971	Non-Contributor	6Z
86	Locker Rooms	1971	Non-Contributor	6Z
87	Jesse Kahle Riding Arena	2013	Non-Contributor	6Z
88	Pool & Pump House	1974	Non-Contributor	6Z
89	Girls' Dressing Room	1974	Non-Contributor	6Z
90	Mudd Math & Science Building	1981	Non-Contributor	6Z
91	Lowery Corrals	c. 1990	Non-Contributor	6Z
92	Staff/Faculty Residence	c. 1985	Non-Contributor	6Z
94	Staff/Faculty Residence	c. 1985	Non-Contributor	6Z
95	Staff/Faculty Residence	c. 1975	Non-Contributor	6Z
96	Staff/Faculty Residence	c. 1985	Non-Contributor	6Z
98	Water Tank	1965	Non-Contributor	6Z
100	Water Tank	1941	Non-Contributor	6Z
101	Well	NDD	N/A	N/A
102	Well	NDD	N/A	N/A
103	Well	2009	Non-Contributor	6Z
105	Staff/Faculty Residence and Garage	c. 2005	Non-Contributor	6Z
106	Staff/Faculty Residence and Garage	c. 2005	Non-Contributor	6Z
107	Hill Dormitory Commons	2009	Non-Contributor	6Z
108	Hill Dormitory C & D	2009	Non-Contributor	6Z
109	Hill Dormitory A & B	2009	Non-Contributor	6Z
110	Staff/Faculty Residence	2009	Non-Contributor	6Z
111	Staff/Faculty Residence	2009	Non-Contributor	6Z
112	Staff/Faculty Residence	2009	Non-Contributor	6Z
FS1	Turnout Pasture	By 1965	Non-Contributor	6Z
FS2	Hunter Corrals	c. 1990	Non-Contributor	6Z
FS3	Roadside Corral	c. 1990	Non-Contributor	6Z
FS4	Red Corral	c. 1990	Non-Contributor	6Z
FS5	Round Pen	2013	Non-Contributor	6Z
FS6	Twin Peaks Trap Range	NDD	N/A	N/A
FS7	Water Tank (off map)	2009	Non-Contributor	6Z
FS8	Carpenter's Orchard	NDD	N/A	N/A
FS9	Gymkhana Field	c. 1900	Contributor	3CD, 5D3
FS10	Gymkhana Field Bench	1935	Contributor	3CD, 5D3

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Resource #	Resource Name	Initial Construction Date ¹²⁶	Eligibility	Status Code(s)
FS11	Gymkhana Field Perimeter Bench	c. 1950	Contributor	3CD, 5D3
FS12	PTS Arenas	1948	Contributor	3CD, 5D3
FS13	New Field	2005	Non-Contributor	6Z
FS14	Centennial Amphitheater	1991	Non-Contributor	6Z
FS15	Coniferous Bosque	1932 (estimated)	Contributor	3CD, 5D3
FS16	John Cory Memorial	1932	Contributor	3CD, 5D3
FS17	Transformer Shed	By 1965	Contributor	3CD, 5D3
FS18	Historic Lower Field	c. 1890	Contributor	3CD, 5D3
FS19	McCaskey Commons	1911 (estimated)	Contributor	3CD, 5D3
FS20	Flagpole	c. 1895	Contributor	3CD, 5D3
FS21	Historic Oval	c. 1895	Contributor	3CD, 5D3
FS22	Historic Oval Bench	1952	Contributor	3CD, 5D3
FS23	Upper Tennis Courts	c. 1895	Contributor	3CD, 5D3
FS24	Utility Shed	2006 (estimated)	Non-Contributor	6Z
FS25	David S. Lavender Track and Upper Field	c. 1970	Non-Contributor	6Z
FS26	Van Griggs Tennis Courts	c. 1970	Non-Contributor	6Z
FS27	Bard Field	c. 1970	Non-Contributor	6Z
FS28	Perimeter Road	c. 1965	Contributor	3CD, 5D3

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- . “Historic Property Documentation, Thacher School, Ojai, California: Lamb Auditorium, Chase Infirmary, Stone Garage.” Prepared by San Buenaventura Research Associates, 2003. Held in The Thacher School Archives at the James G. Boswell Library.
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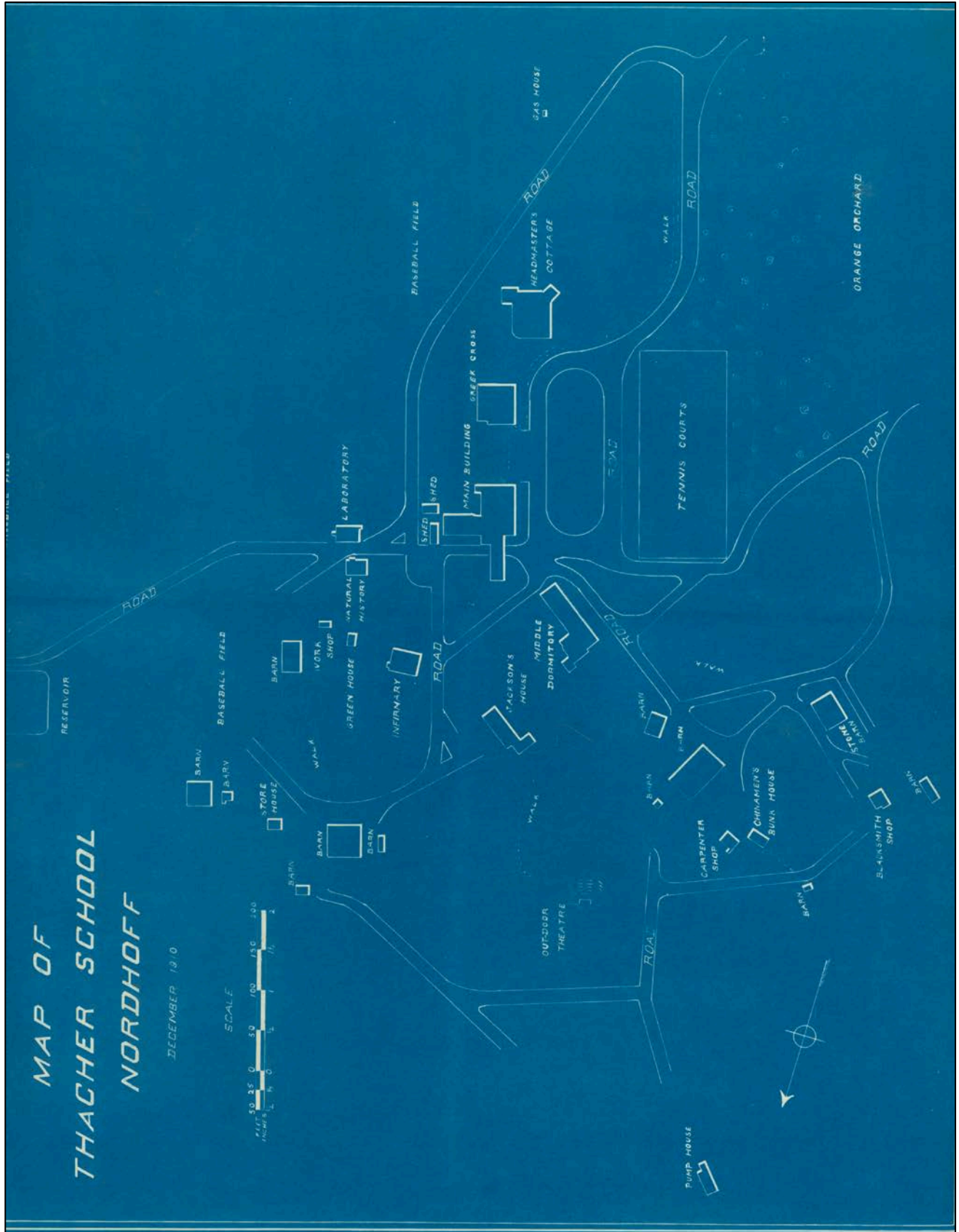
REPORT

The Thacher School Survey & Assessment *July 2016*

HISTORIC RESOURCES GROUP

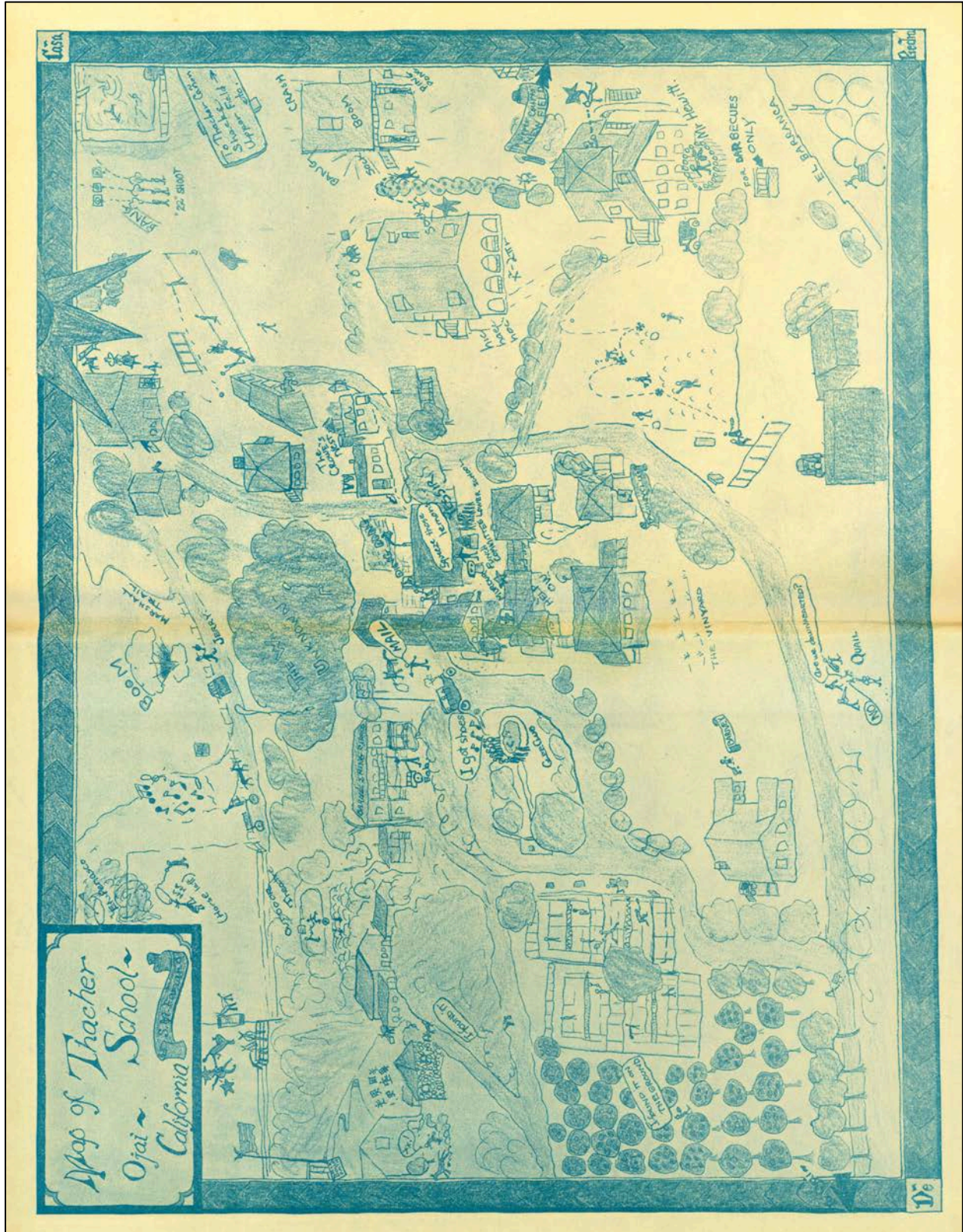
APPENDIX A: SELECTED ARCHIVAL SITE PLANS

Map of Thacher School, Nordhoff – 1910



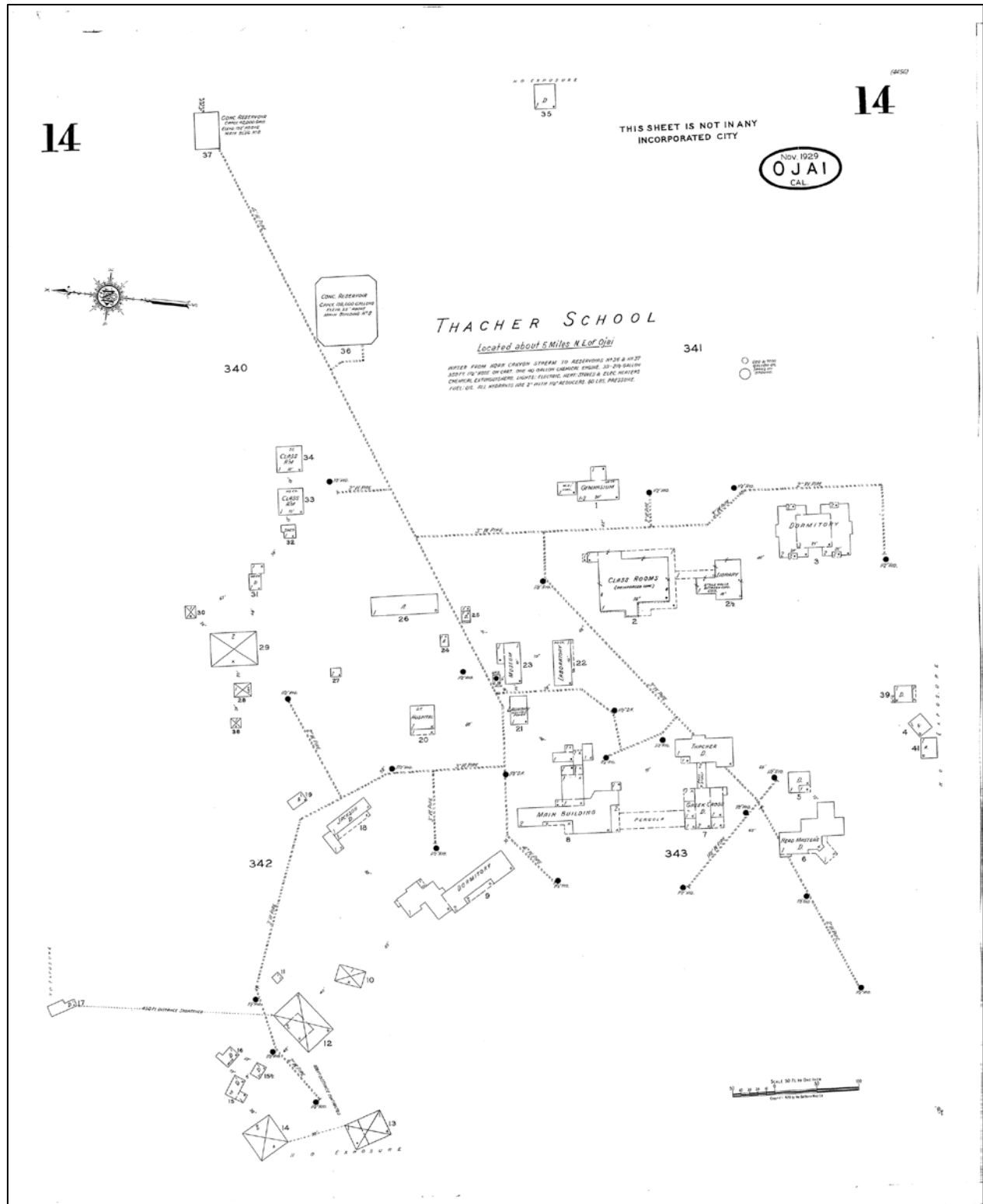
Held in The Thacher School Archives at the James G. Boswell Library.

Map of Thacher School, Ojai California – 1927

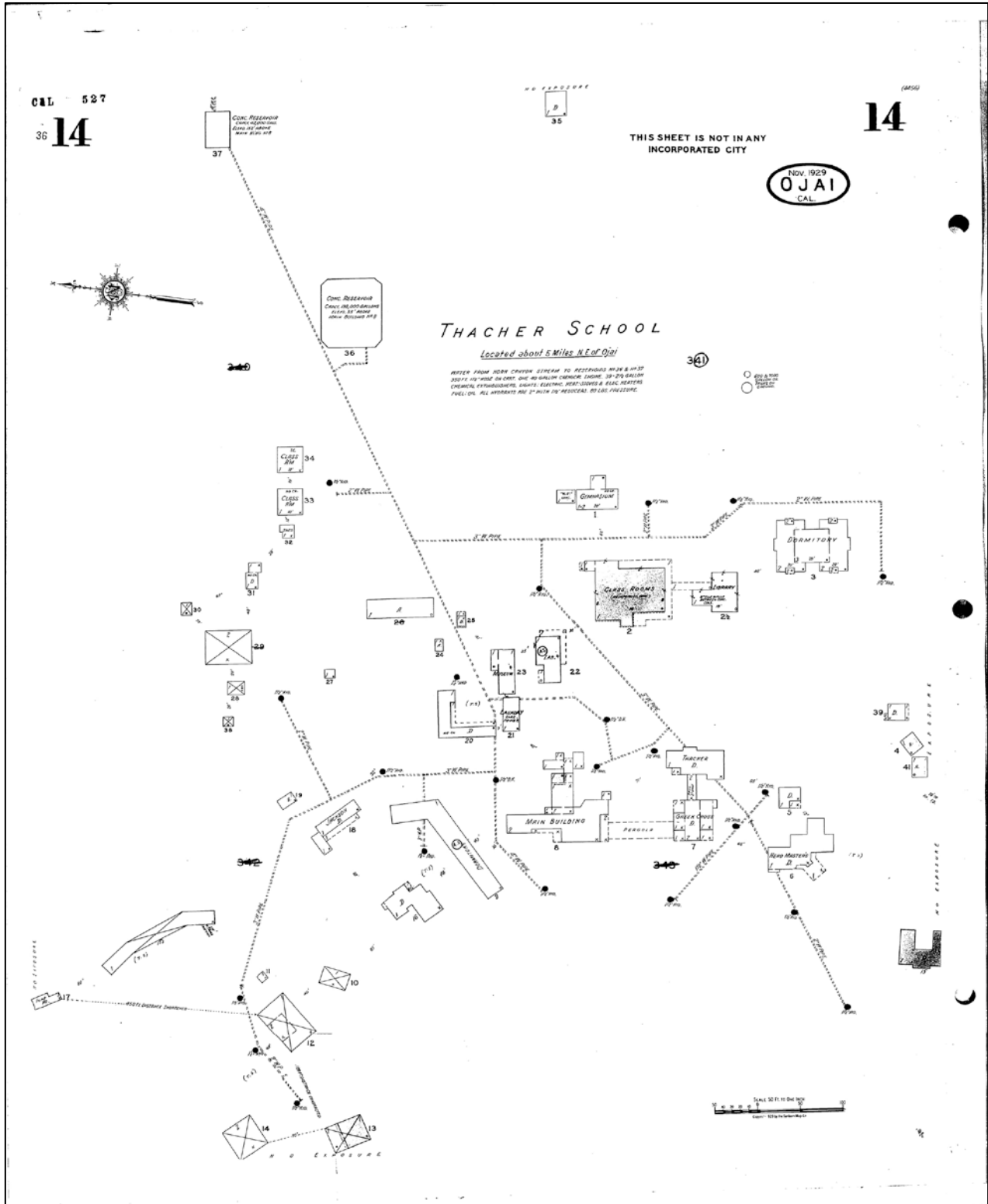


Endpaper illustration of the 1927 edition of *El Archivero*. Held in The Thacher School Archives at the James G. Boswell Library.

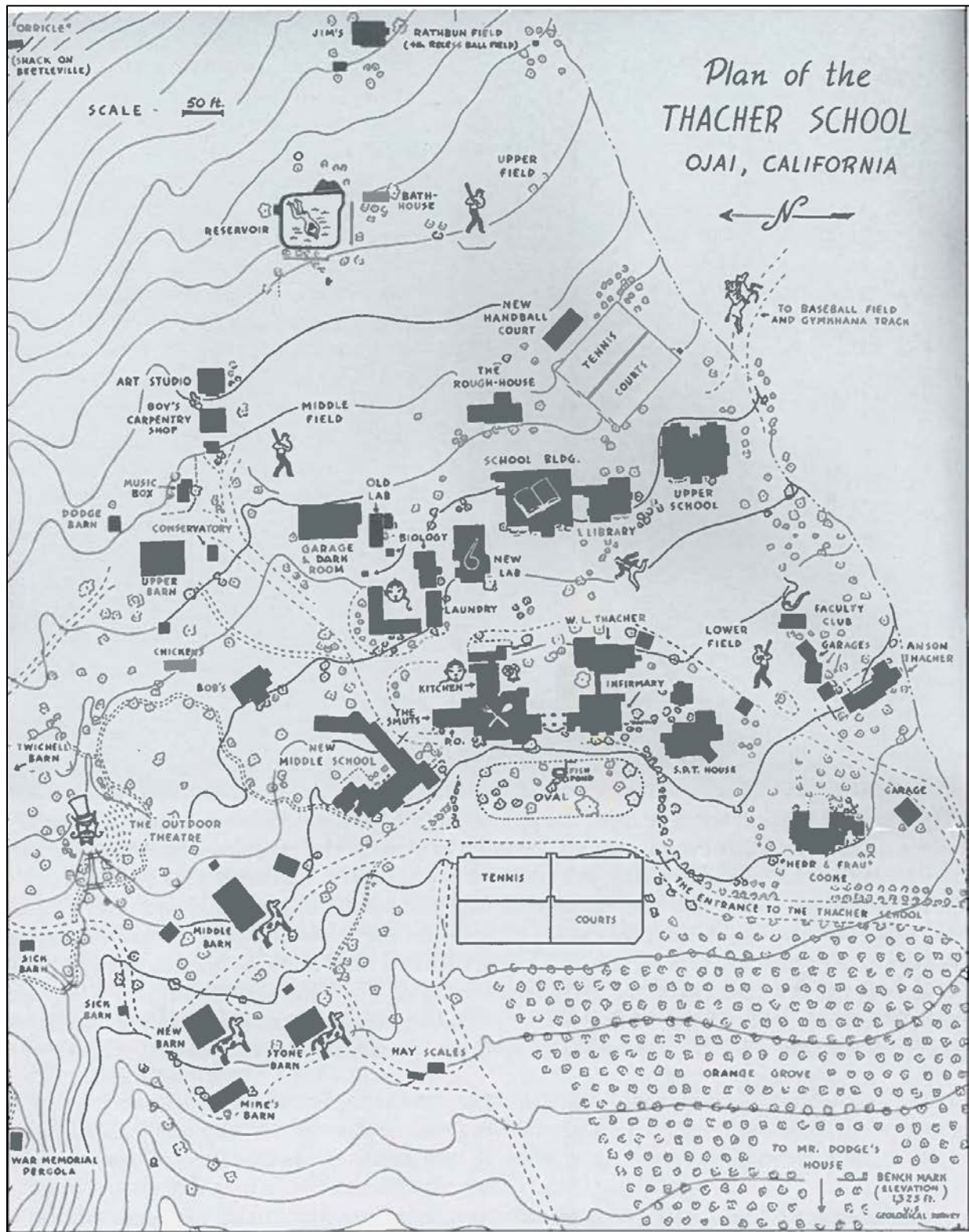
Sanborn Fire Insurance Co. Map - 1929



Sanborn Fire Insurance Co. map - 1929 (updated, 1939)

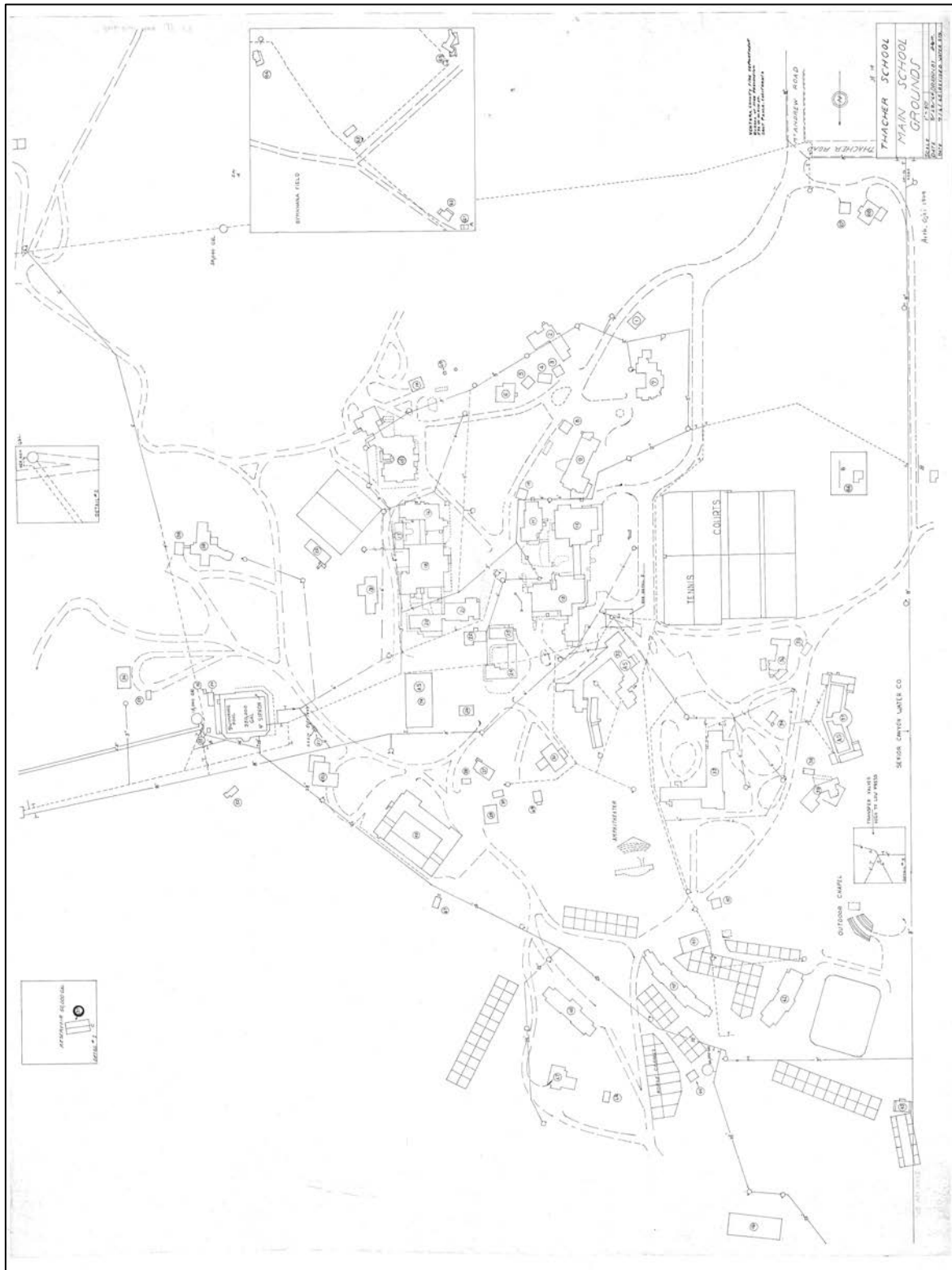


Plan of the Thacher School, Ojai, California - 1939



Featured in John Taylor's *The Thacher School*, page 39.

Thacher School Main School Grounds - 1965



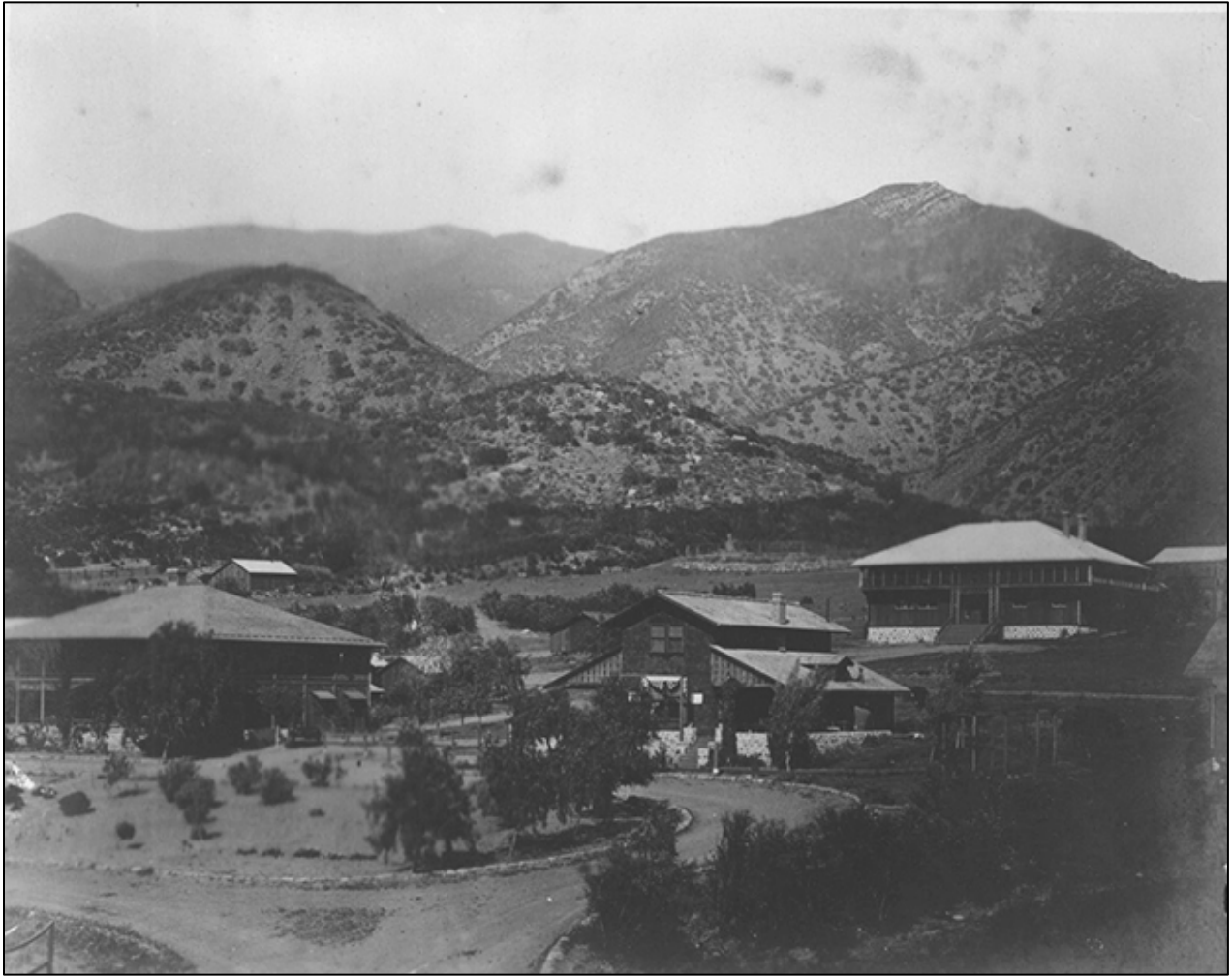
Courtesy of the Ojai Valley Museum.

APPENDIX B: SELECTED ARCHIVAL PHOTOS

Campus View – 1895



Campus View – 1899



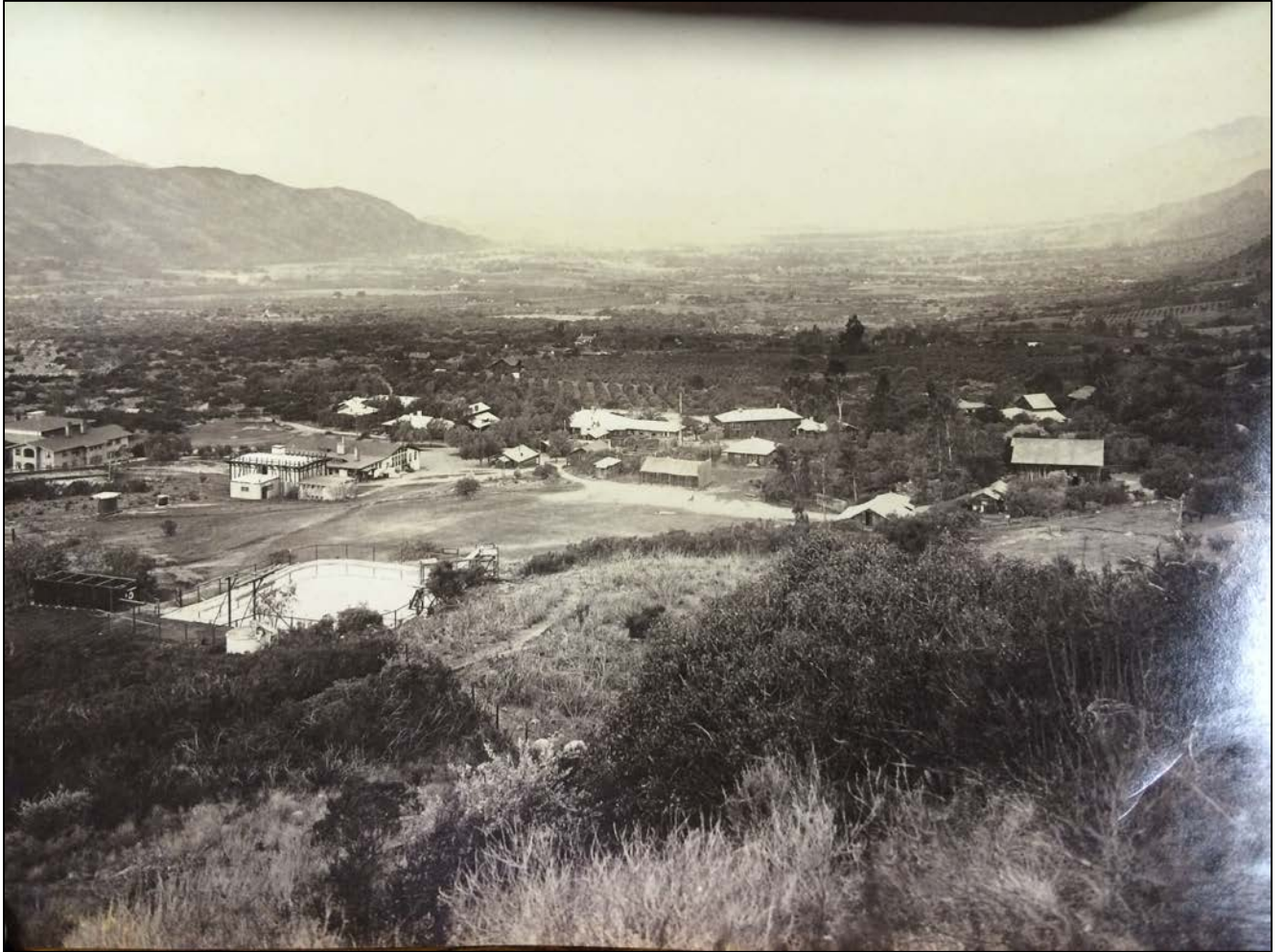
Campus View – 1900



Campus View – 1910



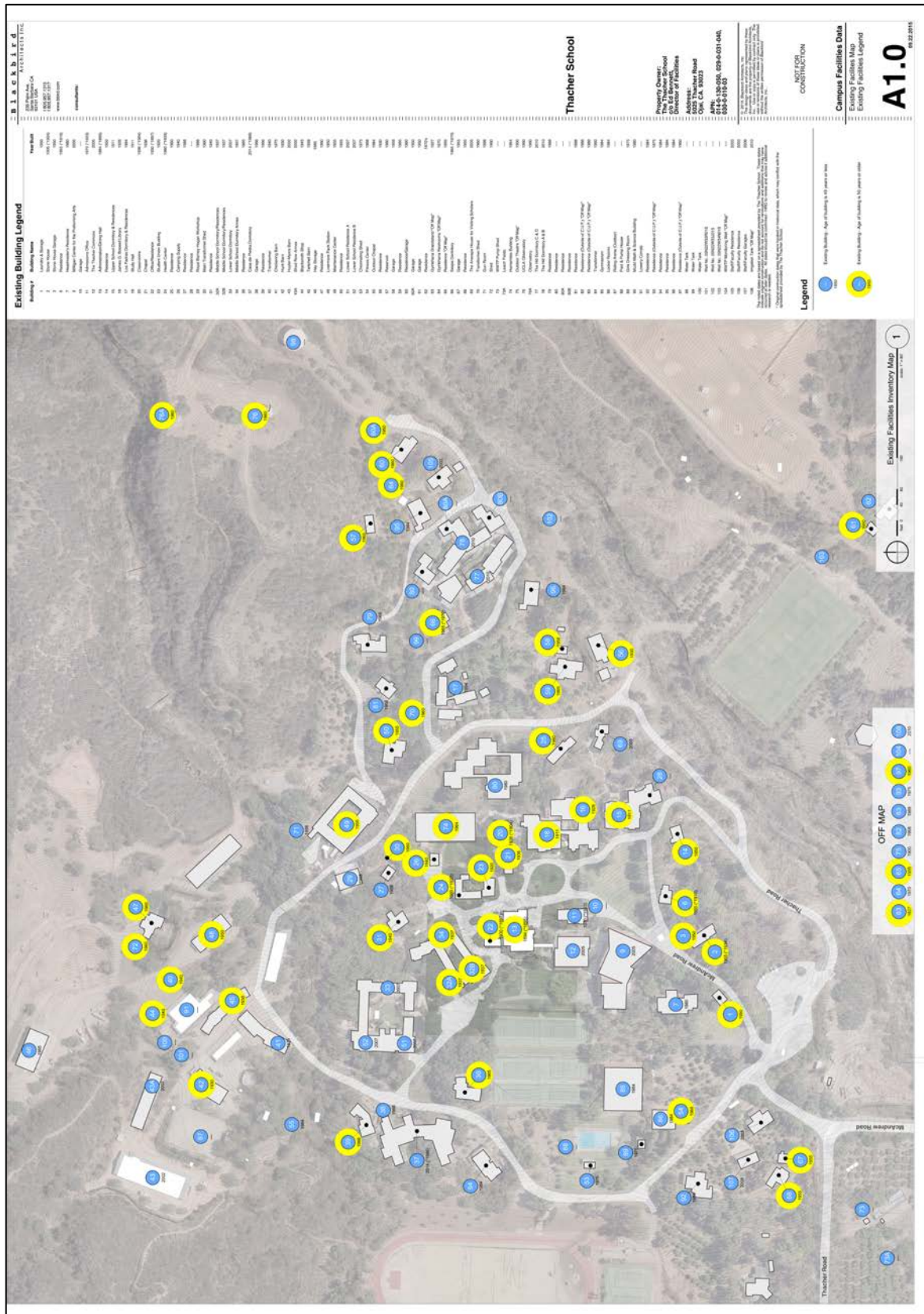
Campus View – 1918



Aerial View – 1940

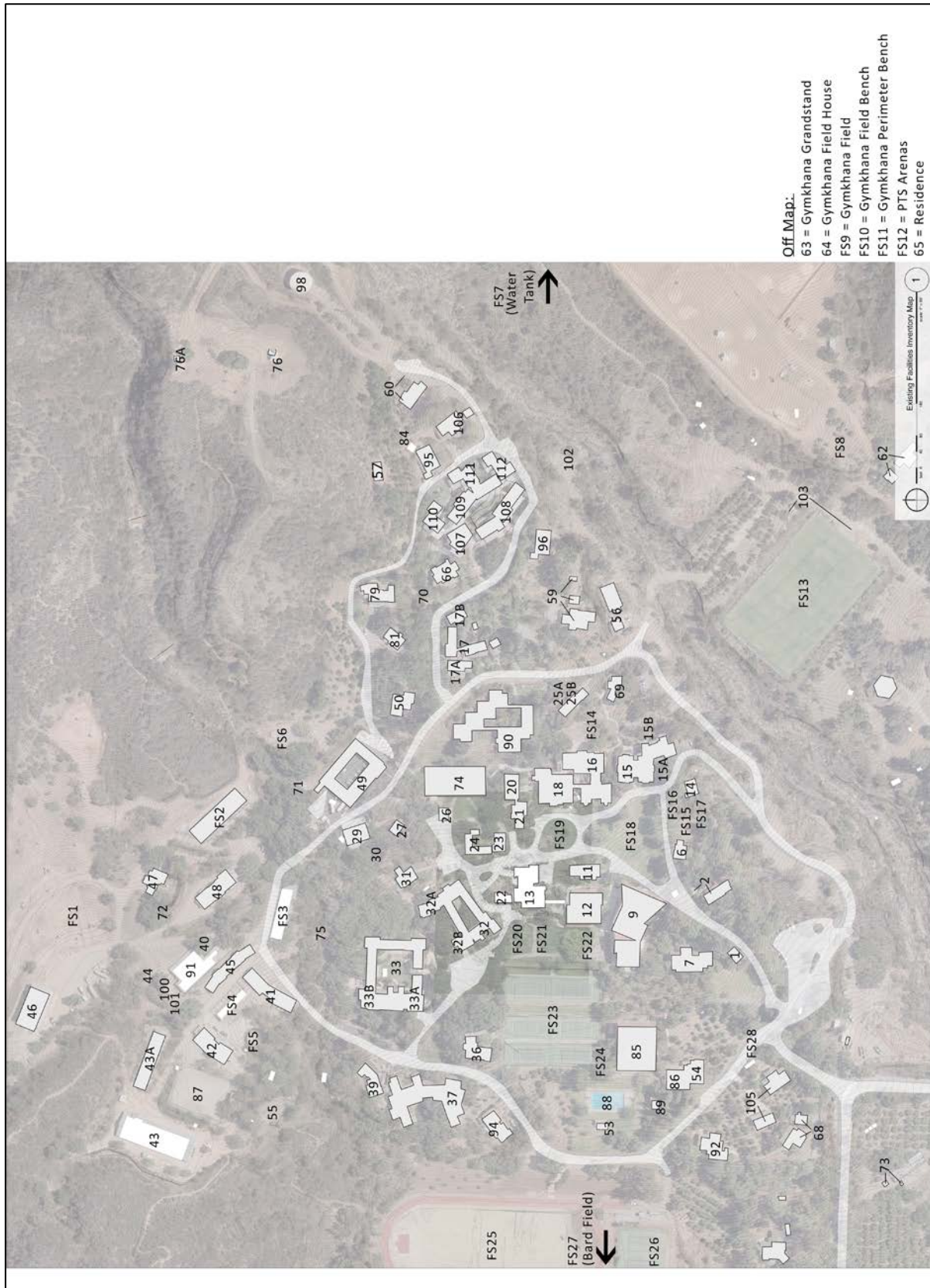


APPENDIX C: SURVEY MAP



Site map created by Blackbird Architects and provided by The Thacher School facilities staff for use during survey fieldwork performed by HRG.

APPENDIX D: KEY MAP AND LEGEND



Key map developed by HRG using a base map created by Blackbird Architects.

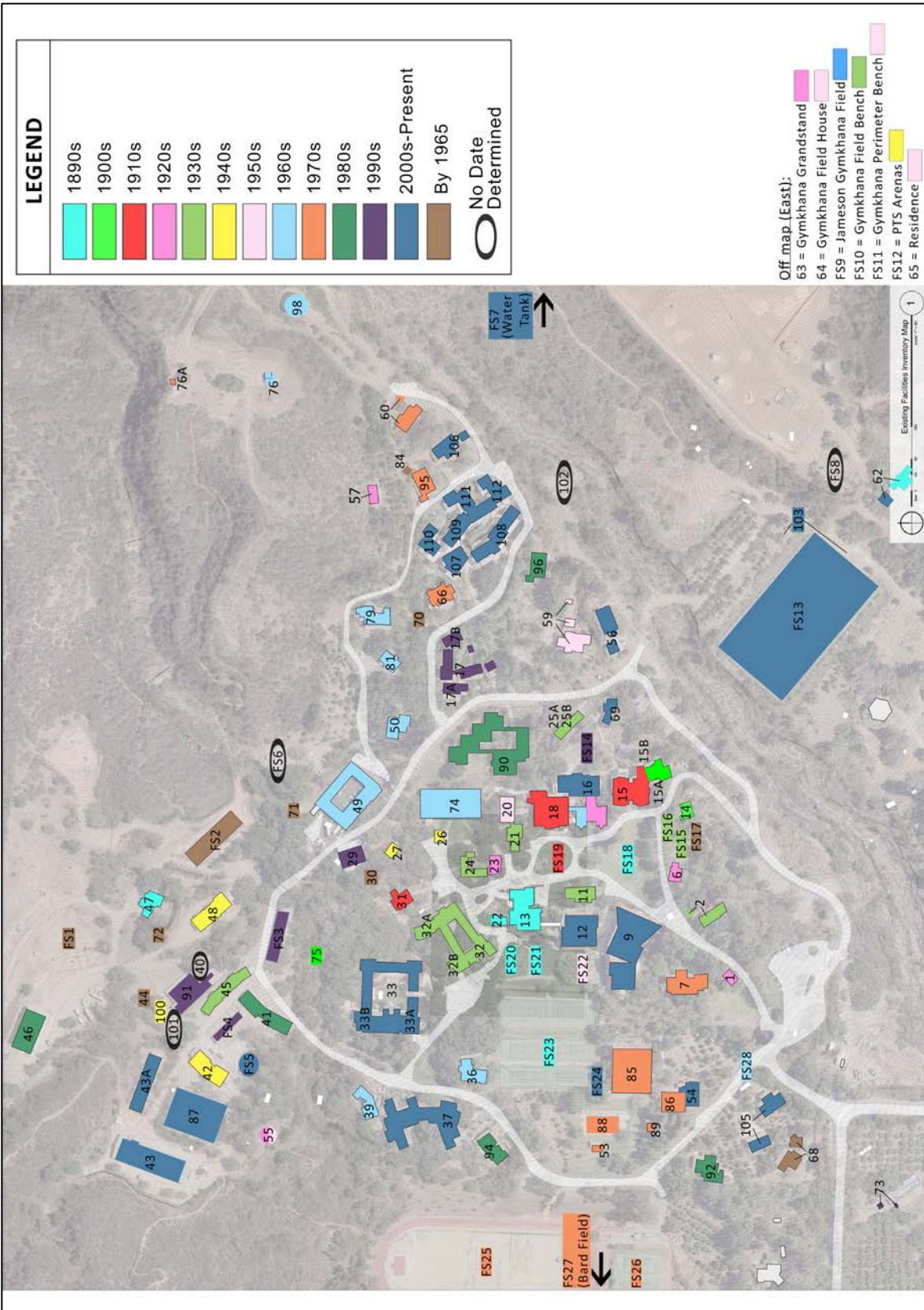
Key Map Legend

Resource #	Resource Name
1	Laundry & Storage
2	Anson Thacher Residence/Stone House and Garage
6	Staff/Faculty Residence
7	Headmaster’s Residence
9	Milligan Center for the Performing Arts
11	William Larned Thacher Residence/Admissions Office
12	Thacher Commons
13	Administration & Dining Hall
14	Staff/Faculty Residence
15	Upper School Dormitory and Dodge Annex Residences A & B
16	Library
17	Los Padres Dormitory and Residences A & B
18	Study Hall
20	Classrooms
21	Indoor Chapel
22	Business Office & Staff/Faculty Apartments
23	Student Union Building
24	Health Center
25	Bixby Handball Court Residences A & B
26	Camp Supply
27	Staff/Faculty Residence
29	Royal Barney Hogan Workshop
30	Main Transformer Shed
31	Staff/Faculty Residence
32	Middle School Dormitory and Residences A & B
33	Lower School Dormitory and Residences A & B
36	Staff/Faculty Residence
37	Casa de Piedra Dormitory
39	Staff/Faculty Residence
40	Transformer Shed
41	Chickering Barn
42	Hunt Barn
43	Huyler/Myers Friendship Barn
43A	Shed Row Annex
44	Blacksmith Shop
45	Twichell Barn
46	Hay Storage
47	Staff/Faculty Residence
48	Smith Barn/Livermore Pack Station
49	Maintenance Center
50	Staff/Faculty Residence
53	Chlorinating Shed
54	Fitness Center
55	Outdoor Chapel
56	Staff/Faculty Residence and Garage
57	Covered Reservoir

Resource #	Resource Name
59	Staff/Faculty Residence and Garage
60	Staff/Faculty Residence and Garage
62	Staff/Faculty Residence and Garage
63	Gymkhana Grandstand
64	Gymkhana Field House
65	Staff/Faculty Residence
66	Sespe Dormitory
68	Staff/Faculty Residence and Garage
69	Anacapa House for Visiting Scholars
70	Transformer Shed
71	Gun Room
72	Shed
73	WWTP Pump Shed
74	Humanities Building
75	Outdoor Theatre
76	UCLA Observatory
76A	Student Observatory
79	Staff/Faculty Residence
81	Staff/Faculty Residence
84	Transformer Shed
85	Gymnasium
86	Locker Rooms
87	Jesse Kahle Riding Arena
88	Pool & Pump House
89	Girls' Dressing Room
90	Mudd Math & Science Building
91	Lowery Corrals
92	Staff/Faculty Residence
94	Staff/Faculty Residence
95	Staff/Faculty Residence
96	Staff/Faculty Residence
98	Water Tank
100	Water Tank
101	Well
102	Well
103	Well
105	Staff/Faculty Residence and Garage
106	Staff/Faculty Residence and Garage
107	Hill Dormitory Commons
108	Hill Dormitory C & D
109	Hill Dormitory A & B
110	Staff/Faculty Residence
111	Staff/Faculty Residence
112	Staff/Faculty Residence
FS1	Turnout Pasture
FS2	Hunter Corrals
FS3	Roadside Corral
FS4	Red Corral
FS5	Round Pen
FS6	Twin Peaks Trap Range

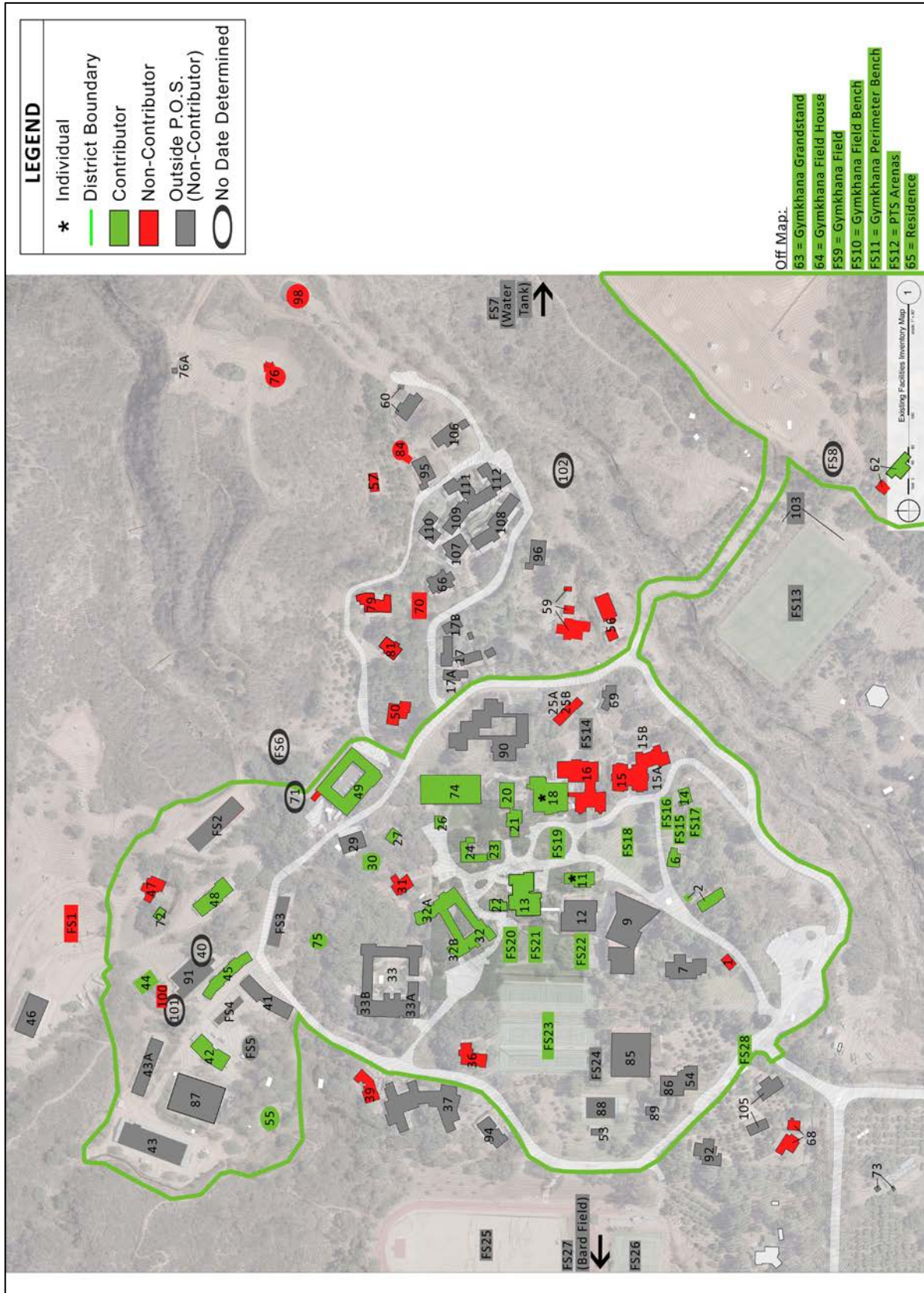
Resource #	Resource Name
FS7	Water Tank (off map)
FS8	Carpenter's Orchard
FS9	Gymkhana Field
FS10	Gymkhana Field Bench
FS11	Gymkhana Field Perimeter Bench
FS12	PTS Arenas
FS13	New Field
FS14	Centennial Amphitheater
FS15	Coniferous Bosque
FS16	John Cory Memorial
FS17	Transformer Shed
FS18	Historic Lower Field
FS19	McCaskey Commons
FS20	Flagpole
FS21	Historic Oval
FS22	Historic Oval Bench
FS23	Upper Tennis Courts
FS24	Utility Shed
FS25	David S. Lavender Track and Upper Field
FS26	Van Griggs Tennis Courts
FS27	Bard Field
FS28	Perimeter Road

APPENDIX E: DECADE MAP



Decade map developed by HRG using a base map created by Blackbird Architects.

APPENDIX F: SURVEY RESULTS MAP



Survey results map developed by HRG using a base map created by Blackbird Architects.

ARCHITECTURAL DATA FORM

Resource Name	Laundry & Storage	Resource #	1
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1924	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Neo-Craftsman style
- Rectangular plan
- One-story massing
- Symmetrical composition
- Hollow clay tile and wood frame construction
- Side gable roof with open eaves, shaped rafter tails, overhanging rake, knee braces, and asphalt composition shingles
- Wood shingle siding and cement plaster veneer
- Steel overhead sectional door

Construction Chronology

1924	Construction completed
1973	Converted to laundromat
n.d.	Cladding and exterior finishes replaced
	Roof reconstructed
	Primary façade reconstructed
	Doors replaced

Survey Date 11/16/2015

Integrity This building has been extensively altered. The roof and primary façade have been reconstructed; all exterior finishes have been replaced; non-historic Craftsman style decorative features have been added; and the three original carriage house doors have been replaced with a single overhead sectional door. The building therefore does not retain integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
northwest



**Development
History**

This building was originally built in 1924 as a detached garage for the Lefferts residence, which was constructed by faculty member Halleck Lefferts. The Lefferts residence was situated on the site of the current Headmaster’s Residence (#7) and has since been relocated off-campus. In 1973, several years after the Lefferts house was moved, the school’s first laundromat was installed in the garage; today, the building serves as a laundry and storage facility. Visual examination indicates that the building has been substantially altered in recent years.

Citations

- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Anson Thacher Residence/Stone House and Garage	Resource #	2
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1934	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Spanish Colonial Revival style
- L-shaped plan
- One story massing
- Asymmetrical composition
- Stone and wood frame construction
- Cross gable roof with open eaves, clay barrel tile roofing, and interior stone chimney
- Horizontal wood lap siding and cement plaster veneer
- Double hung, two-over-two wood sash windows, with louvered wood shutters
- Partially glazed, paneled wood door
- Detached stone garage with flat roof

Construction Chronology

1932	Construction completed
n.d.	Addition to east façade
	Roof replaced

Survey Date 11/17/2015

Integrity The original stone house has been altered with additions on the east façade; however these additions were constructed during the period of significance. The clay tile roof has been replaced in kind. The building therefore retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • L-shaped plan • One story massing • Asymmetrical composition • Stone and wood frame construction • Cross gable roof with open eaves, clay barrel tile roofing, and interior stone chimney 	<ul style="list-style-type: none"> • Horizontal wood lap siding and cement plaster veneer • Double hung, two-over-two wood sash windows, with louvered wood shutters • Partially glazed, paneled wood door • Detached stone garage with flat roof
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district's periods of significance.

Photo(s)
View looking
southeast



**Development
History**

This house and garage were constructed for Anson Stiles Thacher, Sherman Thacher’s son, and his wife, Margaret Pascoe Thacher, on the occasion of their marriage in 1933. Construction commenced that year and was completed in 1934. Margaret Thacher later recalled in an oral history interview, “We were married in 1933 and we lived at Thacher until Anson retired in 1970. Sherman Thacher built a stone house for us up there, but when we got more than one child it wasn’t big enough, so we traded for [the former Lefferts residence].”

Anson Thacher served as Headmaster of The Thacher School from 1936 to 1949. A 1940 survey taken of the campus for insurance purposes notes this house as Thacher’s at that time. However, the Thachers’ second child – a son, Anson Blake Thacher – was born that same year, so it is likely the family relocated soon thereafter. In subsequent years the cottage, which also known as “Cob Cottage,” served as the Headmaster’s Residence for later Heads of School including Newton K. Chase and David Cushman Twichell. Today, the house serves as a staff/faculty residence.

Citations

- “A new house is being built for Mr. and Mrs. Anson Thacher...” *The Thacher Notes*, November 14, 1933.
- “In view of furnishing their future home...” *The Thacher Notes*, February 13, 1934.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Oral History Interview With Anson and Elizabeth Thacher (brother and sister).” Interview conducted by Alan Stauch, docent of the Ventura County Historical Museum, May 28, 1979. Held at the Ojai Valley Museum archives.
- “Interview With Margaret Pascoe Thacher (Mrs. Anson).” Oral history interview conducted by Mary Johnston and Linda Browne, August 15, 1984. Held at the Ojai Valley Museum.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	6
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1922	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Irregular plan
- One story massing
- Asymmetrical composition
- Wood frame construction
- Side gable roof with open eaves, overhanging rake, asphalt composition shingles, and interior brick chimney
- Wood shingle siding
- Wood porch with shed roof, wood posts, balustrade, and steps
- Double hung, casement, and fixed wood sash windows, and aluminum sliding windows
- Pair of partially glazed, divided light, paneled wood doors

Construction Chronology

1922	Construction completed
n.d.	Addition to south façade
	Primary entrance closed; new primary entrance added to west façade
	Porch added
	Primary entrance doors replaced
	Some windows replaced

Survey Date 11/17/2015

Integrity This building has undergone some alterations, including a flat-roofed addition at the rear; the addition of a front porch; replacement of the primary entrance door; and replacement of some windows on secondary façades. However, it retains a majority of its character-defining features and materials. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Irregular plan • One story massing • Asymmetrical composition • Wood frame construction 	<ul style="list-style-type: none"> • Side gable roof with open eaves, overhanging rake, asphalt composition shingles, and interior brick chimney • Wood shingle siding • Double hung, casement, and fixed wood sash windows
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking east



Development History

This house was originally constructed in 1922 as The Thacher School’s first Faculty Club. As LeRoy McKim Makepeace recounts: “A real Faculty Club was built after the war. This represented the “free and easy” way of life as interpreted at Casa de Piedra. That is, the teacher now had a place to smoke and relax...Now there was a pleasant bungalow, where they could gather before a fireplace given by Mr. Cooke, who insisted that a club was not a club without an open fire (Mr. Thacher thought a stove would do), and in their leisure time assume the habits of grown men.” The Faculty Club was a much-appreciated respite for the male teachers, who due to the isolation of the school and the demands of their jobs often had to assume a mantle of constant duty. As the School expanded, though, housing the faculty became more critical than ensuring their leisure; the Faculty Club was converted into a staff residence in 1943. Today, it is the residence of longtime faculty member Marvin Shagam.

Citations

- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Music Box Is Lost; Faculty Takes Over.” *The Thacher Notes*, November 20, 1943.
- “Changes and Improvements.” *El Archivero*, 1944.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Headmaster’s Residence	Resource #	7
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1971	Build Date Source	Building Permit
Architect	George Rockrise & Associates	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Late Modern style
- Irregular plan
- Two story massing
- Asymmetrical composition
- Gable roof with overhanging eaves and rakes
- Wood shingle siding
- Metal frame fixed and sliding windows

Construction Chronology	1971	Construction completed
	2006	Garage and fence added

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)*View looking west***Development History**

Designed by George Rockrise and Associates and completed in 1971, the Headmaster’s Residence was one of a number of improvements made to the campus during the regime of Headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969. Many of the facilities constructed during this period were designed by Rockrise, a noted Bay Area architect who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s. The new Headmaster’s Residence was constructed on the site of the Lefferts Residence, which had been built in 1921 by faculty member Halleck Lefferts. (The Lefferts Residence was relocated in 1970 to accommodate the construction of this residence and is now situated on Thacher Road.) The new Headmaster’s Residence ushered in a new era at The Thacher School; its design helped foster the tradition of weekend open houses for students. This connection between the students and the Head of School was particularly critical during Sanford’s stewardship during the tumultuous 1970s. As John S. “Jack” Huyler explains, “Another formula which helped the healing process in succeeding years was the Sanfords’ opening of their new home to the students. The chief reason that Ted and Andy [Sanford] wanted a large Headmaster’s House was for entertaining such as this. After they got the house they helped design, virtually every Saturday night of every term the Headmaster’s house was open to all students.”

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “While the Toads Were Away...” Thacher School Headlines. September 1, 2006. <http://www.thacher.org/custom-news/default.asp?nid=294935&id=4235> (accessed November 2015).
- “The House of Stone.” Thacher School Headlines. October 10, 2013. <http://www.thacher.org/custom-news/default.asp?nid=875041&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Milligan Center for the Performing Arts	Resource #	9
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2005	Build Date Source	Thacher School Headlines
Architect	Barton Phelps	Architect Source	<i>The Thacher News</i>
1985 Survey Record	No		

Physical Description

- Contemporary style
- Irregular plan
- 1-2 stories in massing
- Asymmetrical composition
- Asymmetrical gable and shed roofs with cantilevered canopies
- Wood plank and corrugated metal siding
- Fixed metal framed widows and glazed metal framed curtain walls
- Pair of glazed aluminum framed double doors

Construction Chronology 2005 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking west



Development History

The Milligan Center for the Performing Arts was designed by architect Barton Phelps and constructed in 2005. The building houses a 450-seat theatre, rehearsal spaces, and dressing and storage rooms. The Center was developed on the site of the former Chase Infirmary, which had been designed and constructed by architect Austen Pierpont in 1953 and was later demolished to accommodate construction of the Performing Arts Center and the Thacher Commons.

Citations

- “Construction Zone.” Thacher School Headlines. June 16, 2005. <http://www.thacher.org/custom-news/default.asp?nid=178589&id=4235> (accessed November 2015).
- “Doors Almost Open.” Thacher School Headlines. September 6, 2005. <http://www.thacher.org/custom-news/default.asp?nid=185047&id=4235> (accessed November 2015).
- “Barton Phelps: Creating the Heart of the Campus.” *The Thacher News* 18 no. 2 (Fall 2005/Winter 2006): 16-17.
- “Prepping.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406749&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	William Larned Thacher Residence/Admissions Office	Resource #	11
Evaluation	Contributor; Individual	Status Code(s)	3CB, 5B
Build Date	1934	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Spanish Colonial Revival style
- Rectangular plan
- One story massing over raised basement
- Asymmetrical composition
- Front gable roof with shallow open eaves, composition shingles, and interior plastered chimney
- Cement plaster veneer, stone, and wood shingle siding
- Pierced plaster grilles
- Exterior stone chimney and stone terrace
- Divided light, wood sash casement, double hung, and fixed windows and French doors
- Covered porch with concrete steps and stepped brick wall
- Divided light, glazed wood doors

Construction Chronology 1934 Construction completed

Survey Date 11/18/2015

Integrity This building appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • One story massing over raised basement • Asymmetrical composition • Front gable roof with shallow open eaves, composition shingles, and interior plastered chimney • Cement plaster veneer, stone, and wood shingle siding 	<ul style="list-style-type: none"> • Pierced plaster grilles • Exterior stone chimney and stone terrace • Divided light, wood sash casement, double hung, and fixed windows and French doors • Covered porch with concrete steps and stepped brick wall • Divided light, glazed wood doors
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

The building appears to be individually significant for its association with William L. Thacher and the early development of The Thacher School. Although the building does not retain sufficient integrity to be eligible for the National Register, the building does retain sufficient integrity to be eligible for listing in the California Register, and as a Ventura County Landmark. The period of significance for the William Larned Thacher Residence extends from 1934, when the residence was completed, to 1953, the year of William Thacher’s death.

Photo(s)

View looking north



View looking south



Development History

This house was constructed for William Larned Thacher, Sherman Day Thacher’s brother and Associate Headmaster of The Thacher School. William Thacher first arrived in Ojai in 1895 to visit his brothers and mother; shortly thereafter, he decided to settle permanently in the area and Sherman Thacher offered him the position of Associate Headmaster of The Thacher School. In addition to his faculty responsibilities William Thacher, a college tennis champion, introduced tennis to the Ojai Valley and established the Ojai Valley Tennis Club and the Ojai Tennis Tournament, as well as the tennis program at The Thacher School.

While William Thacher retired from active teaching duties in 1931, he remained at the school with emeritus standing and continued to live on campus. He had previously resided in a house on this site which had reportedly been constructed in 1923; however, in 1933 a fire caused by a spark arrester destroyed all but the north wall of the house. *The Thacher Notes* reported that “The building and contents were partly covered by insurance, but it is probable that very little will be left when all the settlements are made. Therefore, the School plans to rebuild it for Mr. Thacher next summer.” Construction was completed in 1934, and a detached garage (subsequently demolished) was added in 1935. While William Thacher continued to reside in the home for some time; articles in *The Thacher Notes* indicate that the house was at least occasionally utilized as a staff/faculty residence by 1943. Following William Thacher’s death in 1953, the house was converted into administrative offices; for a time, the parlor also served as the Alumni Room until a dedicated alumni room was established with the construction of the Lamb Auditorium in 1959. Today, the building serves as the Admissions Office.

Citations

- “Mr. W. L. Thacher’s House Destroyed By Fire.” *The Thacher Notes*, June 16, 1933.
- “The grandfather clock...” *The Thacher Notes*, April 25, 1934.
- “The completion of Mr. W. L. Thacher’s new garage...” *The Thacher Notes*, December 20, 1935.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “New Buildings.” *The Thacher Notes*, December 14, 1940.
- “Music Box Is Lost; Faculty Takes Over.” *The Thacher Notes*, November 20, 1943.
- “The new auditorium...”[photo caption]. *The Thacher Notes*, February 24, 1959.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Thacher Commons	Resource #	12
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2005	Build Date Source	Thacher School Headlines
Architect	Barton Phelps	Architect Source	<i>The Thacher News</i>
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- One story massing
- Asymmetrical composition
- Side gable roof with overhanging boxed eaves and standing seam metal roofing
- Vertical wood plank siding
- Wood sash awning windows
- Glazed, metal framed doors and curtain walls

Construction Chronology 2005 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

The Thacher Commons was designed by architect Barton Phelps and completed in 2005. The Commons building houses a café and common area, kitchen, games room, student store, mailbox area, and conference room. The Commons was constructed on the site of the former Lamb Auditorium, which was originally designed and constructed by architect Austen Pierpont in 1959 and subsequently demolished to accommodate construction of the Thacher Commons and the Milligan Center for the Performing Arts.

Citations

- "Construction Zone." Thacher School Headlines. June 16, 2005. <http://www.thacher.org/custom-news/default.asp?nid=178589&id=4235> (accessed November 2015).
- "Doors Almost Open." Thacher School Headlines. September 6, 2005. <http://www.thacher.org/custom-news/default.asp?nid=185047&id=4235> (accessed November 2015).
- "Dedicated." Thacher School Headlines. October 12, 2005. <http://www.thacher.org/custom-news/default.asp?nid=199056&id=4235> (accessed November 2015).
- "Barton Phelps: Creating the Heart of the Campus." *The Thacher News* 18 no. 2 (Fall 2005/Winter 2006): 16-17.
- "Prepping." Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406749&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Administration & Dining Hall	Resource #	13
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1895	Build Date Source	Makepeace
Architect	Edward Thacher with Samuel Ilsley	Architect Source	Makepeace
1985 Survey Record	Yes		

- Physical Description**
- Vernacular style
 - Irregular plan
 - One and two story massing
 - Hipped roofs with open eaves; flat roof over kitchen wing
 - Asymmetrical composition
 - Wood board-and-batten siding
 - Divided light, wood sash fixed, casement, and double hung windows
 - Decorative wood spandrel panels

Construction Chronology

1895	Original construction
1897*	Two east bays of the first story south veranda enclosed
1899*	Addition (now Building #22) completed to the north and connected to the main building by a porte-cochère
1912*	Five central bays on the west veranda enclosed, arched header over central bay removed and large window installed; vertical sliding pocket windows installed in two bays to each side; west wall and portion of south wall between parlor and veranda removed to expand parlor; pergola added to south, connecting to Greek Cross House
1920s*	Music room added at southeast corner
1925	Alterations/repairs to relocate infirmary facilities and house all twelve Lower School boys
1932	Porte-cochère enclosed and associated driveway converted to service area
1934	Seismic reinforcement work, parlor strengthened and enlarged; north parlor wall moved five feet to enlarge parlor and teachers' quarters upstairs; parlor redecorated
1937	North end of dining room extended to accommodate three additional tables
By 1938	Wood deck added to west façade
1943	Second-story veranda enclosed to provide additional dormitory space; roof replaced
1946	Business office (Building #22) remodeled and addition constructed to north façade
1950	Dining room ceiling soundproofed
1951	Existing kitchen demolished and replaced with newer, larger, modernized kitchen facility and supply room
1960	Kitchen remodeled and additional equipment added
1979	Alterations to first floor dining hall and conversion of upper floor into offices.

First Story:

- Existing doors and windows removed
- Existing glazing removed
- Existing wood deck removed on west façade
- Existing concrete steps removed on west façade
- Existing stone wall partially removed on west façade
- Door openings relocated on east façade
- Roof overhang cut back on east façade; trim replaced
- Doors removed, head and sill razed, and openings replaced with glazing on east façade
- New exterior wall constructed on south façade
- Head lowered and glazing replaced on west façade
- Glazing replaced on west façade
- New wood deck constructed on west façade
- New exterior wall constructed on north façade
- Exterior stairs added

- Remaining northwest and south bays of first-story veranda enclosed
- Arched headers at corner bays removed
- Existing jigsaw panels removed on west façade, duplicated and replaced
- New jigsaw panels fabricated to match replacements on west and south facades
- Parlor and dining room interiors completely refinished
- Dining hall beams and posts enlarged

Second Story:

- Two remaining bays of second-story veranda enclosed
- Existing second-story balcony railing on south façade removed
- Existing second-story railing on west façade removed
- North wing balcony bays altered to accommodate stair
- All existing second-story interior partitions removed
- Second floor reconstructed with steel I-beams, raising floor level
- Second-story window removed and replaced with door on east façade
- Roof deck added over music room with new exterior wood access stair
- Skylight added to roof

1985 Student store and offices remodeled (Building #22)

2007 Door to business office (Building #22) on west façade replaced

n.d. Paired columns framing the openings between the original parlor and dining room removed
Pergola reconstructed and reduced in size

**Estimated date*

Survey Date 11/18/2015

Integrity This building has been extensively altered, as itemized above. However, many of these alterations occurred during the campus' periods of significance. While it no longer retains integrity of design, materials, or workmanship, and therefore is not eligible for individual designation, it does retain integrity of location, setting, feeling, and association, and therefore remains a contributor to the campus historic district.

Character-Defining Features

- Irregular plan
- One and two story massing
- Hipped roofs with open eaves; flat roof over kitchen wing
- Asymmetrical composition
- Wood board-and-batten siding
- Divided light, wood sash fixed, casement, and double hung windows
- Original wood spandrel panels

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)
View looking northwest



Development History

The Dining Hall was originally built in 1896 as one of two buildings constructed to replace the school’s facilities which were destroyed by fire in 1895. Both buildings were designed by Sherman Thacher’s brother, Edward, with assistance from Santa Barbara architect Samuel Ilesley. (The second of the two buildings was later destroyed in a subsequent fire in 1910.) Of this building, LeRoy McKim Makepeace writes, “The Main Building, surrounded on two-and-a-half sides by a piazza, contained the parlor and dining room, with a kitchen adjoining the rear. In the second story were bedrooms for the younger boys. The outstanding feature of the parlor was a large fireplace made of stone quarried on the Gridley Ranch five miles away. Mr. Thacher was always proud of this fireplace, which he helped design. It was simple and sturdy, and it drew well. A single plank three inches thick formed the mantel.”

While the building quickly became the hub of campus life, its capacity was almost immediately surpassed by the growing student population, as well as the administrative and functional needs of the school. Over time a number of alterations and additions were made to accommodate the larger student body in both the dining area and the dormitory upstairs. Eventually, the housing crisis was alleviated by the construction of a dedicated Lower School dormitory building in 1949, and a new modern kitchen was added in 1951. Following the relocation of the dormitory functions, the second floor remained largely vacant for the next thirty years, save for the occasional storage of costumes, until a major campaign of improvements to the building commenced in 1979. This work resulted in substantial alterations and upgrades to the dining room and kitchen facilities as well as the conversion of the second-floor dormitory space into administrative offices; the existing administrative offices in the adjacent Business Building (#22) were then utilized by student organizations, including the staffs of *El Archivero* and *The Thacher Notes*.

Citations

- Building Permits. On file with the County of Ventura Department of Building and Safety.
- *El Archivero*, 1925.
- “Water Cooler, Ventilator Installed During Summer.” *The Thacher Notes*, October 15, 1930.
- “Future Architectural Plan for School is Announced.” *The Thacher Notes*, May 27, 1932.
- “Improvements.” *The Thacher Notes*, October 30, 1934.
- “Summer Changes.” *The Thacher Notes*, November 13, 1937.
- “Another improvement...” *The Thacher Notes*, November 11, 1938.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Changes and Improvements.” *El Archivero*, 1944.
- “Completion of Various Projects.” *The Thacher Notes*, April 26, 1950.
- “New Kitchen Planned; Building Fund Closes.” *The Thacher Notes*, February 28, 1951.
- “Construction Begins.” *The Thacher Notes*, June 1, 1951. [photo]
- “Kitchen Changes Among Summer Improvements.” *The Thacher Notes*, October 25, 1960.
- “Facts and Figures on New Dining Hall.” *The Thacher Notes*, December 17, 1979.
- “Dining Hall Renovation,” prepared by Rockrise Odermatt Mountjoy Associates, June 27, 1979. On file with the Ventura County Department of Building and Safety.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “Prepping.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406749&id=4235> (accessed November 2015).
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	14
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1914	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Rectangular plan
- One story massing over raised crawlspace
- Asymmetrical composition
- Hipped roof with open eaves; flat roof over addition
- Wood shingle siding and cement plaster veneer
- Wood sash, single light casement and divided light double hung windows with transom lights
- Aluminum sash sliding windows

Construction Chronology

1914	Original construction completed
1953	Residence relocated
1968*	Addition to primary façade

**Estimated date*

Survey Date 11/17/2015

Integrity This property was relocated from its original site and enlarged with an addition constructed at an unknown date. However, both the relocation and the addition appear to have occurred during the campus’ period of significance. The original portion of the building retains its hipped roof with open eaves, wood shingle siding, and wood sash casement and double hung windows. It retains integrity of design, setting, materials, workmanship, feeling, and association.

Character-Defining Features N/A

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southeast



**Development
History**

The house which presently occupies this site was originally constructed as a detached cottage addition to Sherman Thacher's home, Chaparral Cottage, and was later relocated to its present site and expanded with an addition to the primary façade.

Chaparral Cottage was constructed for Sherman Thacher and his wife, Eliza Blake Thacher, on the occasion of their marriage in 1896. Over time, the Thachers required more room for their growing family of six children, and a separate cottage was constructed immediately adjacent to Chaparral Cottage in 1914. (These two structures are called out separately in the 1940 Insurance Survey; Chaparral Cottage is noted as "S.D.T. Dwelling" and the later addition is noted as the "S.D.T. Cottage.") Chaparral Cottage remained the Thacher family home even after Sherman Thacher's death in 1931, although the cottage functioned off and on as an ad hoc faculty club throughout the late 1920s through the 1940s. By the 1950s, The Thacher School had identified the site on which the Thacher family home was located as an ideal location for the construction of a new infirmary. In order to accommodate the construction, in 1953 Chaparral Cottage was split into two sections, and each was relocated to a different site. The separate cottage addition was moved to this location, where it continues to serve as a staff/faculty residence. The cottage was later expanded with an addition to the primary façade.

Citations

- "An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California." Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- "New Plans For The Thacher School." N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- "House Moving and Maintenance Jobs Alter Look of Campus During Summer." *The Thacher Notes*, October 27, 1953.
- "Trustees Approve Preparation Of Plans For Dorm, Gym, Classrooms." *The Thacher Notes*, December 11, 1962.
- "Thacher School Main School Grounds, Revised Water System." Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.
- "Oral History Interview With Anson and Elizabeth Thacher (brother and sister)." Interview conducted by Alan Stauch, docent of the Ventura County Historical Museum, May 28, 1979. Held at the Ojai Valley Museum archives.
- "Interview With Margaret Pascoe Thacher (Mrs. Anson)." Oral history interview conducted by Mary Johnston and Linda Browne, August 15, 1984. Held at the Ojai Valley Museum.
- "Cultural Heritage Survey Phase III – Ojai." Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Upper School Dormitory and Dodge Annex Residences A & B	Resource #	15, 15A, 15B
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1911 (dormitory) 1906 (Dodge Residence – estimated)	Build Date Source	Makepeace Makepeace, <i>The Thacher Notes</i>
Architect	Arthur B. Benton (dormitory)	Architect Source	<i>Southwest Contractor</i>
1985 Survey Record	Yes		
Physical Description	<ul style="list-style-type: none"> • Mission Revival Style with Craftsman influences • Irregular plan • Two and three story massing over raised basement • Cross gable roofs with open eaves, overhanging rakes, and interior brick chimneys • Wood shingle siding • Divided light, wood sash double hung windows • Recessed central entrance • Arched balconies on primary façade 		
Construction Chronology	<p>1911 Construction completed</p> <p>1931 Windows added to shower rooms</p> <p>1937 Roof replaced</p> <p>1945 Third floor penthouse converted to four double dormitory rooms</p> <p>1946 Dodge House relocated to Upper School; connecting wing constructed</p> <p>Roof replaced</p> <p>1958 Roof replaced</p> <p>2012 Fire pit installed</p> <p>n.d. Cladding replaced</p> <p>Doors replaced</p> <p>Windows replaced</p> <p>Guard rails added</p> <p>Window opening filled on primary façade</p> <p>Addition to east façade</p> <p>Primary entrance reoriented; door added (Dodge House)</p>		
Survey Date	11/18/2015		
Integrity	<p>This building has been extensively altered. A large addition has been constructed at the southeast corner, in part by relocating and attaching another building; most windows have been replaced and some openings have been filled; wood shingle siding has been replaced. The building no longer retains integrity of design, materials, or workmanship.</p>		
Character-Defining Features	N/A		
Significance	<p>Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.</p>		

Photo(s)

*Upper School
Dormitory, view
looking east*



*Dodge Annex, view
looking southeast*



**Development
History**

Designed by noted architect Arthur B. Benton and completed in 1911, the Upper School Dormitory was one of two buildings commissioned to replace the school facilities destroyed by the 1910 fire. LeRoy McKim Makepeace describes the plan and its impact: “There were to be two so that they might burn separately next time: a school building on the site of the ruins and a dormitory fifty yards south. Mr. Thacher stipulated that they must be strictly utilitarian and constructed of fireproof, or at least “slow-burning,” material, as the contractor put it. The previous buildings had defied architectural classification, unless they could be called “Redwood Renaissance.” In the new ones there was a trace of mission arches, although the craze for “California Spanish” was ten years in the future. The effect was pleasing, though a bit strange. The new Upper School had a floor plan like an “H” and two stories. Each floor was divided in half, and each half had one teacher and two “sections” of four boys. As before all rooms were single. The “section” was a combination hallway-sitting room with a fireplace and balcony shared by the four boys whose rooms opened off it. The arrangement was original and proved delightful. To offset the cost of these two buildings, which was \$30,000, rooms for eight more boys were made available. The school was thus increased by mere chance.” The building also featured a third-floor penthouse, which filled a myriad assortment of needs over the years, including serving as a gymnasium before being converted into additional dormitory space in 1945.

The conversion highlighted what had become a significant problem on The Thacher School campus at the time: overcrowding. Existing school facilities simply lacked the space to accommodate the growing number of staff, faculty, and students that increased with each passing year. By 1946 six teachers, including three married veterans, were living off-campus or in temporary quarters. In 1945, the

School had acquired the Dodge estate located to the west of the campus. The property was formerly owned by Avarad L. Dodge, a Thacher faculty member for fifteen years prior to his retirement. The following year, in 1946, the Dodge residence was relocated to its current site adjoining the Upper School, where a new wing was constructed to connect the residence to the dormitory. The residence filled a critical need for housing for married teachers – who could do double duty providing faculty supervision in the dormitories – as well as providing a few additional dormitory rooms.

Both the dormitory and the Dodge residence appear to have been subject to substantial alterations in recent years, but continue to serve as student and faculty housing.

Citations

- “School Buildings.” *Southwest Contractor and Manufacturer* 6 no. 17 (March 4, 1911): 5.
- “Supplement to the Thacher School Notes, in the ‘Ojai.’” April 29, 1911.
- “Screens Placed on Sections of Upper School.” *The Thacher Notes*, May 21, 1931.
- “Large windows have been put in...” *The Thacher Notes*, October 21, 1931.
- “Other summer improvements...” *The Thacher Notes*, October 28, 1932.
- “Many New Improvements.” *The Thacher Notes*, December 9, 1932.
- “Many of the dark inside rooms...” *The Thacher Notes*, November 1, 1935.
- “The Upper Upper pent-house has recently received...” *The Thacher Notes*, December 20, 1935.
- “So that the boys in the Upper School...” *The Thacher Notes*, November 13, 1937.
- “Improvements.” *El Archivero*, 1939.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “The 11th grade this year is by far the largest...” *The Thacher Notes*, June 9, 1945.
- “Past School Year Marked by Two New Land Acquisitions.” *The Thacher Notes*, June 9, 1945.
- “Dodge House Moved to Upper School.” *The Thacher Notes*, October 31, 1946.
- “New Plans For The Thacher School.” N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- “Auditorium Nears Finish; Halseys’ House Finished.” *The Thacher Notes*, October 28, 1958.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Library	Resource #	16
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1928	Build Date Source	<i>El Archivero, 1928</i>
Architect	Carleton Monroe Winslow	Architect Source	<i>El Archivero, 1928</i>
1985 Survey Record	Yes		

Physical Description

- Spanish Colonial Revival style
- Irregular plan
- One story massing
- Asymmetrical composition
- Cross gable roofs with clay barrel tile roofing
- Cement plaster veneer
- Steel and wood sash, divided light casement windows

Construction Chronology

1928	Construction completed
1950	Donald M. Kerr Memorial Reading Room added
1961	Martha E. Lavender Memorial Reading Room added
n.d.	Storage annex added
1991	Newly enlarged library renamed James G. Boswell II Library

Survey Date 11/18/2015

Integrity This building has been extensively altered with large additions to the north, east, and south façades. It no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
southeast



**Development
History**

The Library was designed by noted Los Angeles architect Carleton Monroe Winslow and completed in 1928. LeRoy McKim Makepeace recounts the development process: “After much urging, Mrs. John Jameson, whose three boys attended the school, received the reluctant consent of the Headmaster to let her raise money for a library. Mr. and Mrs. Lefferts paid for the architect’s drawings, in the hope that the Library might be designed as well as constructed, and become the pattern for later buildings at the school. Their wish has since come true. Mrs. Jameson raise slightly more than half of the necessary money, and Mr. Thacher blithely guaranteed the rest so that work might be started without delay. To the trustees, who remonstrated with justification, he said that his absurd economic policy was responsible for the previous development of the school, and he was undaunted by their objections. The Library was placed between the Upper School and the Main School Building, to which it was attached by an arcade. For the first time there was an indication that the school might someday become a harmonious architectural unit.” Subsequent additions to the library were built during postwar building campaigns and included the construction of two memorial reading rooms and a storage annex. The library was enlarged with a substantial addition to the east façade in 1991 and was re-dedicated as the James G. Boswell II Memorial Library.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “The Library.” *El Archivero*, 1928.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “School Plans New Construction.” *The Thacher Notes*, June 5, 1947.
- “Library Addition and Field House Slated To Be Built During Summer.” *The Thacher Notes*, April 26, 1950.
- “Library Wing Is Completed; Field House Progresses.” *The Thacher Notes*, October 31, 1950.
- “Board of Trustees Meets, Approves Plans for New Additions to Library.” *The Thacher Notes*, December 13, 1960.
- “Major Building Improvements.” *The Thacher Notes*, October 17, 1961.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Los Padres Dormitory and Residences A & B	Resource #	17, 17A, 17B
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1994	Build Date Source	Thacher School website
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Contemporary style
- Irregular plan
- Two story massing
- Asymmetrical composition
- Gable roofs with tight eaves and rakes
- Wood board-and-batten siding and stone veneer
- Wood sash casement windows with transom lights
- Wood balconies supported on stone piers

Construction Chronology 1994 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking south



Development History

The Los Padres Dormitory complex was constructed in 1994. The complex includes two connected dormitory buildings, two staff/faculty residences, and a small covered barbecue area.

Citations

- "Dorm Life." Thacher School: Student Life. <http://www.thacher.org/podium/default.aspx?t=128773> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Study Hall	Resource #	18
Evaluation	Contributor; Individual	Status Code(s)	3S, 3CB, 5B
Build Date	1911	Build Date Source	1940 Insurance Survey
Architect	Arthur B. Benton	Architect Source	<i>Southwest Contractor</i>
1985 Survey Record	Yes		

- Physical Description**
- Mission Revival style
 - Rectangular plan
 - One story massing
 - Asymmetrical composition
 - Side gable roof with open eaves, overhanging rakes, wood brackets and outriggers, dormers, interior brick chimney, and clay barrel tile roofing
 - Smooth cement plaster walls with battered buttresses
 - Entrance arch with espadaña
 - Concrete entrance steps with parastedes
 - Arcaded *corredor* with wood truss roof
 - Wood sash, divided light, round-arched and rectangular double hung windows
 - Partially glazed wood plank doors with rectangular and round-arched transom lights
 - Projecting wood porch at secondary (north) entrance

Construction Chronology

1911	Construction completed
1934	Seismic strengthening work
1935	Skylights added Roof replaced
2012	Handrails added to exterior steps

Survey Date 11/18/2015

Integrity This building appears to be substantially unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- Character-Defining Features**
- | | |
|--|---|
| <ul style="list-style-type: none"> • Rectangular plan • One story massing • Asymmetrical composition • Side gable roof with open eaves, overhanging rakes, wood brackets and outriggers, dormers, interior brick chimney, and clay barrel tile roofing • Smooth cement plaster walls with battered buttresses | <ul style="list-style-type: none"> • Entrance arch with espadaña • Concrete entrance steps with parastedes • Arcaded <i>corredor</i> with wood truss roof • Wood sash, divided light, round-arched and rectangular double hung windows • Partially glazed wood plank doors with rectangular and round-arched transom lights • Projecting wood porch at secondary (north) entrance |
|--|---|

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

The Study Hall building appears to be individually significant as an example of the work of noted architect Arthur Benton as well as for its association with the early development of The Thacher School. The building retains sufficient integrity to be eligible for the National Register, the California Register, and as a Ventura County Landmark. The period of significance for the Study Hall is 1911, when the building was first constructed.

Photo(s)

View looking east



View looking southeast



Development History

Designed by noted architect Arthur B. Benton, the Study Hall – sometimes also referred to as the “Old Main” – was one of two buildings commissioned to replace the campus facilities destroyed in the 1910 fire. LeRoy McKim Makepeace describes the plan for the buildings: “There were to be two so that they might burn separately next time: a school building on the site of the ruins and a dormitory fifty yards south. Mr. Thacher stipulated that they must be strictly utilitarian and constructed of fireproof, or at least “slow-burning,” material, as the contractor put it. The previous buildings had defied architectural classification, unless they could be called “Redwood Renaissance.” In the new ones there was a trace of mission arches, although the craze for “California Spanish” was ten years in the future. The effect was pleasing, though a bit strange.” Sherman Thacher was eager to move on from the devastating effects of this second major campus fire, and hoped this time to undertake no familial obligations to fund the repairs. As he wrote in a letter to his lifelong friend, Horace Taft, ““I have sent in the plans for my schoolhouse and hope to have work begin soon...The bank has been very good to me, making me a loan of as much as I want at a lower rate than is at all customary in this region. I was anxious to manage this without any personal appeal to my friends and relatives.””

Upon its completion the Study Hall served as the main classroom building and also housed offices for Sherman Thacher and other administrators. Over time the building has evolved into a more multi-purpose facility, housing a variety of activities. The former administrative offices have since been repurposed as the College Counseling Center.

Citations

- “School.” *Southwest Contractor and Manufacturer* 6 no. 3 (November 26, 1910): 4.
- “School Buildings.” *Southwest Contractor and Manufacturer* 6 no. 17 (March 4, 1911): 5.
- “Supplement to the Thacher School Notes, in the ‘Ojai.’” April 29, 1911.
- “A new ventilating system has been installed...” *The Thacher Notes*, October 21, 1931.
- “Several new skylights have been cut...” *The Thacher Notes*, November 1, 1935.
- “The Study Hall received a new roof...” *The Thacher Notes*, November 1, 1935.
- “The Study Hall has been made...” *The Thacher Notes*, November 11, 1938.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “A Place at the (New) Table.” Thacher School Headlines. March 19, 2012. <http://www.thacher.org/custom-news/default.asp?nid=770438&id=4235> (accessed November 2015).
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- Nicholson, W. G., ed. *The Taft-Thacher Letters*. Madison, CN: Summer Hill Books, 1985.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Classrooms	Resource #	20
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1952	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	Yes		

Physical Description

- Mid-Century Modern
- Rectangular plan
- Stepped one-story massing
- Asymmetrical composition
- Wood frame construction
- Side gable roof with open eaves, overhanging rakes, and ballasted roofing
- Cement plaster veneer at exterior walls
- Covered entrance portico with square plastered piers
- Steel sash, divided light hopper and clerestory windows
- Terraced planters

Construction Chronology

1952	Construction completed
n.d.	Doors replaced

Survey Date 11/18/2015

Integrity This building has undergone only minor alteration by the replacement of most doors with incompatible paneled doors. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • Stepped one-story massing • Asymmetrical composition • Wood frame construction • Side gable roof with open eaves, overhanging rakes, and ballasted roofing 	<ul style="list-style-type: none"> • Cement plaster veneer at exterior walls • Covered entrance portico with square plastered piers • Steel sash, divided light hopper and clerestory windows • Terraced planters
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
*View looking
northeast*



**Development
History**

This modest laboratory and classroom building was designed by architect Austen Pierpont (CdeP 1909) and completed in 1952. While not specifically called out as a project associated with The Thacher School’s postwar building, the building was nevertheless likely associated with the 1947 plans to expand the campus facilities and reflects architect Pierpont’s adoption of more modern architectural styles during this period. Situated amongst existing campus buildings, the results of postwar construction efforts such as these were immediately apparent. The buildings appearing on campus during the 1950s and 1960s represented a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School. After sixty years in operation, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.

ARCHITECTURAL DATA FORM

Resource Name	Indoor Chapel	Resource #	21
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1936 (original construction), 1966 (chapel conversion)	Build Date Source	1940 Insurance Survey
Architect	Austen Pierpont (original construction), George Livermore (chapel conversion)	Architect Source	“Austen Pierpont at The Thacher School”, Building Permit
1985 Survey Record	Yes		

Physical Description

- Spanish Colonial Revival style
- Rectangular plan
- One story massing
- Asymmetrical composition
- Side gable and shed roofs with tight eaves and rakes, clay barrel tiles, and belfry
- Cement plaster veneer at exterior walls
- Arcaded portico with tile paving, and wood pergola on plastered piers
- Wood sash, two-over-two, double hung windows
- Fixed, recessed circular window
- Pair of paneled doors with projecting plaster surround and cornice
- Partially glazed, paneled wood secondary doors

Construction Chronology

1936	Construction completed
1966	Converted to chapel; steeple added

Survey Date 11/18/2015

Integrity This building appears to have no substantial alterations. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • One story massing • Asymmetrical composition • Side gable and shed roofs with tight eaves and rakes, clay barrel tiles, and belfry • Cement plaster veneer at exterior walls 	<ul style="list-style-type: none"> • Arcaded portico with tile paving, and wood pergola on plastered piers • Wood sash, two-over-two, double hung windows • Fixed, recessed circular window • Pair of paneled doors with projecting plaster surround and cornice • Partially glazed, paneled wood secondary doors
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking north



Development History

Completed in 1936, this building originally served as The Thacher School's first modern science laboratory. Featuring facilities for chemistry and physics classes, the lab was a gift from Howard Hughes, Jr. (CdeP 1923) and his father and replaced the old and outdated laboratory previously located on the site. In 1966, the building was repurposed as a non-denominational chapel, and a steeple was added. The design for the conversion was contributed by architect George Livermore, a Thacher alumnus.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- "As authorized by you at the December Meeting..." *The Thacher Notes*, May 23, 1936.
- "An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California." Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- "New Plans For The Thacher School." N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- "Growth of the Campus From Year to Year." *Thacher* magazine, Spring 1967.
- "Austen Pierpont at The Thacher School: An Architectural Guide to His Works." Prepared by San Buenaventura Research Associates, 2007.
- "Cultural Heritage Survey Phase III – Ojai." Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Business Office & Staff/Faculty Apartments	Building Number	22
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1899 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

- Physical Description**
- Vernacular style
 - Rectangular plan
 - Two story massing
 - Wood frame construction
 - Hipped roof with open eaves and composition shingles
 - Board-and-batten siding
 - Wood sash, one-over-one double hung and casement windows
 - Partially glazed, paneled wood doors and screen doors
 - Second story balcony with wood posts and balustrade

Construction Chronology

1899* Construction completed; building is connected to the dining hall by a porte-cochère

1932 Porte-cochère enclosed and associated driveway converted to service area

1946 Business office remodeled and addition constructed to north façade

1979 Administration offices converted to office space for student organizations (*refer to data sheet for Building #13 for extent of alterations to both buildings*)

1985 Student store and offices remodeled

2007 Door to business office on west façade replaced

**Estimated date*

Survey Date 11/18/2015

Integrity This building has undergone some alterations since its initial construction in 1899 as an addition to the Dining Hall (13). The porte-cochère has been mostly enclosed, the second story balcony has been altered, and an exterior stair has been added to the primary (south) façade. However, the building retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance as a contributor to the Thacher School Historic District.

- Character-Defining Features**
- | | |
|--|---|
| <ul style="list-style-type: none"> • Rectangular plan • Two story massing • Wood frame construction • Hipped roof with open eaves and composition shingles | <ul style="list-style-type: none"> • Board-and-batten siding • Wood sash, one-over-one double hung and casement windows • Partially glazed, paneled wood doors and screen doors • Second story balcony with wood posts and balustrade |
|--|---|

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)
View looking
southwest



**Development
History**

The Business Building was originally constructed at the turn of the 20th century as an addition to the Dining Hall (#13), which at the time served as a parlor, dining hall, and dormitory. LeRoy McKim Makepeace writes: “To the building in which the youngest boys lived a few rooms were added upstairs and a little one-room library below. A rudimentary arch, grandiosely termed the “porte-cochère,” separated the first story of the new and old.” In 1928, a dedicated library building was completed, and over time the small addition formerly utilized as a library was converted to office space for the Business Office, Post Office, and Student Store. The Dining Hall refurbishment of 1979 repurposed the former boys’ dormitory above the dining room as office space, which allowed business and administrative operations to relocate to the second floor, and the former Business Office facilities were given over to student organizations.

Citations

- Building Permits. On file with the County of Ventura Department of Building and Safety.
- “Future Architectural Plan for School is Announced.” *The Thacher Notes*, May 27, 1932.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Dodge House Moved to Upper School.” *The Thacher Notes*, October 31, 1946.
- “Dining Hall Renovation,” prepared by Rockrise Odermatt Mountjoy Associates, June 27, 1979. On file with the Ventura County Department of Building and Safety.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “Prepping.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406749&id=4235> (accessed November 2015).
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Student Union Building	Resource #	23
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1920	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

- Physical Description**
- Vernacular style
 - Rectangular plan
 - One story massing
 - Asymmetrical composition
 - Low pitched side gable roof with open eaves and overhanging rake
 - Cement plaster veneer exterior walls
 - Wood sash, six-over-six double hung windows, and divided light wood clerestory windows
 - Partially glazed wood plank door
 - Wood deck with canted wood plank railing

Construction Chronology	1920	Construction completed
	1938	Addition to east facade
	1939	Addition to north façade

Survey Date 11/16/2015

Integrity This building appears to have undergone no substantial alterations. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- Character-Defining Features**
- Rectangular plan
 - One story massing
 - Asymmetrical composition
 - Low pitched side gable roof with open eaves and overhanging rake
 - Cement plaster veneer exterior walls
 - Wood sash, six-over-six double hung windows, and divided light wood clerestory windows
 - Partially glazed wood plank door
 - Wood deck with canted wood plank railing

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking north



Development History

A survey of the campus taken in 1940 for insurance purposes notes that this building was constructed in 1920 and by the time of the survey was operating as a laundry. Sanborn Fire Insurance Company maps as well as articles in *The Thacher Notes* indicate that the building had likely been functioning as a laundry since at least 1929, although its original purpose is unclear. In 1946, the building was converted to a classroom in order to alleviate overcrowding and ensure rooms for all the classes scheduled. Today, the building serves as the Student Union Building.

Citations

- “This year the laundry is being operated...” *The Thacher Notes*, November 11, 1938.
- “Improvements.” *El Archivero*, 1939.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “New Plans For The Thacher School.” N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Health Center	Resource #	24
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1932	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

- Physical Description**
- Spanish Colonial Revival style
 - Irregular plan
 - One story massing
 - Asymmetrical composition
 - Los pitched cross gable roofs with open eaves and shaped rafter tails
 - Cement plaster veneer at exterior walls
 - Wood sash, divided light, double hung windows, and aluminum sliding windows
 - Pierced plaster window grilles
 - Paneled wood doors

Construction Chronology

1932	Construction completed
1944	Addition constructed to house the Lee Quong family
1961	Alterations to convert to student dormitory
n.d.	Porch enclosed

Survey Date 11/16/2015

Integrity This building has undergone minor alterations. A porch at the southeast corner has been enclosed with wood siding and aluminum sliding windows. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- Character-Defining Features**
- | | |
|--|--|
| <ul style="list-style-type: none"> • Irregular plan • One story massing • Asymmetrical composition • Los pitched cross gable roofs with open eaves and shaped rafter tails | <ul style="list-style-type: none"> • Cement plaster veneer at exterior walls • Wood sash, divided light, double hung windows • Pierced plaster window grilles • Paneled wood doors |
|--|--|

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking north

**Development History**

The current Health Building was originally constructed in 1932 to serve as housing for the Chinese workers at The Thacher School. *The Thacher Notes* gave an account of the building's construction: "The new Chinese quarters are very pleasant. The building is a low, one-story, stucco structure, built in the shape of a half-square or right angle beside the laundry so that the laundry and this building form a court which is to be suitably planted with shrubbery. The building is trimmed with green, and the quarters are entered through a heavy, wooden gate painted in the same color. The seven, bright, airy rooms open on a porch which runs along the inside of the building. Each room has two beds in it and a window opening onto the other side of the building. All the rooms can be heated in the cold, winter weather and seem very comfortable. There is a splendid, new bathroom, equipped with a fine shower which is the envy of the entire School. At the end of the walk outside these rooms is a small common room which as yet has not been arranged by the Chinese. It contains a stove, a table, and chairs." An addition was later constructed to accommodate the family of longtime school cook Lee Quong.

While the Chinese employees who cooked and cleaned for the staff and students were indispensable in the early years of the school, during World War II the school began delegating more of the day-to-day operational tasks to students, and by the 1950s Chinese workers were no longer employed in the kitchen. Their replacements lived off-campus, and in 1961 the former Chinese quarters were converted into a dormitory. The dormitory conversion was a key component of The Thacher School's building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. In honor of his years of service, the dormitory was named the Lee Quong Dormitory. The building continued to function as a dormitory until the mid-2000s, when it was repurposed as the Health Center following the demolition of the Infirmary.

Citations

- "New Chinese Quarters." *The Thacher Notes*, December 9, 1932. [photo]
- "An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California." Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- "Changes and Improvements." *El Archivero*, 1944, page 67.
- "Major Building Improvements." *The Thacher Notes*, October 17, 1961.
- "Hong Quong Annex Establishes Radio KHPM." *The Thacher Notes*, May 29, 1962.
- "Cultural Heritage Survey Phase III – Ojai." Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Bixby Handball Court Residences A & B	Resource #	25A, 25B
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1930	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Spanish Colonial Revival style
- Rectangular plan
- Two story massing
- Asymmetrical composition
- Side gable roof with clay barrel tile roofing
- Cement plaster veneer at exterior walls
- Metal framed sliding windows
- Attached carport with shed roof

Construction Chronology

1930	Construction completed
1931	Windows added
1982	Converted to residences (estimated)

Survey Date 11/17/2015

Integrity This building has been substantially altered in its conversion from a handball court to apartments. It no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
northwest



**Development
History**

The John Bixby Handball Court was constructed in memory of former student John Treadwell Bixby (CdeP 1925), who died in 1929. Bixby's parents donated \$2,500 to The Thacher School to build the handball court; shortly thereafter, while construction was underway, they made an additional gift of \$1,000 to build an entrance hallway and a spectators' gallery. Originally intended to hold two courts, plans for the building were altered during the construction process to accommodate only one court. Building activity commenced in early 1930 and the court was dedicated with a "simple ceremony" in May 1930. By the 1940s, a facilities shortage necessitated the conversion of the court into a gymnasium for boxing, wrestling, jujitsu, and corrective exercises, a move which was made only after gaining permission from Mr. and Mrs. Bixby. The handball continued to function as more of a multi-purpose space throughout the mid-20th century: it served as an art studio throughout the late 1940s and into 1950s before being converted to a mechanical drawing classroom. Finally, by the 1980s, the demand for faculty housing on campus was such that architect Zelma Wilson was hired to draw up plans to convert the handball court into a duplex. Today, the building continues to serve as housing for The Thacher School staff.

Citations

- "Ground Levelled for Bixby Court." *The Thacher Notes*, February 18, 1930.
- "Bixby Handball Court to be Complete by April First." *The Thacher Notes*, March 18, 1930.
- "Simple Service Dedicates John T. Bixby Court." *The Thacher Notes*, May 13, 1930. [photo]
- "The Bixby court, which we find so invaluable..." *The Thacher Notes*, October 15, 1930.
- "Windows Added To Bixby Court." *The Thacher Notes*, January 27, 1931.
- "An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California." Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- "The Smoke Shack." *The Thacher Notes*, June 30, 1944.
- "Mr. O'Connell's gymnasium work..." *The Thacher Notes*, June 9, 1945.
- "New Plans For The Thacher School." N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- "Improvements." *The Thacher Notes*, October 29, 1957.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- "Zelma Wilson Architectural Collection, 1940-1995." Special Collections, Virginia Polytechnic Institute and State University. <http://ead.lib.virginia.edu/vivaxtf/view?docId=vt/viblv00912.xml> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Camp Supply	Resource #	26
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1945	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

- Physical Description**
- Vernacular style
 - Rectangular plan
 - One story massing
 - Asymmetrical composition
 - Low pitched hipped and side gable roof with open eaves
 - Expressed brick masonry construction
 - Fixed wood sash windows and aluminum framed vertical sliding windows
 - Raised panel doors

Construction Chronology

1945	Construction completed (estimated)
n.d.	Doors replaced
	Some windows replaced

Survey Date 11/16/2015

Integrity This building has undergone minor alterations. The doors and some windows have been replaced. It otherwise retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- Character-Defining Features**
- | | |
|---|---|
| <ul style="list-style-type: none"> • Rectangular plan • One story massing • Asymmetrical composition | <ul style="list-style-type: none"> • Low pitched hipped and side gable roof with open eaves • Expressed brick masonry construction • Fixed wood sash windows |
|---|---|

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

Although the precise date of construction for this building could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. A further analysis of archival photographs confirms that the building was constructed around 1945; additionally, its construction materials and visual character are similar to other buildings on campus known to date from this period.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	27
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1945	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Rectangular plan
- One story massing
- Asymmetrical composition
- Shed roof with open eaves, overhanging rake, and ballasted roofing
- Expressed brick masonry construction
- Bay window with board-and-batten siding; vinyl windows in wood frames
- Corner porch with wood post and brick planter
- Paneled wood door

Construction Chronology

1945	Construction completed
n.d.	Windows replaced

Survey Date 11/16/2015

Integrity The building has undergone some alteration. All windows have been replaced with vinyl, but the historic wood frames remain. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • One story massing • Asymmetrical composition • Shed roof with open eaves, overhanging rake, and ballasted roofing 	<ul style="list-style-type: none"> • Expressed brick masonry construction • Bay window with board-and-batten siding • Wood window frames and sills • Corner porch with wood post and brick planter • Paneled wood door
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

This building was originally constructed as a music conservatory in 1945. The previous music building – also modest in size and scale – had been known as the “Music Box,” and the name was quickly carried over to this building. *The Thacher Notes* observed that the Music Box had been built “despite labor and material scarcities,” likely a reference to the shortage of available building materials during wartime. Today, this building stands as one of the few remaining examples of construction on The Thacher School campus dating from the World War II era. While no architect is noted in articles pertaining to the construction of the building, it is likely that it was designed by architect Austen Pierpont (CdeP 1909), who served as the school’s architect during this period. Today, the Music Box serves as a staff/faculty residence.

Citations

- “Music Groups Are Active; Many Concerts Enjoyed.” *The Thacher Notes*, February 28, 1945. [photo]
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Royal Barney Hogan Workshop	Resource #	29
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1990	Build Date Source	Huyler
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Symmetrical composition
- Steel frame construction
- Side gable and shed roofs with corrugated metal roofing
- Cantilevered canopy
- Metal siding at exterior walls
- Metal roll-up doors

Construction Chronology 1990 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking south



Development History

The Royal Barney Hogan Workshop was completed in 1990. Its presence on campus filled a void, as woodworking had not been taught on campus for nearly a decade at the time. As John S. “Jack” Huyler explains, “When his shop was preempted, Dennis Barber was let go and for eight years the students had neither shop teacher nor shop, until in Spring 1990 construction of the Royal Barney Hogan Shop was completed. Named for the maternal grandfather of Riley P. Bechtel, CdeP ’70, it had been given by the Bechtel family.”

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Main Transformer Shed	Resource #	30
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Square plan
- One story massing
- Asymmetrical composition
- Flat wood-framed roof with open eaves
- Expressed CMU construction
- Continuous wood framed screened clerestory
- Flush doors

Construction Chronology Construction and alteration history could not be verified.

Survey Date 11/16/2015

Integrity This building appears to be substantially unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Square plan • One story massing • Asymmetrical composition • Flat wood-framed roof with open eaves 	<ul style="list-style-type: none"> • Expressed CMU construction • Continuous wood framed screened clerestory • Flush doors
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

Although the precise date of construction for this transformer shed could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. Its construction materials and visual character appear to date from the postwar period and are similar to other transformer sheds on campus.

Citations

- "Thacher School Main School Grounds, Revised Water System." Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	31
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1910	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- No style
- T-shaped plan
- One story massing
- Asymmetrical composition
- Hipped roof with open eaves
- Wood shingle siding
- Round arched, wood sash casement windows and aluminum sliding windows
- Glazed, divided light wood doors

Construction Chronology

1910	Construction completed
1933	Infirmery relocated and remodeled for conversion to residence
1938	Garage added
n.d.	Porch enclosed
	Cladding replaced
	Doors replaced/door openings altered
	Windows replaced/window openings altered

Survey Date 11/16/2015

Integrity This building has undergone substantial alterations. All windows have been replaced and the openings altered; all doors and wood shingle siding have been replaced. The building no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)

View looking
northwest



**Development
History**

This building was originally constructed as a small infirmary in 1910. Two decades later, however, the building was repurposed as part of the 1932 campus master plan, which proposed that the building “ultimately be moved to a position across the improved road opposite where it now stands” in order to facilitate traffic and circulation. In 1933, the house was indeed relocated to a new site across the road, where it replaced faculty member Bob Manuel’s former residence.

Citations

- “Future Architectural Plan For School Is Announced.” *The Thacher Notes*, May 27, 1932.
- “The old infirmary has been moved and made over...” *The Thacher Notes*, October 20, 1933.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Middle School Dormitory and Residences A & B	Resource #	32, 32A, 32B
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1937	Build Date Source	<i>The Thacher Notes</i>
Architect	Austen Pierpont	Architect Source	“Austen Pierpont at The Thacher School”

1985 Survey Record Yes

Physical Description

- Vernacular style
- Irregular plan around central courtyard
- One and two story massing
- Asymmetrical composition
- Hipped roofs with open eaves
- Cement plaster veneer and wood board-and-batten siding
- Wood sash, six-over-six double hung windows
- Covered walkways with wood posts, flush doors, and scored, tinted concrete floors
- Porch with second story balcony, wood posts and balustrade, and exterior concrete and wood stair

Construction Chronology

1937 Dormitory construction completed
 1940 Staff/faculty apartment altered/added
 1941 Additional boy’s room added
 By 1965 North wing added
 Addition to northeast façade
 Post 1965 Addition to north, enclosing courtyard

Survey Date 11/18/2015

Integrity This building has undergone a number of additions. However, most of the additions were constructed during the campus’ period of significance, and the original portion of the building retains the majority of its features and materials. The building therefore retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Irregular plan around central courtyard • One and two story massing • Asymmetrical composition • Hipped roofs with open eaves 	<ul style="list-style-type: none"> • Cement plaster veneer and wood board-and-batten siding • Wood sash, six-over-six double hung windows • Covered walkways with wood posts, flush doors, and scored, tinted concrete floors
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Middle School Dormitory was constructed in 1937 on the site of the former Middle School Dormitory. The new dormitory was connected to an existing residence situated to the north and west; this house had previously been integrated into the former dormitory and had been built in 1905 for faculty member Morgan Barnes on the occasion of his marriage. Historian Judy Triem notes that the Middle School Dormitory is architect Pierpont’s “largest, and perhaps most successful design for the campus...Prior to undertaking the design, Pierpont visited Cal Tech in Pasadena and the Catalina Island School for Boys to view their dormitories. His final design, executed in the Monterey Revival style, was a combination of one-story and two-story building elements designed in a U-plan, with dormitory wings featuring double exposures for ventilation and many built-ins to aid in cleaning.”

Citations

- “New Middle School.” *The Thacher Notes*, November 13, 1937. [photo]
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “We are certainly pleased with...” *The Thacher Notes*, December 14, 1940.
- “Improvements.” *El Archivero*, 1941.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “Austen Pierpont at The Thacher School: An Architectural Guide to His Works.” Prepared by San Buenaventura Research Associates, 2007.
- “The House of Stone.” Thacher School Headlines. October 10, 2013. <http://www.thacher.org/custom-news/default.asp?nid=875041&id=4235> (accessed November 2015).
- “Campus Upgrades Keep Coming.” Thacher School Headlines. October 6, 2015. <http://www.thacher.org/custom-news/default.asp?nid=996264&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Lower School Dormitory and Residences A & B	Resource #	33, 33A, 33B
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2007	Build Date Source	Thacher School Headlines
Architect	David Hertz	Architect Source	<i>The Thacher News</i>
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Contemporary style • Square plan around a central landscaped courtyard • One- and two-story massing • Symmetrical composition • Gable roofs with overhanging boxed eaves and rakes • Cement plaster veneer • Paneled wood Dutch doors 		
Construction Chronology	2007	Construction completed	
	2015	Two additional rooms and permanent loft added to accommodate larger freshman class	

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
southeast



**Development
History**

The Lower School Dormitory complex was designed by architect David Hertz and constructed in 2007. The building was constructed on the site of the former Lower School dormitory, which was demolished to accommodate construction of the new complex. The new dormitory's initial configuration contained single rooms for 25 freshman boys, along with additional rooms for five Prefects and two staff/faculty residences. In 2015 additional rooms were added to accommodate the larger incoming freshman class.

Citations

- “David Hertz: ‘Leave No Trace’ Learning and Living.” *The Thacher News* 18 no. 2 (Fall 2005/Winter 2006): 18-19.
- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “How Many Smiles Does It Take.” Thacher School Headlines. November 28, 2007. <http://www.thacher.org/custom-news/default.asp?nid=429249&id=4235> (accessed November 2015).
- “Campus Upgrades Keep Coming.” Thacher School Headlines. October 6, 2015. <http://www.thacher.org/custom-news/default.asp?nid=996264&id=4235> (accessed November 2015).
- “Thacher Lower School Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-lower-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	36
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1964	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Minimal Ranch style
- L-shaped plan
- One story massing over raised CMU foundation
- Wood frame construction
- Side gable roof with open eaves, overhanging rakes and interior brick chimney
- Attached carport with butterfly roof
- Cement plaster veneer
- Vinyl windows
- Paneled wood door with leaded glass light and vinyl framed sidelights

Construction Chronology

1964	Construction completed
n.d.	Doors replaced
	Windows replaced

Survey Date 11/18/2015

Integrity This building has been substantially altered. All windows and doors have been replaced. The building no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
northwest



**Development
History**

This residence was designed by architect Austen Pierpont (CdeP 1909) in conjunction with the nearby Casa de Piedra dormitory, which was completed in 1964. While dormitories at The Thacher School had typically featured integrated housing for staff and faculty, with one or two units per included per dormitory, for the Casa de Piedra complex architect Pierpont broke with tradition. The two faculty homes were purposely planned to be "separated from the dormitory by perhaps 100 feet, assuring greater faculty privacy and also presenting the students with a greater chance to manage themselves." One residence (#39) was constructed directly to the north of the dormitory complex, and the other (#36) was constructed just across the road. Today, both residences continue to serve as staff/faculty housing.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- "Construction to Start on New Dormitory." *The Thacher Notes*, June 1963.
- "Trustees OK Construction of Science Building and Second Dormitory Wing." *The Thacher Notes*, December 17, 1963.
- "New House, Court, And Science Building Begun." *The Thacher Notes*, May 26, 1964.

ARCHITECTURAL DATA FORM

Resource Name	Casa de Piedra Dormitory	Resource #	37
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2013	Build Date Source	Thacher School Headlines
Architect	Heathcote & Associates	Architect Source	MATT Construction website
1985 Survey Record	No		

Physical Description

- Contemporary style
- Irregular plan
- One- and two-story massing
- Wood frame construction
- Gable and shed roofs with open eaves, overhanging rakes, and standing seam metal roofing
- Clerestory monitors
- Horizontal wood siding
- Covered porches supported on stone piers

Construction Chronology 2013 Construction completed

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking
southwest

**Development History**

The current Casa de Piedra dormitory was designed by Heathcote & Associates and completed in 2013. The dormitory was constructed on the existing foundations of the former Casa de Piedra dormitory, which was originally constructed in 1964, in order to preserve the surrounding historic trees. The new building preserves the spatial arrangement of the original dormitory and nearby staff/faculty residences, which were all originally designed by Austen Pierpont. The homes were purposely planned to be “separated from the dormitory by perhaps 100 feet, assuring greater faculty privacy and also presenting the students with a greater chance to manage themselves.” The new dormitory also retained the name of the former dorm, a name which was given in honor of the stone homestead built by Sherman Thacher that originally stood on the site. The stone house was later destroyed by fire in 1944.

Citations

- “Construction to Start on New Dormitory.” *The Thacher Notes*, June 1963.
- “Trustees OK Construction of Science Building and Second Dormitory Wing.” *The Thacher Notes*, December 17, 1963.
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- “The House of Stone.” Thacher School Headlines. October 10, 2013. <http://www.thacher.org/custom-news/default.asp?nid=875041&id=4235> (accessed November 2015).
- “This and Thacher.” MATT Construction. <http://www.mattconstruction.com/news/this-and-thatcher> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	39
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1963	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Minimal Ranch style
- Irregular plan
- One story massing
- Wood frame construction
- Gable roof with open eaves, overhanging rake and interior brick chimney
- Cement plaster veneer
- Vinyl horizontal sliding windows
- Fully glazed, divided light wood door
- CMU screen walls

Construction Chronology

1963	Construction completed
n.d.	Doors replaced
	Windows replaced
	Detached carport demolished

Survey Date 11/18/2015

Integrity This building has been extensively altered. All windows and doors have been replaced. The building lacks integrity of design, materials, workmanship, feeling, and association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)
View looking
northwest



**Development
History**

This residence was designed by architect Austen Pierpont (CdeP 1909) in conjunction with the nearby Casa de Piedra dormitory, which was completed in 1964. The residence was initially constructed with a detached carport, which has subsequently been demolished. While dormitories at The Thacher School had typically featured integrated housing for staff and faculty, with one or two units per included per dormitory, for the Casa de Piedra complex architect Pierpont broke with tradition. The two faculty homes were purposely planned to be “separated from the dormitory by perhaps 100 feet, assuring greater faculty privacy and also presenting the students with a greater chance to manage themselves.” One residence (#39) was constructed directly to the north of the dormitory complex, and the other (#36) was constructed just across the road. Today, both residences continue to serve as staff/faculty housing.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “Construction to Start on New Dormitory.” The Thacher Notes, June 1963.
- “Trustees OK Construction of Science Building and Second Dormitory Wing.” The Thacher Notes, December 17, 1963.
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- “The House of Stone.” Thacher School Headlines. October 10, 2013. <http://www.thacher.org/custom-news/default.asp?nid=875041&id=4235> (accessed November 2015).
- “This and Thacher.” MATT Construction. <http://www.mattconstruction.com/news/this-and-thatcher> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Transformer	Resource #	40
Evaluation	N/A	Status Code(s)	N/A
Build Date	NDD (No Date Determined)	Build Date Source	N/A
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

- Physical Description**
- Utilitarian
 - Rectangular plan
 - One story massing
 - Wood frame construction on CMU stem walls
 - Flat roof with open eaves
 - Horizontal wood plank siding
 - Screened clerestory openings
 - Wood plank door

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity This building appears to have undergone minor alterations, including the addition of electrical equipment to its exterior walls. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features N/A

Significance Date of construction or development could not be determined for the purposes of this survey; therefore, evaluation could not be completed.

Photo(s)
View looking
northwest



**Development
History**

Information provided by The Thacher School staff dates this building to 1940. Visual examination confirms that the materials and construction methods used may be compatible with similar structures constructed on campus known to be constructed during the 1940s through the 1960s. However, a map of the school grounds drawn in 1965 does not note a transformer in this location. While the footprint of a building similar in size appears elsewhere on the map and is also noted as Building #40, it could not be confirmed that the current Building #40 corresponds to that structure. Additionally, no such transformer is included in the 1940 Insurance Survey of the The Thacher School campus. As a result, the date of construction or relocation for the transformer could not be confirmed.

Citations

- "An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California." Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- "Thacher School Main School Grounds, Revised Water System." Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Chickering Barn	Resource #	41
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1981	Build Date Source	Huyler
Architect	Zelma Wilson	Architect Source	Huyler
1985 Survey Record	No		

Physical Description

- Contemporary style
- Angled linear plan
- One story massing
- Wood frame construction
- Cross gable roof with open eaves, overhanging rake, and standing seam metal roofing
- Plywood panel siding with wood battens
- Individual corrals with stone walls and rail fences
- Metal framed sliding windows
- Fully glazed, divided light wood doors

Construction Chronology 1981 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking
northeast



**Development
History**

The Chickering Barn, designed by Ojai architect Zelma Wilson, was dedicated in 1981. With its construction, the Chickering Barn replaced the former stable shop, which had for decades served as the gateway to the equestrian area first established with the construction of the Twichell Barn in 1938. However, as John S. “Jack” Huyler describes, the Chickering Barn was a welcome replacement: “The frontispiece of the Thacher stable area had for generations been an ugly, discolored, corrugated building to which had been tacked a hay alcove and an indoor ring, also roofed with corrugated metal. Even the most biased alumnus could not call the Stable Shop attractive. Functional, yes; handsome, no. The Hunt, Twichell, and Smith barns were attractive; but the first and last sight the visitor caught of the area was that Stable Shop. Pauline Chickering decided to change that by giving a handsome stable in honor of her husband Allen, one of Thacher’s most illustrious campers, gymkhana riders, and horsemen, a trustee from 1938 to ’68 and President of the Board from 1952 to ’68. The old architectural atrocity would be leveled. The Chickering Barn would contain eight box stalls, each with Dutch door and attached corral; a tack room named for Chick’s famous appaloosa mount, Jose Villa; and an office for the Director of the Horse Program and his associates...An antique trotting-horse weather vane given by Allen Chickering, himself, crowns his barn.”

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Hunt Barn	Resource #	42
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1940	Build Date Source	<i>The Thacher Notes</i>
Architect	Austen Pierpont	Architect Source	<i>The Thacher Notes</i>
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Angled linear plan
- One story massing
- Masonry and wood frame construction
- Central hipped roof flanked by side gable and shed roofs, with open eaves, knee braces, overhanging rakes, and standing seam metal roofing
- Brick and board-and-batten siding
- Wood plank doors
- Side sheds on wood posts

Construction Chronology

1940	Construction completed
n.d.	Roof replaced
	Doors added

Survey Date 11/16/2015

Integrity This building has undergone minor alterations. The central, arched louvered openings have been replaced with doors, and the roofing has been replaced. However, the building retains a majority of its character-defining features and materials. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Angled linear plan • One story massing • Masonry and wood frame construction • Central hipped roof flanked by side gable and shed roofs, with open eaves, knee braces, overhanging rakes, and standing seam metal roofing 	<ul style="list-style-type: none"> • Brick and board-and-batten siding • Wood plank doors • Shed roofed shelters with wood posts
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of equestrian-related development on The Thacher School campus; equestrianism and horsemanship played a substantial role in defining the character and identity of The Thacher School.

Photo(s)

*View looking
northwest*



**Development
History**

The Hunt Barn was designed by architect Austen Pierpont (CdeP 1909) and constructed in 1940. The Hunt Barn facilities were built to replace the Upper Barn, which was destroyed by fire that same year. The barn was named for Margaret Clark Hunt, who served as director of Thacher’s horse program from 1908 until her retirement in 1943.

The Hunt Barn was the second of a series of barns constructed in this area, which was the site of the former mares’ pasture. At the time, this location marked a shift away from the established equestrian center further to the south and west, and it was observed in *The Thacher Notes* that it was hoped the region, “formerly known as the “Pasture,” [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field.” Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

Citations

- “New Buildings.” *The Thacher Notes*, December 14, 1940.
- “Improvements.” *El Archivero*, 1941.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Huyler-Myers Friendship Barn	Resource #	43
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2002	Build Date Source	<i>The Thacher News</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Steel frame construction
- Side gable roof with continuous monitor and standing seam metal roofing
- Panel siding and stone veneer
- Continuous side sheds on metal posts
- Metal-framed openings and grilles

Construction Chronology 2002 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

The Huyler-Myers Friendship Barn was dedicated in 2002. Construction of the barn was funded by Thacher School alumnus John Myers (CdeP 1929) in honor of his longtime friendship with faculty member John S. “Jack” Huyler, and to commemorate Huyler’s contributions to The Thacher School.

Citations

- “Gymkhana Weekend: Three Days of Yee-haw, Fun, and Festivities.” *The Thacher News* 15 no. 1 (Spring/Summer 2002), 12-13.

ARCHITECTURAL DATA FORM

Resource Name	Shed Row Annex	Resource #	43A
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2002 (estimated)	Build Date Source	Visual examination
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Steel frame construction
- Side gable roof with standing seam metal roofing
- Panel siding
- Continuous side sheds on metal posts
- Metal-framed openings and grilles

Construction Chronology 2002 Construction completed (estimated)

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

Information provided by The Thacher School notes that the Shed Row Annex was completed in 2002. Given the similar character of the Huyler-Myers Friendship Barn, which was completed in 2002, it is likely that the Shed Row Annex was constructed at the same time.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Blacksmith Shop	Resource #	44
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Wood frame and steel post construction on concrete slab
- Shed roof with open eaves and corrugated metal roofing
- Vertical wood plank siding
- Wood sash casement windows with Craftsman-style divided lights

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity This building appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features	• Rectangular plan	• Shed roof with open eaves and corrugated metal roofing
	• One story massing	• Vertical wood plank siding
	• Wood frame and steel post construction on concrete slab	• Wood sash casement windows with Craftsman-style divided lights

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of equestrian-related development on The Thacher School campus; equestrianism and horsemanship played a substantial role in defining the character and identity of The Thacher School.

Photo(s)
View looking
southwest



**Development
History**

Although the precise date of construction for the blacksmith shop could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. However, its materials reflect earlier methods of construction which may date from the 1910s, and it appears possible that the structure or portions of the structure were previously utilized elsewhere on campus and subsequently salvaged and/or relocated to the current site.

When the equestrian area was first improved in 1938 with the construction of the Twichell Barn, this location marked a shift away from the established equestrian center further to the south and west. It was later observed in *The Thacher Notes* that it was hoped the region, "formerly known as the "Pasture," [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field." Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

Citations

- "New Buildings." *The Thacher Notes*, December 14, 1940.
- "Thacher School Main School Grounds, Revised Water System." Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Twichell Barn	Resource #	45
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1938	Build Date Source	<i>The Thacher Notes</i>
Architect	Austen Pierpont	Architect Source	<i>The Thacher Notes</i>
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Linear plan with angled terminal volumes
- One story massing
- Masonry and wood frame construction
- Cross gable and shed roofs, with open eaves, knee braces, overhanging rakes, and standing seam metal roofing
- Board-and-batten and vertical wood plank siding
- Wood plank doors
- Recessed porch with wood posts

Construction Chronology 1938 Construction completed

Survey Date 11/16/2015

Integrity This building appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Linear plan with angled terminal volumes
- One story massing
- Masonry and wood frame construction
- Cross gable and shed roofs, with open eaves, knee braces, overhanging rakes, and standing seam metal roofing
- Board-and-batten and vertical wood plank siding
- Wood plank doors
- Recessed porch with wood posts

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of equestrian-related development on The Thacher School campus; equestrianism and horsemanship played a substantial role in defining the character and identity of The Thacher School.

Photo(s)
View looking
northwest



**Development
History**

The Twichell Barn was designed by architect Austen Pierpont (CdeP 1909) and constructed in 1938. At the time, The Thacher School was sorely in need of adequate equestrian facilities. As *The Thacher Notes* explained, “It was decided last Spring that, in view of the increasing number of horses and the lack of corrals and stalls in which to put them, and the general poor condition of the stalls in many of the smaller barns, the very kind donation of Mr. and Mrs. Burton P. Twichell (CdeP Faculty 1909-1917) of New Haven would be used to build this barn.” The barn was constructed on the site of the former mares’ pasture; at the time, this location marked a shift away from the established equestrian center further to the south and west, and it was observed in *The Thacher Notes* that it was hoped the region, “formerly known as the “Pasture,” [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field.” Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

The construction of the Twichell Barn also reflected a new direction in character and materials of the campus, with “architectural points heretofore unemployed in barn construction at Thacher, such as corrugated roofing, a single row of stalls, and two hay-storage rooms separated from the rest of the barn by walls of native stone.” This last point was in response to the damage exacted on campus buildings – barns, in particular – by earlier fires, and represented architect Pierpont’s attempt to contain any potential fires sparked by the ignition of hay.

Citations

- “The School was most happy to receive a substantial gift from Mr. and Mrs. Burton P. Twichell...” *The Thacher Notes*, June 4, 1938.
- “New Barn Erected During Summer.” *The Thacher Notes*, November 11, 1938. [photo]
- “Improvements.” *The Thacher Notes*, November 11, 1938.
- “Improvements.” *El Archivero*, 1939.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “New Buildings.” *The Thacher Notes*, December 14, 1940.
- “Photographs Trace Development of Thacher Barns.” *The Thacher Notes*, April 21, 1948.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Hay Storage	Resource #	46
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1985	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Steel frame construction
- Low-pitched front gable roof with standing seam metal roofing
- Metal siding

Construction Chronology 1985 Construction completed (estimated)

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

While the precise date of construction for the hay barn could not be confirmed for the purposes of this survey, information provided by The Thacher School indicates that the building may have been constructed in 1985; an examination of aerial photographs confirms that the building was completed sometime during the 1980s. The current Hay Storage barn was constructed on the site of the previous hay barn, a Quonset hut barn designed by architect Roy Wilson and constructed in 1946.

The Hay Storage barn is the most recent improvement in a series of barns constructed in this area, which was originally served as the mares’ pasture. When the area was first improved in 1938 with the construction of the Twichell Barn, this location marked a shift away from the established equestrian center further to the south and west. It was later observed in *The Thacher Notes* that it was hoped the region, “formerly known as the “Pasture,” [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field.” Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

Citations

- “New Buildings.” *The Thacher Notes*, December 14, 1940.
- “Improvements and Postwar Building Program.” *The Thacher Notes*, June 9, 1945.
- “New Hay Barn.” *The Thacher Notes*, December 13, 1946.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	47
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1896	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- No style
- Irregular plan
- One story massing
- Wood frame construction
- Flat roof with boxed eaves
- Board-and-batten siding
- Wood sash double-hung, casement, and sliding windows
- Partially glazed, paneled wood door
- Wraparound porch with metal pipe posts

Construction Chronology

1896	Original construction completed
1953	Portion of residence relocated to present site
1962*	Addition to original residence
n.d.	Cladding replaced
	Windows replaced
	Primary entrance reoriented
	Porch altered/added

**Estimated date*

Survey Date 11/16/2015

Integrity This property has been substantially altered. It originally formed a portion of the Sherman Thacher residence, constructed in 1896. The house was cut into two portions c. 1950 and the portions relocated. This portion was enlarged with additions, exterior siding was replaced, and windows replaced. It no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district's periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)

View looking
southwest

**Development History**

The house which presently occupies this site was originally constructed as a part of Sherman Thacher’s home, Chaparral Cottage, and was later relocated to its present site and expanded with an addition to the primary façade.

Chaparral Cottage was constructed for Sherman Thacher and his wife, Eliza Blake Thacher, on the occasion of their marriage in 1896. Chaparral Cottage remained the Thacher family home even after Sherman Thacher’s death in 1931. However, by the 1950s, The Thacher School had identified the site as an ideal location for the construction of a new infirmary. In order to accommodate the construction, in 1953 Chaparral Cottage was split into two sections, and each was relocated to a different site. The main portion of the residence was moved to a Thacher family property on Thacher Road, and the “children’s wing and the guest room wing” were moved to a site north of the equestrian area. It was hoped that this house could serve as a “workman’s house,” a need which was explained in a pamphlet detailing the 1947 master plan for the School: “In order to obtain the services of first-class permanent workmen it is necessary to provide them with suitable housing on the School property. One additional house for this purpose is needed.” In a copy of the pamphlet held in The Thacher School Archives, a handwritten notation adds “1/2 EBT house + 1 room + moving = \$8,264.00.” The house was indeed expanded with an addition and today continues to serve as a staff/faculty residence.

Citations

- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “New Plans For The Thacher School.” N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- “House Moving and Maintenance Jobs Alter Look of Campus During Summer.” *The Thacher Notes*, October 27, 1953.
- “Trustees Approve Preparation Of Plans For Dorm, Gym, Classrooms.” *The Thacher Notes*, December 11, 1962.
- “Oral History Interview With Anson and Elizabeth Thacher (brother and sister).” Interview conducted by Alan Stauch, docent of the Ventura County Historical Museum, May 28, 1979. Held at the Ojai Valley Museum archives.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Smith Barn/Livermore Pack Station	Resource #	48
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1949	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Rectangular plan
- One story massing
- Stone masonry and wood frame construction
- Cross gable and shed roofs with open eaves, overhanging rakes, knee braces, corrugated metal roofing, and vent cupola
- Board-and-batten siding
- Wood plank doors
- Side sheds with wood posts and stone walls

Construction Chronology 1949 Construction completed

Survey Date 11/16/2015

Integrity This building appears to be substantially unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • One story massing • Stone masonry and wood frame construction 	<ul style="list-style-type: none"> • Cross gable and shed roofs with open eaves, overhanging rakes, knee braces, corrugated metal roofing, and vent cupola • Board-and-batten siding • Wood plank doors • Side sheds with wood posts and stone walls
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of equestrian-related development on The Thacher School campus; equestrianism and horsemanship played a substantial role in defining the character and identity of The Thacher School.

Photo(s)
View looking
northeast



**Development
History**

The Smith Barn was first constructed in 1949. While no architect is noted in articles pertaining to the construction of the barn, it is likely that it was designed by architect Austen Pierpont (CdeP 1909), who served as the school’s architect during this period and designed both the Twichell and Hunt Barns. The construction of the Smith Barn was motivated by the loss of the Middle Barn, which was demolished to accommodate construction of the new Lower School dormitory. Mrs. Lloyd R. Smith, whose two sons attended Thacher, donated the funds for it to be built; as a result, the barn is named in her honor.

The Smith Barn was the third in a series of barns constructed in this area, which was the site of the former mares’ pasture, although the *Thacher Notes* observes that the particular location of the Smith Barn was also known as the “graveyard.” When the area was first improved in 1938 with the construction of the Twichell Barn, this location marked a shift away from the established equestrian center further to the south and west. It was later observed in *The Thacher Notes* that it was hoped the region, “formerly known as the “Pasture,” [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field.” Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

Citations

- “New Buildings.” *The Thacher Notes*, December 14, 1940.
- “New Plans For The Thacher School.” N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- “New Barn.” *The Thacher Notes*, December 7, 1949. [photo]
- “Two Major Building Fund Projects Near Completion.” *The Thacher Notes*, December 7, 1949.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Maintenance Center	Resource #	49
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1963	Build Date Source	Building Permit
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Rectangular plan around central service yard
- One story massing
- Expressed CMU and steel frame construction
- Side gable and shed roofs with open eaves, overhanging rake, and corrugated metal roofing
- Aluminum sliding windows
- Glazed wood doors

Construction Chronology

1963	Construction completed
n.d.	Some windows replaced
	Some doors replaced

Survey Date 11/16/2015

Integrity This building has undergone minor alterations. Some windows and doors have been replaced. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan around central service yard • One story massing • Expressed CMU and steel frame construction 	<ul style="list-style-type: none"> • Side gable and shed roofs with open eaves, overhanging rake, and corrugated metal roofing • Aluminum sliding windows
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking
northwest

**Development History**

Completed in 1963, the Maintenance Center replaced a disordered group of sheds and garages with the School's first efficient, centralized service center. The construction of the Maintenance Center was a key component of The Thacher School's building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. In addition to the new maintenance center, the building campaign included plans for two additions to the library, conversion of the Chinese Quarters into a student dormitory, a science and classroom building, a new senior dormitory, and a gymnasium. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other. The results of postwar building efforts such as these were immediately apparent. The buildings appearing on campus represented a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School. After sixty years in operation, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- "Two Gifts Provide Trustees With \$350,000 Toward Development Plans." *The Thacher Notes*, April 25, 1961.
- "Major Building Improvements." *The Thacher Notes*, October 17, 1961.
- "Trustees Approve Plans For Housing Service Center and New Tennis Court." *The Thacher Notes*, April 24, 1962.
- "Growth of the Campus From Year to Year." *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	50
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1961	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- No style
- Irregular plan
- One story massing
- Wood frame construction
- Front gable and shed roofs with wide, open eaves, overhanging rakes, and interior brick chimney
- Cement plaster veneer
- Vinyl sliding windows and sliding glass doors
- Projecting porch with shed roof on metal posts
- Concrete porch and steps with CMU retaining walls

Construction Chronology

1961	Construction completed
n.d.	Windows replaced

Survey Date 11/17/2015

Integrity This building has been substantially altered. All windows have been replaced with incompatible vinyl windows. It no longer retains integrity of design, workmanship, feeling, or association.

Character-Defining Features N/C

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
southeast



**Development
History**

Designed by architect Austen Pierpont (CdeP 1909) and completed in 1961, this house was intended to serve as a dedicated residence for the Superintendent of Maintenance – which may explain its siting overlooking the Maintenance Center. Its construction was one of the initial undertakings of The Thacher School's building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. The building campaign included plans for two additions to the library, conversion of the Chinese Quarters into a student dormitory, a new maintenance center, a science and classroom building, a new senior dormitory, and a gymnasium. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other. The results of postwar building efforts such as these were immediately apparent. The buildings appearing on campus represented a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School. After sixty years in operation, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- "Two Gifts Provide Trustees With \$350,000 Toward Development Plans." *The Thacher Notes*, April 25, 1961.
- "Major Building Improvements." *The Thacher Notes*, October 17, 1961.
- "Growth of the Campus From Year to Year." *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Chlorinating Shed	Resource #	53
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1974	Build Date Source	Building Permit
Architect	ROMA	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Expressed wood- and steel-frame, and CMU, construction
- Low-pitched shed roof
- Wood shingle siding

Construction Chronology 1974 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

Together with the swimming pool, the chlorinating shed, which was designed by ROMA and completed in 1974, was part of a campaign of improvements to the athletic facilities on campus. The existing swimming pool, which Jack Huyler notes was “the oldest in Ventura County,” had been condemned in 1973 and summarily closed. Huyler recounts the dilemma at the time: “Summer in The Ojai without a swimming pool is practically intolerable for teenagers. The old pool must be replaced. A figure of \$57,500 was presented to that Board meeting to construct below the Voit Gymnasium an Olympic pool with underwater lights. Of course, there was no such sum available in the already adopted budget...Yet the pool must be built, and promptly, Jack Bowman, CdeP ’22, came to the rescue as he has so often.” The pool, shed, and other athletic facilities constructed on campus during the early and mid-1970s were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Fitness Center	Resource #	54
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2005	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- One story massing
- Wood frame construction
- Shed roof with metal tile roofing
- Wood shingle siding and stone veneer
- Porch wood posts, concrete ramp, and metal railings
- Aluminum framed windows

Construction Chronology 2005 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

The Fitness Center was constructed in 2005 as an addition to the current Locker Room (Building #86); the room extends south from the existing facility. The development of the Fitness Center was part of a building campaign which took place in 2005-2006 and included construction of the Thacher Commons, the Milligan Center for the Performing Arts, the Anacapa House for Visiting Scholars, and the Fitness Center. All four buildings were under construction simultaneously and were completed around the same time.

Citations

- “Construction Zone.” Thacher School Headlines. June 16, 2005. <http://www.thacher.org/custom-news/default.asp?nid=178589&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Outdoor Chapel	Resource #	55
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1920 (pergola), 1951 (chapel)	Build Date Source	Archival document/aerial photograph analysis, <i>Thacher</i> magazine
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style
- Stone bridge
- Pergola with rectangular plan, stone columns, benches, and paving, and wood trellis
- Cavea with stone risers, steps, and pulpit, and wood benches

Construction Chronology

1920	Pergola constructed (estimated)
1951	Chapel constructed
1985*	Wood trellis rebuilt after fire
n.d.	Seats added to chapel

**Estimated date*

Survey Date 11/16/2015

Integrity This feature has undergone some alterations. The wood trellis of the pergola was destroyed by fire in 1985 and was replaced in kind. The feature retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Stone bridge
- Pergola with rectangular plan, stone columns, benches, and paving, and wood trellis
- Cavea with stone risers, steps, and pulpit, and wood benches

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southeast



**Development
History**

The Outdoor Chapel was originally developed as a memorial to those Thacher School students serving in the military who had been killed in World War I. As LeRoy McKim Makepeace describes, “Quite spontaneously, a movement was begun almost as soon as hostilities ceased to commemorate in some way the war dead of Casa de Piedra...It was agreed at last that the memorial must not be disguised as just another part of the school plant.” While Sherman Thacher was reluctant to accept donations for an improvement to his private land, he too felt the need to memorialize the former students. His moral dilemma over the construction of the pergola proved to be the catalyst for his decision to incorporate the School in 1924. The design, when it was completed, was simple: “On a hill overlooking both school and valley a pergola of six columns was erected. The columns of small stones from the ranch were connected by heavy wooden beams. Underfoot were paving stones. Nothing could be more simple and natural. There were no decorations or even artificial planting. Only a bronze plaque indicated the dedication of this place of meditation.” Additional plaques were added over time to commemorate those who had fallen during subsequent battles.

In 1950, Thacher alumnus Bill Orrick (CdeP 1932) wrote to “all living alumni” proposing plans for the additional plaques, as well as the construction of a small outdoor memorial chapel to adjoin the pergola, which was completed the following year. While no architect is noted in articles pertaining to the construction of the chapel, it is likely that it was planned by architect Austen Pierpont (CdeP 1909) and landscape architect Lockwood de Forest (CdeP 1916), both fellow alumni who supervised campus planning during this period.

In 1985, the chapel and pergola sustained substantial damage during the Casitas fire. As the Headmaster later recounted, “The fire swept through the Outdoor Chapel, leaving the benches intact, but taking out the wooden arbor of the Memorial Pergola as well as the top of the cross...The cross – now a rough “T” – stands as a symbol for the rest of the campus...” The wooden trellis was later rebuilt in kind. Today, the chapel is the site of special occasion ceremonies and non-denominational services.

Citations

- “Orrick Writes Alumni About Memorial Plans.” *The Thacher Notes*, April 26, 1950.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	56
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2010 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Neo-Craftsman style
- Rectangular plan
- One story massing
- Wood frame construction
- Front gable roof with open eaves and overhanging rakes
- Horizontal wood siding and stone veneer
- Entry porch with gable roof on wood posts and stone stoop
- Side porch with wood posts and balustrade
- Detached garage

Construction Chronology 2010 Construction completed (estimated)

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

A portion of the present-day residence originally served as a smaller staff/faculty residence located to the north, near the Sespe Dormitory. While its original date of construction is unknown, the house is noted in its former location as early as 1965. However, in order to accommodate the construction of the nearby Hill Dormitory complex in 2009, the house was relocated to its current site, where it was expanded with a substantial addition and a detached garage was added.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Covered Reservoir	Resource #	57
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1922	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Not accessible at time of survey
- Rectangular plan
- One story massing
- Low-pitched gable roof with open eaves

Construction Chronology	1922	Construction completed
	1936	Roof covering added/replaced
	n.d.	Roof replaced

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)

View looking north



**Development
History**

A 1940 insurance survey of The Thacher School campus notes that this building “serves as a cover over the upper concrete reservoir,” with a “roof-like, wood-frame structure with composition cover on wood sheathing.” Both the reservoir and cover remain in use today.

Citations

- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	59
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1958	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Irregular plan
- One story massing
- Wood frame construction
- Low-pitched cross gable roof with open eaves, overhanging rakes, and interior brick chimney
- Cement plaster veneer
- Steel casement and vinyl sliding windows
- Flush wood door

Construction Chronology 1958 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)
View looking
southeast



**Development
History**

Designed by architect Austen Pierpont (CdeP 1909) and completed in 1958, this house reflects the evolving character of staff and faculty housing on The Thacher School campus. In the early years of the school, the teachers – who were almost universally bachelors – lived with students: staff were needed to supervise the dormitories. However, by the 1940s, available bachelor teachers were scarce due to enlistment, and the impact of the war on the campus arrangement was keenly felt: one *Thacher Notes* article lamented that “Now that young teachers are not available, it is difficult to provide faculty supervision for the dormitories...We have felt great need of having married teachers’ quarters attached to the Upper School.” Additionally, the baby boom which exploded across the country in the years following World War II reflected a growing emphasis on family-oriented residential development. On The Thacher School campus, there was a concentrated effort to develop standalone staff and faculty housing on campus during the late 1950s and early 1960s. While apartments were still utilized in existing dormitories, new residential construction was almost exclusively single-family in character. Staff and faculty housing proved to be one of the key components of The Thacher School’s building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- “Dormitories and Supervision.” *The Thacher Notes*, February 26, 1944.
- “Auditorium Nears Finish; Halseys’ House Finished.” *The Thacher Notes*, October 28, 1958.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	60
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1975	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- One story massing
- Wood frame construction
- Side gable and shed roof with open eaves, clay barrel tile roofing, and interior chimney
- Cement plaster veneer
- Metal sash casement, sliding, and fixed windows
- Detached garage with shed roof

Construction Chronology 1975 Construction completed (estimated)

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking southwest



Development History

An analysis of aerial photographs indicates that the house and garage were constructed sometime between 1969 and 1978. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed. While no architect was identified, it is possible that the house and garage were designed by George Rockrise, a noted Bay Area architect who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	62
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1890	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Vernacular style with Ranch style addition
- Rectangular plan with projections
- One story massing
- Wood frame construction, on raised stone foundation and concrete slab
- Side gable roof with open eaves, composition shingles, and interior brick chimney
- Horizontal and vertical wood siding, and cement plaster veneer
- Divided light, wood sash casement windows, bay window, and French doors; some aluminum sliding windows and glass doors
- Porch with raised wood deck and wood posts
- Recessed entrance with paneled wood door, screen door and sidelight
- Partially glazed, divided light, paneled wood doors at secondary entrances

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/18/2015

Integrity The original c. 1890 house has been extensively altered with additions to the north, east, and south façades. Based on visual observation, these additions appear to have been constructed during the campus’ period of significance. The building therefore retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance as a contributor to the Thacher School Historic District.

Character-Defining Features	• Rectangular plan with projections	• Horizontal and vertical wood siding, and cement plaster veneer
	• One story massing	• Divided light, wood sash casement windows, bay window, and French doors
	• Wood frame construction, on raised stone foundation and concrete slab	• Porch with raised wood deck and wood posts
	• Side gable roof with open eaves, composition shingles, and interior brick chimney	• Recessed entrance with paneled wood door, screen door and sidelight
		• Partially glazed, divided light, paneled wood doors at secondary entrances

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

Although the precise date of construction for this residence could not be confirmed for the purposes of this survey, it is believed that the house dates from the late 19th century. (The detached garage is a recent addition.) A survey taken of the campus for insurance purposes in 1940 does not include the house, but a 1947 *Thacher Notes* article discussing land acquisitions by the School does not include this area within the boundary of purchases to date. It is possible that the house may simply have gone unrecorded by virtue of the fact that the property was not yet owned by The Thacher School.

Documents held in the archives of the Ojai Valley Museum indicate that the house may have belonged to Charles R. Horne, a Civil War veteran who settled in Ojai in 1876 and eventually took a job at The Thacher School teaching carpentry to students. In 1890 he established a homestead in Horn Canyon, where he raised hogs. Horne constructed this home on the property, as well as an outbuilding which was later utilized as a garage before it was demolished sometime after 1985.

Charles Horne died unexpectedly on the property in 1896. At some later point, The Thacher School purchased the property and utilized the home as a faculty residence. However, due to the lack of interim documentation, further details regarding the subsequent development and use of the property could not be confirmed.

Citations

- "Land Acquisitions of School Are Described By Headmaster." *The Thacher Notes*, April 30, 1947.
- "Cultural Heritage Survey Phase III – Ojai." Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Charles R. Horne biographical file. Given by Laura Horne Schmidt, May 22, 1982. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Gymkhana Grandstand	Resource #	63
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1927	Build Date Source	1940 Insurance Survey
Architect	Unknown	Architect Source	N/A
1985 Survey Record	Yes		

Physical Description

- Spanish Colonial Revival style
- Rectangular plan and symmetrical composition
- One story massing
- Wood frame construction
- Hipped roof with open eaves, shaped rafter tails, exposed framing, and clay barrel tiles
- Wood posts and plaster piers with decorative corbels
- Smooth cement plaster veneer at exterior perimeter walls
- Rectangular screened openings with plaster hoods and turned wood spindles
- Pair of wood plank sliding doors with metal hardware and clavos in parabolic arched opening
- Wood framed seating risers with benches

Construction Chronology

1927	Construction completed
1936	Flooring and lockers added to interior Water line and drinking fountain installed

Survey Date 11/18/2015

Integrity This building appears to have undergone no substantial alterations. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan and symmetrical composition • One story massing • Wood frame construction • Hipped roof with open eaves, shaped rafter tails, exposed framing, and clay barrel tiles • Wood posts and plaster piers with decorative corbels 	<ul style="list-style-type: none"> • Smooth cement plaster veneer at exterior perimeter walls • Rectangular screened openings with plaster hoods and turned wood spindles • Pair of wood plank sliding doors with metal hardware and clavos in parabolic arched opening • Wood framed seating risers with benches
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The Grandstand was constructed in 1927 with a donation from Thacher alumnus Frank Heffelfinger. The Grandstand was intended to serve as a complement to what was then referred to as the New Field (now known as the Gymkhana Field.) The land comprising the Gymkhana Field was initially leased in 1904 and later purchased in 1923; its acquisition emphasized the role which equestrian and athletic activities played in defining campus life and character at Thacher.

While horsemanship had been incorporated into the School’s curriculum since its earliest days, with each student required to care for and ride his own horse, the acquisition of the field allowed for more organized equestrian activities and training. The School’s first official gymkhana was held in 1904, the same year the field was leased, in honor of the School’s fifteenth anniversary. While Gymkhana would become an annual event, for many years there was no place for spectators to watch these proceedings – or, indeed, any of the School’s athletic events held at the field – in relative comfort. Archival photographs show that the earliest attempt at providing shaded seating resulted in a small and decidedly rustic wooden shack. By the 1920s, however, the opportunity for improved facilities arrived in the form of a generous offer from alumnus Frank Heffelfinger, who volunteered to fund the construction of a grandstand for the field. As LeRoy McKim Makepeace explains, following Heffelfinger’s offer “a simple stucco grandstand was erected at the New Field. Tile for the roof was tested by the Headmaster himself, who spent an afternoon throwing baseballs at samples of various kinds. Practical and unadorned, it fitted Mr. Thacher’s conception of what a building should be.” Today, the Grandstand continues to shelter audiences at the Gymkhana Field, which is now a dedicated equestrian facility.

Citations

- “A lock, after much controversy...” *The Thacher Notes*, April 25, 1934.
- “The basement of the Grandstand...” *The Thacher Notes*, May 23, 1936.
- “Extension of a water line to the ‘New Field’...” *The Thacher Notes*, May 23, 1936.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.

ARCHITECTURAL DATA FORM

Resource Name	Gymkhana Field House	Resource #	64
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1951	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Rectangular plan and symmetrical composition
- One story massing
- Expressed brick masonry construction
- Low-pitched side gable roof with open eaves and overhanging rakes
- Wood sash clerestory windows wrapping corners
- Wood plank doors with transom lights
- Concrete porch and steps with brick masonry parapet
- Wood framed porch roof with wood posts and knee braces
- Steel rebar window grilles

Construction Chronology

1951	Construction completed
2006	Restrooms remodeled
n.d.	Porch roof added
	Window grilles added

Survey Date 11/18/2015

Integrity This building has undergone some alterations. A porch roof was constructed across the primary façade after 1968, and the steel rebar window grilles appear to be additions. However the building retains a majority of its features and materials. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan and symmetrical composition • One story massing • Expressed brick masonry construction 	<ul style="list-style-type: none"> • Low-pitched side gable roof with open eaves and overhanging rakes • Wood sash clerestory windows wrapping corners • Wood plank doors with transom lights • Concrete porch and steps with brick masonry parapet
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking north

**Development History**

Designed by architect Austen Pierpont (CdeP 1909), the Gymkhana Field House was intended to serve as a complement to what was then referred to as the New Field, (now known as the Gymkhana Field) as well as the adjacent Jameson Field (now the PTS Arenas), which had opened in 1948 and contained dedicated venues for track and field events as well as soccer and baseball fields. Reported *The Thacher Notes*, “The new field house, a building which Thacher has long needed, will contain locker rooms and showers for both visiting and home teams. Mrs. John A. Jameson of Santa Barbara, donor of the Jameson Field and long-time, generous benefactor of the School, has promised \$4,000 with which to build it.” The Board of Trustees agreed to fund the installation of water tanks as well as the piping of hot water for the showers.

Spectator events had been held at the Gymkhana Field from the turn of the century, and the Jameson Field was equally popular; however, for many years the facilities provided for visitors and spectators were limited largely to a drinking fountain installed decades earlier. There were no restroom facilities at the fields, nor showers or locker rooms for visiting athletes, until the construction of the Field House was completed in 1951. Today, the Field House continues to serve visitors to the Gymkhana Field and the PTS Arenas, which are now dedicated equestrian facilities.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “An Insurance Survey of The Thacher School at Casa de Piedra Ranch, Ojai Valley, Ventura County, California.” Prepared by the Insurance Company of North America, Southern California Service Office, June 1940.
- “Library Addition and Field House Slated to be Built During Summer.” *The Thacher Notes*, April 26, 1950.
- “Library Wing Is Completed; Field House Progresses.” *The Thacher Notes*, October 31, 1950.
- “New Kitchen Planned; Building Fund Closes.” *The Thacher Notes*, February 28, 1951.
- “Kitchen Changes Among Summer Improvements.” *The Thacher Notes*, October 25, 1960.
- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	65
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1958	Build Date Source	Building Permit
Architect	Austen Pierpont	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Irregular plan
- One story massing over raised basement
- Wood frame construction
- Low-pitched cross gable roof with broad open eaves and overhanging rakes
- Partial width covered porch with metal pipe columns
- Cement plaster and brick masonry veneer
- Attached garage with overhead sectional door
- Metal sash casement and fixed corner windows
- Flush wood door
- Concrete entrance steps with raised stone planters
- Wood deck

Construction Chronology

1958	Construction completed
n.d.	Deck added or replaced
	Garage door replaced

Survey Date 11/18/2015

Integrity This building appears to have undergone only minor alterations, including the replacement of the garage door and the addition of a wood deck. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Irregular plan • One story massing over raised basement • Wood frame construction • Low-pitched cross gable roof with broad open eaves and overhanging rakes 	<ul style="list-style-type: none"> • Partial width covered porch with metal pipe columns • Cement plaster and brick masonry veneer • Attached garage with overhead sectional door • Metal sash casement and fixed corner windows • Flush wood door • Concrete entrance steps with raised stone planters
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district's periods of significance.

Photo(s)
View looking
southwest



**Development
History**

Designed by architect Austen Pierpont (CdeP 1909) and completed in 1958, this house reflects the evolving character of staff and faculty housing on The Thacher School campus. In the early years of the school, the teachers – who were almost universally bachelors – lived with students: staff were needed to supervise the dormitories. However, by the 1940s, available bachelor teachers were scarce due to enlistment, and the impact of the war on the campus arrangement was keenly felt: one *Thacher Notes* article lamented that “Now that young teachers are not available, it is difficult to provide faculty supervision for the dormitories...We have felt great need of having married teachers’ quarters attached to the Upper School.” Additionally, the baby boom which exploded across the country in the years following World War II reflected a growing emphasis on family-oriented residential development. On The Thacher School campus, there was a concentrated effort to develop standalone staff and faculty housing on campus during the late 1950s and early 1960s. While apartments were still utilized in existing dormitories, new residential construction was almost exclusively single-family in character. Staff and faculty housing proved to be one of the key components of The Thacher School’s building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- “Dormitories and Supervision.” *The Thacher Notes*, February 26, 1944.
- “Auditorium Nears Finish; Halseys’ House Finished.” *The Thacher Notes*, October 28, 1958.
- “The Becks Return After Busy Summer.” *The Thacher Notes*, December 9, 1958.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Sespe Dormitory	Resource #	66
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1970	Build Date Source	Building Permit
Architect	George Rockrise & Associates	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan with projections
- Two story massing
- Wood frame construction
- Side gable and shed roofs with tight eaves and rakes, and overhanging canopies on primary façade
- Wood shingle siding
- Metal sash windows and fixed wood framed window walls
- Pair of fully glazed wood doors with transom light

Construction Chronology 1970 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking southwest



Development History

Designed by George Rockrise and Associates and completed in 1970, the Sespe Dormitory was one of a number of improvements made to the campus during the regime of Headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969. Many of the facilities constructed during this period were designed by Rockrise, a noted Bay Area architect who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	68
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/C
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • Rectangular plan • One story massing • Wood frame construction • Hipped roof with open eaves and composition shingles • Cement plaster veneer • Vinyl windows • Corner porch with wood post and brick paving • Paneled wood door and screen door 		
Construction Chronology	By 1965 Construction completed n.d. Windows replaced		

Survey Date 11/16/2015

Integrity This building has been substantially altered by the replacement of all windows with incompatible vinyl windows. It no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
northwest



**Development
History**

Although the precise date of construction for this residence and garage could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. Its construction materials and visual character appear to date from the postwar period and are similar to other mid-century residences on campus. It is possible that this house was the one constructed for faculty member Ellis Carruthers, who had been displaced from his former campus residence which was demolished to accommodate the construction of the new maintenance center. In return, it was noted by *The Thacher Notes*, “a new home for him must first be constructed near the school gates.” A building permit filed in 1962 includes a building description and dimensions that appear to resemble those of this house and garage. However, due to the lack of additional documentation, this attribution could not be confirmed.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “Trustees Approve Plans For Housing Service Center and New Tennis Court.” *The Thacher Notes*, April 24, 1962.
- “Development.” *The Thacher Notes*, October 23, 1962.
- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Anacapa House for Visiting Scholars	Resource #	69
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2005	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Contemporary style
- Irregular plan
- One story massing
- Wood frame construction
- Side gable and shed roofs with open eaves and composition shingles
- Board-and-batten siding
- Divided light, wood sash casement and fixed windows

Construction Chronology 2005 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking southwest



Development History

The Anacapa House for Visiting Scholars was completed in 2005. The cottage houses visiting artists and scholars who stay on campus for several weeks or months at a time as part of the Anacapa Fellowship, which was established in 2006.

Citations

- “Construction Zone.” Thacher School Headlines. June 16, 2005. <http://www.thacher.org/custom-news/default.asp?nid=178589&id=4235> (accessed November 2015).
- “Doors Almost Open.” Thacher School Headlines. September 6, 2005. <http://www.thacher.org/custom-news/default.asp?nid=185047&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Transformer Shed	Resource #	70
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Gable roof with tight eaves and rakes
- Board-and-batten siding

Construction Chronology

By 1965	Construction completed
n.d.	Cladding replaced
	Roof replaced

Survey Date 11/17/2015

Integrity This building has been extensively altered. The wood siding, fascias, and bargeboards have been replaced. It no longer retains integrity of design, materials, workmanship, feeling, or association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)

*View looking
northeast*



**Development
History**

Although the precise date of construction for this transformer shed could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. However, its construction materials and visual character indicate that it has been substantially altered in recent decades.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Gun Room	Resource #	71
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

- Physical Description**
- Utilitarian
 - Rectangular plan
 - One story massing
 - Stone foundation and steps
 - Front gable roof with standing seam metal roofing
 - Standing seam metal siding
 - Divided light, wood sash window
 - Flush door

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity This building appears to be substantially altered. While the stone foundation and steps appear in campus maps by 1965, the existing building atop the foundation appears to have been reconstructed or relocated here as its dimensions do not correspond to the stone foundation.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)

*View looking
northwest*



**Development
History**

Although the precise date of construction for the gun room could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. However, the building components appear to date from different periods, and it is possible that the building is a more recent replacement of an earlier structure on the same foundation.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Shed	Resource #	72
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Vernacular style
- Rectangular plan
- One story massing
- Wood frame construction
- Side gable roof with open eaves and corrugated metal roofing
- Board-and-batten siding
- Divided light, wood sash windows
- Flush wood door

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity This building appears to be substantially unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Rectangular plan • One story massing • Wood frame construction • Side gable roof with open eaves and corrugated metal roofing 	<ul style="list-style-type: none"> • Board-and-batten siding • Divided light, wood sash windows • Flush wood door
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking southwest



Development History

Although the precise date of construction for this shed could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. Earlier campus maps reflected more concentrated areas of development and did not identify outlying construction. As a result, it is possible that this building may be an extant example of construction dating from a much earlier period that was not documented, or the building may have been built elsewhere on campus and later relocated. Its materials reflect earlier methods of construction which may date from the pre-World War II era. However, due to a lack of additional documentation, its date of construction and subsequent development could not be confirmed.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	WWTP Pump Shed	Resource #	73
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1990	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Utilitarian • Rectangular plan • One story massing • Gable roof with standing seam metal roofing • Standing seam metal siding 		

Construction Chronology 1990 Construction completed (estimated)

Survey Date 11/20/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking south



Development History

The present-day wastewater treatment facilities and associated leach field are located southwest of the school gates, on the south side of Thacher Road. A 1947 article in *The Thacher Notes* describing land acquired by The Thacher School includes a map delineating the boundaries of each acquisition of acreage. In the map accompanying the article, the land which comprises the present-day leach field and wastewater treatment facility is noted as “school property given in 1939 by W. L. Thacher.” Subsequent articles in *The Thacher Notes* in the 1950s describe improvements to the school’s septic system in the same general location as the present-day treatment facility; however, aerial photographs indicate that the area remained unimproved through the 1960s, and the current wastewater treatment pump shed and facilities were not constructed until the 1990s. As a result, due to the lack of interim documentation the subsequent development of the area could not be confirmed.

Citations

- “Land Acquisitions of School Are Described By Headmaster.” *The Thacher Notes*, April 30, 1947.
- “House Moving And Maintenance Jobs Alter Look Of Campus During Summer.” *The Thacher Notes*, October 27, 1953.
- “Work Commenced On The New Infirmary.” *The Thacher Notes*, February 19, 1954.

ARCHITECTURAL DATA FORM

Resource Name	Humanities Building	Resource #	74
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1966	Build Date Source	Building Permit
Architect	Wilson, Stroh & Wilson	Architect Source	Building Permit
1985 Survey Record	Yes		

- Physical Description**
- Mid-Century Modern style
 - Rectangular plan
 - One and two story massing, built into slope
 - Cast-in-place concrete, CMU, and wood frame construction
 - Low-pitched side gable roof with extremely wide boxed eaves and overhanging rakes on wood outriggers
 - Expressed stack bond CMU at lower story and cement plaster veneer at upper story
 - Full width cantilevered balcony across west façade, with concrete parapet and metal pipe railing
 - Double floating staircase with metal pipe railing
 - Grouped aluminum sash hopper windows with transom lights; jalousie windows
 - Fully glazed, aluminum framed doors with sidelights and transom lights
 - Paneled doors with transom lights

Construction Chronology

1966	Construction completed
1983	Altered as part of conversion from science building to humanities building
n.d.	Addition to west façade
	Doors replaced
	Some windows replaced
	Construction completed

Survey Date 11/18/2015

Integrity This building has undergone some alterations. All doors have been replaced with paneled doors. However, it retains a majority of its historic features and materials. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

- Character-Defining Features**
- | | |
|---|---|
| <ul style="list-style-type: none"> • Rectangular plan • One and two story massing, built into slope • Cast-in-place concrete, CMU, and wood frame construction • Low-pitched side gable roof with extremely wide boxed eaves and overhanging rakes on wood outriggers | <ul style="list-style-type: none"> • Expressed stack bond CMU at lower story and cement plaster veneer at upper story • Full width cantilevered balcony across west façade, with concrete parapet and metal pipe railing • Double floating staircase with metal pipe railing • Grouped aluminum sash hopper windows with transom lights; jalousie windows • Fully glazed, aluminum framed doors with sidelights and transom lights |
|---|---|

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Humanities Building was originally constructed in 1966 as the Science Building. John S. “Jack” Huyler recalled the facilities in his memoirs: “The new Science Building contained physics, chemistry, biology, IPS (Introductory Physical Science, a new curriculum), and language laboratories, darkrooms, radio room, wood-working shop, and of particular interest, in a specially air-conditioned room, a PDP-8E computer given by one of the most generous of Thacher alumni, Jack Bowman, CdeP ’22...Thacher had entered the Computer Age.” Designed by local architectural firm Wilson, Stroh & Wilson, the construction of the Science Building was a key component of The Thacher School’s building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. The building campaign included plans for two additions to the library, conversion of the Chinese Quarters into a student dormitory, a new maintenance center, a science and classroom building, a new senior dormitory, and a gymnasium. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other. The results of postwar building efforts such as these were immediately apparent. The buildings appearing on campus represented a dramatic shift from the original pastoral aesthetic which had long been associated with The Thacher School. After sixty years in operation, the overall character of the campus began to evolve away from its origins as a rustic ranch towards a more conventional institutional setting. Additionally, for the first time in nearly forty decades, the School began to commission outside architects to design buildings on campus. Wilson, Stroh & Wilson – headed by Ojai architect Zelma Wilson – designed this building, and Zelma Wilson’s successor firm of Wilson and Conrad designed the building’s conversion to the Anson S. Thacher Humanities Building in 1983.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “Trustees Approve New Dormitory, Faculty House, Scholarship Grants.” *The Thacher Notes*, April 23, 1963.
- “Trustees OK Construction of Science Building and Second Dormitory Wing.” *The Thacher Notes*, December 17, 1963.
- “New House, Court, and Science Building Begun.” *The Thacher Notes*, May 26, 1964.
- “Science Building Well Under Way.” *The Thacher Notes*, December 18, 1964. [photo]
- “Cultural Heritage Survey Phase III – Ojai.” Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Outdoor Theatre	Resource #	75
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1908	Build Date Source	<i>Architect & Engineer</i>
Architect	Andrew Wolfenden	Architect Source	<i>Architect & Engineer</i>
1985 Survey Record	Yes		

Physical Description

- Cavea with seating risers of undressed stones and boulders
- Stage with wood decking over stone walls
- Stone and wood bridges
- Lighting booth with shed roof and board-and-batten siding
- Wood framed wing structure

Construction Chronology	1908	Construction completed
	1928	Stone bridge added
	n.d.	Wood deck added

Survey Date 11/16/2015

Integrity This feature has undergone some alterations. The original dirt stage has been covered with wood decking. However, the feature retains a majority of its character-defining features and materials. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Cavea with seating risers of undressed stones and boulders
- Stage with wood decking over stone walls
- Stone bridge

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)
View looking
northwest



**Development
History**

The Outdoor Theatre, completed in 1908, was one of the earliest extracurricular improvements to the campus. LeRoy McKim Makepeace describes its origins: "In November, 1907, the school *Notes* suggested the appropriateness of an outdoor amphitheater similar to the Greek ones. Mingling fancy with common sense, the editorial added, "A wooden structure would be quite in order, and the only covered part need be the stage and dressing rooms. In the center, a place should be left for a bonfire to offset the chill of some of our nights, and incidentally to light the theatre." Talking a walk soon after this, Andrew Wolfenden, bookkeeper and teacher, discovered the ideal location. Between the barns and the pastures is a ravine, which at one point is steep and strewn with boulders. The protection of darkness and sagebrush was substituted for dressing rooms, and all that needed to be done was to straighten the stones, not into lines but merely into a semblance of order, and build walls to keep the winter stream in its channel...Dignified, informal, simple, and slightly uncomfortable, the Outdoor Theatre is characteristic of the whole school."

The Theatre was a welcome addition; according to Sherman Thacher, prior to its construction, the School had been compelled to stage their plays in the school parlor and dining room – "very inconveniently," added Thacher. Once completed, the Theatre hosted all stage productions as well as athletic rallies, holiday performances, band and chamber concerts, and commencement exercises, a trend which continues to this day.

Citations

- Knight, Emerson. "An Outdoor Theater for The Thacher School, Ojai Valley, California." *Architect & Engineer* 94 no. 2 (August 1928): 53-58.
- "Cultural Heritage Survey Phase III – Ojai." Prepared by Judy Triem and San Buenaventura Research Associates for the County of Ventura Property Administration Agency, July 1985.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	UCLA Observatory	Resource #	76
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1965	Build Date Source	Building Permit
Architect	Heathcote & Associates	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Utilitarian
- Irregular plan composed of circular and rectangular shapes
- One story massing
- Expressed CMU construction
- Flat roof with overhanging eaves, and dome with standing seam metal roofing
- Metal sash sliding windows
- Flush wood doors

Construction Chronology 1965 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)

View looking
northwest

**Development
History**

The observatory was constructed in 1965 as part of a partnership with the University of California, Los Angeles. As John S. “Jack” Huyler explains, “The Headmaster told of his plan with UCLA under which the latter would install a 24-inch telescope on Beadleville Hill if Thacher would build the observatory to house it. UCLA graduate students would have priority in its use, but they would give informal instruction to interested Thacher students; and should any member of the Thacher faculty become qualified with the telescope, it could be used by him and his students when UCLA was absent. [The Headmaster] pointed out that no other secondary school in the nation had access to a ‘scope of that size.” The observatory, Huyler goes on to recount, “was promptly dubbed “The Astrodome” by the boys, [and] was completed for \$5,640, including the construction of an access road and the bringing in of utilities. The giant telescope, itself, cost UCLA \$40,000...A small, unattractive house trailer, with windows darkened with aluminum foil, was parked next to the Observatory so that astronomers from Los Angeles might sleep in the daytime.” A second, smaller observatory with a sliding roof was constructed as a student observatory several years later.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “Science Building Well Under Way.” *The Thacher Notes*, December 18, 1964.
- “The partially completed observatory...” *The Thacher Notes*, April 30, 1965. [photo]
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Student Observatory	Resource #	76A
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1974	Build Date Source	Building Permit
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Square plan
- One story massing
- Wood frame construction
- Sliding shed roof with wood frame support structure
- Textured cement plaster veneer
- Flush wood doors

Construction Chronology 1974 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking west

**Development History**

This smaller observatory building with a sliding roof – noted as a “student observatory” on the building permit – was constructed in 1974, following the establishment of a partnership with the University of California, Los Angeles (UCLA). The larger UCLA observatory was previously constructed in 1965. As John S. “Jack” Huyler explains, “The Headmaster told of his plan with UCLA under which the latter would install a 24-inch telescope on Beadleville Hill if Thacher would build the observatory to house it. UCLA graduate students would have priority in its use, but they would give informal instruction to interested Thacher students; and should any member of the Thacher faculty become qualified with the telescope, it could be used by him and his students when UCLA was absent. [The Headmaster] pointed out that no other secondary school in the nation had access to a ‘scope of that size.” The observatory, Huyler goes on to recount, “was promptly dubbed “The Astrodome” by the boys, [and] was completed for \$5,640, including the construction of an access road and the bringing in of utilities. The giant telescope, itself, cost UCLA \$40,000...A small, unattractive house trailer, with windows darkened with aluminum foil, was parked next to the Observatory so that astronomers from Los Angeles might sleep in the daytime.”

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	79
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1968 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Irregular plan
- One story massing
- Wood frame construction
- Low-pitched cross gable roof with broad, open eaves and overhanging rakes
- Cement plaster veneer
- Aluminum sash sliding windows and fixed clerestory windows, and sliding glass doors
- Covered porch on wood posts
- Wood deck
- Attached carport

Construction Chronology 1968 Construction completed (estimated)

Survey Date 11/17/2015

Integrity This building appears to be substantially unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)
View looking
southeast



**Development
History**

Although the precise date of construction for this residence could not be confirmed for the purposes of this survey, an analysis of aerial photographs confirms that it was constructed between 1967 and 1969. Its construction materials and visual character appear to date from the postwar period and the house appears similar to other faculty residences on campus known to date from this period. While no architect is noted in articles pertaining to the construction of the barn, it is likely that it was designed by architect Austen Pierpont (CdeP 1909), who served as the school’s architect during this period and designed several staff/faculty residences in the Mid-Century Modern style.

There was a concentrated effort to develop additional staff and faculty housing on campus during the late 1950s and early 1960s. Residential construction was one of the key components of The Thacher School’s building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. In addition to residential development, the building campaign included plans for two additions to the library, conversion of the Chinese Quarters into a student dormitory, a new maintenance center, a science and classroom building, a new senior dormitory, and a gymnasium. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other.

Citations

- “Two Gifts Provide Trustees With \$350,000 Toward Development Plans.” *The Thacher Notes*, April 25, 1961.
- “Major Building Improvements.” *The Thacher Notes*, October 17, 1961.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	81
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1968 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Mid-Century Modern style
- Rectangular plan
- One story massing
- Expressed wood post-and-beam construction
- Side gable roof with broad, open eaves and overhanging rakes
- Wraparound covered porch and terrace with CMU retaining wall
- Exterior CMU chimney on primary façade
- Vinyl sliding windows and doors; fixed, wood framed clerestory windows in gable
- Partially glazed wood door

Construction Chronology

1968	Construction completed (estimated)
n.d.	Windows replaced

Survey Date 11/17/2015

Integrity This building has been substantially altered by the replacement of most windows with incompatible vinyl windows and sliding doors. It lacks integrity of design, materials, workmanship, feeling, and association.

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)
View looking
southwest



**Development
History**

Although the precise date of construction for this residence could not be confirmed for the purposes of this survey, an analysis of aerial photographs confirms that it was constructed between 1967 and 1969. Its construction materials and visual character appear to date from the postwar period and the house appears similar to other faculty residences on campus known to date from this period. While no architect is noted in articles pertaining to the construction of the barn, it is likely that it was designed by architect Austen Pierpont (CdeP 1909), who served as the school’s architect during this period and designed several staff/faculty residences in the Mid-Century Modern style.

There was a concentrated effort to develop additional staff and faculty housing on campus during the late 1950s and early 1960s. Residential construction was one of the key components of The Thacher School’s building improvement campaign of the 1960s, an effort which was motivated by the proposed increase to the student population. In addition to residential development, the building campaign included plans for two additions to the library, conversion of the Chinese Quarters into a student dormitory, a new maintenance center, a science and classroom building, a new senior dormitory, and a gymnasium. Development activity at The Thacher School reached a seemingly all-time high during the 1960s: nearly all of the projects named in the building campaign were completed within the decade, and more staff/faculty accommodations appear to have been constructed during this period than any other.

Citations

- “Two Gifts Provide Trustees With \$350,000 Toward Development Plans.” *The Thacher Notes*, April 25, 1961.
- “Major Building Improvements.” *The Thacher Notes*, October 17, 1961.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.

ARCHITECTURAL DATA FORM

Resource Name	Transformer Shed	Resource #	84
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- Expressed CMU and wood frame construction
- Flat roof with narrow open eave
- Continuous open clerestory
- Flush wood door

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)

*View looking
northeast*



**Development
History**

Although the precise date of construction for this transformer shed could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. Its construction materials and visual character appear to date from the postwar period and are similar to other transformer sheds on campus.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Gymnasium	Resource #	85
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1971	Build Date Source	1971
Architect	George Rockrise & Associates	Architect Source	George Rockrise & Associates
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- Two story massing
- Shed roof with metal tile roofing
- Wood shingle and plank siding
- Fully glazed aluminum frame doors

Construction Chronology

1971	Construction completed
2006	Cladding replaced
2009	Weatherproof doors installed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The gymnasium, designed by George Rockrise & Associates and completed in 1971, was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Many of the facilities were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “While the Toads Were Away...” Thacher School Headlines. September 1, 2006. <http://www.thacher.org/custom-news/default.asp?nid=294935&id=4235> (accessed November 2015).
- “Prepping the School.” Thacher School Headlines. September 6, 2012. <http://www.thacher.org/custom-news/default.asp?nid=796239&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Locker Room	Resource #	86
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1971	Build Date Source	Building Permit
Architect	George Rockrise & Associates	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- One story massing
- Shed roof with metal tile roofing
- Wood shingle siding
- Recessed entrance with flush door and transom light

Construction Chronology 1971 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking south

**Development History**

The locker room, designed by George Rockrise & Associates and completed in 1971, was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Many of the facilities were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Jesse Kahle Riding Arena	Resource #	87
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2013	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	No
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none">• Rectangular plan• Metal pipe railing		
Construction Chronology	2013	Construction completed	
Survey Date	11/16/2015		
Integrity	N/A		
Character-Defining Features	N/A		
Significance	Non-contributor to The Thacher School historic district. Constructed outside the district's periods of significance.		

Photo(s)

*View looking
southeast*



**Development
History**

The Jesse Kahle Riding Arena was dedicated in 2013 on the site of the former Jesse W. Kahle Horse Center, which was originally constructed in 1972. Both the former and current arenas were developed in honor of Kahle, who served as Director of the Horse Program at The Thacher School from 1948 to 1972. The new arena features an expanded footprint, a separate round pen, six inches of special area sand, LED arena lights, a sprinkler system, dust control, and a wireless sound system.

Citations

- “The House of Stone.” Thacher School Headlines. October 10, 2013. <http://www.thacher.org/custom-news/default.asp?nid=875041&id=4235> (accessed November 2015).
- “Jess Gets a New Arena.” Thacher School Headlines. October 16, 2013. <http://www.thacher.org/custom-news/default.asp?nid=876920&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Swimming Pool	Resource #	88
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1974	Build Date Source	Building Permit
Architect	U. S. Grant [engineer]	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Rectangular plan
- Concrete deck and coping

Construction Chronology 1974 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

Completed in 1974, the swimming pool was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Many of the facilities were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Girls’ Dressing Room	Resource #	89
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1974	Build Date Source	Building Permit
Architect	ROMA	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Contemporary style
- Rectangular plan
- One story massing
- Shed roof with metal tile roofing
- Wood shingle siding
- Metal sash clerestory windows
- Recessed entrance

Construction Chronology 1974 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The girls’ dressing room, designed by ROMA and completed in 1974, was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huylar recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Many of the facilities were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

It is worth noting that the building permit calls for a “girls locker building”; while The Thacher School did not officially adopt coeducation until 1977, beginning in 1974 Thacher partnered with the Emma Willard School in New York to offer a semester-long coeducational exchange program. It is likely that the girls’ locker facility was added at this time to address the needs of the visiting female students.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- Huylar, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Mudd Math & Science Building	Resource #	90
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1981	Build Date Source	Huyler
Architect	ROMA (architect); Curtis P. Stiles (landscape architect)	Architect Source	<i>Ojai Valley News</i>
1985 Survey Record	No		

- Physical Description**
- Contemporary style
 - Irregular plan around central landscaped courtyard
 - Shed roofs with parapets
 - Cement plaster veneer
 - Covered walkways with square plastered columns and concrete paving
 - Grouped metal sash awning windows
 - Flush doors

Construction Chronology 1981 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking
northwest

**Development
History**

The 12,000-square-foot Seeley G. Mudd Math and Science Building was designed by ROMA and completed in 1981. Many of the facilities constructed on campus during the 1970s and early 1980s were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s. The Mudd building included four modern laboratories and preparation rooms for chemistry, physics, biology, and Advanced Placement science offerings, along with three mathematics classrooms, a computer center, and faculty offices and study rooms. One of the most distinctive features of the new building was its landscaped courtyard, which included a rock-lined stream of running water. John S. “Jack” Huyler later recalled, “Having been brought up under Newt Chase’s penurious aegis, I was aghast at the thought of spending thousands of dollars for a recirculating stream. Could not the money be better spent elsewhere? No. That courtyard is one of the most attractive and quiet areas on campus. As the architect said in defending the stream against my assault, “People are quiet around running streams. You will see. That stream will pay for itself in peace and quiet and resultant sparing of the building.” He was correct.”

Citations

- “New Thacher School Science Building Dedicated.” *Ojai Valley News*, undated. Held at the Ojai Valley Museum.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Lowery Corrals	Resource #	91
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1990	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Irregular plan
- Shed roofs with corrugated metal roofing
- Exposed steel frame construction
- Wood board-and-batten siding
- Metal pipe railings

Construction Chronology	1990	Construction completed (estimated)
	2006	Corral floors refurbished

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking west

**Development History**

The Lowery Corrals are one of four corrals which serve The Thacher School’s horse population. While corrals have been maintained in this general location for decades, an analysis of aerial photographs indicates that the current construction of the corrals dates from the early 1990s. In his reminiscences of The Thacher School, former faculty member and assistant director of the horse program John S. “Jack” Huyler recounts the various incarnations of the corrals on campus during his tenure and how the current corrals came to be constructed: “The redwood and wire corrals which held the Thacher horses for the first half of the School’s century required constant replacement as the horses chewed through the redwood. Jess [Kahle] gradually replaced those corrals with corrals made of castoff drill pipe and cable obtained free from the oil fields. Those enclosures endured, but many horses were cable-burned when they kicked over their corral fences. The next level was portable pipe corrals. They reduced injuries, but were neither so attractive nor so stable as the welded steel corrals we now have. These corrals are constructed of welded, three-inch drill casing, and half of each corral is covered with corrugated roofing, providing shade from the sun and shelter from the rain. Each corral area is painted blue, red, yellow, or green, with wheelbarrows, rakes, shovels, and feeding buckets appropriately color-coded, making it easy to ascertain when a piece of equipment has been left in the wrong area. Two corral areas are named for Thacher men honored by a donor: the Hunter Corrals honoring Phelps S. Hunter, CdeP ’24, and the Lowery Corrals honoring long-time teacher/camper, Joseph A. “Doc” Lowery, faculty ’25-46. In 1993 only two areas awaited conversion; then the job will be complete. Although corrals such as those are expensive, they are virtually indestructible and greatly reduce injuries to our horse population.”

Citations

- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	92
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1985	Build Date Source	Archival document/aerial photograph analysis
Architect	N/A	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- No style
- Irregular plan
- One story massing
- Wood frame construction
- Cross gable roof with open eaves and overhanging rakes
- Cement plaster veneer
- Vinyl windows
- Paneled wood door
- Attached carport

Construction Chronology 1985 Construction completed (estimated)

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district's periods of significance.

Photo(s)

View looking west



Development History

An analysis of aerial photographs indicates that the house was constructed sometime between 1978 and 1994. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed. While no architect was identified, it is possible that the house was designed by Ojai architect Zelma Wilson, who completed several residential projects for The Thacher School in the 1980s.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- “Zelma Wilson Architectural Collection, 1940-1995.” Special Collections, Virginia Polytechnic Institute and State University. <http://ead.lib.virginia.edu/vivaxtf/view?docId=vt/viblbv00912.xml> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	94
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1985	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

- Physical Description**
- No style
 - Rectangular plan
 - One story massing
 - Wood frame construction
 - Side gable roof with open eaves
 - Exterior chimney on secondary façade
 - Cement plaster veneer
 - Vinyl windows
 - Recessed entrance

Construction Chronology 1985 Construction completed (estimated)

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking west



Development History

An analysis of aerial photographs indicates that the house was constructed sometime between 1978 and 1994. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed. While no architect was identified, it is possible that the house was designed by Ojai architect Zelma Wilson, who completed several residential projects for The Thacher School in the 1980s.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- “Zelma Wilson Architectural Collection, 1940-1995.” Special Collections, Virginia Polytechnic Institute and State University. <http://ead.lib.virginia.edu/vivaxtf/view?docId=vt/viblbv00912.xml> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	95
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1975	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • Rectangular plan • One story massing • Wood frame construction • Side gable roof with open eaves • Attached carport with flat roof • Cement plaster veneer • Vinyl windows • Recessed entrance 		
Construction Chronology	1975	Construction completed (estimated)	
Survey Date	11/17/2015		
Integrity	N/A		
Character-Defining Features	N/A		
Significance	Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.		

Photo(s)

View looking north



**Development
History**

An analysis of aerial photographs indicates that the house was constructed sometime between 1969 and 1978. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	96
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1985	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • Rectangular plan • One story massing • Wood frame construction • Side gable roof with open eaves • Attached garage • Cement plaster veneer • Vinyl windows • Recessed entrance 		
Construction Chronology	1985	Construction completed (estimated)	

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

An analysis of aerial photographs indicates that the house was constructed sometime between 1978 and 1994. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed. While no architect was identified, it is possible that the house was designed by Ojai architect Zelma Wilson, who completed several residential projects for The Thacher School in the 1980s.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.
- “Zelma Wilson Architectural Collection, 1940-1995.” Special Collections, Virginia Polytechnic Institute and State University. <http://ead.lib.virginia.edu/vivaxtf/view?docId=vt/vibl/v00912.xml> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Water Tank	Resource #	98
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1965	Build Date Source	Building Permit
Architect	Black, Sivalls & Byrson	Architect Source	Building Permit
1985 Survey Record	No		

Physical Description

- Utilitarian
- Cylindrical form
- Riveted metal cladding

Construction Chronology	1965	Construction completed
	2009	Framework repaired/replaced

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)

View looking
northeast



**Development
History**

This water tank was originally constructed in 1965 to help “increase the pressure in the school’s fire lines.” In 2009, substantial repair work was performed to replace rusted and deteriorating elements of the framework.

Citations

- Building Permit. On file with the County of Ventura Department of Building and Safety.
- “Science Building Well Under Way.” *The Thacher Notes*, December 18, 1964.
- “Backhoe to the Future.” Thacher School Headlines. January 30, 2009. <http://www.thacher.org/custom-news/default.asp?nid=508446&id=4235> (accessed November 2015).
- Accompanying slideshow at <https://www.thacher.org/podium/tools/SlideShow.aspx?a=75603&ttl=Backhoe+to+the+Future> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Water Tank	Resource #	100
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1941	Build Date Source	<i>El Archivero, 1941</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Cylindrical form
- Riveted metal cladding

Construction Chronology	1941 n.d.	Construction completed Tank replaced
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Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district due to significant alterations outside the district’s periods of significance. Resource no longer retains sufficient integrity to convey historic significance.

Photo(s)

*View looking
northwest*



**Development
History**

While the 1941 edition of *El Archivero* notes the construction of a water tank “behind the Twichell Barn,” visual inspection reveals that the existing tank exhibits a contemporary visual character and reflects the use of modern construction materials, which indicates that the tank was likely replaced at some point in the recent past.

Citations

- “Improvements.” *El Archivero*, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Well	Resource #	101
Evaluation	N/A	Status Code(s)	N/A
Build Date	NDD (No Date Determined)	Build Date Source	N/A
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Concrete lining
- Metal pipes

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Date of construction or development could not be determined for the purposes of this survey; therefore, evaluation could not be completed.

Photo(s)

*View looking
northwest*

**pictured with
#100 - Water Tank*



**Development
History**

Historian LeRoy McKim Makepeace recounts that Sherman Thacher drilled the first well on campus in 1899, although its exact location is not noted. Several subsequent wells have been drilled over time; while a 1965 map of the campus water system notes a water tank in this general location, the notations regarding a corresponding well in this area are unclear. As a result, the initial drilling date for this well could not be confirmed.

Citations

- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Well	Resource #	102
Evaluation	N/A	Status Code(s)	N/A
Build Date	NDD (No Date Determined)	Build Date Source	N/A
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Metal pipe supported on steel truss

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Date of construction or development could not be determined for the purposes of this survey; therefore, evaluation could not be completed.

Photo(s)

*View looking
southeast*



**Development
History**

Historian LeRoy McKim Makepeace recounts that Sherman Thacher drilled the first well on campus in 1899, although its exact location is not noted. Several subsequent wells have been drilled over time; while a 1965 map of the campus water system notes the existence of water tanks, the notations regarding corresponding wells are unclear. As a result, the initial drilling date for this well could not be confirmed.

Citations

- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Well	Resource #	103
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Concrete liner with metal pipes

Construction Chronology 2009 Construction completed

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

This well was constructed at the east end of the present New Field in 2009.

Citations

- “Backhoe to the Future.” Thacher School Headlines. January 30, 2009. <http://www.thacher.org/custom-news/default.asp?nid=508446&id=4235> (accessed November 2015).
- Accompanying slideshow at <https://www.thacher.org/podium/tools/SlideShow.aspx?a=75603&ttl=Backhoe+to+the+Future> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	105
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 2005	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- No style
- Rectangular plan
- One story massing
- Wood frame construction
- Side gable roof
- Partial width porch with battered box columns and wood balustrade
- Wood lap siding
- Vinyl windows and French doors
- Detached four-car garage

Construction Chronology 2005 Construction completed (estimated)

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking southwest



Development History

An analysis of aerial photographs indicates that the house and garage were constructed sometime between 2002 and 2005. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence and Garage	Resource #	106
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 2005	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- No style
- Rectangular plan
- One story massing
- Wood frame construction
- Side gable roof
- Partial width porch with battered box columns and wood balustrade
- Wood lap siding
- Vinyl windows and French doors
- Detached garage

Construction Chronology 2005 Construction completed (estimated)

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

An analysis of aerial photographs indicates that the house and garage were constructed sometime between 2002 and 2005. However, due to a lack of interim documentation, the precise date of construction and the subsequent development of the property could not be confirmed.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Hill Dormitory Commons	Resource #	107
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines

1985 Survey Record No

- Physical Description**
- Contemporary style
 - Irregular plan
 - One story massing
 - Asymmetrical gable roof with boxed eaves
 - Wood shingle siding
 - Wood framed window walls
 - Fully glazed wood doors

Construction Chronology 2009 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Hill Dormitory C & D	Resource #	108
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines

1985 Survey Record No

Physical Description

- Contemporary style
- Irregular plan
- Two story massing
- Low-pitched side gable roof with boxed eaves and rakes, and shed dormers at ridge
- Wood shingle siding
- Grouped windows
- Covered walkways and balconies
- Paneled wood doors with sidelights

Construction Chronology 2009 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Hill Dormitory A & B	Resource #	109
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines

1985 Survey Record No

- Physical Description**
- Contemporary style
 - Irregular plan
 - Two story massing
 - Low-pitched side gable roof with boxed eaves and rakes, and shed dormers at ridge
 - Wood shingle siding
 - Grouped windows
 - Covered walkways and balconies
 - Paneled wood doors with sidelights

Construction Chronology

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	110
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • L-shaped plan with attached garage • Two story massing • Front gable roofs with broad, boxed eaves and rakes, shed dormer, and standing seam metal roofing • Wood shingle siding • Sliding windows and fully glazed doors with sidelights 		

Construction Chronology 2009 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking west



Development History

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	111
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • L-shaped plan with attached garage • Two story massing • Front gable roofs with broad, boxed eaves and rakes, shed dormer, and standing seam metal roofing • Wood shingle siding 		

Construction Chronology 2009 Construction completed

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking southwest



Development History

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Staff/Faculty Residence	Resource #	112
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Roberta Jorgensen, Rossetti Architects (architect); Tom Bostrom (landscape architect)	Architect Source	Thacher School Headlines
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • No style • L-shaped plan with detached garage • Two story massing • Front gable roofs with broad, boxed eaves and rakes, shed dormer, and standing seam metal roofing • Wood shingle siding • Grouped windows • Partially glazed paneled wood door with sidelight • Projecting porch with shed roof on square columns 		
Construction Chronology	2009	Construction completed	

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
*View looking
southeast*



**Development
History**

The Hill Dormitory complex consists of a commons building, two dormitory buildings, and three staff/faculty residences. The development of the Hill Dormitory complex was a key component of the dormitory renovations stipulated in the campus Master Plan, and necessitated the demolition of the existing Topa Topa and Matilija dormitories, as well as a staff/faculty residence. A fourth building – another staff/faculty residence, current Building #56 – was also relocated to a site further south to accommodate the project. The complex, which was designed by Roberta Jorgensen of Rossetti Architects with landscape design by Tom Bostrom, was completed in 2009.

Citations

- “From the Ground Up.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406900&id=4235> (accessed November 2015).
- “Up the Hill: House and Home.” Thacher School Headlines. November 7, 2009. <http://www.thacher.org/custom-news/default.asp?nid=566598&id=4235> (accessed November 2015).
- “Thacher School Hill Dormitories.” MATT Construction. <http://www.mattconstruction.com/project-detail/multi-family-and-mixed-use/thacher-school-hill-dormitories> (accessed February 2016).

ARCHITECTURAL DATA FORM

Resource Name	Turnout Pasture	Resource #	FS1
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Pasture with metal pipe fencing • Gate with wood beam on metal pipe posts and metal “Turn Out” sign 		

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Although constructed during the district’s periods of significance, this resource was not identified as a contributor due to its geographic separation from the concentration of buildings, structures, objects, and sites that together constitute the Thacher School historic district.

Photo(s)
View looking
northeast



**Development
History**

The Turnout Pasture is located to the north of the equestrian area and to the east of the Hay Storage Barn (#46). When the area was first improved in 1938 with the construction of the Twichell Barn, this location marked a shift away from the established equestrian center further to the south and west. It was later observed in *The Thacher Notes* that it was hoped the region, “formerly known as the “Pasture,” [would] become a kind of play area for the boys particularly interested in horses. There is room there for a number of corrals and even for a small gymkhana practice field.” Within the next several years, the construction of additional barns in this area reflected the trend toward relocating these facilities further from the campus core, and over time the area evolved in function and use to become the center of equestrian activities on campus.

As is typical with many improved landscape features, the Turnout Pasture is not identified on most archival or contemporary maps. An analysis of aerial photographs taken periodically confirms that the area comprising the present-day Turnout Pasture has remained undeveloped over time. By the late 1960s, it appears that the eastern portion had been cleared and was likely used as a pasture. However, further photographs indicate that the pasture did not expand westward to achieve an approximation of its current footprint until sometime in the 1970s. Due to the lack of interim documentation, the original improvement and subsequent development of the Turnout Pasture could not be confirmed.

Citations

- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Hunter Corrals	Resource #	FS2
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1990	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Expressed steel frame construction
- Low-pitched gable roof with corrugated metal roofing
- Metal pipe railings

Construction Chronology	1990	Construction completed (estimated)
	2006	Corral floors refurbished

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Hunter Corrals are one of four corrals which serve The Thacher School’s horse population. While corrals have been maintained in this general location for decades, an analysis of aerial photographs indicates that the current construction of the corrals dates from the early 1990s. In his reminiscences of The Thacher School, former faculty member and assistant director of the horse program John S. “Jack” Huyler recounts the various incarnations of the corrals on campus during his tenure and how the current corrals came to be constructed: “The redwood and wire corrals which held the Thacher horses for the first half of the School’s century required constant replacement as the horses chewed through the redwood. Jess [Kahle] gradually replaced those corrals with corrals made of castoff drill pipe and cable obtained free from the oil fields. Those enclosures endured, but many horses were cable-burned when they kicked over their corral fences. The next level was portable pipe corrals. They reduced injuries, but were neither so attractive nor so stable as the welded steel corrals we now have. These corrals are constructed of welded, three-inch drill casing, and half of each corral is covered with corrugated roofing, providing shade from the sun and shelter from the rain. Each corral area is painted blue, red, yellow, or green, with wheelbarrows, rakes, shovels, and feeding buckets appropriately color-coded, making it easy to ascertain when a piece of equipment has been left in the wrong area. Two corral areas are named for Thacher men honored by a donor: the Hunter Corrals honoring Phelps S. Hunter, CdeP ’24, and the Lowery Corrals honoring long-time teacher/camper, Joseph A. “Doc” Lowery, faculty ’25-46. In 1993 only two areas awaited conversion; then the job will be complete. Although corrals such as those are expensive, they are virtually indestructible and greatly reduce injuries to our horse population.”

Citations

- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Roadside Corral	Resource #	FS3
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1990	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Expressed steel frame construction
- Low-pitched, asymmetrical gable roof with corrugated metal roofing
- Metal pipe railings

Construction Chronology	1990	Construction completed (estimated)
	2006	Corral floors refurbished

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
southeast



**Development
History**

The Roadside Corral is one of four corrals which serve The Thacher School’s horse population. While corrals have been maintained in this general location for decades, an analysis of aerial photographs indicates that the current construction of the corrals dates from the early 1990s. In his reminiscences of The Thacher School, former faculty member and assistant director of the horse program John S. “Jack” Huyler recounts the various incarnations of the corrals on campus during his tenure and how the current corrals came to be constructed: “The redwood and wire corrals which held the Thacher horses for the first half of the School’s century required constant replacement as the horses chewed through the redwood. Jess [Kahle] gradually replaced those corrals with corrals made of castoff drill pipe and cable obtained free from the oil fields. Those enclosures endured, but many horses were cable-burned when they kicked over their corral fences. The next level was portable pipe corrals. They reduced injuries, but were neither so attractive nor so stable as the welded steel corrals we now have. These corrals are constructed of welded, three-inch drill casing, and half of each corral is covered with corrugated roofing, providing shade from the sun and shelter from the rain. Each corral area is painted blue, red, yellow, or green, with wheelbarrows, rakes, shovels, and feeding buckets appropriately color-coded, making it easy to ascertain when a piece of equipment has been left in the wrong area. Two corral areas are named for Thacher men honored by a donor: the Hunter Corrals honoring Phelps S. Hunter, CdeP ’24, and the Lowery Corrals honoring long-time teacher/camper, Joseph A. “Doc” Lowery, faculty ’25-46. In 1993 only two areas awaited conversion; then the job will be complete. Although corrals such as those are expensive, they are virtually indestructible and greatly reduce injuries to our horse population.”

Citations

- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Red Corral	Resource #	FS4
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1990	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Expressed steel frame construction
- Low-pitched gable roof with corrugated metal roofing
- Metal pipe railings

Construction Chronology	1990	Construction completed (estimated)
	2006	Corral floors refurbished

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

View looking east

**Development History**

The Red Corral is one of four corrals which serve The Thacher School’s horse population. While corrals have been maintained in this general location for decades, an analysis of aerial photographs indicates that the current construction of the corrals dates from the early 1990s. In his reminiscences of The Thacher School, former faculty member and assistant director of the horse program John S. “Jack” Huyler recounts the various incarnations of the corrals on campus during his tenure and how the current corrals came to be constructed: “The redwood and wire corrals which held the Thacher horses for the first half of the School’s century required constant replacement as the horses chewed through the redwood. Jess [Kahle] gradually replaced those corrals with corrals made of castoff drill pipe and cable obtained free from the oil fields. Those enclosures endured, but many horses were cable-burned when they kicked over their corral fences. The next level was portable pipe corrals. They reduced injuries, but were neither so attractive nor so stable as the welded steel corrals we now have. These corrals are constructed of welded, three-inch drill casing, and half of each corral is covered with corrugated roofing, providing shade from the sun and shelter from the rain. Each corral area is painted blue, red, yellow, or green, with wheelbarrows, rakes, shovels, and feeding buckets appropriately color-coded, making it easy to ascertain when a piece of equipment has been left in the wrong area. Two corral areas are named for Thacher men honored by a donor: the Hunter Corrals honoring Phelps S. Hunter, CdeP ’24, and the Lowery Corrals honoring long-time teacher/camper, Joseph A. “Doc” Lowery, faculty ’25-46. In 1993 only two areas awaited conversion; then the job will be complete. Although corrals such as those are expensive, they are virtually indestructible and greatly reduce injuries to our horse population.”

Citations

- “New Riders on the Thacher Stage.” Thacher School Headlines. October 23, 2006. <http://www.thacher.org/custom-news/default.asp?nid=316122&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Round Pen	Resource #	FS5
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2013	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Circular plan
- Sheet metal fencing on steel pipe frame with concrete foundation

Construction Chronology 2013 Construction completed

Survey Date 11/16/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

The Round Pen is part of the Jesse Kahle Riding Arena and is located to the south of the main sand arena. The Jesse Kahle Riding Arena was dedicated in 2013 on the site of the former Jesse W. Kahle Horse Center, which was originally constructed in 1972. Both the former and current arenas were developed in honor of Kahle, who served as Director of the Horse Program at The Thacher School from 1948 to 1972. The new arena features an expanded footprint, a separate round pen, six inches of special area sand, LED arena lights, a sprinkler system, dust control, and a wireless sound system.

Citations

- “Jess Gets a New Arena.” Thacher School Headlines. October 16, 2013. <http://www.thacher.org/custom-news/default.asp?nid=876920&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Twin Peaks Trap Range	Resource #	FS6
Evaluation	N/A	Status Code(s)	N/A
Build Date	NDD (No Date Determined)	Build Date Source	N/A
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Clearing with gravel and concrete paving, stone steps, timber gateway, and fixed targets

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Date of construction or development could not be determined for the purposes of this survey; therefore, evaluation could not be completed.

Photo(s)

View looking north



Development History

While an article in *The Thacher Notes* documents the existence of a rifle range on campus as early as 1949, its specific location is not identified. Additionally, as is typical with many improved landscape features, the trap range is not identified on most archival or contemporary maps. As a result, the original construction and subsequent development of the trap shooting range at this location could not be confirmed.

Citations

- “Rifle Range Has Its Face Lifted.” *The Thacher Notes*, October 26, 1949.

ARCHITECTURAL DATA FORM

Resource Name	Water Tank	Resource #	FS7
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2009	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Cylindrical form
- Sheet metal cladding

Construction Chronology 1990 Construction completed

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

This 420,000-gallon potable water tank, located on the north side of Horn Canyon, was completed in 2009.

Citations

- “Backhoe to the Future.” Thacher School Headlines. January 30, 2009. <http://www.thacher.org/custom-news/default.asp?nid=508446&id=4235> (accessed November 2015).
- Accompanying slideshow at <https://www.thacher.org/podium/tools/SlideShow.aspx?a=75603&ttl=Backhoe+to+the+Future> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Carpenter’s Orchard	Resource #	FS8
Evaluation	N/A	Status Code(s)	N/A
Build Date	NDD (No Date Determined)	Build Date Source	N/A
Architect	N/A	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Field with metal pipe fencing and gates

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Date of construction or development could not be determined for the purposes of this survey; therefore, evaluation could not be completed.

Photo(s)
View looking
northeast



**Development
History**

A 1947 article in *The Thacher Notes* describing land acquired by The Thacher School includes a map delineating the boundaries of each acquisition of acreage. In the map accompanying the article, the land which comprises the present-day Carpenter’s Orchard is clearly drawn outside the boundaries of existing school property, indicating that the area was not owned by the school at that time. Analysis of aerial photographs indicates that the area was developed as an orchard by the 1940s, and remained agricultural in nature until it was seemingly cleared sometime during the 1970s. Today, Carpenter’s Orchard is utilized by the school as a pasture. However, due to the lack of interim documentation, the date of acquisition by the school and subsequent development of the area could not be confirmed.

Citations

- “Land Acquisitions of School Are Described By Headmaster.” *The Thacher Notes*, April 30, 1947.
- “Capturing Water and Sunshine.” Thacher School Headlines. August 31, 2015. <http://www.thacher.org/custom-news/default.asp?nid=989216&id=4235> (accessed November 2015).
- “Campus Upgrades Keep Coming.” Thacher School Headlines. October 6, 2015. <http://www.thacher.org/custom-news/default.asp?nid=996264&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Gymkhana Field	Resource #	FS9
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1904	Build Date Source	Makepeace
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Dirt field with metal pipe fencing and gates
- Stone bench (see #FS10)

Construction Chronology

1904	Land leased by The Thacher School
1934	Second baseball diamond added
1936	Water line and drinking fountain installed
1944	Jumping pit and 100-yard track added next to Grandstand

Survey Date 11/18/2015

Integrity The gymkhana field remains in its original location and retains its general configuration and spatial relationships.

Character-Defining Features

- Location, configuration, and spatial relationships
- Stone bench (#FS10)

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)
View looking
southeast



**Development
History**

The land comprising the Gymkhana Field was first leased by the school in 1904 and dubbed the “New Field” – a name which was retained for a century until the construction of a new athletic field in 2005 necessitated a way to distinguish between the two. Today, the new playing field located to the north and west of this one is known as the New Field, and this field is known as the Gymkhana Field.

The Gymkhana Field represents several significant patterns of development from the earliest days of The Thacher School. The land on which the field is situated was the first acreage acquired by the School outside of the original homestead purchased by Sherman Day Thacher. The land was initially leased in 1904 and later purchased in 1923. The School’s need for additional land, even as early as 1904, reflected the both the growing enrollment and curriculum of the School. It also marked the important qualities that would come to greatly influence the character and identity of The Thacher School, such as equestrianism and horsemanship, and also emphasized the role which athletics and outdoor activities in general played in defining student life at Thacher.

By the time the land was leased at the turn of the century, the demand for such facilities was already deeply felt. As LeRoy McKim Makepeace explained, “Until the New Field was acquired, the school had no playing fields except the two small baseball diamonds. Gymkhana and track enthusiasts practiced in a wide space between orange trees.” The development of the field allowed for an expanded program of student sports which included soccer, track, baseball, and most of all, gymkhana. While horsemanship had been incorporated into the School’s curriculum since its earliest days, with each student required to care for and ride his own horse, the acquisition of the field allowed for more organized equestrian activities and training. The School’s first official gymkhana was held in 1904, the same year the field was leased, in honor of the School’s fifteenth anniversary. The significance of the Gymkhana Field is perhaps best demonstrated by the number of graduating class gifts which have been given toward associated improvements, which have included an allée of eucalyptus trees planted along the road leading to the field (Class of 1939), masonry improvements (Class of 1940), and the addition of a jumping pit and a 100-yard track (Class of 1943).

By 1947, it was bemoaned that the then-New Field had been “the only level ground available” for playing fields since its inception in 1904, and “in recent years the need for additional playing fields [had] been felt very keenly.” Over time, however, as campus facilities have been expanded and improved, it was no longer necessary for the Gymkhana Field to function as a multi-purpose field. The adjacent Jameson Field was completed in the following year, in 1948, and additional athletic fields for baseball, track, and soccer were further developed in the 1970s. Today, the Gymkhana Field serves as a dedicated equestrian facility.

Citations

- “A second diamond has been laid out...” *The Thacher Notes*, May 17, 1934.
- “Extension of a water line to the ‘New Field’...” *The Thacher Notes*, May 23, 1936.
- “Upper Upper Gift.” *The Thacher Notes*, December 14, 1940.
- “Headmaster’s Letter.” *The Thacher Notes*, December 17, 1941.
- “Headmaster’s Letter.” *The Thacher Notes*, June 30, 1944.
- “Land Acquisitions of School Are Described By Headmaster.” *The Thacher Notes*, April 30, 1947.
- “New Plans For The Thacher School.” N.p., 1947. Held in The Thacher School at the James G. Boswell Library.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Gymkhana Field Bench	Resource #	FS10
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1935	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- L-shaped plan
- Stone bench and backrest with concrete seat

Construction Chronology 1935 Construction completed

Survey Date 11/18/2015

Integrity This feature appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Location and configuration
- L-shaped plan
- Stone bench and back
- Concrete seat

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The stone bench located in the southwest portion of the Gymkhana Field was initially constructed as a memorial to Thacher alumnus John A. Jameson, Jr. (CdeP 1921). Jameson’s mother later donated money for the construction of the nearby New Field in 1948, which is now occupied by the PTS arenas.

While no architect is noted in articles pertaining to the memorial, it is possible that the feature was designed by noted landscape architect Lockwood de Forest (CdeP 1916), who was working on the master plan for The Thacher School during this period. Originally, the feature included a planter which surrounded an existing oak tree. The bench was originally located outside the gymkhana field; over time the field’s borders have expanded such that the bench is now included within the boundaries of the field. At the time, however, the bench was noted for its location, which would “probably be of great use, especially during track season when it will be at the end of all the races.”

Citations

- “At the New Field the Memorial Bench to John Jameson...” *The Thacher Notes*, December 20, 1935.
- “Land Acquisitions of School Are Described By Headmaster.” *The Thacher Notes*, April 30, 1947.

ARCHITECTURAL DATA FORM

Resource Name	Gymkhana Field Perimeter Bench	Resource #	FS11
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1950	Build Date Source	Visual examination
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Wood plank bench and backrest on stone piers

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/18/2015

Integrity This feature appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Location and configuration
- Wood plank bench and backrest
- Stone piers

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

This bench is located along the eastern boundary of the Gymkhana Field. While the date of construction for the bench could not be confirmed, it is similar in construction and visual character to the Historic Oval Bench (#FS22), which was constructed in 1952. As a result, it is likely that the two benches were constructed around the same time.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	PTS Arenas	Resource #	FS12
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1948	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Dirt field with metal pipe fencing and gate with decorative silhouettes

Construction Chronology

1948	Field dedicated
1960	Fence added

Survey Date 11/18/2015

Integrity This feature appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Location and configuration
- Metal pipe railing and gates
- Decorative silhouettes

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The PTS Arenas were originally developed as the Jameson Field in 1948. Although the adjacent New Field (now known as the Gymkhana Field) had been developed for equestrian and sporting events beginning in 1904, by the 1940s The Thacher School had sorely outgrown its only athletic facility. The Jameson Field was developed using funds donated by Mrs. John A. Jameson, whose three sons had attended the school; the field was dedicated to her son John A. Jameson, Jr. (CdeP 1921).

Work commenced on the field in the spring of 1947, on the site of the former practice riding ring. Grading was temporarily halted the following autumn when the field served as a landing area for Forest Service helicopters who were attending the nearby forest fire in Ojai. Students pitched in on school-wide “work days” to assist in constructing fencing, goal posts, and landscaping, and when the field was officially opened in 1948 it contained a 220-yard straightaway track, a baseball field, and a soccer field.

With the introduction of modern, dedicated athletic facilities in the early 1970s, such as the Lavender Track and Upper Field and Bard Field, activity at Jameson Field began to evolve away from athletic practice towards more equestrian-related functions. Today, the field houses the PTS Arenas for the Thacher Pack and Spur Club as well as the cow pen.

Citations

- “Land Acquisitions of School Are Described By Headmaster.” *The Thacher Notes*, April 30, 1947.
- “John A. Jameson, Jr. Memorial Field.” *The Thacher Notes*, June 5, 1947.
- *New Plans for the Thacher School*, 1947
- “Jameson Field Dedicated at Impressive Pre-Game Ceremonies.” *The Thacher Notes*, December 9, 1948.
- “Kitchen Changes Among Summer Improvements.” *The Thacher Notes*, October 25, 1960.

ARCHITECTURAL DATA FORM

Resource Name	New Field	Resource #	FS13
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2005	Build Date Source	Thacher School Headlines
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Rectangular plan
- Turf

Construction Chronology 2005 Construction completed

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district's periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

The athletic field currently known as the New Field was developed in 2009 in a former avocado grove to the west of the Gymkhana Field (#FS9). The “New Field” moniker is a Thacher tradition which, until the construction of this field, had previously been applied to the Gymkhana Field since its acquisition in 1904.

Citations

- “Construction Zone.” Thacher School Headlines. June 16, 2005. <http://www.thacher.org/custom-news/default.asp?nid=178589&id=4235> (accessed November 2015).
- “Doors Almost Open.” Thacher School Headlines. September 6, 2005. <http://www.thacher.org/custom-news/default.asp?nid=185047&id=4235> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	Centennial Amphitheatre	Resource #	FS14
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	1991	Build Date Source	Huyler
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Cavea with stone risers, concrete steps, and metal-framed bench seating

Construction Chronology 1991 Construction completed

Survey Date 11/18/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northeast*



**Development
History**

The Centennial Amphitheatre was constructed in honor of The Thacher School’s 100th anniversary and was completed in 1991. Today, the amphitheatre is the site of all-school assemblies.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Coniferous Bosque	Resource #	FS15
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1932 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Lockwood de Forest	Architect Source	<i>The Thacher Notes</i>
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Irregular cluster of coniferous trees around remnants of CMU barbecue pit 		

Construction Chronology	1932	Construction completed (estimated)
	2009	New trees planted to replace losses due to disease

Survey Date 11/17/2015

Integrity This feature remains in its original location and retains its general configuration and spatial relationships. The coniferous trees have been replaced due to disease, but integrity of materials and workmanship is not generally applicable to landscape features. The feature retains integrity of location, design, setting, feeling, and association.

Character-Defining Features

- Irregular plan
- Coniferous trees
- Remnants of barbecue pit

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northwest



**Development
History**

The Coniferous Bosque was originally developed as a landscaped grove of conifers by noted landscape architect and alumnus Lockwood de Forest (CdeP 1916). Upon de Forest’s untimely death in 1949, an obituary in *The Thacher Notes* recounted that “the Coniferous Bosque, which has in recent years been the site of the Spanish Banquet and has served generations of Thacher boys as a meeting place for barbecues and other outdoor occasions, was given to the School by Lockwood and planned by him.” In recent years, the conifers have been plagued by disease, which resulted in the death of many historic specimens from the grove. New trees have since been planted which are of a different species but share a similar form and growth habit to the neighboring historic trees.

Citations

- “Jiu Jitsuists, Glee Club Perform, and Old Boys Speak at Barbecue in Bosk.” *The Thacher Notes*, May 22, 1939.
- “Lockwood DeForest [sic] died at his home...” Alumni News. *The Thacher Notes*, April 16, 1949.
- “Backhoe to the Future.” Thacher School Headlines. January 30, 2009. <http://www.thacher.org/custom-news/default.asp?nid=508446&id=4235> (accessed November 2015).
- Accompanying slideshow at <https://www.thacher.org/podium/tools/SlideShow.aspx?a=75603&ttl=Backhoe+to+the+Future> (accessed November 2015).

ARCHITECTURAL DATA FORM

Resource Name	John Cory Memorial	Resource #	FS16
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1932	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Rectangular plan with semicircular projection
- Stone terrace with stone retaining wall
- Semicircular concrete bench with stone wall and concrete backrest

Construction Chronology 1932 Construction completed

Survey Date 11/17/2015

Integrity This feature appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Rectangular plan with semicircular projection
- Stone terrace with stone retaining wall
- Semicircular concrete bench with stone wall and concrete backrest

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

This stone bench and terrace was designed as a memorial to faculty member John Cory and completed in 1932. Cory was a graduate of Oxford and taught at the Interlaken School in Indiana before taking a position at The Thacher School, where he taught both Latin and history for twelve years until his untimely death due to illness in 1931.

While no architect is noted in articles pertaining to the memorial, it is possible that the feature was designed by noted landscape architect Lockwood de Forest (CdeP 1916), who was working on the master plan for The Thacher School during this period. Construction of the memorial was funded by contributions from alumni; the design of the memorial took the form of an “outdoor classroom” – which was, noted *The Thacher Notes*, one of Cory’s “favorite ideas.”

Citations

- “Mr. Cory, a graduate of Oxford...” *The Thacher Notes*, October 21, 1931.
- “Memorial Proposed For Mr. John Cory.” *The Thacher Notes*, January 27, 1932.
- “Memorial Completed.” *The Thacher Notes*, May 27, 1932.

ARCHITECTURAL DATA FORM

Resource Name	Transformer Shed	Resource #	FS17
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	By 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- CMU and wood frame construction
- Flat roof with overhanging eaves and corrugated metal roofing
- Continuous screened clerestory

Construction Chronology Construction and alteration history could not be verified for the purposes of this survey.

Survey Date 11/17/2015

Integrity This building appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features	• Rectangular plan	• Flat roof with overhanging eaves and corrugated metal roofing
	• One story massing	• Continuous screened clerestory
	• CMU and wood frame construction	

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

View looking southwest



Development History

Although the precise date of construction for this transformer shed could not be confirmed for the purposes of this survey, a 1965 map of the campus reveals that the structure has remained extant at this location since at least the 1960s. Its construction materials and visual character appear to date from the postwar period and are similar to other transformer sheds on campus.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.

ARCHITECTURAL DATA FORM

Resource Name	Historic Lower Field	Resource #	FS18
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1890	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	No
1985 Survey Record	No		

Physical Description

- Lawn area with roughly triangular plan and boulders
- Surrounded by roadways
- Located between Upper School, Library, Study Hall, McCaskey Commons, Admissions Building, and Milligan Center

Construction Chronology

1890	Open space established
1893	Baseball diamond laid out
1930	Grounds tarred and graveled
1935	Stones removed; land graded
1936	Field seeded and turfed
1960	Topsoil added; sprinkler system installed

Survey Date 11/20/2015

Integrity This feature remains in its original location and retains its general configuration. Turf, trees, and other landscape features have been replaced or added, but integrity of design, materials, and workmanship is sometimes not critical to landscape features. The feature retains integrity of location, setting, feeling, and association.

Character-Defining Features

- Location, configuration, and spatial relationships
- Roughly triangular plan surrounded by roadways
- Boulders and stones

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)

View looking
northwest

**Development History**

The Historic Lower Field originated from open space whose boundaries reflect some of the earliest patterns of use and development at The Thacher School. An analysis of archival photographs and maps, combined with historical accounts, demonstrate that this area was utilized as open space by students and faculty dating back to the establishment of the School. The area is noted on a 1910 map of the school as the “baseball field,” and later pictorial maps also depict the area as a baseball field. Baseball was an important part of early campus life at Thacher; the school recessed for games daily on the field “from which most of the stones and brush had been cleared.” As LeRoy McKim Makepeace recalls, “Next to riding, the most popular sport was baseball. Recess games were played on the installment plan, the score being carried over from day to day...The first field was not quite standard either in size or shape because outcropping boulders were used as bases. In 1893 a real diamond was laid out. This was near the site later used for the Main Building. Everyone helped rake stones, the surveying class marked out the field, and the Greek class for some reason was assigned to make the bases.” A trellised bench was later constructed nearby to shade spectators and waiting players. A dedicated baseball field, the Bob Rathbun Memorial Baseball Field, was eventually constructed in 1931, and became known as the “Upper Field,” to distinguish it from this “Lower Field.” Other activities took place at the Lower Field as well, including games, schoolwide calisthenics exercises, and informal gatherings and barbecues. Turf was added later in the 1930s, and today the area has been retained as landscaped open space.

Citations

- “Map of Thacher School, Nordhoff, December 1910.” Held at The Thacher School Archives at the James G. Boswell Library.
- “The grounds on which we do calisthenics...” *The Thacher Notes*, October 15, 1930.
- “A new pergola with a palm thatched roof...” *The Thacher Notes*, November 1, 1935.
- “The Lower Field has recently undergone a face-lifting operation...” *The Thacher Notes*, December 20, 1935.
- “The seeding and turfing of the ‘Lower Field’ ...” *The Thacher Notes*, May 23, 1936.
- “Kitchen Changes Among Summer Improvements.” October 25, 1960.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	McCasky Commons	Resource #	FS19
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1911 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Landscaped area with lawn, trees, and boulders
- Irregular plan
- Surrounded by paved roadways
- Located between Study Hall, Dining Hall, Admissions Building, and Historic Lower Field

Construction Chronology	1911	Open space established (estimated)
	1970	Turf and landscaping added (estimated)

Survey Date 11/20/2015

Integrity This feature has remained open space since construction of the Study Hall in 1911. Its current configuration and landscaping date from the 1970s. However, it retains integrity of location, setting, feeling, and association.

Character-Defining Features

- Location and spatial relationships
- Open space

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The McCaskey Commons originated from open space whose boundaries were established with the construction of the Study Hall in 1911. The clearing remained unimproved over time; with the introduction of automobiles to The Thacher School campus, the clearing's centralized location allowed for convenient parking, and the area served as a parking lot for many years. It was not until the Perimeter Road was completed in the late 1960s and parking was directed away from the campus core that landscaped improvements were made.

The Perimeter Road was developed in the late 1960s to mitigate the impact of traffic on the campus core. As John S. "Jack" Huyler remembers, "In those days the road split as soon as it entered the gates, the right fork leading to the Upper School, the left through a circle directly below the Pergola and on to the parking lot next to the flagpole, which gave convenient access to the other two dormitories...Until 1967 the road leading into the school grounds bisected the campus, cutting right through the heart of it to the parking lot in front of the School Building. (Dreadful!) Now a Loop Road was built, circling the edge of the school..."

When completed, the Perimeter Road substantially reoriented the patterns of traffic and circulation on campus, creating the landscape visitors experience today, and defined the character and boundaries of the campus core. The development of the road also motivated the subsequent elimination of parking lots near historic buildings within the campus core and reoriented parking to the southern edge of campus, increasing landscaped open space within the core boundaries.

An analysis of archival and aerial photographs indicate that the area was landscaped in the 1970s, and for a time featured a putting green named for William S. McCaskey. Today, the putting green is no longer extant, but the area has been retained as landscaped open space.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Flagpole	Resource #	FS20
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1895	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Wood flagpole with eagle-and-ball top 		

Construction Chronology 1895 Construction completed (estimated)

Survey Date 11/20/2015

Integrity Archival photographs indicate that a flagpole has been located at or near this location since at least the 1890s. Based on visual observation, the existing wood flagpole appears to date from the pre-World War II era. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Location, configuration, and spatial relationships
- Wood flagpole with eagle-and-ball top

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)

View looking west



Development History

Although the precise date of construction for this flagpole could not be confirmed for the purposes of this survey, a review of aerial photographs shows a flagpole in this general location since around 1895. Its initial presence in photographs coincides with that of the newly-constructed Dining Hall, but it is not shown in any earlier images where the Dining Hall has not yet been completed. It is possible that given the spatial arrangements and circulation patterns established by the construction of the Dining Hall, the flagpole was installed around that same time.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Historic Oval	Resource #	FS21
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1895	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

- Physical Description**
- Irregular plan
 - Turf area below Dining Hall and Thacher Commons
 - Surrounded by path paved with asphaltic concrete
 - Crossed by paths of exposed aggregate concrete

Construction Chronology 1895 Open space established (estimated)

Survey Date 11/20/2015

Integrity This landscape feature has been altered. Its original oblong shape was changed to an irregular plan, probably in the 1960s. However, this site has remained open space since c. 1895. It retains integrity of location, setting, feeling, and association.

- Character-Defining Features**
- Location and spatial relationships
 - Open space with turf

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)

*View looking
southeast*



**Development
History**

The Historic Oval originated from open space whose boundaries were established by the construction of an oval track to the west of the Dining Hall. The clearing remained unimproved over time, although plants and trees were introduced in the 1890s. An analysis of archival photographs appears to show horse races in progress along the oval track, and it is possible that the area served as an ad hoc racing track until the acquisition of the New Field in 1904. However, as is typical with many improved landscape features, the oval track and infield are not identified on most archival or contemporary maps. The only pictorial notation for this area occurs on a 1939 campus map, which notes the area as the “Oval” and calls out a fish pond – an improvement which corresponds with many archival photographs of the period. It is clear from examining an array of archival photography that the infield landscaping was improved, and extant landscape elements from this period may represent some of the earliest efforts at a designed landscape on campus. Although most of the landscaped improvements, including the fish pond, are no longer extant, the oval infield has been retained today as landscaped open space.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	Historic Oval Bench	Resource #	FS22
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	1952	Build Date Source	<i>The Thacher Notes</i>
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Wood plank bench and backrest on stone piers
- Integrated drinking fountain

Construction Chronology 1952 Construction completed

Survey Date 11/20/2015

Integrity This feature appears to be unaltered. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Character-Defining Features

- Location and configuration
- Wood plank bench and backrest
- Stone piers
- Integrated drinking fountain

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)

*View looking
southeast*



**Development
History**

The stone bench is located west of the Thacher Commons in the southern portion of the Historic Oval. Construction of the bench in 1952 was funded by gifts from the graduating classes of 1945 and 1951. The combined gifts made it possible to construct a bench which incorporated a “long-desired” drinking fountain for use by players at the nearby tennis courts.

Citations

- “Drinking Fountain.” *The Thacher Notes*, December 9, 1952.

ARCHITECTURAL DATA FORM

Resource Name	Upper Tennis Courts	Resource #	FS23
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1895	Build Date Source	Makepeace
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Six tennis courts with chain link fencing

Construction Chronology

1895	Four courts constructed (estimated)
1957	Wall constructed between upper courts
1962	Two additional courts constructed (estimated)

Survey Date 11/18/2015

Integrity Historic photographs and other archival documentation indicate that tennis courts have been located on the site of the two easternmost Upper Tennis Courts since c. 1895. The four additional Upper Tennis Courts were added ca. 1965. The courts have been resurfaced and fenced since that time. However, they retain integrity of location, design, setting, feeling, and association.

Character-Defining Features

- Location, configuration, and spatial relationships
- Stone retaining walls

Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Rare remaining example of institutional development on The Thacher School campus dating from the turn of the 20th century; representative of some of the earliest patterns of development on campus.

Photo(s)
View looking
southeast



**Development
History**

The Upper Tennis Courts were the first courts to be constructed at The Thacher School and represent some of the earliest organized sports on campus. The courts were developed at the encouragement of William Thacher; as LeRoy McKim Makepeace explains, “Interest in tennis was negligible until the arrival of Mr. William Thacher, but his enthusiasm and skill soon made it the most popular game at the school and in the valley. He had been champion of Yale, runner-up in the national Intercollegiate singles, and doubles champion. Not only was he a first-rate player himself, but he enjoyed teaching everyone else. New courts were built at the school, a tennis club was established in the village, tournaments were organized, and matches arranged between the valley and the school and with teams from other towns.” Initially four courts were constructed shortly after William Thacher’s arrival in Ojai in 1895; they were situated on terraced land to the west of the Dining Hall and were defined by stone retaining walls. As the tennis program expanded, two additional courts were added here during the 1960s, and even more courts were constructed to the east near the Bixby Handball Court (now demolished). Today, The Thacher School tennis facilities include both the Upper Tennis Courts and the Van Griggs Tennis Courts, which were developed around 1970.

Citations

- “Improvements.” *The Thacher Notes*, October 29, 1957.
- “Trustees Approve Plans for Housing Service Center and New Tennis Court.” *The Thacher Notes*, April 24, 1962.
- “Maintenance Center Begun; Barn Relocated.” *The Thacher Notes*, October 23, 1962.
- “Trustees Approve Preparation of Plans For Dorm, Gym, Classrooms.” *The Thacher Notes*, December 11, 1962.
- “New House, Court, and Science Building Begun.” *The Thacher Notes*, May 26, 1964.
- Makepeace, LeRoy McKim. *Sherman Thacher and His School*. New Haven, CT: Yale University Press, 1941.

ARCHITECTURAL DATA FORM

Resource Name	Utility Shed	Resource #	FS24
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	2006 (estimated)	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Utilitarian
- Rectangular plan
- One story massing
- Expressed CMU and wood frame construction
- Low-pitched front gable roof with open eaves and overhanging rake
- Flush wood door

Construction Chronology 2006 Construction completed (estimated)

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)

*View looking
northwest*



**Development
History**

According to The Thacher School staff, this building was constructed to house the utility equipment associated with the construction and use of temporary dormitories, which for a time were located on the Upper Tennis Courts while the new permanent dormitory facilities were under construction. An examination of aerial photographs shows that these temporary facilities, called The Courts, were erected around 2006, and the utility shed was likely constructed around that same time.

Citations

N/A

ARCHITECTURAL DATA FORM

Resource Name	David S. Lavender Track and Upper Field	Resource #	FS25
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1970	Build Date Source	Archival documentation/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Oblong plan • Synthetic track around turf field 		

Construction Chronology	1970	Construction completed (estimated)
	2006	Stone steps leading to field added

Survey Date	11/17/2015
Integrity	N/A

Character-Defining Features	N/A
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Significance	Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.
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Photo(s)

View looking
northwest

**Development History**

The track and upper field, named in honor of longtime faculty member David S. Lavender, was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus.

Citations

- “While the Toads Were Away...” Thacher School Headlines. September 1, 2006. <http://www.thacher.org/custom-news/default.asp?nid=294935&id=4235> (accessed November 2015).
- “Got Water?” Thacher School Headlines. October 7, 2014. <http://www.thacher.org/custom-news/default.asp?nid=937316&id=4235> (accessed November 2015).
- “Capturing Water and Sunshine.” Thacher School Headlines. August 31, 2015. <http://www.thacher.org/custom-news/default.asp?nid=989216&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Van Griggs Tennis Courts	Resource #	FS26
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1970	Build Date Source	Archival documentation/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Two pairs of north-south tennis courts with chain link fencing

Construction Chronology 1970 Construction completed (estimated)

Survey Date 11/17/2015

Integrity N/A

Character-Defining Features N/A

Significance Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.

Photo(s)
View looking
southwest



**Development
History**

The lower tennis courts, named for former Thacher School faculty member and tennis coach Van Griggs, was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Many of the facilities were designed by noted Bay Area architect George Rockrise, who assumed the role of campus architect following the retirement of Austen Pierpont. Rockrise later formed the architectural firm ROMA, which continued to design buildings for The Thacher School campus until the early 1980s.

Citations

- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Bard Field	Resource #	FS27
Evaluation	Non-Contributor	Status Code(s)	6Z
Build Date	c. 1970	Build Date Source	Archival documents/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		
Physical Description	<ul style="list-style-type: none"> • Baseball field 		

Construction Chronology	1970	Construction completed (estimated)
	2007	Stone steps leading to field added
	2015	Construction in progress at time of survey

Survey Date	11/17/2015
Integrity	N/A

Character-Defining Features	N/A
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Significance	Non-contributor to The Thacher School historic district. Constructed outside the district’s periods of significance.
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Photo(s)

View looking
northwest

**Development History**

Bard Field was part of a campaign of improvements to the athletic facilities on campus. Then-headmaster Edgar L. “Ted” Sanford, who assumed the position of Head of School in 1969, struggled to address the increasing disenchantment and resultant rebelliousness experienced by young people during the late 1960s and early 1970s, an attitude which was shared in large part by the students at The Thacher School. As drug use and other anti-social behavior increased on campus, Sanford sought to address the underlying issues. He conducted a survey of the student body, and as Jack Huyler recounts, “Again and again, boys in trouble had said that they had not become involved with drugs during the fall term, but had during the winter, when the fields were too wet to use and they had nothing constructive to do with their afternoons. Ted Sanford felt that grass fields and a gymnasium would aid greatly in preventing drug use, and he asked for them at the first trustee meeting which he attended...months before he took charge.” Much of the development of athletic facilities which occurred throughout the early and mid-1970s can be credited to Sanford, who believed that expanding the program of organized sports offered on campus and enhancing the associated facilities would provide students with a positive outlet and prevent further unrest on campus. Construction commenced on the field commenced in 1969; according to John S. “Jack” Huyler, the proceedings were “presided over by Dr. Philip Bard, CdeP ’17...and was attended by the School and by other members of the Bard family, in particular by Mrs. Richard Bard, whose husband, selected by Sherman D. Thacher to head the School’s first Board of Trustees, had served on that Board until 1965, had died on August 22. “ By the following year, however, it was reported to the Board of Trustees that the Bard Field had been poorly planned: without adequate space for a regulation soccer field as required in the original commission. The field was subsequently enlarged.

Citations

- “Prepping.” Thacher School Headlines. August 23, 2007. <http://www.thacher.org/custom-news/default.asp?nid=406749&id=4235> (accessed November 2015).
- “Campus Upgrades Keep Coming.” Thacher School Headlines. October 6, 2015. <http://www.thacher.org/custom-news/default.asp?nid=996264&id=4235> (accessed November 2015).
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.

ARCHITECTURAL DATA FORM

Resource Name	Perimeter Road	Resource #	FS28
Evaluation	Contributor	Status Code(s)	3CD, 5D3
Build Date	c. 1965	Build Date Source	Archival document/aerial photograph analysis
Architect	Unknown	Architect Source	N/A
1985 Survey Record	No		

Physical Description

- Curvilinear road paved in asphaltic concrete
- Encompasses central core of campus
- Stone curbs in some locations

Construction Chronology 1965 Construction completed (estimated)

Survey Date 11/20/2015

Integrity The perimeter road remains in its original location and retains its original configuration. Portions have been repaved. It retains integrity of location, design, setting, feeling, and association.

Character-Defining Features

<ul style="list-style-type: none"> • Location, configuration, and spatial relationships • Curvilinear plan around campus core 	<ul style="list-style-type: none"> • Asphaltic concrete paving • Stone curbs
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Significance Contributor to a historic district significant for its association with the development of The Thacher School from the late 19th century through the mid-20th century. Representative example of institutional development on The Thacher School campus dating from one or more of the district’s periods of significance.

Photo(s)
View looking
northeast



**Development
History**

The Perimeter Road was developed in the late 1960s to mitigate the impact of traffic on the campus core. As John S. “Jack” Huyler remembers, “In those days the road split as soon as it entered the gates, the right fork leading to the Upper School, the left through a circle directly below the Pergola and on to the parking lot next to the flagpole, which gave convenient access to the other two dormitories...Until 1967 the road leading into the school grounds bisected the campus, cutting right through the heart of it to the parking lot in front of the School Building. (Dreadful!) Now a Loop Road was built, circling the edge of the school...”

When completed, the Perimeter Road significantly reoriented the patterns of traffic and circulation on campus, creating the landscape visitors experience today, and defined the character and boundaries of the campus core. The development of the road also motivated the subsequent elimination of parking lots near historic buildings within the campus core and reoriented parking to the southern edge of campus, increasing landscaped open space within the core boundaries.

Citations

- “Thacher School Main School Grounds, Revised Water System.” Ventura County Fire Department Bureau of Fire Prevention. July 6, 1965. Held at the Ojai Valley Museum.
- “Growth of the Campus From Year to Year.” *Thacher* magazine, Spring 1967.
- Huyler, John S. *The Stamp of the School: Reminiscences of The Thacher School, 1949-1992*. Seattle: Special Child Publications, 1994.