

THE JULIAN Sage

Community

Lifestyle

Home

Special Edition 2022

Volume 9



STONEAPPLE FARM: A HOME OF LIFESTYLE AND COMMUNITY

Constructed in the late 19th century, this unique country home began its story as an apple storage and packing house on the Detrick Ranch. Built from stone from the immediate area, the 29" thick solid stone walls and corrugated metal roof made the building perfectly suitable for apple cold storage.

Architect Edgar Kober, co-author of *Modern Store Design* (1946) and his wife, Helen, purchased the property in the late 1940s. During the Kober ownership, the apple packing house conversion into a home took place. Stonemasons modified the solid stone walls to create openings for windows that allowed light to flow into the room. The slate window ledges are low and wide, perfect for plants or window seats. A large stone fireplace, erected in the living room, enhanced the

(continued on page 2)





During the transformation of Stoneapple Farm from an apple packing house to a residence, a carpenter resided at the home for over three months while building the country cupboards in the kitchen and pantry and adding original built-in bookshelves throughout the house, including 28 feet of shelves in the kitchen for cookbooks.

(continued from cover page)

warm atmosphere as well as provided a heat source for the home. Upstairs, a large, sectioned bedroom, enhanced the home along with an adjoining bath. Downstairs an extension to the home provided the area for a hallway, first floor bathroom and eventual laundry room. Cedar shakes replaced the corrugated metal roof.

Edgar and Helen Kober became friends with a couple new to the Julian area, Scott and Dorsa O'Dell, in 1956. The O'Dells had moved from Claremont to a cottage in Whispering Pines, renting with dreams of building their dream home on property at the corner of Wynola and Farmer Roads. After seeing Stoneapple, the couple fell in love with the farmhouse and property and had told the Kobers they would be interested in purchasing the property if it were ever to be sold. That interest led to the O'Dells purchasing Stoneapple in 1958 when the Kobers offered the property to Scott and Dorsa. Stoneapple Farm continued to be Dorsa O'Dell's home after she and Scott separated in 1965 and divorced in 1989. The property was passed on to Dorsa's family members when she passed away in 2008.



NOT CHOOSING TO SELL?

SAGE REAL ESTATE CO.
OFFERS PROPERTY MANAGEMENT
SERVICES

Are you considering renting your house?
We can help! We offer:

- ◆ *Effective Rental Advertising*
- ◆ *Thorough Tenant Screening*
- ◆ *Helpful Exterior Monitoring of Rentals*
- ◆ *Timely Electronic Payments*

We strive to protect your investment
and build your equity while
Providing a courteous professional
experience for you and your tenants.

Call 760-765-1776.

Not going to rent?
We will maximize your profits on a sale!

ADVICE FROM A DOLPHIN

Find someone you really
click with.

Sound out new ideas.

Find your life's porpoise.

Have a playful spirit.

Be curious.

Jump for joy.

Glide through the day with ease.



Literary Connections of Stoneapple Farm

Scott O'Dell's *Island of the Blue Dolphins* is the most well-known piece of literature associated with Stoneapple Farm, but it is not the only literary association. O'Dell also wrote *The King's Fifth* and *The Black Pearl* while living at Stoneapple Farm.

Dorsa O'Dell, (married to Scott O'Dell from 1948 to 1989), owner of Stoneapple Farm from 1958 to her passing in 2008, was an advice columnist for the *Los Angeles News Mirror*, long time contributor to *The Julian Sun* and *The Julian News*, and wrote the 1962 "Julian Apple Day" booklet.

Prior to the O'Dells, owner and architect Edgar Kober was co-author of *Modern Store Design* (1946).

Ida Nalabandian penned part of her book, *Does God have a Bicycle? What We Can Learn from Children*, while visiting Stoneapple Farm.

German doctor/journalist Dirk Rohrbach completed his book,

Island of the Blue Dolphins is a young adult historical novel written by Scott O'Dell. The book's main character, Karana, is based on the life of Juana Maria, a nineteenth-century woman popularly known as the 'Lone Woman of San Nicolas Island.'



Stoneapple Farm: Own a Piece of



f Literary History



Stoneapple Farm

2,000 SF | 1+ BD | 2 BA | 6 Acres

3754 Pine Hills Rd, Julian, CA

Offered at \$975,000



FARMHOUSE FEATURES

This farmhouse has lovely windows and a rock fireplace which are inviting features of the sizeable living room, allowing a warm atmosphere, light, and lovely views to permeate the room. There are dormered sleeping quarters and a full bath upstairs. Representative of a historic farmhouse, the roomy kitchen offers space for gathering around as meals are prepared, and a potbelly stove for cozy mornings. Various tasteful upgrades to the property have taken place while keeping with the home's historic style. Once covered in cedar shakes, the roof and dormers now sport a stunning metal standing seam roof. New dual pane windows, electrical updates and a modern mini split heating/AC system are other subtle upgrades to the home.

Don't miss this rare opportunity to own a part of literary history. The family is most interested in the home finding a new owner to continue the literary history and atmosphere of this one-of-a-kind country home.



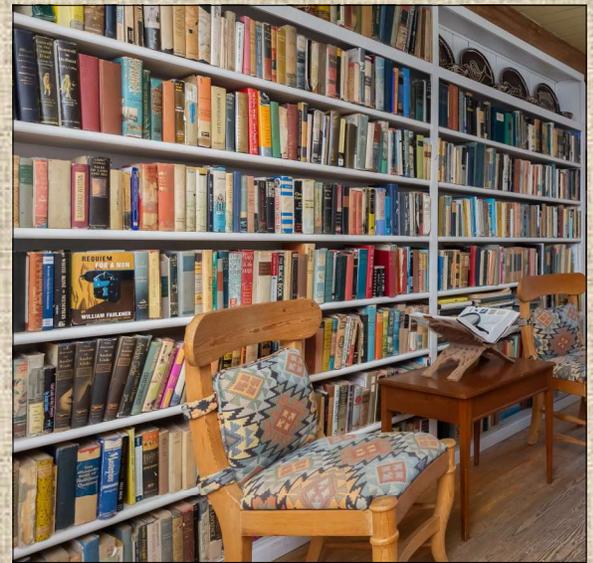
SCAN ME

Jane Dorsa Rattenbury O'Dell

On July 11, 1911, Faye and William Rattenbury and their young daughter, Faye, welcomed a baby girl into the world. Jane Dorsa Rattenbury was born in Duluth, MN, and started her life journey growing up in Minnesota and Connecticut. At the age of 20, Dorsa graduated from Colby College in Waterville, Maine, where she had been Women's Editor of the college's weekly newspaper. Three years later she moved to New York City to do editorial work. In 1947 she moved to Los Angeles, where she married Scott O'Dell, book editor for the Los Angeles Daily News. Dorsa became her husband's assistant, and when the paper closed, she studied for a Master of Arts in psychology, landing a job as a counselor at the American Institute for Family Relations. Soon afterwards, she started writing for the Los Angeles Mirror News as a columnist, specializing in psychologically helpful solutions to correspondents' problems.

In 1956, Dorsa and Scott moved to Julian, CA, where Dorsa became an exceptional community member. When she and Scott separated in 1965, Dorsa stayed at Stoneapple, resuming her newspaper contributions, and performing freelance editing. People seemed naturally attracted to Dorsa, partially due to her intense interest in their stories and experiences. She was a brilliant storyteller, enthusiastic letter writer, supporter of local and regional artists, and world traveler, with friends from all over the globe. Dorsa was also a dog lover, often adopting senior shelter dogs to give the dogs a sense of love during their last days. Those that knew Dorsa may have considered her a "spitfire," a friend, a left-wing liberal, or a variety of other traits. One thing is for sure, her passing was a great loss for those who knew her, and those that would have loved to have had the chance to meet her.

Bruck Horovitz, reporter for USA Today, wrote "Her farmhouse home told you everything about her." While Stoneapple Farm has a wonderful literary history, Dorsa O'Dell made it memorable. Julian misses Dorsa.

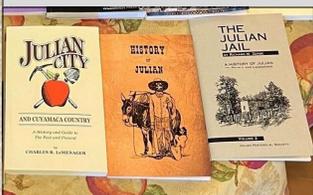


FEATURED BUSINESS: *JULIAN BOOK HOUSE*

"Purveyors of superb reading material. We sell rare and good used books."

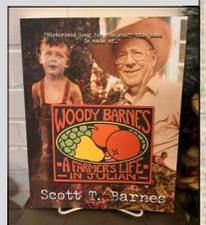
In a world full of digital screens and instant information, people increasingly find themselves feeling lost, rushed, and detached from a simpler life. One remedy for this lost feeling is to relax with an actual paper book with real pages to turn. Few things compare to perusing through a used bookstore to find that perfect book to hold your interest. Fortunately, Julian has just that special place in the Julian Book House.

Owner Don Garrett and his late wife, Diana, purchased the Julian Book House from original owner Phil Phillips in early 2007. Not wanting to see the bookstore leave Julian, the Garretts stepped up and took the business on with zeal. Through the years the Julian Book House has seen customers from all over the world. Book choices are as varied as the clientele. Visitors are known to purchase books they remember from their childhood as well as unusual and rare books to add to their personal library. The Julian Book House also carries new books, as well as a various local and regional books. Be sure to visit the Julian Book House for your next reading pleasure.



2230 Main St
Julian, CA 92036
760.765.1989

Open Tuesday through Sunday, 11 AM to 4 PM.
4.5 Stars on Google Review





Real Estate Trends

Recently there has been a trend in the real estate industry away from the model of individual agents representing residential listings. Increasingly, brokerages are moving to a “team model.” This is understandable considering the complexity of selling a home that can include a high level of skill in: presentation, advertising, photography, copy writing, pricing strategies that may allow a seller to make more money, legal requirements for disclosures to protect sellers from potential lawsuits, negotiations resulting in win-win situations for sellers and buyers that lead to a smooth and happy closing. A great independent agent can be good at all of these things, but if they are representing more than one client at a time, they rapidly become overwhelmed and more likely to make mistakes that can cost a seller money or even cause an

escrow to cancel. Few agents have the expertise needed in all aspects of real estate to do an excellent job.

When Sage opened its doors in 2013 the goal was to become the best real estate team possible to provide outstanding service to clients. The idea was to find licensed agents who had the specialized skillset needed to focus and become very accomplished at their particular role in a real estate transaction. In over nine years in business, Sage has carefully chosen four specialized team members.

- **Juli Zerbe** is the team leader with 24 years of real estate experience. She provides a wealth of knowledge as the mentor the team. Juli collaborates with the team on pricing strategies that will support our clients’ property pricing. She mentors each member of the team to encourage excellence in customer service and personal growth, both as individuals and professionals.
- **Carre St. Andre** is our softspoken powerhouse negotiator! She received specialized training from the National Association of REALTORS® and certification as a Negotiation Expert. When our sellers receive an offer, and often multiple offers, Carre is unsurpassed at comparing those offers and helping sellers in the nuances of drafting an agreement that works for all parties.
- **Julie Degenfelder**, who has many years in the hospitality industry brings unequalled people skills to Sage. She is also highly detailed and has systematically and diligently learned the California requirements for Real Estate Sales Disclosures. A complete and accurate disclosure package is extremely important to help protect sellers from a lawsuit after the close of escrow. Julie puts together the packages and helps sellers have all their i’s dotted and t’s crossed.
- **Patti Thornburgh** is the marketing specialist. She maintains the Sage website where each property has its own page of photos and information, produces *The Julian Sage* newsletter, focusing on the value of community and features Sage listings within our amazing area. Patti is skilled at making property fliers and just listed mailers for each of our listings. She is also responsible for print and social media. The list of her contributions is long as the primary advertising resource for Sage’s real estate listings.

When it comes time to sell your home, there are abundant reasons to hire a team. With the Sage team, each member brings in specialized abilities to make selling your home as successful and trouble-free as possible.



Visit us Online



“Animals and birds are like people, too, though they do not talk the same or do the same things. Without them the earth would be an unhappy place.”
— Scott O'Dell, *Island of the Blue Dolphins*



SAGE REAL ESTATE CO.
PO BOX 621
JULIAN, CA 92036

PRSR STD
U.S. Postage Paid
Julian, CA
Permit No. 8

HOME IS WHERE
WE REST OUR
HEADS AND BUILD
OUR LIVES.



Sage supports the Julian Dark Sky Network.



OFFERING REAL ESTATE SALES AND PROPERTY MANAGEMENT SERVICES

SageREALSTATECO.com info@SageRealEstateCo.com
1934 Main Street, Corner of Main & C Streets, Julian, CA 760.765.1776



THE SAGE TEAM REALTORS®

Juli Zerbe, Broker/Owner, CalDRE Lic. #01238746 • Julie Degenfelder, Agent, CalDRE Lic. #02078284
Carre St. Andre, Agent, CalDRE Lic. #01878143 • Patti Thornburgh, Agent, CalDRE Lic. #02081055

