

**To:** Dillan Murray, Assistant Planner, County of Ventura Resource Management Agency  
**via:** Mark Ross, Kevin Sheppard, Ashley James  
**From:** Mitch Stone, San Buenaventura Research Associates  
**Date:** 20 May 2022  
**Re:** Ojai Arts (2464 E. Ojai Avenue) Rehabilitation Plan Addendum

This memorandum serves as an addendum to the Phase 1 and 2 Historic Resources Report prepared by SBRA dated 14 April 2022, and received for review and comment by the Ventura County Cultural Heritage Board on 9 May 2022. Based on the concept approach evaluated in the Phase 1 and 2 Report, SBRA found that the proposed project substantially conforms with the *Secretary of the Interior's Standards for Rehabilitation*. Conditions of approval require the final plan set submission to be evaluated for conformance with the Standards by a qualified Architectural Historian. The purpose of this report is to determine whether the approach taken in the proposed plans regarding the treatment of the eligible buildings on the property conform to the *Secretary of the Interior's Standards*.

The plan set reviewed by SBRA for this memorandum is dated 19 May 2022 (attached by reference). The notes on page G.0.0 of this plan set describe the property's character defining features by building and the general approach and scope of work for each. The plan sheets contain keynotes further describing the proposed scope and approach for the individual buildings. Also reviewed by SBRA was the plan set Fenestration Patterns (attached).

### **Secretary of the Interior's Standards Analysis**

As described in greater detail in the Phase 1 and 2 Report, the current conditions for this property are the result of extensive changes made over multiple decades, a consequence of the adaptation of residential/ranching buildings to hospital use in an ad-hoc and largely undocumented fashion. These circumstances create considerable degree of uncertainty with respect to determining original spaces, treatments, and architectural details. Further, very limited historic documentary evidence is available, and a good deal of exterior building fabric was removed in connection with the current renovation efforts prior to the historic resources analysis. However, considerable photographic evidence of conditions prior to these most recent alterations is available, and became the partial basis of this evaluation. This memorandum provides further analysis beyond that which occurred in the prior report under the applicable standards, nos. 2, 3 and 6.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

Discussion. The majority of features to be removed (or have already been removed) on the 1927 buildings on the property appear to post-date the historic periods for these buildings. The removed features include contemporary windows, doors, and porch enclosures added or created for the adaptation

County of Ventura  
June 12, 2023  
Cultural Heritage Board Meeting  
Item 6d  
Exhibit 4 – Historic Resources Report  
Addendum 1, May 20, 2022

## Ojai Arts (2464 E. Ojai Avenue) Rehabilitation Plan

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of residential buildings to convalescent hospital use. The removal of non-historic features is consistent with the period of significance for these buildings.

The locations of new windows, doors and porches, is based on forensic evidence revealed in the exposed framing patterns to the greatest extent feasible, and where the evidence was unclear, on architectural suitability and functional considerations. Removed historic half-timbering details will be restored based on pre-renovation photographs.

The general approach for historic windows and doors removed is to restore them to their original locations, with one exception. One "Villa Giuseppe Multi-purpose Room" window will be relocated to another elevation of the same building. The southernmost concrete stoop and entry on the western elevation of "Pool House" called out to be removed is an evidently non-historic feature. Further, the reconfiguration of window and door openings will occur entirely on minor elevations of the eligible buildings. This approach substantially conforms with the *Secretary of the Interior's Standards*.

- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Discussion. The reconstruction of lost features to the greatest extent feasible is based on available forensic and pictorial evidence of their configurations during the historic period, and designs and profiles found in existing historic fabric. Though some of this reconstruction is necessarily based on functional and architectural considerations, they are not designed to read as speculative historic features. This approach substantially conforms with the *Secretary of the Interior's Standards*.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Discussion. Original windows removed from the buildings will be repaired and reinstalled in their original locations. One original window will be relocated to a new elevation. New window and door types, designs and profiles as well as door hardware are modeled on original doors and windows found on the existing historic fabric (see Sheet A0.40, Door and Window Schedules). This approach substantially conforms with the *Secretary of the Interior's Standards*.

### Conclusion

In our opinion, the submitted plan set, along with appropriate oversight during construction, will substantially conform the project to the *Secretary of the Interior's Standards for Rehabilitation*.

# **Ojai Arts**

**Cultural Heritage: Application for Certificate of Review  
Fenestration Patterns**

**2022 - 0519**



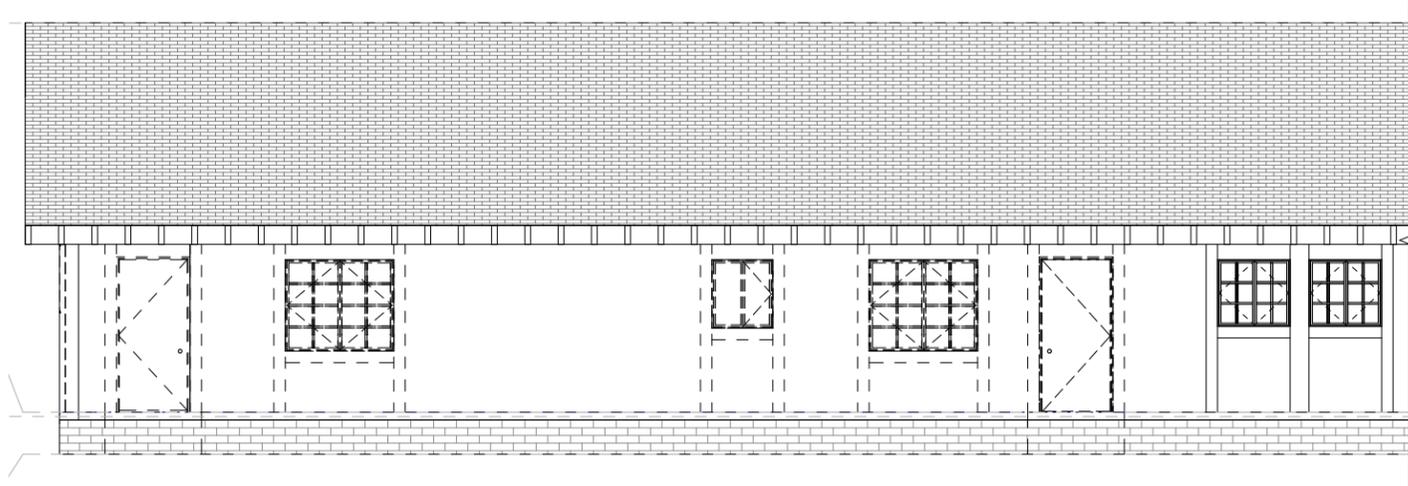
**SCOPE OF WORK**



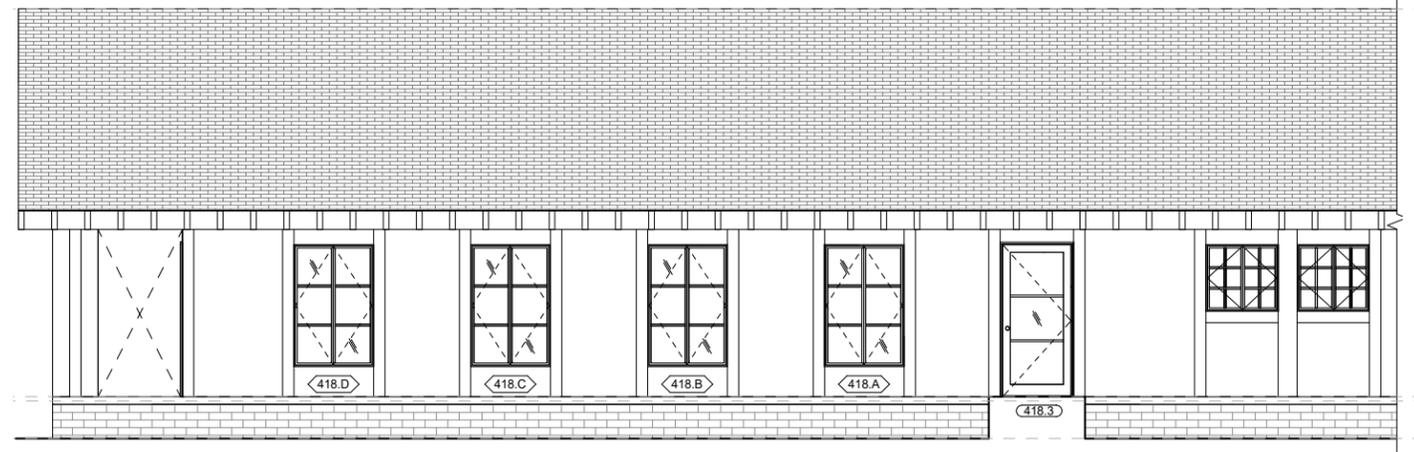
- 1.** WEIST ESTATE
- 2.** POOL ROOM
- 3.** POOL BUILDING

- 4.** DOLL HOUSE
- 5.** VILLA GUISEPPE MEETING ROOM
- 6.** VILLA GUISEPPE MULTI-PURPOSE ROOM

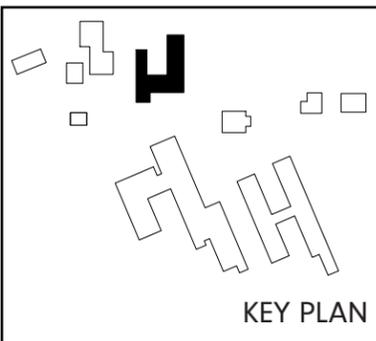
- 7.** CHAPEL
- 8.** GARAGE/SHOP
- 9.** GARAGE



WEST - 2021 CONDITION DEMO



WEST - PROPOSED ELEVATION. OPENINGS TO COORDINATE WITH LOCATION OF DOOR AND WINDOW ROUGH OPENINGS REVEALED IN EXPOSED FRAMING

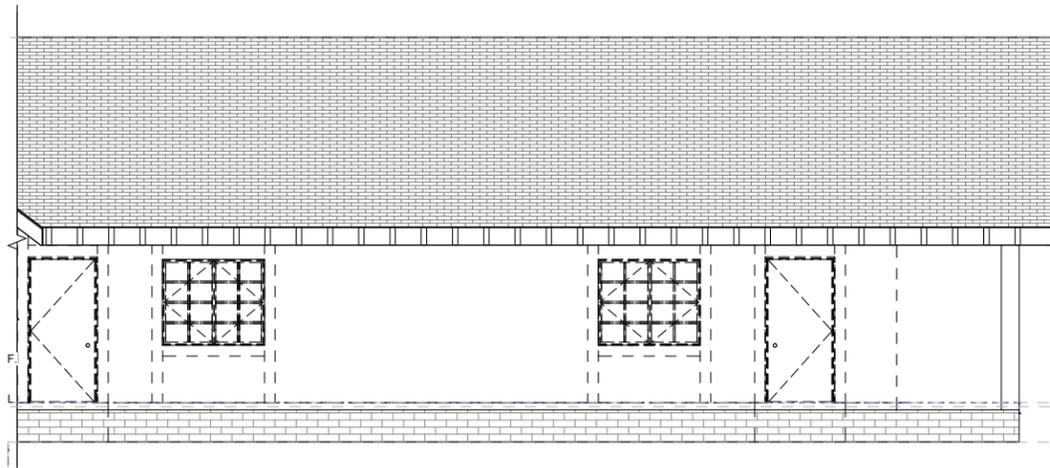


1

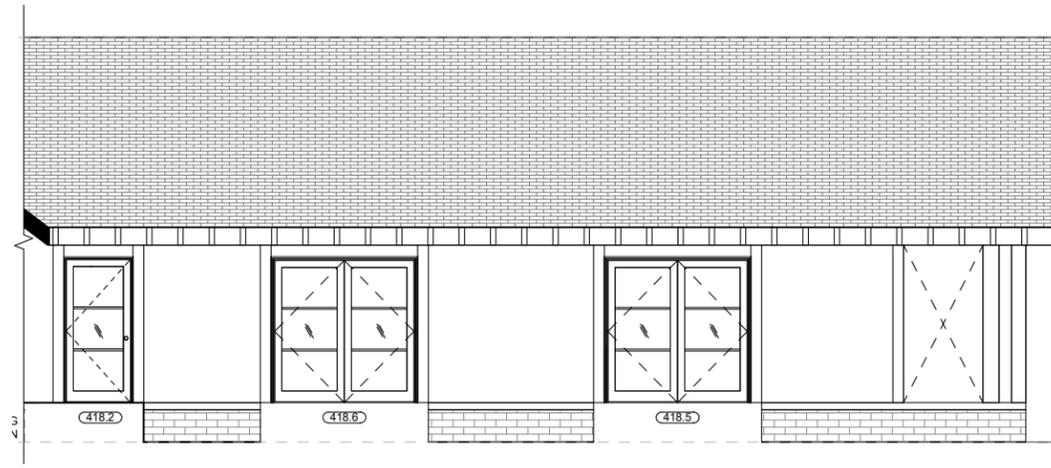
# WEIST ESTATE DINING HALL



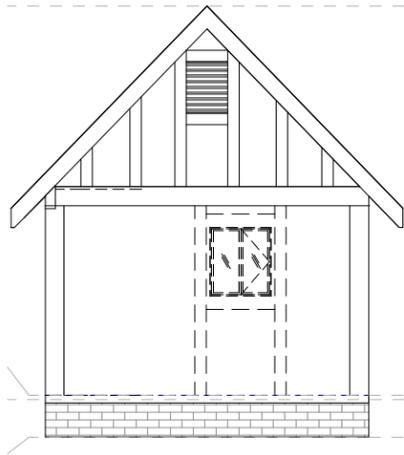
FRAMING LOCATION OF DOOR AND WINDOW ROUGH OPENINGS REVEALED IN EXPOSED FRAMING



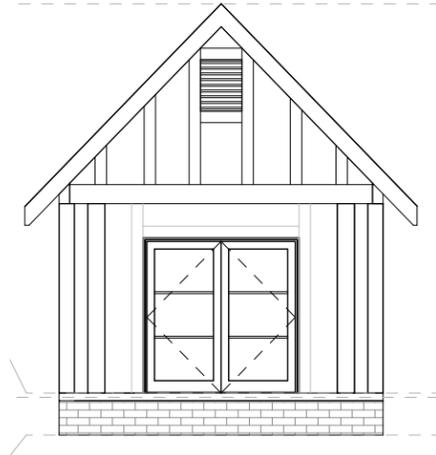
EAST - 2021 CONDITION DEMO



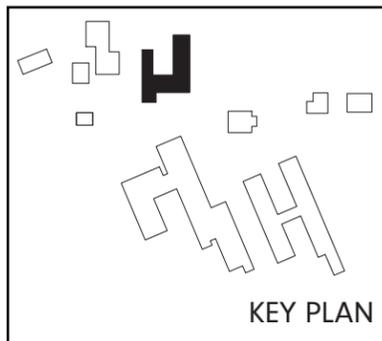
EAST - PROPOSED ELEVATION. RELOCATED AND EXPANDED OPENINGS FOR IMPROVED CIRCULATION AND VENTILATION. EXPOSED FRAMING DOES NOT APPEAR ORIGINAL AND DID NOT REVEAL ANY CLEAR INDICATION OF ORIGINAL OPENINGS



NORTH - 2021 CONDITION DEMO



NORTH - PROPOSED



KEY PLAN

1

# WEIST ESTATE DINING HALL



2021 CONDITION

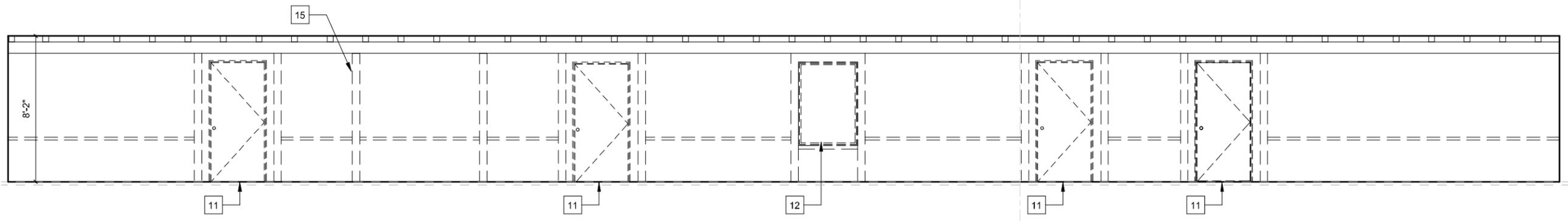


DOOR AND WINDOW UNITS SHOWN IN 2021 CONDITION PHOTOS WERE NONHISTORIC FIBERGLASS AND ALUMINUM UNITS.

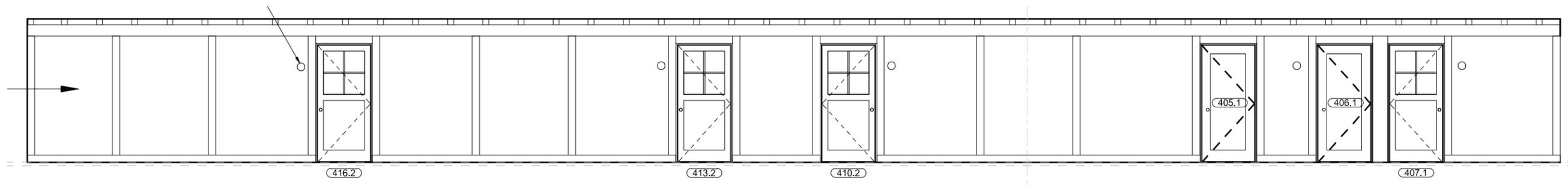
EXPOSED HEADER CONDITION



CURRENT CONDITION

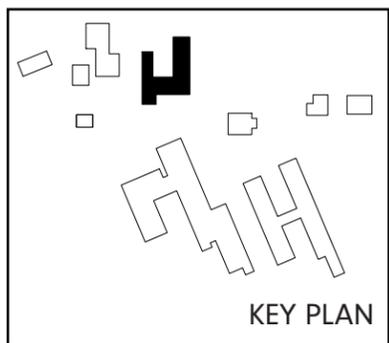


LIVING UNIT DOORS - 2021 CONDITION DEMO



LIVING UNIT DOORS - PROPOSED

DOOR LOCATIONS ADJUSTED TO BETTER SERVE THE FUNCTION OF THE UPDATED INTERIOR LAYOUT AND PROVIDE ACCESSIBLE ROUTE TO ADA UNIT. DOOR UNITS SHOWN IN 2021 CONDITION PHOTOS WERE NONHISTORIC FIBERGLASS AND ALUMINUM UNITS. ORIGINAL EXTERIOR COVERED PORCH TO BE RESTORED AND NONHISTORIC WINDOWS REMOVED.



1

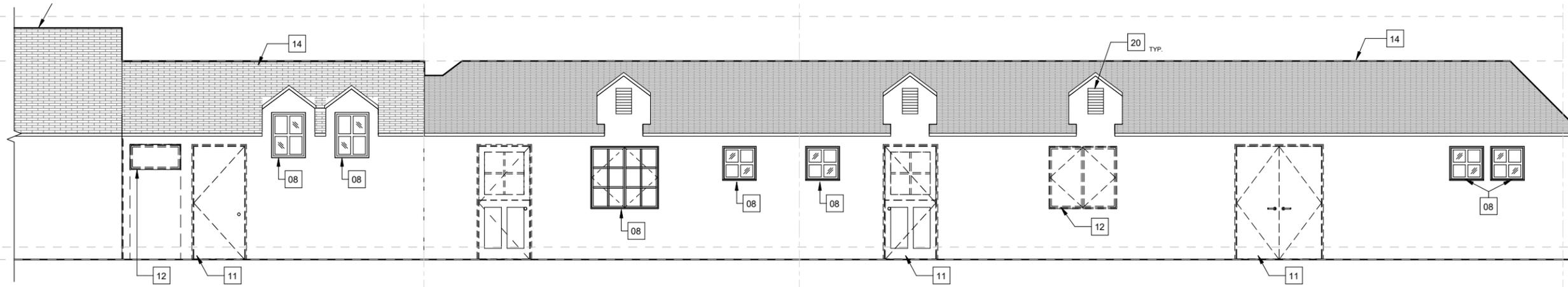
# WEIST ESTATE DINING HALL



2021 CONDITION PHOTO



CURRENT CONDITION PHOTO

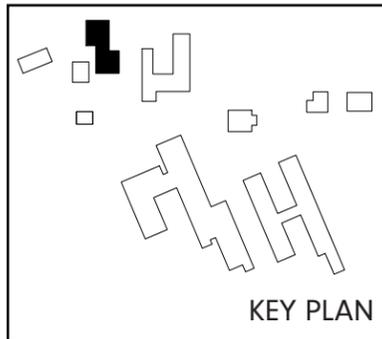


EAST - 2021 CONDITION DEMO



EAST - PROPOSED

DOOR LOCATIONS ADJUSTED TO BETTER SERVE THE FUNCTION OF THE UPDATED INTERIOR LAYOUT AND PROVIDE ACCESSIBLE ROUTE TO LAUNDRY. UNITS AT ADJUSTED FENESTRATIONS DETAILED TO MATCH INTACT HISTORIC UNITS.



3

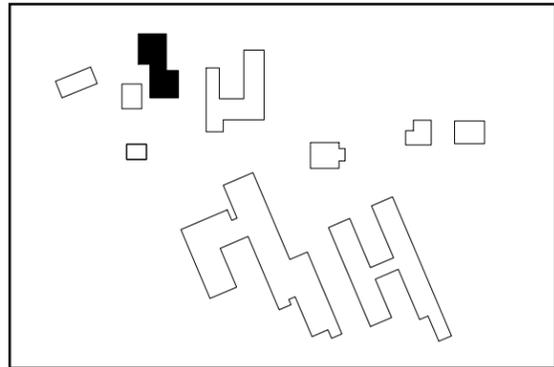
# POOL BUILDING EAST



2021 CONDITION\_EAST



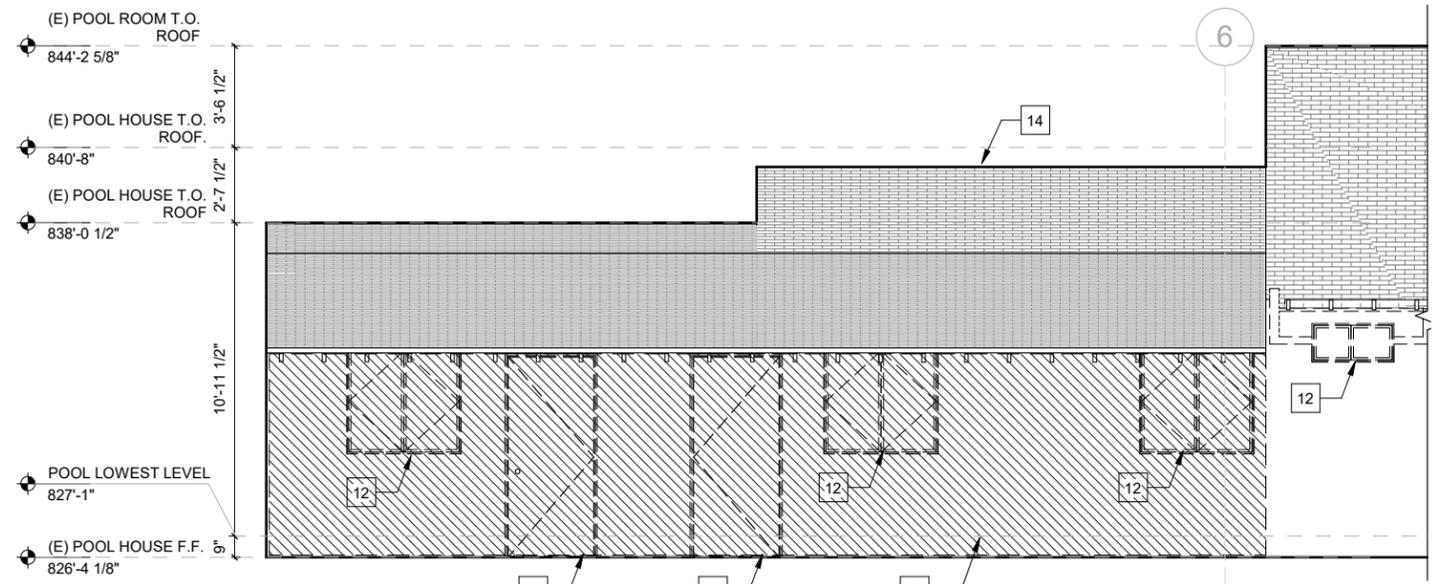
2021 CONDITION PHOTO - INFILL AREA BETWEEN DORMITORY AND POOL HOUSE REMOVED TO CREATE RESTORED BREEZEWAY



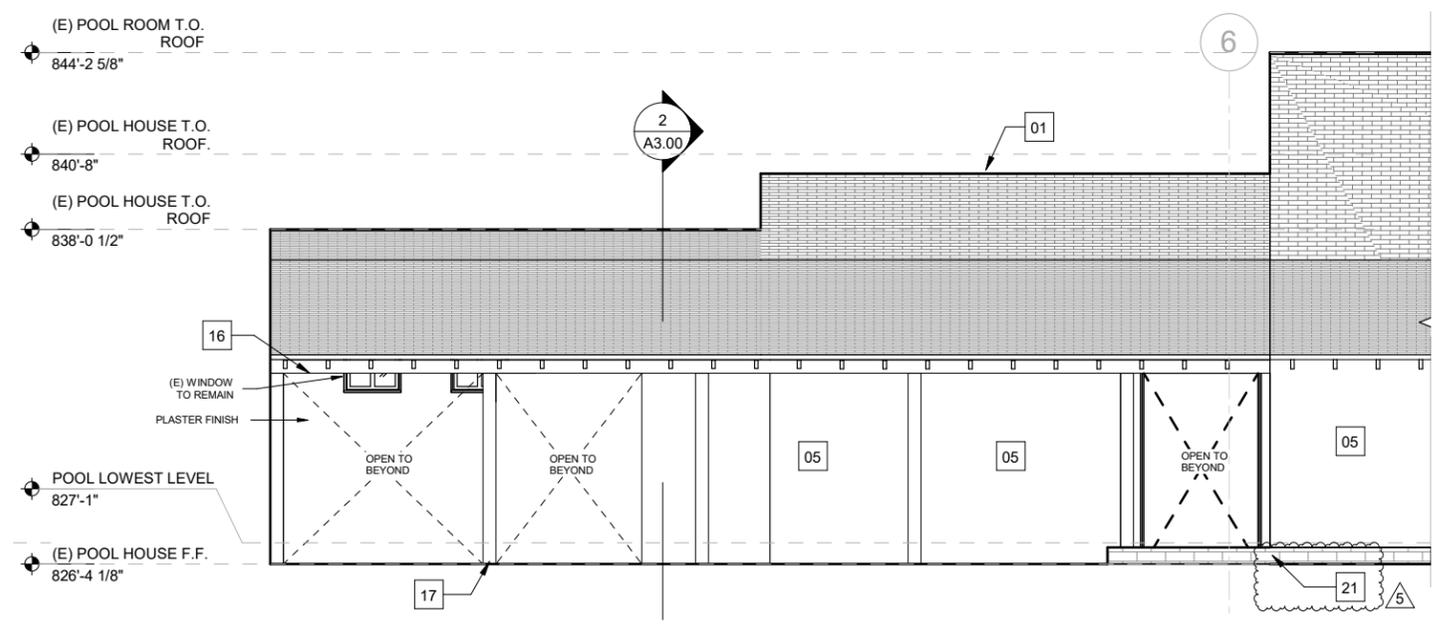
KEY PLAN

3

POOL BUILDING WEST



WEST - 2021 CONDITION DEMO

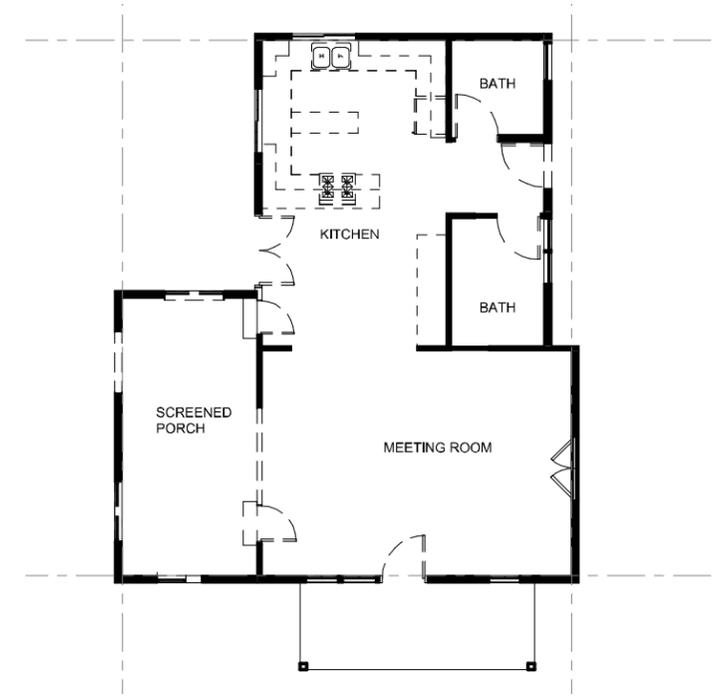


PROPOSED

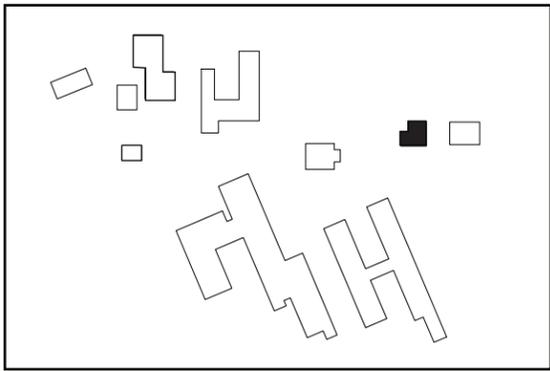


2021 CONDITION\_SOUTH-WEST

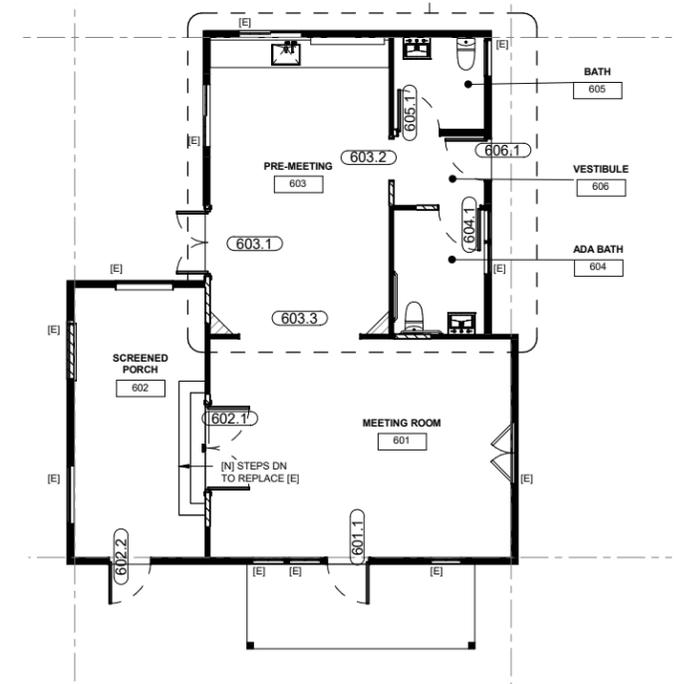
ALL FENESTRATIONS ARE EXISTING TO REMAIN. DOOR 602.2 HAS BEEN ADDED TO THE SCREENED PORCH IN ORDER TO CREATE A STEP FREE EGRESS.



DEMO PLAN\_NTS



KEY PLAN

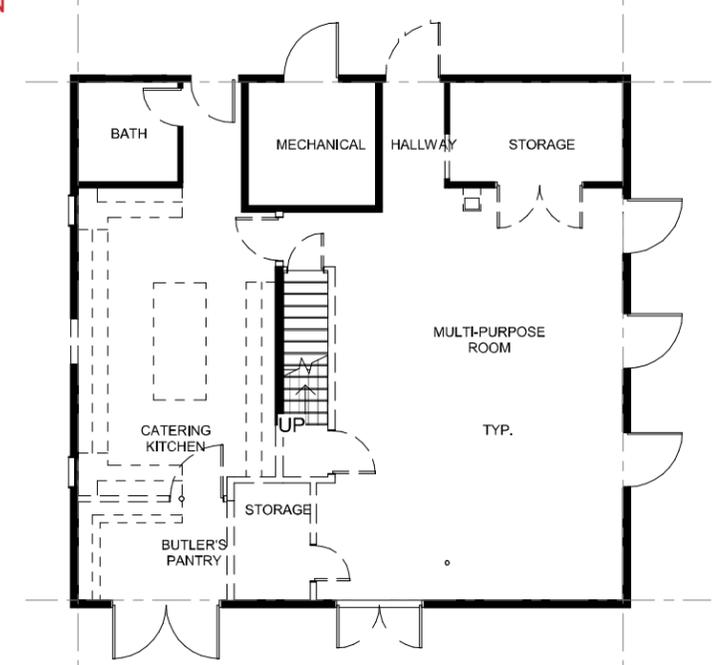


PROPOSED PLAN\_NTS

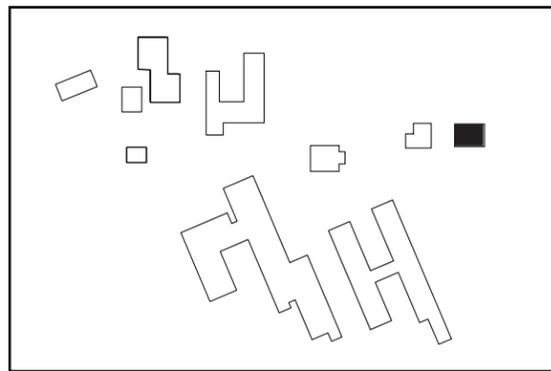


2021 CONDITION\_NORTH-WEST

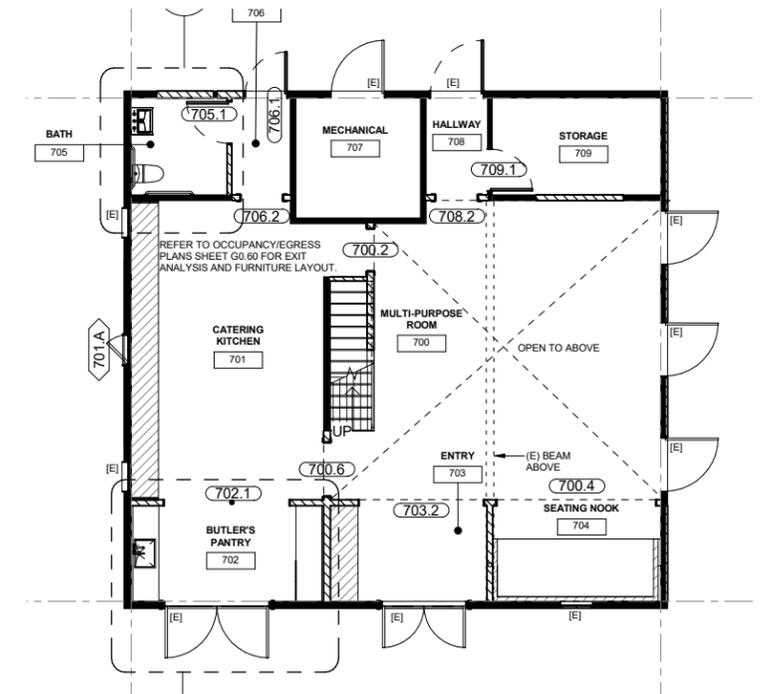
ALL OPENINGS ARE EXISTING TO REMAIN WITH THE EXCEPTION OF (1) WINDOW. UNIT 701.A IS A SINGLE ORIGINAL WOOD WINDOW TO BE REINSTALLED AT EAST ELEVATION DURING RENOVATION



DEMO PLAN\_NTS



KEY PLAN



PROPOSED PLAN\_NTS



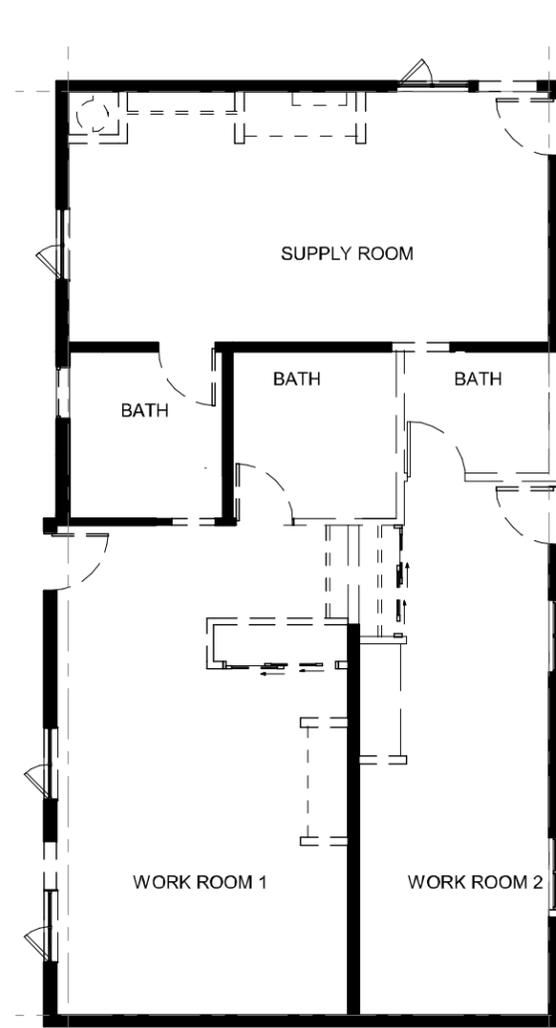
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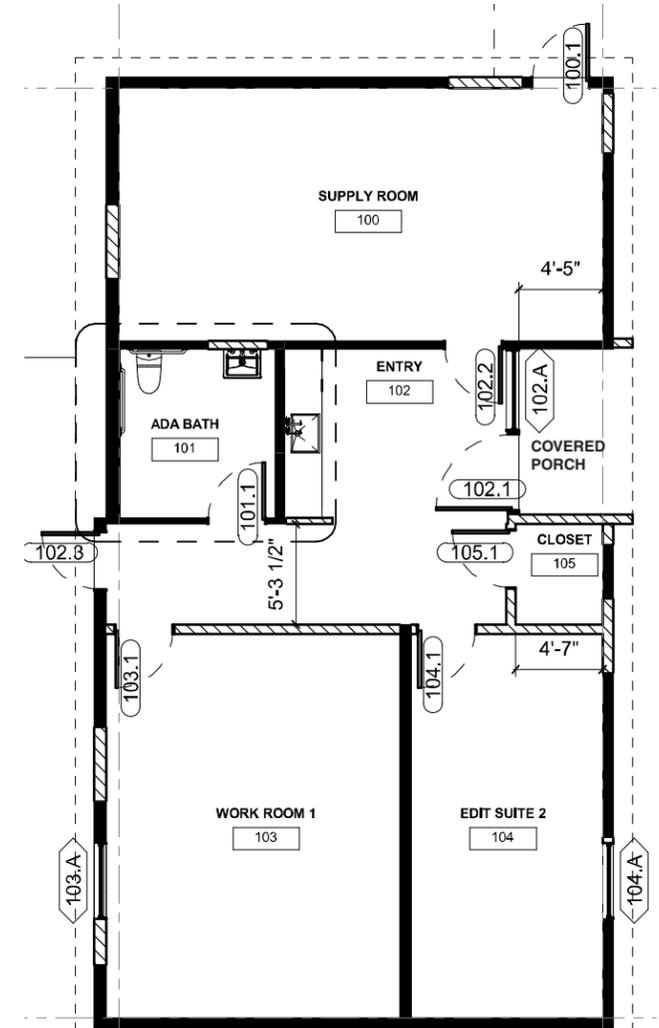
2021 CONDITION\_EAST



2021 CONDITION\_SOUTH

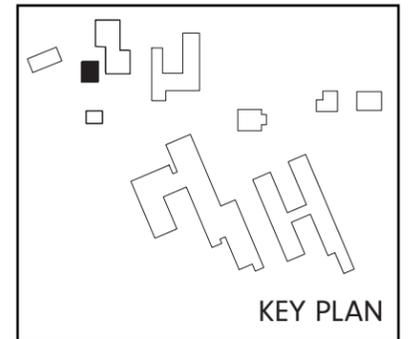


DEMO PLAN\_NTS

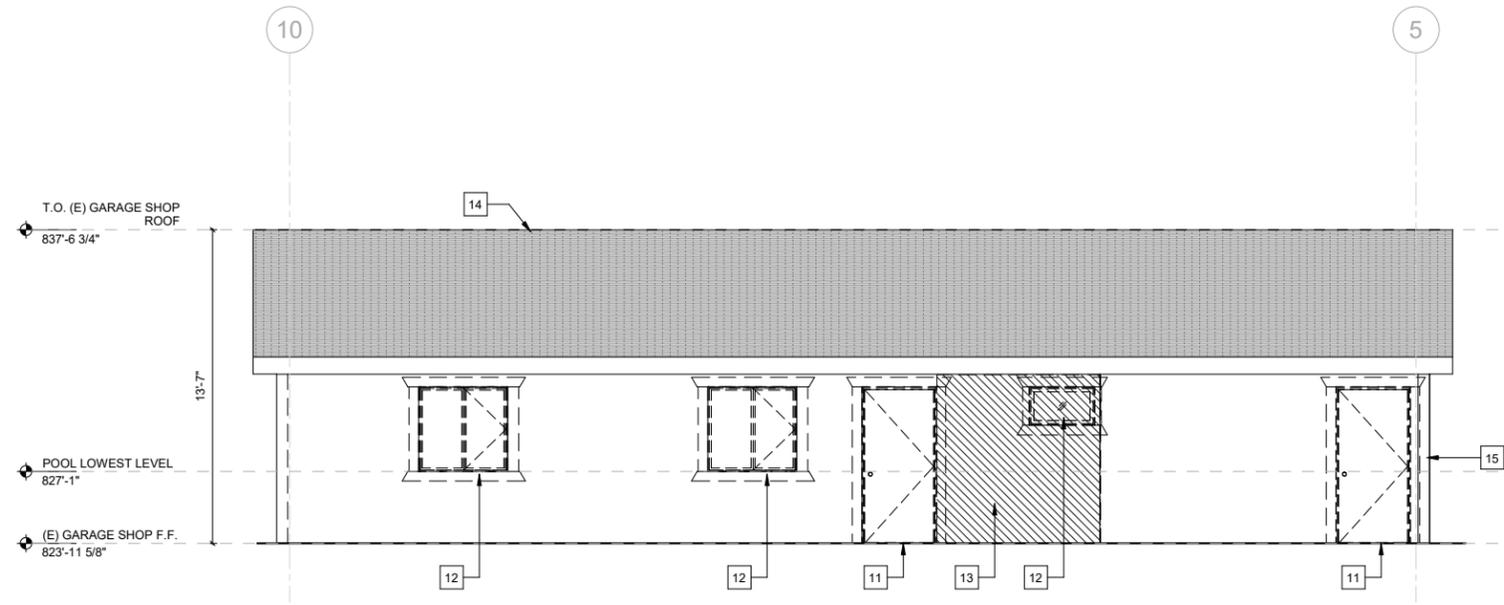


PROPOSED PLAN\_NTS

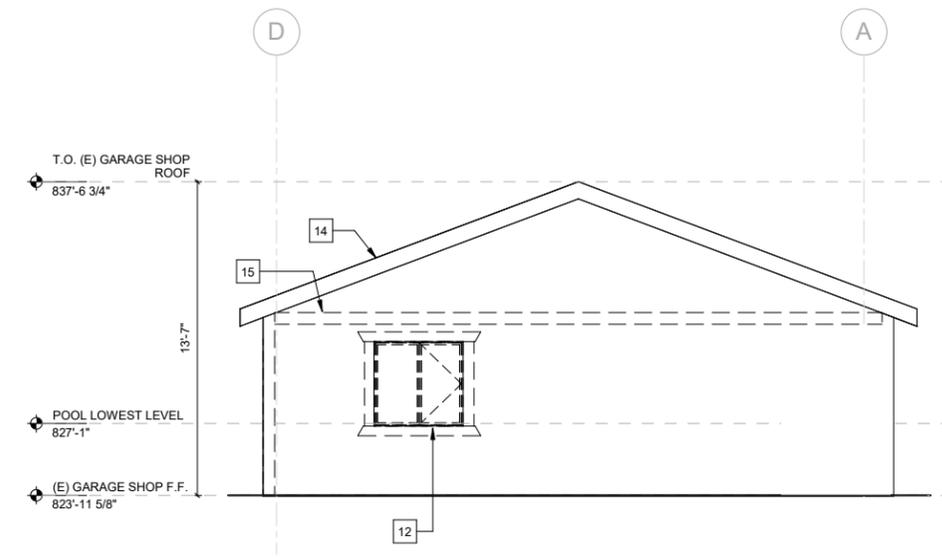
FENESTRATION CHANGES WERE MADE TO BETTER SERVE THE FUNCTION OF THE UPDATED INTERIOR LAYOUT. DOOR AND WINDOW UNITS SHOWN IN 2021 CONDITION PHOTOS WERE NONHISTORIC FIBERGLASS AND ALUMINUM UNITS.



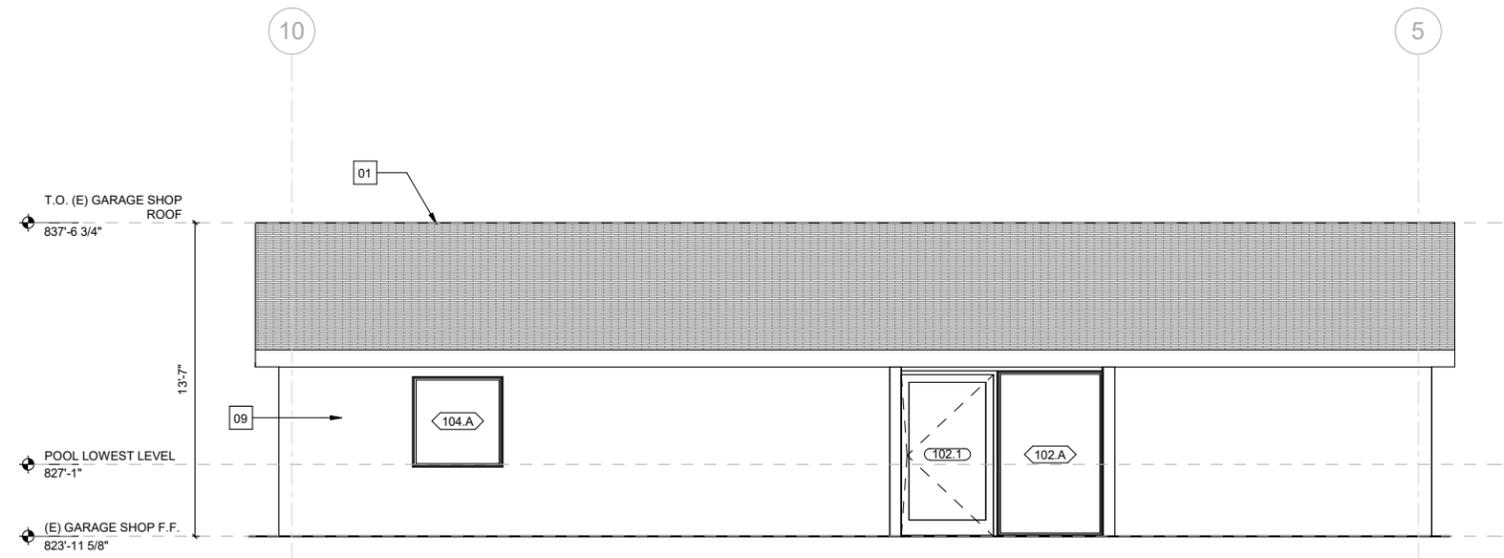
KEY PLAN



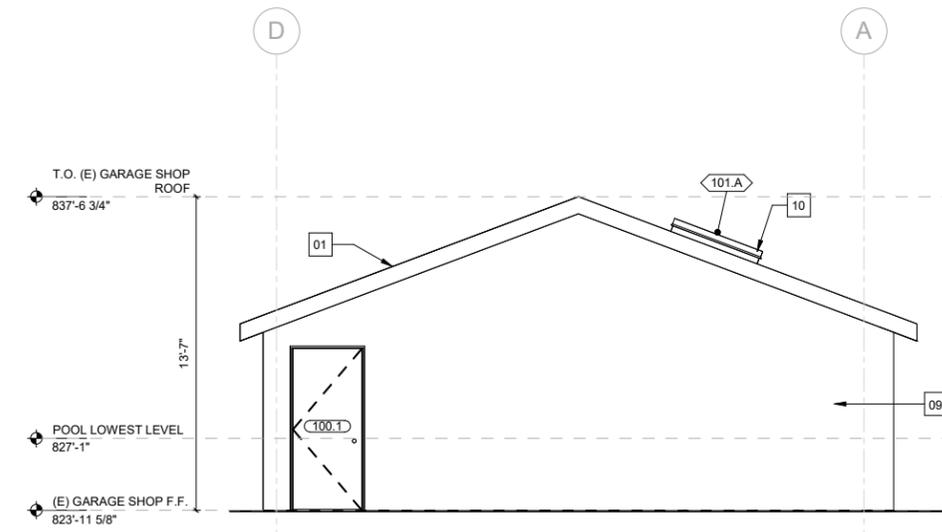
EAST - 2021 CONDITION DEMO



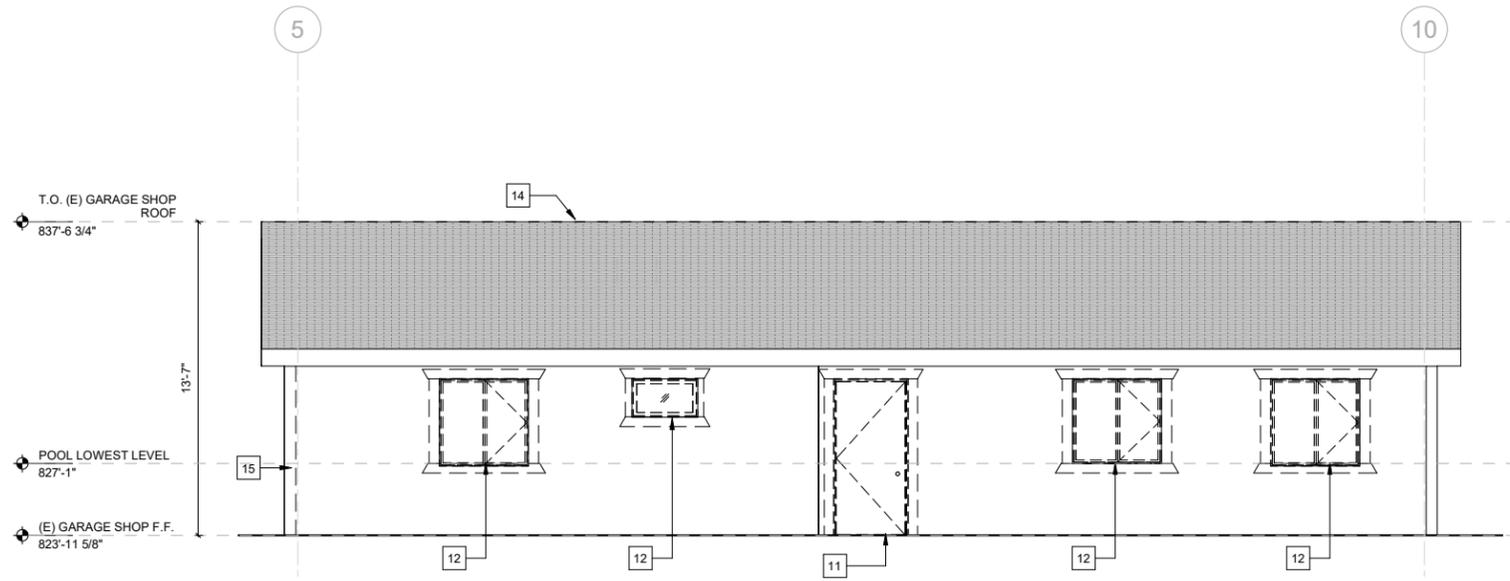
NORTH - 2021 CONDITION DEMO



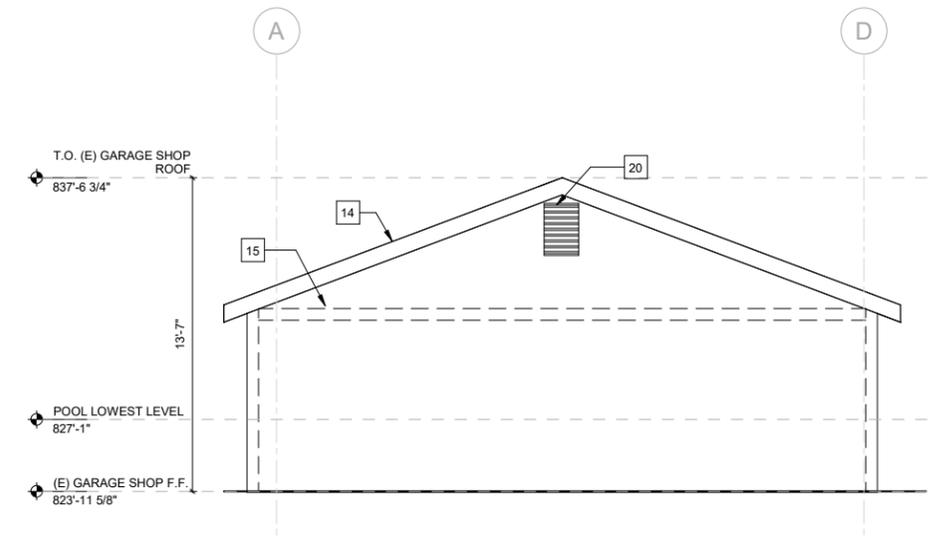
EAST - PROPOSED



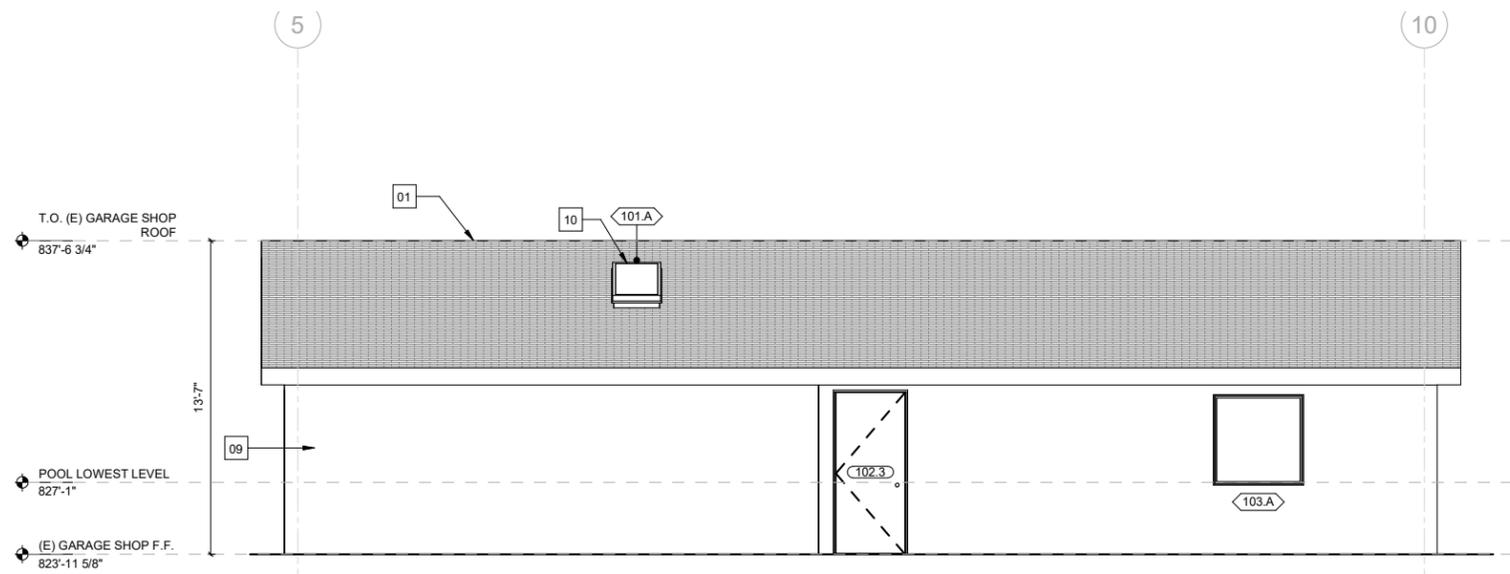
NORTH - PROPOSED



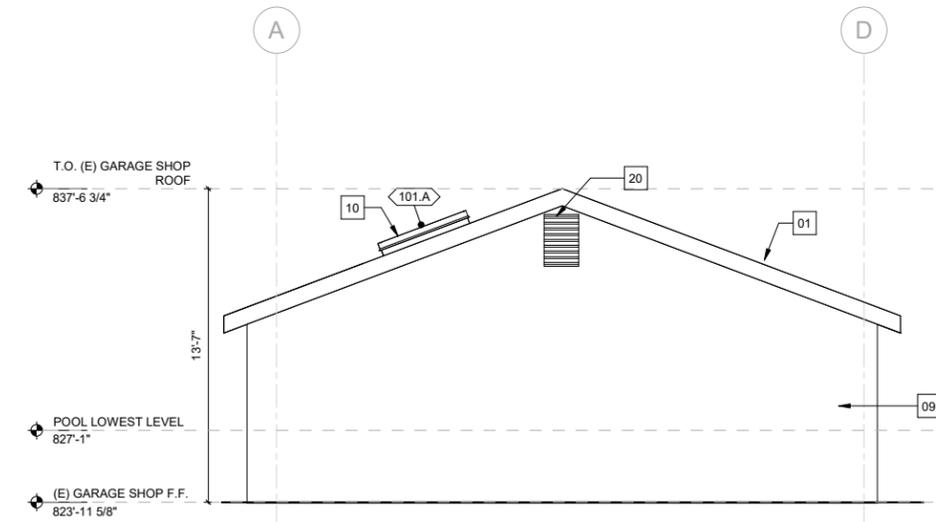
WEST - 2021 CONDITION DEMO



SOUTH - 2021 CONDITION DEMO



WEST - PROPOSED



SOUTH - PROPOSED

