



Staff Report and Recommendations Agenda of September 26, 2022, Item 7b

County of Ventura • Resource Management Agency

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I. APPLICANT/PROPERTY OWNER:

Applicant: Rafael Lopez
Brightskies Design Studio

Property Owner: Cesar and Kelly Ochoa
351 S F Street
Oxnard, CA 93030

II. REQUEST:

A request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1371) for an attic conversion and related exterior alterations at a residence addressed as 351 S F Street, Oxnard, CA 93030 (Case No. CH22-0024).

III. LOCATION AND PROPERTY INFORMATION:

351 S F Street, Oxnard, CA 93030
Assessor's Parcel Number (APN): 202-0-074-070
Historic Designation: Landmark No. 161 - Henry T. Oxnard Historic District and Landmark Area

The 0.25-acre property contains a two-story California bungalow residence, built circa 1911, with 2,426 square feet of living area and rear garage. The residence has a high, broad front gable roof and double notched columns on a full length porch. It was built and owned by Adolph Schroeder, a carpenter for the Oxnard Planing Mill. He sold the house circa 1916-17 to Albert Diener and moved to 360 G Street.

IV. PROJECT SCOPE:

The applicant proposes to convert existing attic space into a bedroom and bathroom and redesign the remainder of the attic space for a total of two bedrooms, one full bathroom, and a loft area. As part of the scope of work, the applicant proposes to enlarge one existing dormer and replace second-story windows. The cultural heritage review process is limited to the evaluation of proposed exterior alterations. Refer to Exhibit 1 for the full architectural plan set and existing photos.

V. CHO ANALYSIS:

Pursuant to Ventura County Cultural Heritage Ordinance (CHO) Section 1371-4(a), the CHB shall approve a COA if the proposed work will neither reduce the significant architectural features nor reduce the character of historical, architectural, or aesthetic interest or

value of the site. CHO Section 1371-4 requires that the CHB use the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (“Secretary’s Standards”) in its evaluation of the property and the proposed scope of work. CHB Staff determined the standards for rehabilitation are appropriate for this request and evaluated the proposed scope of work against the standards. Each one of the applicable Secretary’s Standards is outlined in the table below with corresponding comments from CHB Staff.

Standards	Staff Comments
#1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	<p>The residence would continue to be used as a single-family residence.</p> <p>Staff determined this Standard has been met.</p>
#2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.	<p>The Secretary’s Standards¹ encourage the retention of historic features that contribute to the interpretation of the significance of a historic property and, when appropriate, repair of materials and limited replacement of deteriorated or missing parts rather than full replacement.</p> <p>The residence would continue to retain distinct features of its California bungalow style, including its broad front gable roof and double notched columns on a full length porch.</p> <p>The applicant proposes to enlarge one existing dormer and replace windows on the second story. The Secretary’s Standards recommend retaining historic materials to the extent feasible, and only replacing when required. However, some of the windows proposed to be removed appear to be original, making these particular alterations appearing inconsistent with this Standard. Original materials and features should be retained and repaired wherever possible.</p> <p>Therefore, Staff determined the scope of work is partially inconsistent with this Standard.</p>
#3. Each property will be recognized as a physical record of its time, place and	It does not appear that conjectural design features from other historic properties or inappropriate time

¹ Weeks, Kay D., *The Secretary of the Interior’s Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, U.S. Department of the Interior, National Park Service, revised 2017, pg. 140.

Standards	Staff Comments
<p>use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</p>	<p>periods are proposed to be added to the property with the intent of creating a false sense of historical development.</p> <p>Staff determined this Standard has been met.</p>
<p>#4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>There do not appear to be changes to the property that have acquired historic significance in their own right. One known alteration is the addition of wrought iron to the front entry.</p> <p>Staff determined this Standard has been met.</p>
<p>#5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>The applicant proposes to enlarge one existing dormer and replace windows on the second story. The Secretary's Standards recommend retaining historic materials to the extent feasible, and only replacing when required. However, some of the windows proposed to be removed appear to be original, making these particular alterations appear to be inconsistent with this Standard. Original materials and features should be retained and repaired wherever possible.</p> <p>Therefore, Staff determined the scope of work is partially inconsistent with this Standard.</p>
<p>#6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p>	<p>The applicant proposes to enlarge one existing dormer and replace windows on the second story. The Secretary's Standards recommend retaining historic materials to the extent feasible, and only replacing when required. However, some of the windows proposed to be removed appear to be original, making these particular alterations appear inconsistent with this Standard. Original materials and features should be retained and repaired wherever possible. If retaining the windows is not feasible, Staff recommends matching the replacement windows with in-kind replacement, meaning they match the old in design, color, texture, and other visual qualities and, where possible, materials.</p> <p>Therefore, Staff determined the scope of work is partially inconsistent with this Standard.</p>

Standards	Staff Comments
#7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Staff determined this Standard is not applicable.
#8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Staff determined this Standard is not applicable.
#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	<p>As mentioned, the applicant proposes to enlarge one existing dormer and replace windows on the second story. The Secretary’s Standards recommend retaining historic materials to the extent feasible, and only replacing when required. However, some of the windows proposed to be removed appear to be original, making these particular alterations appear inconsistent with this Standard. Original materials and features should be retained and repaired wherever possible. If retaining the windows is not feasible, Staff recommends the replacement windows be in-kind replacement, meaning they match the old in design, color, texture, and other visual qualities and, where possible, materials.</p> <p>Therefore, Staff determined the scope of work is partially inconsistent with this Standard.</p>
#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	<p>The proposed exterior alterations are limited in scope and would not appear to preclude the ability to remove them in the future.</p> <p>Staff determined this Standard has been met.</p>

VI. STAFF CONCLUSIONS:

Based on the above considerations, the proposed scope of work appears partially inconsistent with the Secretary’s Standards. Following implementation of the project, the residence would retain distinctive features of its California Bungalow style; however, some of the windows proposed to be removed appear to be original, making these particular alterations appearing to be inconsistent with the Secretary’s Standards. Original materials and features should be retained and repaired wherever possible. Based on the above, Staff recommends the CHB adopt the following

recommendations related to the scope of work in order to better conform to the Secretary's Standards:

Recommendation #1: Windows. The applicant should retain the existing windows by avoiding to the greatest extent feasible removal and/or replacement of any original windows. If retaining is not feasible, replacement windows should match the old in design, color, texture, and other visual qualities and, where possible, materials.

With adoption and adherence to the above recommendation, Staff determined the project would conform to the Secretary's Standards. Further, with adoption and adherence to the above-recommended conditions, the project would neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the site, pursuant to the requirements of CHO Section 1371-4(a).

VII. OPPORTUNITY TO SHOW HARDSHIP:

At the CHB public hearing on this matter, if desired, the property owner is provided the opportunity to present facts and evidence demonstrating a failure to grant the requested COA would cause an economic hardship as provided by CHO Section 1371-4(d).

VIII. PUBLIC COMMENTS:

No public comment regarding this item has been received to date.

IX. RECOMMENDED ACTIONS:

Pursuant to CHO Section 1371-4, the CHB may identify project modifications for the applicant's review and consideration. Staff is recommending the CHB take the following actions regarding the request:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(a); and
3. If the requisite finding can be made based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (CHO Section 1371-4) with any recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

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Exhibits:

Exhibit 1: Proposed Plans and Elevations