

Staff Report and Recommendations

Agenda of May 5, 2025, Item 6a

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

I. APPLICANT AND PROPERTY OWNER:

Applicant: Jianing Yin
Arketype Architects
275 San Clemente Street
Ventura, CA 93001

Property Owners: Carlos and Nancy Carranza
444 South G Street
Oxnard, CA 93030

II. REQUEST:

A request for a Certificate of Appropriateness from the Cultural Heritage Board (CHB) (Ventura County Cultural Heritage Ordinance Section 1371) for the construction of an addition and mix of improvements to an existing one-story, single-family residence located at 444 South G Street, Oxnard, CA 93030 (Henry T. Oxnard Historic District and Landmark Area #161). The scope of work includes the removal of an existing approximately 61-square-foot laundry room and addition of a new, 266-square-foot study in the existing court space, and partial remodel of the existing living area. Exterior improvements include upgrading and repairing finishes in-kind, replacing non-original windows and glass doors, and installing a new deck connecting the rear bedroom to the study. (Case No. CH25-0021).

III. LOCATION AND PARCEL INFORMATION:

444 South G Street, Oxnard, CA 93030
Assessor's Parcel Number (APN): 202-0-076-100
Historic Designation: Henry T. Oxnard Historic District and Landmark Area
Common/Historic Name: Walter W. Hamilton House

The property consists of 0.16 acres within the Henry T. Oxnard Historic District and currently contains an existing 1,528-square-foot residence and a 260-square-foot detached accessory garage. The existing residence, a Mediterranean style bungalow, was built in 1924.

IV. PROJECT SCOPE:

The proposed project involves the removal of an existing approximately 61-square-foot laundry room at the rear of the residence and addition of a new, 266-square-foot study in the existing court space, for a total proposed footprint of 1,972 square feet. Exterior improvements include upgrading and repairing finishes in-kind, replacing non-

original vinyl windows and glass doors, and installing a new deck connecting the rear bedroom to the study. The existing wood-clad windows on the primary elevation will be retained, while the non-original front door will be replaced. A new 1/8" thick exterior finish coat of stucco is proposed to be applied to the original residence.

The views of the main residence from the public right of way would not change substantially with the addition, as it is one story and confined to the rear of the property. The proposed design reflects some aspects of the existing residence's Mediterranean architectural style and matches some materials such as the terracotta tile roof (Cordova style, blended red color) and stucco exterior. Proposed windows and exterior doors on all non-primary elevations would be a more compatible aluminum-clad wood (indigo color). Refer to Exhibit 1 for full project plans and elevations. Exhibit 2 contains product specifications for the proposed roof material, windows, and doors. Figure 1 shows the residence in 1981. Figures 2 and 3 show the residence's existing and proposed primary elevations, respectively. Exhibit 3 contains additional photos of the property.

Figure 1 – Subject Property, 1981



Credit: 1981 Oxnard - Santa Paula Historic Resources Survey

Figure 2 – Street View of Existing Property, 2022



Credit: Google Maps, 2022

Figure 3 – Proposed Primary Elevation



Credit: Arketype Architects

V. PROPERTY DESCRIPTION:

The subject property was documented in the *1981 Oxnard - Santa Paula Historic Resources Survey (Phase I Part II)* (“historic survey”) prepared by Ms. Judith P. Triem. The residence was described as a square-shaped Mediterranean style house containing an offset front gable with an arched porch entry. It was built in 1924, possibly by carpenter Halbert Graham, for Walter W. Hamilton, a sheet metal worker for Oxnard Furnace and Plumbing Company.

According to the historic survey, within the Henry T. Oxnard Historic District, G Street features “wide tree-lined streets, raised lawns and low walls, and alleys with rear parking. Lots are mostly 50 feet by 140 feet and some have additional dwellings in the rear. Houses maintain even setbacks and are well landscaped with many mature trees including palms, pines, cedars and other varieties.” The majority of houses maintain their original style with relatively few alterations.

Later additions have been made to the rear of the subject residence, including for a laundry room. Some apparent alterations to windows and doors have been made to the residence since the time of the historic survey; specifically, the front door has been replaced and windows on the side and rear elevations have been replaced with vinyl clad windows.

VI. CULTURAL HERITAGE ORDINANCE ANALYSIS:

The Ventura County Cultural Heritage Ordinance (Ordinance) Section 1371 requires that the Cultural Heritage Board issue a Certificate of Appropriateness for an application to construct, change, alter, modify, remodel, remove, or significantly affect a County Landmark.

CHB staff determined that 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)¹ may be helpful to the CHB in conducting its analysis of the subject property. Additionally, the National Park Service’s *Preservation Brief 14: New Exterior Additions to Historic Building: Preservation Concerns*² may be of use during the CHB’s review. CHB staff determined the standards for rehabilitation are appropriate for this request and evaluated the proposed scope of work against the relevant standards below.

¹ National Park Service, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, <https://www.nps.gov/tps/standards.htm>.

² National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Building: Preservation Concerns*, August 2010, <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>.

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 subject property will continue to be used for residential purposes and the main residence will continue to be used as a 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 Standards³ 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 main residence would retain a majority of its character-defining features. The addition is proposed to be located to the rear of the existing residence and its primary façade (with exception of a non-original front door) is not proposed to be modified. The proposed addition would not reduce the ability of the residence to convey its identity as a modest Mediterranean-style bungalow.</p> <p>Based on the above, staff determined this Standard has been met.</p>
#3. Each property will 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 elements from other historic properties, will not be undertaken.	<p>Conjectural design features are not proposed to be added to the historic property (i.e. changes that are intended to make the new construction look more historic than it actually is).</p> <p>The proposed addition would continue the existing siding and roofing materials used on the main residence and utilize compatible aluminum-clad wood windows on all non-primary elevations. Based on this, the proposed addition would be similar in character to the house but will be differentiated using contemporary building materials.</p> <p>Staff determined this Standard has been met.</p>

³ 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
#4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	There do not appear to have been changes to the property that have gained significance in their own right. Staff determined this Standard has been met.
#5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The main residence would retain many of its character-defining features. The addition is proposed to be located behind the existing residence and the primary façade (with exception of the non-original front door) is not proposed to be modified. Staff determined this Standard has been met.
#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.	The applicant proposes retaining and repairing the existing tile roof of the main residence. Moreover, existing wood-clad windows on the primary elevation will be maintained. Other finishes, such as stucco, are proposed to be rehabilitated; it is recommended that the stucco on the main residence be retained and repaired to the greatest extent feasible as opposed to being replaced. Staff determined this Standard has been partially met.
#7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	No such treatments are currently proposed. Therefore, Staff determined this Standard is not applicable to the proposed scope of work.
#8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	Staff determined this Standard is not applicable to the proposed scope of work.
#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,	A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. ⁴ This is often a rear or obscure elevation. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. The size, scale, and massing of a new addition all pertain to the

⁴ National Park Service, Technical Preservation Services, "New Additions to Historic Buildings," <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/additions.htm>.

Standards	Staff Comments
<p>features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p>	<p>addition's overall volume and three-dimensional qualities.⁵ Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property.⁶</p> <p>The existing main residence is a Mediterranean bungalow approximately 12 feet in height. The proposed addition would generally match the height of the structure. Based on this, the views of the main residence from the public right of way are not proposed to change substantially.</p> <p>The exterior of the addition would be in keeping with the architectural style of the main residence. The addition would be subordinate to the historic building, and its size, scale, and massing would be appropriate to the site. Further, the addition would be differentiated but compatible from the main residence by incorporation of different building features, such as a gable roof as compared to the residence's parapet roof, while using similar terracotta roof tile as seen elsewhere on the residence.</p> <p>Based on the above considerations, the historic building would be identifiable and its physical integrity would not be compromised by the new addition.</p> <p>Staff determined this Standard has been met.</p>
<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>	<p>The proposed addition is sufficiently differentiated from the main residence such that the existing building's essential form would still generally remain identifiable should the addition be removed in the future.</p> <p>Staff determined this Standard has been met.</p>

⁵ Ibid.

⁶ Ibid.

VII. STAFF CONCLUSION:

Based on the above considerations, the proposed scope of work appears generally consistent with the Secretary's Standards. Following implementation of the project, the residence would retain distinctive features of its Mediterranean bungalow style. Most importantly, the proposed addition would be subordinate to the historic building, and its size, scale, and massing would be appropriate to the site. Further, the addition would be differentiated but compatible from the main residence by incorporation of both different building features and similar materials in keeping with the architectural style of the main residence.

The applicant proposes the replacement of non-original vinyl windows with more compatible aluminum-clad wood windows, and replacement of the non-original front door with a similar product. Wood-clad windows on the primary elevation would be maintained. Other exterior finishes, such as stucco, are proposed to be rehabilitated.

Based on the above, staff recommends the CHB adopt the following recommendation related to the scope of work in order to better conform to the Secretary's Standards and not reduce the integrity of the site, in accordance with Ordinance Section 1371-4(b):

- **Recommendation #1: Stucco.** It is recommended that the stucco on the main residence be retained and repaired to the greatest extent feasible as opposed to being replaced.

VIII. 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 Certificate of Appropriateness would cause an economic hardship as provided by Ordinance §1371.

IX. PUBLIC COMMENTS:

One public comment has been received from Mr. Eric Andrist (Exhibit 4).

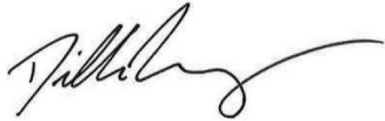
X. RECOMMENDED ACTIONS:

Pursuant to Ordinance Section 1371, 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** that the proposed project, with any project modifications determined necessary, meets the requirements of the *Secretary of the Interior's Standards*;
3. **FIND** that the proposed project will not reduce the integrity of the site, in accordance with Ventura County Cultural Heritage Ordinance Section 1371-4(b); and
4. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Ordinance Section 1371) with any project modifications determined necessary to conform to the *Secretary of the Interior's Standards* and Ordinance Section 1371-4(b).

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Exhibits:

Exhibit 1 – Proposed Plans and Elevations

Exhibit 2 – Proposed Materials

Exhibit 3 – Photo Exhibit

Exhibit 4 – Public Comment, Eric Andrist