



Ventura County Cultural Heritage Board Agenda

Monday, March 07, 2016 Special Meeting

Notice is hereby given that on Monday, March 07, 2016 at 1:15 p.m., the Ventura County Cultural Heritage Board (CHB) will convene for a Public Meeting at the Ventura County Government Center, Administration Building, Third Floor, Santa Cruz Conference Room, located at 800 S. Victoria Avenue, Ventura, CA. Members of the public are welcome to attend.

1. ROLL CALL

Patricia Havens, Ricki Mikkelsen, John Kulwiec, Don Shorts, Gary Blum, Stephen Schafer, Miguel Fernandez

2. ORAL COMMUNICATION

This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Cultural Heritage Board. Each speaker is allowed a maximum of five minutes. Board members may question the speaker but there will be no debate or decision. Staff may refer the matter for investigation and/or a future report.

3. APPROVAL OF MINUTES

January 11, 2016 Minutes

4a. CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD

7620 Telephone Road, Unincorporated Area of Ventura, CA

Action: Consider the request for a Certificate of Appropriateness for demolition of the Day Ranch farmhouse, barn and two garages, Case No. PL15-0010

4b. 67 East Telegraph Road, Unincorporated Area of Fillmore, CA

Action: Consider the conceptual design of the Ventura County Point of Interest No. 11 monument using historic bricks from the former Texaco Fillmore Works Refinery

5. DISCUSSION

- a. Board Member Reports
- b. CHB Program Updates from Staff

6. MEETING ADJOURNMENT

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Nicole Doner at 805-654-5042. Reasonable advance notification of the need for accommodation prior to the meeting (48 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



SIDE ELEVATION A

3' X 2'-6" X 3" THICK PRECAST CONCRETE CAP WITH 18" x 24" INTERPRETIVE PANEL BY INTERPRETIVE GRAPHICS

1" OVER-HANG

3/4" INDUSTRIAL HEX BOLT

STAMPED SALVAGED BRICK (SEE PHOTOS BOTTOM RIGHT) TO BE RANDOMLY PLACED AND FIELD DIRECTED BY ARCHITECT

CAL EXCELSIOR

OVER-HANG, TYP.

30°

2" WIDE, 1/4" THICK IRON FRAME

CONCRETE PAVING

12"

24"

24"

CONCRETE FOOTING

3'-1"

SIMONS

18" x 24" INTERPRETIVE
PANEL FLUSH WITH CAP

3' X 2'-6" X 3" THICK
PRECAST CONCRETE CAP
WITH THREADED INSERTS
FOR ANCHORING.

REBAR AS NEEDED

8 x 8 x 16 CMU BLOCK

CONCRETE PAVING

24"

FS

12"

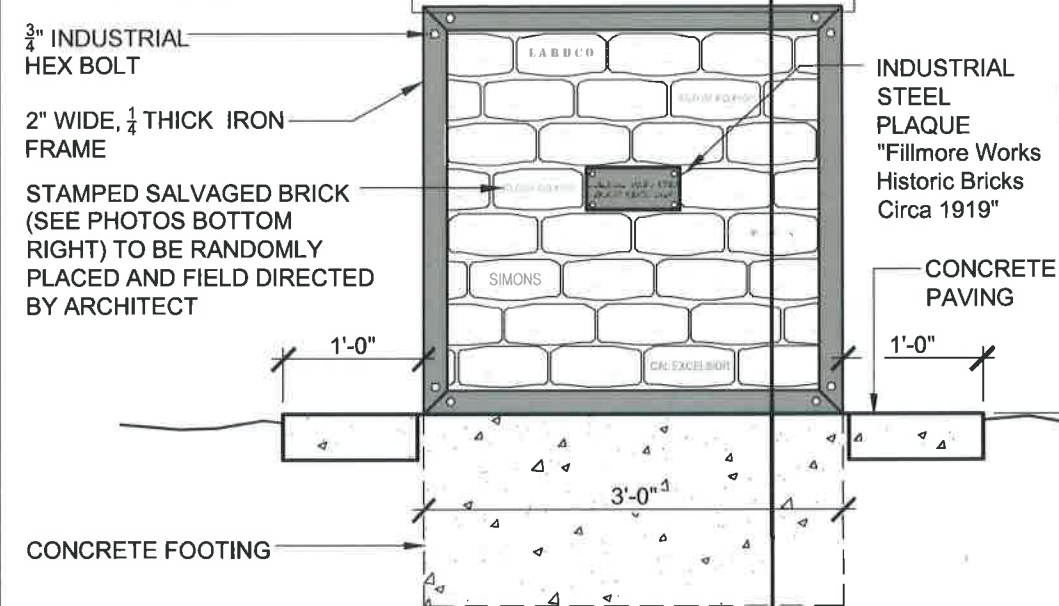
4'-4"

CONCRETE FOOTING

SALVAGE
BRICK
VENEER
GROUTED AND
MOUNTED
WITH METAL
VENEER TIES

NOTE: DETAIL IS FOR BID
AND NOT FOR CONSTRUCTION.
PROVIDE SHOP DRAWING.

3' X 2'-6" X 3" THICK PRECAST-
CONCRETE CAP WITH 18" x
24" INTERPRETIVE PANEL BY
INTERPRETIVE GRAPHICS
(TILTED, 30° VIEW)



3' X 2'-6" X 3" THICK
PRECAST CONCRETE CAP
WITH 18" x 24"
INTERPRETIVE PANEL BY
INTERPRETIVE GRAPHICS

2" WIDE, $\frac{1}{4}$ THICK
IRON FRAME

SALVAGE BRICK
VENEER GROUTED AND
MOUNTED WITH METAL
VENEER TIES

INDUSTRIAL STEEL
PLAQUE "Fillmore Works
Historic Bricks Circa 1919"

CONCRETE
PAVING

STAMPED
SALVAGED
BRICK TO BE
RANDOMLY
PLACED AND
FIELD DIRECTED
BY ARCHITECT

ING PURPOSES ONLY

The image consists of two separate photographs of bricks. The top photograph shows a single brick with the word 'STIMONS' embossed in a serif font. The brick is reddish-brown with some lighter, possibly white, markings. A black arrow points to the left side of the brick. The bottom photograph shows a stack of bricks. The middle brick is clearly visible and has the words 'CAL EXCELSIOR' embossed on it in a serif font. The bricks are a light tan or beige color.

FILLMORE WORKS

HAS BEEN DESIGNATED

VENTURA COUNTY POINT OF INTEREST NO. 11

This monument marks the entrance to the former Fillmore oil refinery (1915 – 1950) and is constructed using bricks recovered from the original facility. First operated by Ventura Refining Company and later by California Petroleum Company, the refinery was acquired in 1928 by The Texas Company (Texaco) and renamed Fillmore Works. In its day, the Fillmore Works refinery was one of Ventura County's largest industrial developments. It employed up to 200 area residents and was vital to operations at the nearby Montebello and Oak Ridge oil fields. The establishment of the oil refinery influenced the largest growth period in Fillmore's history.

Fillmore Works expanded during World War II to support the immense wartime demand for oil and aviation fuel shipped from Port Hueneme to the Pacific Theater. Refining operations ended in 1950 when the refinery was no longer viable. In 1953, Pacific Coast Pipeline, a division of Texaco, took over the facility and operated it for nearly 50 years as a crude oil pumping station. Texaco merged with Chevron Corporation in 2001. Crude oil operations ended in 2002 and land revitalization began. The refinery remains an important part of Fillmore's history.



1941 Texaco Fillmore Works Refinery – photo courtesy of Fillmore Historical Museum

Monument donated by Chevron and dedicated in 2016.



Ventura County Cultural Heritage Board Minutes

January 11, 2016 at 1:15 p.m.

County of Ventura • Resource Management Agency • Planning Division

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

1. Public Meeting was called to order at 1:20 p.m. by Chair Blum in the Atlantic Conference Room

Commissioners Present: Gary Blum - Chair, Don Shorts, Pat Havens, Ricki Mikkelsen – Vice Chair, and Miguel Fernandez

Commissioners Absent: John Kulwiec and Stephen Schafer

Staff Present: Franca Rosengren and Tricia Maier

2. Oral Communications: None.

3. Minutes:

September 14, 2015 – Ms. Havens motioned to approve the minutes. Motion seconded by Mr. Fernandez. Motion passed 4-0 (Vice Chair Mikkelsen abstained).

October 26, 2015 – Ms. Havens motioned to approve the minutes. Motion seconded by Vice Chair Mikkelsen. Motion passed 4-0 (Mr. Shorts abstained).

Convene the Meeting of the Ventura County Cultural Heritage Board (VCCHB)

4. Consider the Coastal Planned Development Permit Case No. PL15-0162 and provide a recommendation to the Planning Director regarding the historic significance of the existing building pursuant to CEQA, using the County of Ventura Initial Study Assessment Guidelines.

Ms. Rosengren presented the staff report, Powerpoint presentation, and the following recommended actions:

1. CONDUCT the public hearing, RECEIVE oral and written testimony, and CONSIDER the County Planning staff report and all exhibits and attachments on this project; and,
2. REVIEW and COMMENT on the proposed project in accordance with the County of Ventura Initial Study Assessment Guidelines (ISAGs) Section 8b, Item E. Methodology Step 1 through Step 3, based on the preceding evidence and analysis.

Presentation of public speakers in favor of the recommended actions: Barrey Robles (Barrey Robles Architects), Richard Greenberg (Property Owner), Jeff Bell, and Kevin Estes (Finish-line Carpentry, Inc.).

Deliberation and Vote: Ms. Havens asked for the number of beachside houses of this style that are still in existence in the Silverstrand Beach Community. Chair Blum answered that there has not been a survey done in this area in order to make this determination. Mr. Robles stated that he believes that this residence is one of the last residences of this style along the Silverstrand beachfront. Vice Chair Mikkelsen asked if the finish on the chimney had been restored back to the original stone finish style. Mr. Greenberg stated that the chimney had been replicated like the original chimney. Mr. Fernandez asked the architect why he decided to install a solid fascia at the low edge of the roof. Mr. Robles stated that it was due to the installation of the insulation and the depth of the roof rafters. Mr. Fernandez stated that the solid fascia makes the residence appear to be a 1950s and 1960s tract home as opposed to a beach bungalow. Mr. Fernandez stated that he appreciates that the floor plan has not changed. Ms. Havens asked for clarification of where the insulation is located for those areas that have skylights. Mr. Estes stated that the insulation is above the surface of the ceiling but below the new roof. Mr. Fernandez asked the architect why he decided to use sliding glass doors at the rear of the residence instead of traditional swing doors. Mr. Estes stated that using sliding glass doors instead of the swing doors provides more outdoor space. Mr. Bell further commented that there is a lot of wind in the area and the sliding glass doors are considered more stable. Mr. Estes stated that the mullions on the windows are custom made to match the original windows of the residence which are made of solid wood construction with aluminum clad to protect the wood on the outside.

Ms. Havens asked for clarification on whether the CHB needs to determine if the site is eligible for a County Landmark or a Site of Merit. Planning staff explained that at this hearing, the CHB must decide whether the site is considered a historic resource, and if so, were the changes that were made to the residence considered "significant".

Mr. Estes stated that the residence was under construction with approved building permits when the property owners were told that the project was required to be reviewed by the Cultural Heritage Board and the Planning Division for the changes to the residence.

Mr. Fernandez stated that the pitch change to the roof dramatically alters the style of the residence to a more modernist look. Mr. Bell stated that he opted for the roof pitch change in order to have safety and security from the weather. He also stated that he was not aware that the project needed to be reviewed by the CHB or the Planning Division until the building inspector mentioned it while the residence was already under construction. He further added that there were a lot of developers who wanted to purchase the property with plans to demolish the residence, whereas the property owner has rehabilitated it. Vice Chair Mikkelsen asked if the interior of the residence has changed. The applicants stated that the interior remains the same except for the replacement of some interior siding. Ms. Haven stated that she is pleased with what the property owner has done to the residence.

Vice Chair Mikkelsen motioned to consider the site potentially eligible for designation as a County Landmark since it is one of the last, original single-story beach bungalows in

the Silverstrand Beach Community. Motion seconded by Ms. Havens. Motion passed 4-1. (Mr. Shorts voted no).

Mr. Fernandez motioned to disagree with Planning staff's findings that the proposed project is consistent with Standard Nos. 5 and 9 of the Secretary of Interior Guidelines for Rehabilitating Historic Buildings because the features of the residence have not been reconstructed according to their original design (i.e., change to the pitch of the roof at the rear of the residence and the style of replaced fascia). Motion seconded by Vice Chair Mikkelsen. Motion passed 5-0.

After further discussion on the impact of the motion just passed, the Vice Chair motioned to rescind Mr. Fernandez's motion. Motion seconded by Ms. Havens. Motion to rescind passed 5-0.

Mr. Fernandez then restated his original motion to disagree with Planning staff's findings that the proposed project is consistent with Standard Nos. 5, and 9 of the Secretary of Interior Guidelines for Rehabilitating Historic Buildings because some of the features of the residence have not been reconstructed according to their original design (i.e., change to the pitch of the roof at the rear of the residence and the style of replaced fascia) as stated in the January 11, 2016 staff report; however, the changes that were made to the residence (the proposed project) do not constitute a significant impact to a potential historical resource. Motion seconded by Vice Chair Mikkelsen. Motion passed 5-0.

5. Discussion

- a. Board Member Reports – Mr. Shorts mentioned that the Pierpont Inn is under construction. Ms. Havens stated that she considers the Colony House still significant even after the date the post office was moved out of it. Ms. Havens also mentioned that she is working on the book for the Tapo District and would like to have the website links to the two museums in her district (Strathearn and Stagecoach Inn) located on the CHB website. Chair Blum stated that the Gull Wing Museum is looking for a new home and the current building may be a historic building since it is over 50 years old. Chair Blum also stated that he was contacted by two previous owners of his home. Vice Chair Mikkelsen stated that she wished that the CHB could have toured the 2001 Ocean Drive, Silverstrand property. Chair Blum responded that if it was a different process such as a Landmark or a Certificate of Appropriateness, then the CHB would have toured the site.
- b. Updates from Staff – Ms. Maier explained that the Planning Division has been training Planning counter staff to check sites that are more than 50 years old to determine whether or not the site could potentially be a historic resource, if not already identified. Ms. Maier also commented that the Planning Division is still working with other County agencies on the procedure to alert the Planning Division prior to issuing any permits for those sites that have been built more than 50 years ago but aren't officially designated, particularly in cases where no Planning permit is required such as window replacements.

Ms. Rosengren reminded Ms. Havens and Vice Chair Mikkelsen of the California Preservation Foundation training on Thursday, January 14, 2016, at 10:00 a.m. Ms. Havens and Vice Chair Mikkelsen requested a follow-up email confirmation on the start time of the training. Ms. Rosengren also requested the availability of the CHB for a possible CHB meeting on January 25, 2016. Chair Blum announced a tentative CHB meeting for January 25, 2016 at 1:15 p.m.

6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.



Staff Report and Recommendations

Agenda of March 7, 2016, Item 4a

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

APPLICANT:

David Armstrong
Armstrong Advisors
david@armstrongadvisors.com

OWNER:

R.H. Smith Family Properties, LLC
P.O. Box 25010
Ventura, CA 93002-2250

REQUEST:

On behalf of the Owner, the applicant requests a Certificate of Appropriateness (County Cultural Heritage Ordinance (CHO) Code § 1366) to demolish the circa 1881 farmhouse, a circa 1940 barn and two garages circa 1935 on an undesignated property. Case No. CH15-0010.

LOCATION AND ASSESSOR'S PARCEL NUMBER:

7620 Telephone Road, Unincorporated Area of Ventura, CA
APN 131-0-050-150

I. CULTURAL HERITAGE BACKGROUND:

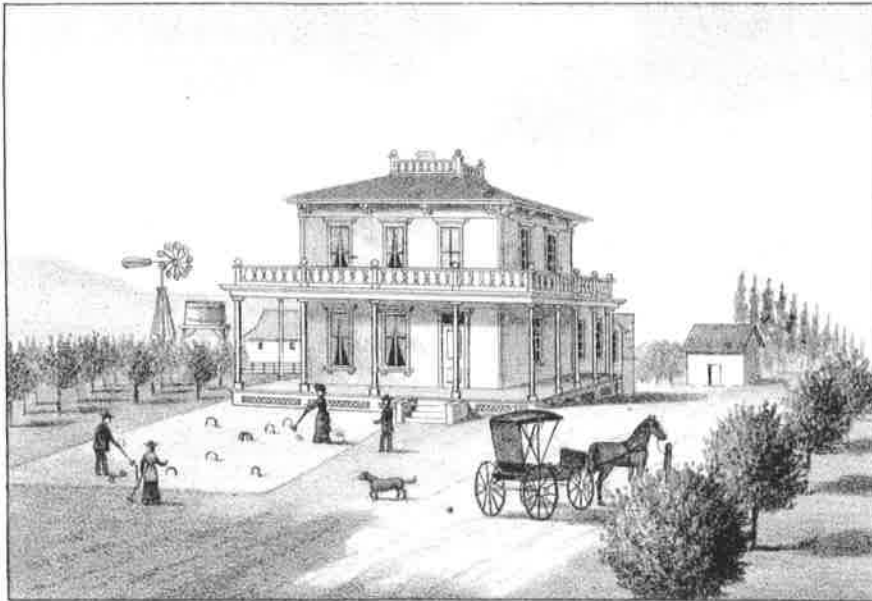
A. Historical Background

The subject property consists of 78 acres of an original 80 acre parcel purchased by James Allen Day in 1874. The site is in the unincorporated area of Ventura County and generally is surrounded by the City of Ventura. An evaluation of the project was completed by San Buenaventura Research Associates (SBRA) with a revised date of October 29, 2015 ("Report" - Exhibit 1) for the subject property referred to as the Day Ranch. The Day Ranch currently contains a main residence, a barn, two garages, a fruit stand, small storage buildings and greenhouses, and row crops. The property's existing main residence was estimated to have been built in 1881 and was described in the Report as follows:

Main Residence – circa 1881

The two-story Italianate style residence features a square plan with a low truncated hipped roof, punctuated with a brick chimney. Under the overhanging closed eaves are decorative carved brackets. A porch extends across the front (northern elevation) and wraps around the entire western elevation and half of the eastern elevation. The porch is supported by narrow square capped posts and a wooden balustrade. At the rear south elevation is a one-story wing with a low hipped roof and porch.

There have been relatively few alterations to the exterior of the house over its 134 year history. The back porch was added around 1920 or later. The porch railing on the first floor was added; and a wooden balcony railing on the second floor above the porch and the roof cresting was estimated to be removed in 1950.



RESIDENCE OF J. A. DAY, NEAR SATICOY, VENTURA CO. CAL.
Historic Drawing No. 1 [Source: Mason, 1883]



Assessor's Record Photo (circa 1955) Photo No. 1



2015 Aerial Photo of Site - Photo No. 2



2015 Aerial Photo of Site - Photo No. 3

Barn circa 1940

The one-story barn was built around 1940 and was used as a walnut dehydrator building when walnuts were grown on the site (before 1974). The barn has a medium high front facing gable roof with a gabled addition on the north side built circa 1947. The building is wood-framed with corrugated metal siding and roof and rests on a concrete foundation. The barn is considered in fair condition.

Garages circa 1935

Both garages were built around 1935. Garage 1 is located adjacent to the barn on the south and measures 16 feet by 20 feet and is wood framed with board and batten siding and corrugated metal roof. The building is in fair condition. Garage 2 is located to the northwest of the main residence and measures 12 feet by 20 feet. This garage recently collapsed.

Fruit stand, small storage buildings and greenhouses circa 1990s

Since these structures are less than 50 years old, no historical review is required.

Landscape elements

A few remaining walnut trees exist near the house.

II. PROJECT DESCRIPTION AND CHO ANALYSIS:

A. Project Description

The applicant requests a Certificate of Appropriateness to demolish the main residence, barn and two garages.

B. Historic significance of the site and subject structures

The subject property is an undesignated site and had not been previously surveyed until an evaluation was prepared by SBRA in 2015. SBRA determined the residence was not eligible for National Register (Criterion C) or California Register (Criterion 3) as a distinctive and scarce example of the Italianate informal farm house in Ventura County because the residence did not retain sufficient historical integrity from its period of significance. The residence's integrity of design had been reduced with the removal of the second story balcony and roof cresting. SBRA further determined the residence was eligible for County Landmark designation under Cultural Heritage Ordinance (CHO) Section 1365-5 Criterion 2, for its important role in the county's agricultural history due to its over one hundred year association with agriculture (lemon and walnut farming) and under Criterion 5: it embodies distinctive and scarce characteristics of the Italianate style. The barn was determined to have integrity and considered eligible for County Landmark designation under CHO Criterion 2. Both garages were considered non-contributing due to their loss of integrity from neglect.

C. Certificate of Appropriateness Timing Constraint under CHO Section 1366-5

CHO Section 1366-5 states:

If the Cultural Heritage Board or staff, as applicable, fails to act on a request for a Certificate of Appropriateness within ninety (90) days from submission of a complete COA application, a Certificate of Appropriateness shall not be required; proposed projects on undesignated and designated Cultural Heritage Sites may proceed without an approved COA, provided an action is not pending on the designation of the site, and all other necessary permits have been obtained.

The County's Cultural Heritage Ordinance provides a 90-day period for the Cultural Heritage Board or staff to act on a complete Certificate of Appropriateness application. The Certificate of Appropriateness application was original submitted on October 15, 2015, but was not considered complete until December 15, 2015 when additional information was submitted including a letter analyzing the structural stability of the residence and corrections to the historic resource report). Thus, the CHB has until March 15, 2016 to act on the COA or no COA will be required.

D. Relocation Efforts

As outlined in the December 15, 2015 letter from the applicant (Exhibit 3), David Armstrong, the property owners attempted to sell or donate the structures for removal and off-site preservation a number of times without success. This included conversations with the City of Ventura and Friends of the Library regarding a potential move to Ventura Community Park across the street. When these efforts did not pan out, the property owners determined relocation to be impractical and likely cost-prohibitive to interested buyers. Subsequently, a structural evaluation of the farmhouse dated December 11, 2015 was conducted by GeoWorks to provide information on the structural stability of the existing home (Exhibit 3). Based on a visual analysis, the engineer who conducted the evaluation concluded that the existing foundation and framing were structurally inadequate and, therefore, the farmhouse should be deemed uninhabitable.

Additionally, the applicant believes maintaining a habitable structure on the site to be in conflict with the primary use of agriculture under the Ventura County Non-Coastal Zoning Ordinance (NCZO). The subject property, which is zoned "AE-40ac" (Agricultural Exclusive, 40 acre minimum lot size), allows more than one principal use to legally exist on the lot (e.g., agriculture, oil production, and a residence could all be permitted on the same property). Nothing in the County's NCZO or the Ventura County General Plan prohibits maintaining a residence on an agricultural property. In fact, it's quite common throughout the county for A-E zoned properties to contain a principal residence, a second dwelling unit and often farmworker dwelling units, even when the site is actively farmed.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") ANALYSIS:

CEQA Guidelines §15064.5(a) defines "historical resources" subject to protection under CEQA as those that are:

1. Listed in the California Register or determined to be eligible for listing in California Register by the State Historic Resources Commission (subd. (a)(1));
2. Listed on a local register or identified as significant in a historic survey meeting the requirements of Section 5024.1(g) of the Public Resources Code (subd. (a)(2));
3. Any object, building, structure, site, area, place, record or manuscript which a lead agency determines significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (subd. (a)(3)); or,
4. Determined by the lead agency to be historically significant (subd.(a)(4))¹

Although not currently listed on a local register, SBRA determined the main residence and barn were eligible for local designation for their role in the county's agricultural history and for the residence's distinctive and scarce architectural characteristics. If the Board agrees and finds that the residence and barn are historically significant (under CEQA Guidelines §15064.5(a)(3) or (4)), then the site is considered a historic resource for purposes of CEQA.

1. Public Resources Code § 21084.1 and CEQA Guidelines § 15064.5(b):

CEQA statutory and regulatory provisions help guide the CHB in determining whether a project, treatment or other development activity may cause a significant adverse change in the significance of an historical resource.

A review of both statutory and categorical exemptions from CEQA environmental impact analysis under CEQA Guidelines sections 15260-15285 and 15300-15333, respectively, indicates that CEQA applies when an activity is considered a discretionary action. Since the Cultural Heritage Board has the discretion to approve, conditionally approve or deny a COA request, the COA is considered a discretionary action.

The preparation of either a Mitigated Negative Declaration or an Environmental Impact Report would be required before approval of the demolition of historic resources could occur. The purpose would be to identify mitigation measures and evaluate alternatives to the project that would meet project objectives while potentially avoiding or reducing any of the significant impacts caused by the project. Given the 90-day timeframe to act upon a COA request described in (C) above, it would be difficult for staff to prepare an

¹ Section 15064.5(a)(3)(A)-(D) restates the California Register standards. The statutory source of these standards is Public Resources Code section 5024.1

environmental impact analysis, circulate a draft environmental document for public review and comment and ultimately finalize the document for the CHB's consideration and evaluation within this timeline.

Based on the timing constraints to act upon the COA request and the fact that the demolition would adversely affect the eligibility of a potential site to become a designated Cultural Heritage Site, staff recommends the Cultural Heritage Board take action to deny the project. Denial of the project qualifies it for an exemption under CEQA §15061(b)(4) whereby a project is exempt if the project will be rejected or disapproved by a public agency (*Section 15270(a)*). Therefore, no further environmental analysis is required, because CEQA does not require an environmental analysis be completed before a project is denied.

Please note that in accordance with CHO Section 1366-8, there is no waiting period following the denial of a COA for projects on sites not designated a formal or interim Cultural Heritage Site. Thus, the applicant may be issued a demolition permit immediately thereafter.

2. Planning Staff Conclusions Regarding Project Impacts to Historic Resources:

Staff considers the main residence and barn eligible for County Landmark designation for their role in the county's agricultural history and for the residence's distinctive and scarce architectural characteristics. Staff believes that approval of the COA request for demolition would adversely affect the eligibility of this site to become a designated historic resource. Therefore, staff recommends that the Board find that the main residence and barn are eligible for County Landmark designation, find that the demolition would adversely affect the eligibility of a potential site to become a designated Cultural Heritage Site and take action to deny the COA request.

3. Opportunity to Show Hardship

At the CHB public hearing on this matter, if desired, the property owner must be given the opportunity to present facts and evidence demonstrating that a failure to grant the requested Certificate of Appropriateness will cause an economic hardship as provided by CHO Section 1366-3(d).

PROPOSED CULTURAL HERITAGE ORDINANCE FINDINGS FOR DISAPPROVAL:

As stated in the CHO, "The Cultural Heritage Board or staff may disapprove the issuance of said Certificate of Appropriateness for any proposed work if, and only if, it makes one of the following applicable findings." (CHO § 1366-7, subdivisions (a)-(c)) In this instance, the CHB may, if it so decides and finds, deny the COA request on the basis of the following finding:

"The proposed project would adversely affect the eligibility of a potential site to become a designated Cultural Heritage Site." (CHO § 1366-7(c))

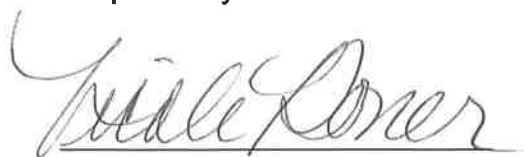
PUBLIC COMMENTS

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

RECOMMENDED ACTIONS:

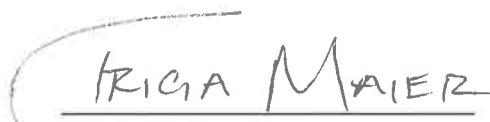
1. CONDUCT the public hearing, HEAR testimony, CONSIDER the oral and written testimony, and CONSIDER the County Planning staff report and all exhibits and attachments on this project;
2. FIND that the main residence and barn are eligible for County Landmark designation for their role in the county's agricultural history and for the residence's distinctive and scarce architectural characteristics;
3. FIND that the proposed request for a Certificate of Appropriateness for the demolition of the residence, barn and two garages would adversely affect the eligibility of a potential site to become a designated Cultural Heritage Site; and
4. Based on the preceding evidence and analysis, DENY a Certificate of Appropriateness (CHO § 1366 et seq.) for the demolition of the residence, barn, and two garages on the subject property.

Prepared by:



Nicole Doner, Senior Planner
805-654-5042

Reviewed by:



Tricia Maier, Manager
Planning Programs Section
(805) 654-2464

Attachments:

- Exhibit 1: SBRA Historic Resource Report revised October 29, 2015
Exhibit 2: R. H. Smith Family Properties, LLC letter dated September 24, 2015
Exhibit 3: David S. Armstrong letter dated December 15, 2015 and attachment (GeoWorks Structural Evaluation)

Historic Resources Report 7620 Telephone Road Ventura, CA

11 August 2015 (Rev 29 October 2015)

Prepared for:

**R.H. Smith Family Properties, LLC
63 N. Ash Street
Ventura, CA 93001**

Prepared by:



County of Ventura
Cultural Heritage Board Meeting
March 7, 2016
Exhibit 1
SBRA Historic Resource Report,
revised October 29, 2015

Executive Summary

This report was prepared for the purpose of determining the eligibility of potential historic resources located on a ranch at 7620 Telephone Road, Ventura. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for R.H. Smith Family Properties, LLC, and is based on a field investigation and research conducted in July and August 2015. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The property evaluated in this report was found to be ineligible for listing on the NRHP and CRHR, but potentially eligible for designation as a Ventura County landmark.

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	Summary Conclusion	
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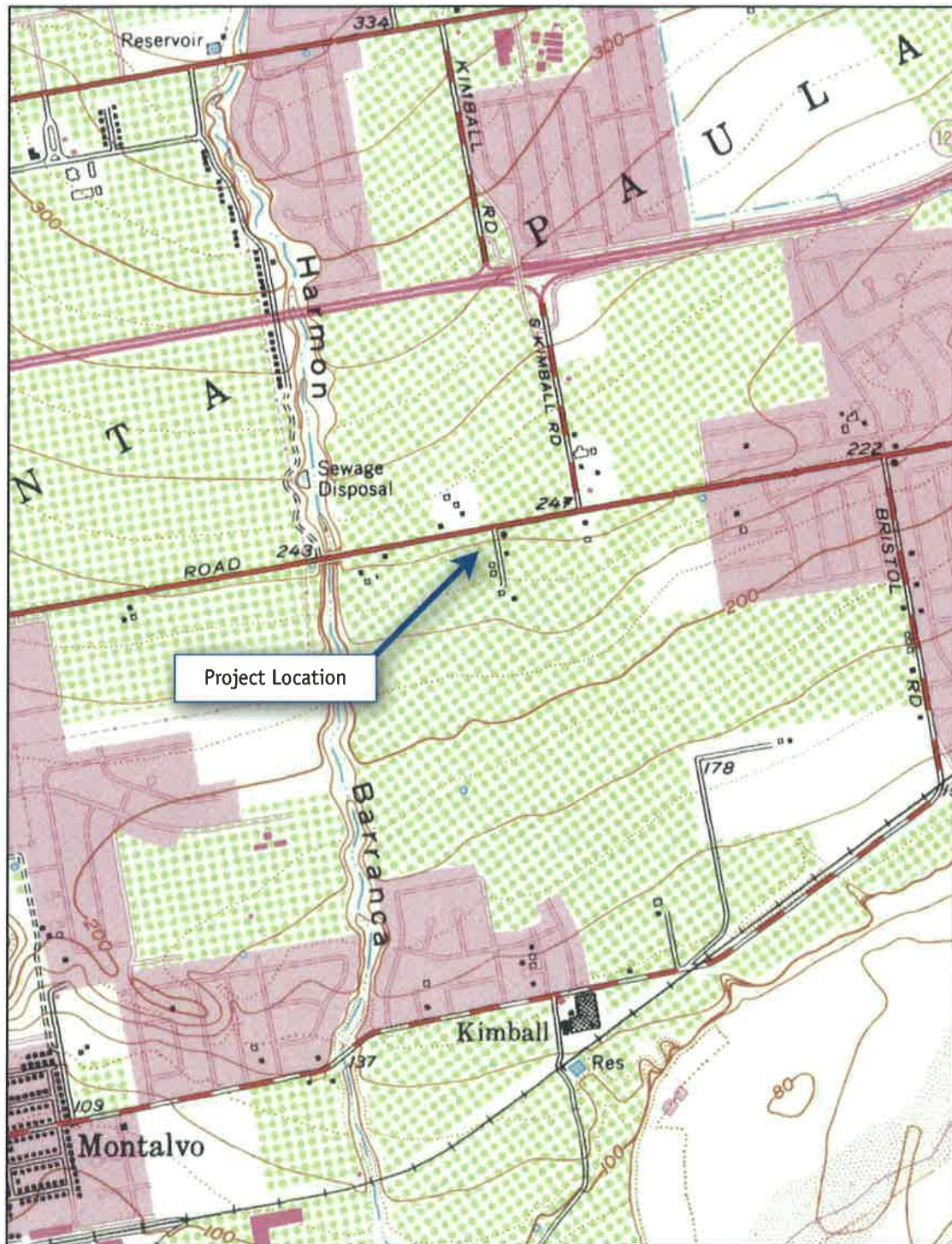


Figure 1. Project Location [Source: USGS 7.5' Quadrangle, Saticoy CA, 1951 rev 1967]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which 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;
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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources (CRHR) also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- 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.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the "essential physical features" that define the property's significance must be present. The standard for determining if a property's essential physical features exist is known as *integrity*, which is defined for the NRHP as "the ability of a property to convey its significance." The CRHR defines integrity as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance." (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven "aspects." The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pat-

tern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

An improvement, natural feature, or site may become a designated landmark if it meets one the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;

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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;
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 values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of 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.

Ventura County Site of Merit Criteria

Sites of Merit satisfy 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.

2. Historical Setting

General Historical Context

The western Santa Clara Valley was originally part of two land grants, Rancho Santa Paula y Saticoy and Rancho Ex-Mission San Buenaventura. The portion of the valley running east and west, essentially all of the part located to the south of the present Foothill Road, was located in Rancho Santa Paula y Saticoy, granted to Manuel Jimeno Casarin in 1843. The rancho contained some 17,773 acres and was granted to Casarin as reward for his services to the Mexican government as Secretary of State under Governor Micheltorena. He apparently never lived on the rancho and died in Mexico in 1853. Rancho Ex-Mission was owned by the San Buenaventura Mission and extended east from Ventura across the foothills of Sulphur Mountain to Santa Paula Creek, where the missionaries established a granary and cattle raising outpost, with labor supplied from the Chumash villages of Sisa and Mupu. This area included all of the north-south running canyons. (Bancroft, 1884: Vol. 4, 692)

Thomas Wallace More and his brothers, Andrew and Henry, purchased Rancho Santa Paula y Saticoy during the 1850s. More had also acquired the neighboring Rancho Sespe in 1854 from the estate of Josefa Carrillo. The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranchos until the disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands. (Cleland, 1953: 84, 89)

George G. Briggs purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861. Earlier that year Briggs, together with his nephew Jefferson Crane, had visited T.W. More at his adobe residence. All three men had known each other in Ohio where they had lived previously. After purchasing the land from More, Briggs used the two-story adobe built for More by W.D. Hobson as the center of his ranching operations. Briggs, formerly a horticulturist in Marysville, believed he could successfully raise fruit on the land, and planted a 160 acre orchard near the adobe. Discouraged by the continuing drought conditions, and disheartened by the death of his wife, Briggs in 1867 authorized land agent E.B. Higgins to begin subdividing the rancho into 150 acre parcels. These parcels were sold primarily to farmers emigrating from the Northern California gold fields, and the East and Midwest. The survey was prepared by W.H. Norway in 1867. (Sheridan, 1955: 2-7)

Site-Specific Context

James Allen Day: 1874 to 1883

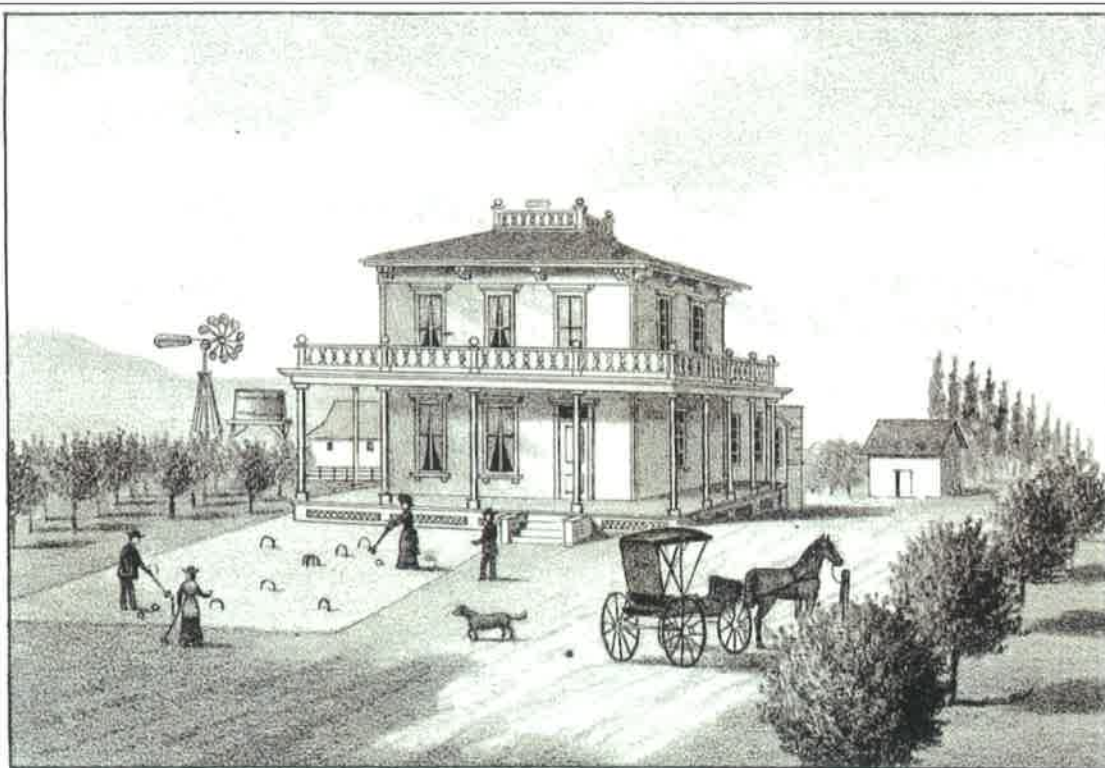
The project site, located at 7620 Telephone Road, contains 77.28 acres, originally 80 acres when purchased by James Allen Day in 1874. Grant deeds are vague as to parcel description, but it appears that Day purchased 40 acres in Block 91 of Rancho Santa Paula y Saticoy from Sherlock Bristol on July 26, 1874 and 40 acres in Block 91 from Thomas Witherage on April 3, 1874. These parcels were contiguous and apparently combined into a single holding. Apparently a small cottage either existed on the property when he bought it, or Day built one himself. By 1882, he built the larger two-story residence that exists today. (Deed Book 2, page 382; Book 1, page 722; Ventura County Assessment Roll books, 1881-82, 1883)

By 1882 a large new two-story house has been built on the 80-acre farm of J.A. Day. A lithograph of the property and description of James A. Day's place follows:

While traveling from San Buenaventura to Saticoy, one is forcibly struck with the appearance of a fruit farm, about six miles from the former and two miles from the latter place. No garden was ever more carefully tilled, no nursery ever presented to the sight clearer, brighter of thriftier fruit trees. The dark, sandy loam forms an extensive bed, as level as a floor, upon which the trim and tidy foliage casts its beautiful silhouettes of stem, branches, twigs and leaves. . . .

Undaunted by the disaster that overcame Brigg's orchard venture, Mr. Day has eighty acres set with 8,000 fruit trees of various kinds. Amongst these are 2,000 apricot trees, 1,500 apple trees, 500 lemon trees, 500 lime trees, 500 orange trees and 1,000 walnut trees. Many of these are seven years old, some but two. The orchard is a complete success except as to oranges, which, although sweet, are small. Many of the apricot trees three years from the bud are bearing heavily, while those of six and seven years are yielding sometimes 200 and 300 pounds to the tree. There are also a number of loquats, guavas and Japanese persimmons, all of which reach full maturity. Mr. Day sends but little fresh fruit to market, but has the most perfect apparatus to be found for converting it into other marketable products. He has three Plummer dryers - two of medium and one of large size. he has a distillery that produces fruit brandy which rivals the far famed Otard and cognac of France. Mr. Day was one of the first to demonstrate not only the ability of the country to raise fruit, but also the possibility of making the business profitable. . .

He has recently planted to fruit trees another tract a mile or two from his home, which bids fair to rival the older orchard. Mr. Day has also a town residence for the benefit of his family when attending school or church. (Mason, 1883: 372, 401) [Historic Photo 1]



RESIDENCE OF J. A. DAY, NEAR SATICOY, VENTURA CO. CAL.

Historic Photo 1. [Source: Mason, 1883]

James Allen Day was born in Franklin County, New York, on July 3, 1828. He was the son of Orrada Day, a native of Springfield, Massachusetts, and his grandfather, Robert E. Day, was a pioneer settler of Welsh descent in Hartford, Connecticut, prior to 1776. James Day attended schools in the state of New York and then went into lime and brick manufacturing. He married Sarah Jane Warren, a native of Connecticut, in 1856. By 1860 the couple is living in Oshkosh, Wisconsin and Day is the owner of a lime and brick manufacturing company. Their daughters Alice and Bera and son Mark were born there. Achieving success in the manufacturing business, the family moved to Ventura in 1874 where Day invested in land and took up horticulture among other businesses. Their daughter Lilia was born in California in 1875.

Upon his arrival in Ventura in 1874, Day invested in both town lots and farmland and continued investing through the 1900s. By 1891 he owned over 880 acres primarily of farmland and other lots in the City of Ventura. In addition to the farm house he built on Telephone Road, he also built a house in town on Poli and Ash streets around the same time. His family stayed in town when attending church and school. [Historic Photo 2]

In addition to farming, Day entered into real estate investment during this same time period. He and three partners built the Masonic Block on Main Street that included the building where the Masonic Hall was lo-

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cated. Day was himself a Mason. The Masonic Hall was on the top floor with commercial space on the first floor. Day opened a grocery business in one of the stores. Day joined a Mr. Collins and together they built the Collins Block, a grouping of buildings on Main Street that included the Collins Bank.

Shortly after he completed the house on Telephone Road, he sold the 80 acre property in 1883 to Amelia W. Truesdell, according to grant deeds from the period. The family then moved permanently to the Poli Street residence. It is uncertain why he sold this property after so recently completing the house. He eventually sold his other agricultural properties as well and spent his time with his Ventura businesses.

Sarah Day died in 1904. In 1908, while celebrating James Day's 80th birthday, the *Ventura Free Press* acknowledged the event and looked back on his accomplishments stating:

Mr. Day came to Ventura in 1874 and from the beginning showed his faith in the county by investing in many industries. He was the first to plant apricots extensively in the valley and the first man to go into fruit-drying on a large scale. In building a large fruit dryer he backed his faith in the soil with his work and money." (*Ventura Free Press*, July 10, 1908)

James Allen Day ended his own life at his Ventura home on January 2, 1915 at the age of 85. A Ventura newspaper article about his death stated that "he had been in pain for many months and discomfort brought on by his advancing years." (un-sourced newspaper clipping dated January 8, 1915)



Historic Photo 2. J.C. Brewster photo circa 1882 [Source: Museum of Ventura County, as reproduced in the *Ventura County Star Free Press* 10-26-1986]

Amelia Woodworth Truesdell: 1883 to 1908

In 1883, Amelia Truesdell purchased the 80 acre Day Ranch property from James Allen Day. (Grant Deeds, Book 13, pg. 317)

Amelia Truesdell was born in Lowell, Massachusetts on October 20, 1839 to Deliverance and Hannah Woodward. She graduated from Mt. Holyoke College in 1858. She came to San Francisco in 1864 and married Orran P. Truesdell, a book printer and proprietor of the Oakland *Transcript*, a daily newspaper. He died in 1869. The couple had two sons, the first died in 1873 and the second ten years later. Prior to the San Francisco earthquake, she was the manager of the Berkshire, a fashionable hotel in San Francisco. It is uncertain when she first began writing, but by 1884 her first book of poetry was published entitled *California Pilgrimage*, a book of poems about the California missions. Another collection of her poems followed in 1900, *La Parra Grande, a Legend of Santa Barbara's Big Grape Vine*; in 1908, *Francisca Reina* illustrated by Maynard Dixon; in 1911, *The Souls Rubaiyat*; and in 1913, *All the Way: Being the Collected Poems of Amelia Woodward Truesdell*. Her individual poems were published in magazines such as *Out West* and the *Overland Monthly* in the early 1900s. (*Oakland Tribune*, December 20, 1912)

After her second son's death in 1883, she branched out into new directions. Her collection of poetry published in 1913 after her death states:

Ten years later she was left alone by the death of her other son. With unusual courage and initiative she then turned to many things, and by sheer force of will created for herself interests and responsibilities. As a business manager, a member of clubs, an occasional lecturer and writer, she was always at once vital and very kind. (Truesdell, 1913: ix)

It is unknown why she purchased ranch land in Ventura County in 1883. It may have been the death of her son in 1883 that brought an interest in a change of location. Perhaps her book on the California missions brought her to Ventura and she decided to experience ranch life. A copy of her first book, *California Pilgrimage*, published in 1884, and found in the Museum of Ventura County collection is inscribed to Mr. And Mrs. Finney, who lived near her on Telephone Road. The Day and Finney families had both come to Ventura County in 1874 and purchased land in what was known as the Mound District. In the book's pocket is a copy of an article from the *Ventura Signal* for September 6, 1884 that states: "Mrs. A.C.W. Truesdell, who recently purchased Mr. Day's place in Mound District is author of a beautiful little book. . . Mrs. Truesdell has kindly presented our library with a copy."

Truesdell apparently lived on her ranch but traveled back and forth to the San Francisco Bay area where she retained a residence. Her poetry books were published in San Francisco. Continuing her life of letters well into middle age, in 1903 she became the oldest graduate at Stanford University when she obtained a degree in English at the age of 64. Truesdell was a charter member of the Pacific Coast Woman's Press Association, a member of the California Club of San Francisco and the Daughters of the American Revolution. (*Oakland Tribune*, 12/20/1912)

Amelia Truesdell became ill and was eventually hospitalized. This may have been why she sold her ranch property in 1909. She died in 1912 at the age of 73.

Oscar Perry Cook: 1909 to 1948

Born in Indiana in 1860, Oscar P. Cook came to Ventura County around 1889. Voter Registration documents for 1889 list him as a nurseryman living in the Saticoy precinct. In 1890 he married Maude L. White, born in 1865 in Missouri. The couple had no children according to census records.

Ventura County Grant deeds show that Cook purchased several properties between 1891 and 1909. Census records in 1900 and 1910 show he lived on a ranch but no addresses are provided. In 1909 he purchased the 80 acre property from Amelia Truesdell. It is unknown if he ever lived on the Telephone Road ranch as he also owned a residence at 795 Main Street as early as 1921 and probably earlier. His occupation was farmer according to census records. The 1930 and 1940 census show the Cooks as living in Ventura. Oscar Perry Cook died on February 3, 1948 and his wife Maude L. Cook died on October 16, 1956. (Deed book 110; pg. 427)

Fred W. Smith and Grace Hobson Smith: 1948 to present

In 1948 Fred and Grace Smith purchased the 80 acre ranch from the estate of Oscar P. Cook. The ranch was purchased as an agricultural investment along with other agricultural lands the couple owned. The Smiths lived in Ojai. (Deed book 840, pg. 127)

Fred W. Smith was born on May 22, 1892 in Alamosa, Colorado. He attended the University of California, Berkeley. By 1917 he is living in Ventura and is a stock feed buyer for the Hobson Brothers Packing Company, eventually becoming president in 1929. He married Grace Hobson Smith shortly after moving to Ventura. Grace Hobson Smith, born February 29, 1892, was the daughter of Abram L. Hobson and Helen Barnard Hobson. Hobson joined his father William Dewey Hobson in the meat packing business. William D. Hobson was known as the "Father of Ventura County" for his work in separating Ventura County from Santa Barbara County. Abram together with his brother William A. organized the Hobson Brothers Packing Company and accumulated large real estate holdings along with being one of the largest dealers of livestock in Southern California. (McGroarty, 1933: 574-576)

Fred Smith also served as Vice-President of the Board of Trustees of Pomona College in Claremont and was a member of the California State Board of Education for seven years, serving three years as President. As a charter member of the Ventura Lions Club, he served as International President in 1947-48. Grace Smith also attended the University of California, Berkeley and after her marriage, she became active in philanthropic work and the education of her three children. She established a scholarship fund at Berkeley and donated a new school building to the Upper Campus of the Ojai Valley School in 1966. The family are known for their generous charitable contributions to many Ventura County organizations, and establishing the Smith-Hobson Foundation Fund that focuses on educational and cultural projects in 1964. Grace Smith died in 1968 and Fred Smith in 1982. (*The Lion*, February 1982)

Today the property is owned by R.H. Smith Family Properties, LLC., descendants of the Smith family.

3. Potential Historic Resources

The 78.28 acre site at 7620 Telephone Road in Ventura contains a main residence, a barn, two garages, fruit stand, small storage buildings and greenhouses. Surrounding the buildings are strawberry fields that are fallow at present.

Main Residence. Built in 1881 or 1882, this two-story Italianate style residence features a square plan with a low truncated hipped roof, punctuated with a brick chimney. Under the overhanging closed eaves are decorative carved brackets. A porch extends across the front (northern elevation) and wraps around the entire western elevation and half of the eastern elevation. The porch is supported by narrow square capped posts and a wooden balustrade. At the rear south elevation is a one-story wing with a low hipped roof and porch. [Photos 1-4]

Symmetrically placed wood sash windows are tall and narrow one-over-one with shelf mouldings. The house is covered with wide horizontal drop siding and rests on a raised foundation covered with wooden lattice.

The interior of the house features a curved wooden staircase railing with decorative spindles in the entrance hall and a fireplace in the living room. Ceilings are tall and the living room has wood wainscoting. The interior has retained a large number of original features including the paneled doors, door casings, hardware, and baseboard mouldings. [Photos 5, 6]

There have been relatively few alterations to the exterior of the house over its 134 year history. Historic photos prior to 1900 show that the house did not have a porch railing, as it does today. The porch railing was added sometime after 1950. A wooden balcony railing on the second story above the porch was repeated as cresting on the roof. These were removed by the 1950s according to the photo in the Assessor building records. The back porch was probably added around 1920 or later. The house is in poor condition on the interior as a result of pigeon infestation. The exterior is in fair condition.

Barn. The barn dates from about 1940 according to the Assessor building records. It was used as a dehydrator building, probably for the walnuts that once grew on this property and were removed in 1974. The building was thereafter used as a barn. It is a long narrow building measuring 42 by 72 feet. The one-story barn has a medium high front facing gable roof with a gabled addition on the north side built circa 1947. Sliding track doors open on the eastern elevation. The building is wood frame with corrugated metal siding and roof and rests on a concrete foundation. The building is in fair condition. [Photos 7, 8]

Garage 1. The garage was built around 1935 and has a rectangular plan with a gable roof. It is located adjacent to the barn on the south. The building measures 16 by 20 feet and is wood frame with board and batten siding and corrugated metal roof. A sliding track door is located on the eastern elevation and a horizontal vent above it under the gable peak. Changes appear to have been made to some of the siding and the track door. It is difficult to see all of the building because it is surrounded on three sides. The building is in fair condition. [Photo 9]

Garage 2. This garage was built around 1935 and is rectangular in plan with a gable roof. The building measures 12 by 20 feet and is clad with board and batten siding and a corrugated metal roof and a dirt floor. The base of the building had severe dry rot that eventually led to its collapse during a recent wind and rainstorm. [Photo 10]

Several modern temporary buildings and structures were built on the property after 1990, including a fruit stand, storage units and green houses.

Landscape Elements. A few remaining walnut trees are found near the house where a walnut orchard once existed. Today the 78 acres are used for growing strawberries.

4. Eligibility of Historic Resources

National and California Registers: Significance, Eligibility and Integrity

In terms of individual eligibility for the NRHP and CRHR, this property does not appear to be eligible under NRHP Criterion A or CRHR Criterion 1. While it is historically associated with the agricultural development of Ventura County, it is only generally associated with this theme, and has made no, known individual contribution to this development.

The property does not appear to be individually eligible under NRHP Criterion B or CRHR 2 for its association with significant persons. James Day was an early Ventura pioneer and noted for being the first to dry his fruit before sending it to market. He was also known for building the Masonic block and Collins block of buildings in Ventura. His Ventura house on Poli Street where he lived from 1883 to 1915 is a designated Ventura landmark. Although he lived on the Telephone Road property beginning in 1874 he apparently lived in the existing house for only one year.

Amelia W. Truesdell, a well known figure in the poetry world during late 1800s and early 1900s, owned the property from 1883 to 1909. During this time period she wrote her first book of poetry (1884) about the California missions. Other books followed in 1900 and 1908. She lost her son in 1883, the last of her immediate family, her first son having died in 1873 and her husband in 1869. It is known that she lived in Ventura County and wanted to make changes in her life and surroundings following her second son's death. It is possible that she bought this property as a place for seclusion and writing her poetry. No information, however, could be found to confirm if she lived on the property the entire time she owned it or if she actually wrote her poetry during her stays there. During this time she continued to maintain a residence in the San Francisco area and obtained a degree in 1903 from Stanford. When she sold the property and returned to the San Francisco area in 1909, she published three more books of poetry.

The third owner of the property, Oscar Perry Cook, was a farmer and owned several properties including a town house in Ventura. No notable contributions to the development of the county could be found for Oscar P. and Maude Cook.

The last owners, Fred Smith and Grace Hobson Smith, were members of a prominent Ventura County family who lived first in Ventura and then in Ojai and owned a large number of agricultural properties. This property was just one of their investments and they never lived on the site. Their Ojai home was donated to the City of Ojai and is now Ojai City Hall.

Although several owners of the property made important contributions to the Ventura County community in the field of agriculture, philanthropy and the wider field of literature, this property cannot be substantiated to have been their main residences.

This property appears to be individually eligible under NRHP Criterion C and CRHR 3 as a distinctive and scarce example of the Italianate informal farm house in Ventura County. Its distinctive characteristics include its square box shape with a truncated hipped roof and decorative bracketed cornice. The narrow tall double hung wood windows feature simple shelf mouldings and the house features wide horizontal drop siding. A hipped roof porch wraps around three sides of the house and is supported by narrow wood capped columns.

Integrity Discussion

The integrity of *location* for this property is intact. None of the extant buildings have been moved. The integrity of *design* is partially intact for the main residence since the balcony above the porch and the roof cresting was removed and a wood railing added to the porch. The integrity of design is intact for the barn, but somewhat reduced for the property as a whole since several earlier buildings have been removed over time. The barn from the 1880s was probably removed in the 1940s when the present barn/dehydrator building was constructed. A farm labor residence from 1935 was removed in 1975. An implement shed from 1935 was removed by 1991. The integrity of *setting* for the property is intact since the 77.28 acre parcel remains in use for farming. Modern housing subdivisions built after 1960 are located to the west of the property, across Ramelli Avenue. The *materials and workmanship* are intact for the residence and barn. The integrity of *feeling and association* are intact since the site is still used for agriculture.

On a whole, this property does not appear to retain the integrity required to be individually eligible for listing on the NRHP or CRHR because the main residence has lost some of its distinctive architectural design features with the removal of the balcony railing and cresting. The barn has retained its integrity. The remaining buildings (Garages 1 and 2 and modern buildings and structures are non-contributors because Garage 1 has lost its integrity and Garage 2 has collapsed. The remaining buildings are not fifty years of age.)

Summary Conclusion

The Day Ranch does not appear eligible for listing on the NRHP under Criterion C or for the CRHR under Criterion 3 due to insufficient integrity.

Local Significance and Eligibility

The Day Ranch appears to be eligible for local landmark designation under the Ventura County Cultural Heritage ordinance. The Day Ranch reflects the county's agricultural history due its over one hundred year association with agriculture, the county's leading industry (Criterion 2). The main two-story residence embodies distinctive characteristics of the Italianate style and appears to be eligible under Criterion 5.

Integrity Discussion

Under Criterion 6, the Day Ranch main residence and barn appear to possess sufficient integrity to be eligible for listing as a Ventura County Landmark. Garage 1 has had changes to the main door and Garage 2 has collapsed as a result of a rain and wind storm and its poor condition. These two buildings should be considered non-contributors.

The above integrity discussion for the NRHP and CRHR pertains to the local designation as well. By comparison with the NRHP criteria for distinctive characteristics under Criterion C, it states "a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction." The Ventura County Criterion 5 states that it only needs to "embody the distinctive characteristics of a type, period, region, or method of construction." The removal of the balcony and cresting from the main residence is not as critical for the local designation. Enough distinctive features remain for the residence to be eligible for a local designation. These characteristics include the form of the building, the roof shape, decorative eave brackets, tall narrow windows with shelf mouldings and horizontal drop wood siding.

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Summary Conclusion

The main residence and barn retain sufficient integrity to qualify for a Ventura County landmark designation. The remaining buildings, including Garage 1 and Garage 2, are non-contributors.

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Maps

USGS Maps: Saticoy Quadrangle, 1903, 1951

Plat Map of the Rancho Santa Paula y Saticoy, 1860.

Plat Map of the Rancho Santa Paula y Saticoy, 1867, W.H. Norway



Photo 1. Main residence, front (northern) elevation. [23 July 2015]



Photo 2. Main residence, side (western) elevation. [23 July 2015]



Photo 3. Main residence, side (eastern) elevation. [23 July 2015]



Photo 4. Main residence, rear (southern) elevation. [23 July 2015]



Photo 5. Main residence, interior living room. [23 July 2015]



Photo 6. Main residence, front entrance hall showing curved staircase railing. [23 July 2015]



Photo 7. Metal barn, eastern and northern elevations. [23 July 2015]



Photo 8. Metal barn, western and southern elevations. [23 July 2015]



Photo 9. Garage 1, eastern elevation. [23 July 2015]



Photo 10. Garage 2, western and southern elevations. [23 July 2015]



R. H. SMITH FAMILY PROPERTIES, LLC

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63 NORTH ASH ST.

September 24, 2015

Nicole Donner
Senior Planner
County of Ventura
800 S. Victoria Ave.
Ventura, CA 93009

RE: 7620 Telephone Road, Ventura, CA 131-0-052-150
Zoning Clearance Application

Dear Ms. Donner,

Attached, please find a Zoning Clearance Application for 7620 Telephone Road in Ventura. The proposal is to demolish three agricultural buildings and an abandoned residence to protect public health and safety and facilitate on-going agricultural uses.

The 77.28-acre property is zoned for agricultural production and is actively farmed for berries. Due to the age of the buildings, the owners commissioned an independent Phase I Historical Resource Report from San Buenaventura Associates. Their report is attached to this application.

The property owners have leased the site for farming for many decades. The building identified as "Garage #2" collapsed and represents a health and safety hazard. The other three buildings are significantly compromised.

Despite efforts to secure the buildings, vagrants continue to break in and start warming fires and animal infestations present an on-going threat. These issues are likely to be exacerbated by heavy rains predicted this winter.

Re-use of the buildings has been studied extensively but is impractical due to the notification and buffers required for the use of pesticides and fumigants as well as the dust and noise from farm machinery. The barn buildings are no longer needed for the existing farm operations.

County of Ventura
Cultural Heritage Board Meeting
March 7, 2016
Exhibit 2
R. H. Smith Family Properties, LLC
letter dated September 24, 2015

The County's agricultural zoning designation severely constrains the allowable uses of the three buildings, particularly the residence. Most of the allowed uses would place people in the middle of a large commercial agricultural operation and create potentially significant health, safety and liability issues.

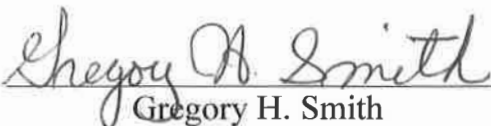
Over the years numerous attempts have been made to relocate the main residence for preservation with no luck. We had been in discussions with the Ventura Friends of the Library about the possibility of moving the structure to the City of Ventura's community park across the street as an anchor for a new East Ventura library. The group determined that the rooms in the house were too small to meet their needs and the relocation costs were too great.

A potential buyer performed due diligence on relocating the residence and determined that, due to the square shape of the building and its height, the structure would need to be cut into four pieces for transport. The potential buyer concluded that the high cost and loss of structural integrity made physical relocation uneconomical.

Despite our best efforts over a number of years we have come to the point where we need to act. Please process the attached Zoning Clearance Application for the necessary demolition permits and let us know if additional information is required.

Respectfully,

R. H. SMITH FAMILY PROPERTIES, LLC

By: 
Gregory H. Smith
Managing Member

December 15, 2015

Nicole Doner
Cultural Heritage Program Administrator
Ventura County Planning Division
800 S Victoria Avenue L1740
Ventura CA 93009

RE: Telephone Road Demolition Permit Application

In response to your requests for additional information, we had the Historical Resources Report revised and sent to you earlier. An engineering firm has been retained to assess the current house integrity and their report will be forthcoming shortly.

This letter will respond point-by-point to your email questions dated November 2, 2015 with the subject line "alternatives to demolition" but first it is important to review the planning and regulatory context.

County Zoning Context

The property is zoned AE-40 – Agricultural Exclusive with a 40-acre minimum lot size. According to the County's Non-Coastal Zoning Ordinance Sec. 8104-1.2 - Agricultural Exclusive (AE) Zone:

The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry. (emphasis added)

(AM. ORD. 4377 – 1/29/08)

The County's mandate for this zone is unambiguous: protect commercial agricultural land from "the encroachment of non-related uses which, by their nature, would have detrimental effects upon the agricultural industry,"

County Agricultural Policy

The County also adopted the Agriculture/Urban Buffer Policy (revised July 19, 2006) which states, in part:

New urban developments (and non-farming activities) should be required to lessen public and animal exposure to agricultural chemicals, dust, noise and odors and protect agricultural operations and land from vandalism, pilferage, trespassing and complaints against standard legal agricultural practices.

These guidelines apply to projects requiring discretionary approval by the county or a city where the proposed non-farming activity is abutting or on land zoned AE, OS or RA, and the farming activity is located outside a Sphere of Influence, as adopted by LAFCO.

Although the property is located within the City of San Buenaventura's Sphere of Influence, the City also applies the County's buffer policy to applicable discretionary approvals.

Agricultural Regulations

Commercial agriculture is a highly regulated industry. The current farming operation must go to great lengths to prevent having to vacate every residence across Ramelli Avenue and Lemur Street when fumigating the fields. The farmer must create a patchwork of 21 separate fumigation areas at significant additional time and expense.

Large buffer zones are also imposed through various regulatory agencies to protect the neighbors from chemicals, dust, noise and odors. These buffer zones cannot be entered for 48 hours by any person who is not wearing the mandated protective gear **and** has not received all the of the required training (conducted by a DPR Licensed training instructor within the last 365 days, received a medical evaluation from a certified clinic within the last 365 days, and protective fumigation mask fit-test by a certified clinic and/or instructor within the last 365 days).

Allowed Uses

The principle structures allowed in the AE zone are agriculture related – greenhouses, packing houses, etc. Conversion of the existing structure to a principal use such as these is impractical due to the building's size, configuration and type of construction. Therefore, the County's Non-Coastal Zoning Code treats the existing structure as an accessory use to the primary commercial agricultural use. The County's policies clearly seek to prevent human exposure to agricultural chemicals, dust and noise. So while the code allows certain limited types of habitation uses, any such use would require regular evacuations and significant potential liability.

Changes to the structure to make it habitable would trigger one or more discretionary approvals that may, in turn, trigger the imposition of the agriculture/urban buffer of 300 feet surrounding the structure. This buffer would remove a minimum of 6.5 acres from agricultural production. Removing commercial agriculture from production is not consistent with the existing AE Zoning goals.

The goals and policies of the county's planning division and other regulatory agencies are unequivocal – keep commercial agriculture and people apart. Placing people in the midst of commercial agriculture presents a well-established health risk. Even if exemptions or exceptions could be made to the regulations, the potential liability and moral hazard is enormous.

To specifically address each of the items raised, please see the responses to each of your inquiries:

- a) **Sale of the structure on its present site to a party willing to preserve the structure.**

Based on subsequent questions, our assumption is that this would involve the sale of the entire 70 acres. The County has clearly established that this site

should be exclusively dedicated to agriculture. Any purchaser, like the current owners, must maintain the primary use. Continuing agricultural operations creates significant issues as defined above. Terminating the commercial agricultural use would make the house an accessory use without a primary use. Accessory structures without a primary use are deemed non-compliant and trigger code-enforcement action. The RMA Code Enforcement Division would likely cite the building as illegal and require its removal.

b) A façade or conservation easement

These type of easements are a tax minimization strategy and not applicable if the use of the building is impractical as defined above.

c) Subdivision

The site is approximately 70 acres. The zoning requires 40-acre minimum lot size. One lot, by definition, could not conform to the existing zoning. The creation of a new lot or lots would not change the structure's proximity to commercial agriculture uses. Any change in zoning to accommodate a substandard lot would require a vote of the people under SOAR.

d) Sale/donation of the structure for removal and relocation at a new site

As explained in our application, the owners have tried to sell or donate the structure for removal and off-site preservation a number of times without success. One very interested buyer determined that the building would have to be cut into quarters to be moved. This was not practical and would have been difficult to restore once relocated.

The owners also worked with the City of Ventura and the Ventura Friends of the Library to move the structure across the street to the Community Park. After some limited research, the Friends determined that the costs to move, build a new foundation and rehabilitate the structure were prohibitive relative the amount of usable space and the awkward configuration that would result.

e) Alternative uses for the structure that would allow for its preservation on site.

We have reviewed all of the allowable uses within the existing zoning. The allowed uses fall into two main categories: farming related uses and habitation/human occupation. Farming uses such as green houses or packing plants are highly specialized and not suited for the existing structures.

Habitable structures, while allowed under the non-coastal zoning code, fundamentally conflict with the primary use defined by that code. It would also potentially create significant liability issues.

f) Seek availability of financial programs that could assist in the rehab of structure as a caretaker/farmworker residence.

Placing a caretaker or farmworker in the middle of a commercial agricultural

operation would expose them to significant chemicals, dust and noise. As a residence it would be required to be vacated on a regular basis. The costs and disruption would be significant on an on-going basis.

We hope this responds to your questions and hope to be scheduled for review by the Cultural Review Board soon. Thank you for your consideration.

Respectfully,

David S. Armstrong
On behalf of the R.H. Smith Family Trust

Encl. Structural Report



December 11, 2015

Job No.: GW2038

R.H. Smith Family Properties, LLC
C/o David Armstrong
P.O. Box 25010
Ventura, CA 93002

SUBJECT: Structural Evaluation of the existing Single Family Residence, 7620 Telephone Road, Ventura, CA 93003.

REF.: Historic Resources Report, 7620 Telephone Road, Ventura, CA 93003, prepared by San Buenaventura Research Associates, Dated August 11, 2015(Revised October 29, 2015).

DESCRIPTION OF PROJECT AREA

Gentlemen:

As requested our office has performed a site observation and walk through of the above reference existing single family residence on December 4, 2015. In addition I have reviewed the referenced Historic Resources Report.

RESIDENCE DESCRIPTION

The residence is a raised floor, two-story, wood-framed house.

The floor is supported by wood posts buried in the ground. It appeared that there are no concrete footings to support the wood posts.

There is no perimeter concrete footing for the house.

There is minimal lateral support for the house.

The structure was originally constructed on the site during 1881 to 1882.

The residence derives support from the underlying earth materials with the use of timber posts.

The lot is described as a farmland parcel.

GeoWorks, Inc.
5158 Cochran St.
Simi Valley, CA 93063



Phone: (805) 304-2101 Justin
Phone: (805) 657-0419 Jesse
Fax: (805) 582-1228

CONCLUSIONS AND RECOMMENDATIONS

General Findings

The structure is supported upon a timber post system which derives support from the underlying earth material.

There is minimal lateral support for the residence.

It is our office's opinion that the existing foundation and framing of the residence are structurally in-adequate from a visual observation standpoint and therefor the house should be deemed uninhabitable.

Should you have any questions, please don't hesitate to call

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin D. Holt", is written over a circular professional engineer's seal. The date "12/21/14" is handwritten below the signature.

Justin D. Holt, P.E. 71452
Principal Engineer