



# Ventura County Cultural Heritage Board

Special Agenda  
Monday, June 27, 2011

Notice is hereby given that on Monday, June 27, 2011, 9:00 a.m., the Board will convene at the Ventura County Government Center located at 800 S. Victoria Avenue, Ventura, in front of the Administration Building at the fountain for a tour of Landmark No. 94 - Lathrop Camp (i.e. Sespe Ranch) 19737 Maricopa Highway, north of Rose Valley, Ventura County. Thereafter, the Board will convene a hearing at the same site. Public Invited.

## 1. ROLL CALL

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

## 2. APPROVAL OF MINUTES

None

## 3. ORAL COMMUNICATIONS

Discussion is limited to items not on this agenda which are within the purview of the Board. Each speaker is allowed 5 minutes. Board may question the speaker but there will be no debate or decision. Staff may refer the matter for investigation and report.

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

a) Project No.11-344, Sespe Creek Ranch, LLC., 19737 Maricopa Highway, Rose Valley, Ventura County, for New Garage Construction, Partial Demolition (904 square feet) of and Addition (1788 square feet) to the Main Residence Designated as Landmark No. 94

**Action:** Consider Certificate of Appropriateness.

## 5. DISCUSSION

- a) Planning Division Updates and Informational Briefings
- b) Comments from Board Members

## 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.



**VENTURA COUNTY  
CULTURAL HERITAGE BOARD  
STAFF REPORT AND RECOMMENDATIONS  
MEETING OF JUNE 27, 2011  
ITEM NO. 4a**

**SUBJECT:**

Certificate of Appropriateness Project No.11-344 for New Garage Construction, Partial Demolition (904 square feet) of and Addition (1788 square feet) to the Main Residence Designated as Landmark No. 94.

**AGENT**

Hollee King  
Planning Consulting Services  
SitesPacific, Inc.  
Hollee@HLKplanning.com

**PROPERTY OWNER:**

Sespe Creek Ranch, LLC.  
James Zaleski  
1474 E Mountain Dr  
Santa Barbara, CA

**REQUEST:**

The proposed project consists of the following:

- Demolition of 904 square feet of cabins;
- Removal of the flat metal roof and replace with a new pitched roof of cedar shingles,
- New residential construction of 1,788 square feet,
- New covered porches of 676 square feet
- New concrete foundation with radiant heating, and
- Removal of existing casement windows and replace with new dual paned double hung metal clad windows.
- New Barn/Garage of 1,896 square feet

The existing residence was 2,976 square feet and the total size of the proposed structure will be 3,854 square feet. The net addition after demolition is approximately 884 square feet. There will be no grading or removal of vegetation.

**LOCATION AND ASSESSOR'S PARCEL NUMBER:**

The project site is located at 19737 Maricopa Highway, Rose Valley in the County Unincorporated Area. The Assessor's Parcel Numbers are 015-0-010-150, -160, -170, and -180.

## **BACKGROUND:**

The 165 acre ranch known as the Lathrop Camp is located north of the Rose Valley and adjacent to the Ojai Gun Club. The main cabin is believed to have been built with hand hewn logs and Sespe River stones in the mid-1800s and used as a mail carrier stop between San Joaquin Valley and Los Angeles. The earliest survey map (1885) shows a cabin on the property but it is not known whether this is one of the original existing cabins. The property was homesteaded in July of 1894 by William Roberts. Ownership was eventually transferred to Paul and Herbert Lathrop who farmed the property in the early 1900s. The younger Lathrop (Herbert) converted the ranch into guest quarters for hunters and campers (referred to as Hotel Sespe or Hotel Lathrop). The camp's past owners include Rory Calhoun, television and film actor, the Boy Scouts of America, and Sanford Drucker.

According to the County Landmark No. 94 records, the Lathrop Camp was originally a group of three cabins, two with a common wall (Cabins 1 and 2). The third cabin faced the others. The cabins were later joined by a bathroom and an entry hall addition. Four rooms were added in 1905 and others were added at a later date [Exhibit 2 -1984 DPR and attachments and Exhibit 3- Lathrop Camp Report (LCR) page 12]. It appears the cabins were remodeled between 1933 and 1935 based on a date etched on a corner stone found in the lounge/sitting room stone wall [Exhibit 3 – LCR, pages 13 and 16]. At that time, several rooms were added (Exhibit 3 – LCR, pages 14-16). In the 1960's - 1970's, the original roof was replaced with a tin roof (Exhibit 2).

Two other cabins exist on the property. One is a concrete block house built in the 1900s made up of four rooms called the manager's cabin and a green cabin which is believed to be built in 1955. The manager's cabin is made of rock faced concrete blocks simulating stone which appear to have been molded on site. Minimal changes to these structures have occurred over the years.

In 1985, the County Cultural Heritage Board declared the original three cabins as a Landmark, apparently deciding that the other additions in 1905 and 1935 were not historically significant.

## **PROJECT ANALYSIS**

The owner, Mr. Jim Zaleski, is proposing to remodel the main log cabins to meet current building code, become self sufficient, reduce potential fire hazards to the residence by improving the electrical and heating systems and improve the home's energy efficiency by using solar panels and green construction materials. The following improvements to the log cabin are proposed:

- The three original cabins (referred to as living room, dining room, and bedroom 2) will be restored and preserved (See As-Built/Demo Floor Plan).
- The 1905 stone pantry room will be converted to a kitchen and enlarged;

- Two 1905 rooms (north entry/bath and kitchen) will be partially demolished and rebuilt due to rotted wood;
- The remaining room additions (some possibly dating back to 1905) including the master bedroom/bath, sitting room, bedrooms and bathrooms will be demolished and rebuilt. The south wing and east entry (Bedrooms 3 and 4 and bath constructed in 1935) will be replaced with a log structure using reclaimed (from a 100 year old barn in Wisconsin) cedar logs;
- Underpin the existing logs with concrete footings, insert all-thread rods through the logs for seismic stiffening, re-plumb leaning log walls;
- Existing stone walls will be repaired and re-pointed;
- Original interior pine ceiling and the Douglas fir flooring will be restored;
- Original flat corrugated metal roof will be replaced with a gabled split pitch roof using fire retardant wood shake shingles;
- Existing windows will be replaced with Marvin brand metal clad dual paned double hung windows and the original glass blocks to be removed and reused in other areas;
- A new covered/screened porch on the north side will be added of 673 square feet;
- Brick fireplaces will be refaced using stone quarried from the site; and
- A new addition of a dining room and mechanical room totaling 345 square feet.

Mr. Zaleski has researched the records and interpreted them as follows:

- Only two cabins were original and consisted of Cabins 1 and 3 (Exhibit 3 – LCR, page 9)
- Cabin 2 (shown as Rooms 2 and 3 on LCR, page 12), Room 1 (entry hall/bath), and Room 4 (now referred to as the kitchen) were constructed as part of the four room addition in 1905.
- Stone store room (now referred to as a pantry) was constructed in the early 1900's (LCR, page 16).
- Sitting room (a.k.a. lounge), east entry, fireplaces, three bedrooms and two bathrooms were constructed as part of the 1935 remodel (LCR, page 13).
- In the 1950's to 1970's a fourth bedroom was added and bedroom and bath #3 were remodeled either by Rory Calhoun or the Boy Scouts.

Staff Comment:

The 1984 DPR report and Landmark No. 94 file clearly indicates that three cabins existed and were considered historic. The Cultural Heritage Board apparently decided at the time, that the other additions in 1905 and 1935 were not historically significant.

**Potential impacts to the historic resource:**

Secretary of the Interior Standards and Guidelines Review As required by the Cultural Heritage Ordinance, your Board must use the noted Standards to review Certificates,

basing your decision on consistency of the project with them. The Standards explain that when rehabilitating a building, the following is the order of priority for developing plans:

- *"Identify, retain and preserve features that define the historic character.*
- *Protect and maintain existing historic features.*
- *Repair when the physical condition of character-defining materials and features warrant.*
- *Replace when the level of deterioration or damage of materials precludes repair. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the deteriorated feature, then replace it.*
- *Design for missing features: Reproduce it if there are photographs, etc. If not, then design a new feature that is compatible, taking into account size, scale and materials."*

Individual and Cumulative Effect- The Board must decide if the project adversely affects the overall historic fabric of the Landmark designated cabins, and whether it, either individually or cumulatively, would diminish its historic character of the site. The Standards indicate:

*"It should be remembered...that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in all of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building." (Standards, p. ix)*

Your Board must determine whether the proposed improvements, demolition, alteration, and remodeling adversely affects the overall historic integrity of the site. Staff considers most of proposed improvements will repair or replace damaged materials and will extend the life of the structures. When an historic resource is proposed for alteration, CEQA review is required only if there is a discretionary action needed for project approval. This project requires approval of a ministerial action; therefore, CEQA is not available as a tool to require consideration of alternatives.

### **Cultural Heritage Ordinance**

In taking the steps noted above your Board must also make the specific Ordinance finding which logically follows to approve or deny the project.

For **approval** the following finding must be made:

Section 1366-3(a) states: *"The proposed work will neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the Cultural Heritage site."*

OR For **denial** one or both of the following findings must be made:

Section 1366-7(a) states: *"The proposed project is to remove or demolish a designated Cultural Heritage site that is determined by the Cultural Heritage Board to be significant and important to the history of the County."*

Section 1366-7(b) states: *"The proposed project would adversely affect the historical significance of the site or would not be compatible with the use and/or exterior of the designated Cultural Heritage site."*

Staff Comment: Much of the demolition, alteration, and remodeling work has already taken place. If the work had been done in accordance with County permit requirements, staff would have recommended the Board take action to require the owner hire an architectural historian to complete a detailed site investigation to physically substantiate the evidence necessary to: a) verify the construction date of additions; b) review the later additions in their historic context, and c) determine the effect of the proposed improvements and partial demolition to the site's historic integrity.

Since most of the proposed improvements will preserve the important elements (logs, pine ceilings, Douglas fir flooring, etc) of the historic cabins, will increase the life of the existing log cabins, make the cabins structurally sound, meet the building and fire codes, and reduce potential fire hazards, staff recommends that the Board finds that the proposed demolition, alteration, additions, and remodeling would not result in a significant unavoidable adverse impact to cultural and historic resources. Your Board must either agree or disagree with the staff finding that the demolition is not significant impact. If the Board disagrees with the staff finding, then the Board could either deny the Certificate of Appropriateness (COA) or condition the COA to require an architectural historian, preservation-savvy architect, or engineer to review the project and return to the Cultural Heritage Board to present alternatives to maintain the historic integrity of the three cabins.

## **PUBLIC COMMENTS**


No public comment regarding this application has been received

## **RECOMMENDED ACTIONS:**

1. Conduct public hearing, hear testimony, and consider staff report;
2. Find the proposal is consistent with the Secretary of the Interior Standards and the County Cultural Heritage Ordinance.
3. Find that the effect of demolition, remodeling, alternation and new additions does not create a significant adverse impact; and

4. Based on the preceding evidence and analysis, Staff recommends that your Board make Ordinance findings by motion based on the evidence presented, to approve the COA.

Prepared by:

A handwritten signature in cursive script, appearing to read "Nicole Doner", written over a horizontal line.

Nicole Doner, Senior Planner  
805-654-5042

**Attachments:**

- Exhibit 2- 1984 DPR and Attachments
- Exhibit 3- Lathrop Camp Report completed by Mr. Jim Zaleski
- Exhibit 4- Photos
- Exhibit 5- Proposed Plans

*file copy*

HABS	HAER	NR	SHL	Loc
UTM: A			B	
C			D	

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

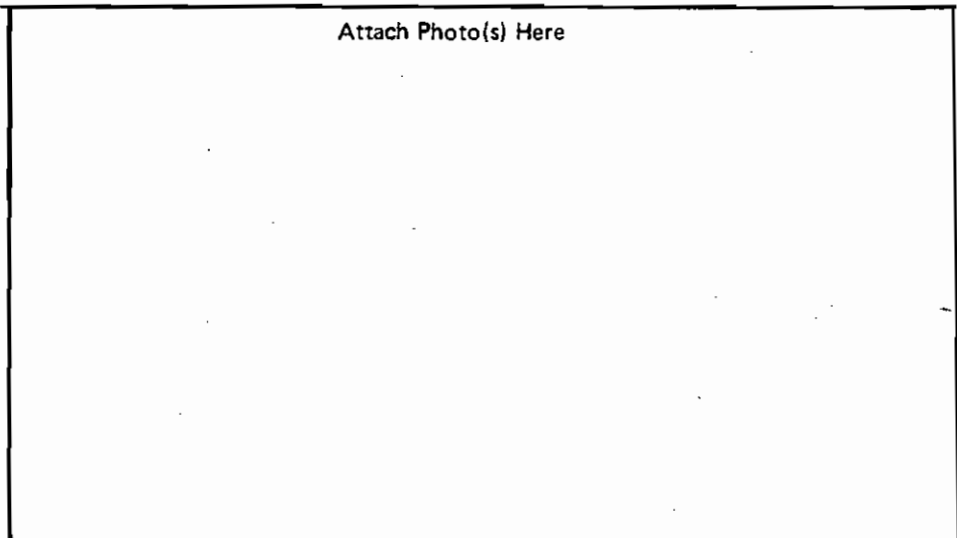
- Common name: Rainbow Valley Ranch - Circle B Ranch
- Historic name: Lathrop Camp aka Hotel Sespe
- Street or rural address: 19737 Rainbow Valley Road  
 City Ojai Zip 93023 County Ventura
- Parcel number: 015-0-010-140
- Present Owner: Sanford I. Drucker Address: 2330 Century Hill  
 City Los Angeles Zip 90076 Ownership is: Public \_\_\_\_\_ Private x
- Present Use: Private residence Original use: Farm, resort hotel, weather station

#### DESCRIPTION

- Architectural style: 3 log cabins, logs cut on the property
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Lathrop Camp was originally a group of three cabins, two with a common wall. The third cabin faced the others about 6' east of them, the cabins are now joined by a bathroom and entry hall. Cabin #1 is 26' 4" by 15' and has a fireplace at the west end. Cabin #2 with the common wall is 28' 6" by 15' 6". Cabin #3 is 20' 2" by 15' 5" with a fireplace. Four rooms were added in 1905 and others at a later date. The original roof line has been lost and there is a tin roof currently in need of repair.

Another house of cement block is on the property and local architects have dated it to the early 1900's. This house has four rooms with 9' ceilings. There is another cabin on the property that was built around 1955.



- Construction date:  
Estimated 1890 Factual \_\_\_\_\_
- Architect \_\_\_\_\_
- Builder \_\_\_\_\_
- Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 160 acres
- Date(s) of enclosed photograph(s)  
January 1984



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: 4 rooms added in 1905, others at a later date
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Apple orchard planted about 1898

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property was homesteaded in 1894 by William H. Roberts. Paul and Herbert Lathrop were farming it in 1900. It became a popular resort known as Lathrop Camp or "Hotel Sespe". It was a favorite spot to pack into for hunting and fishing. Herbert Lathrop was appointed a forest ranger in 1900, bringing the total number of rangers to 13. In 1905 the property was a weather reporting station. Herbert Lathrop was killed accidentally when he was shot on December 29, 1914. The Ojai newspaper records many events regarding the property which will be included on continuation sheets.

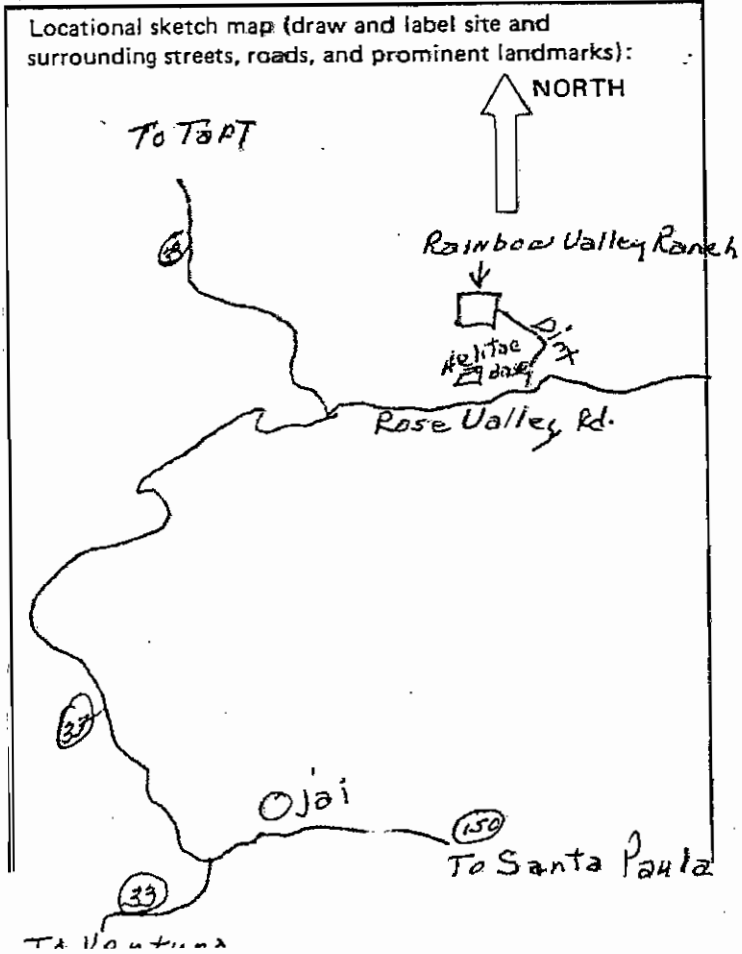
History is continued on attached pages.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Survey map 3/31/85

Many newspaper articles listed on continuation sheets

22. Date form prepared January 5, 1984  
By (name) Joan L. Leister  
Organization \_\_\_\_\_  
Address: 19737 Rainbow Valley Road  
City Ojai Zip 93023  
Phone: 647-2329



Melvin Hurst  
in Lathrop 1902.

RAINBOW RANCH  
(CIRCLE B RANCH)

LOCATION & DESCRIPTION

This property (Lot numbers 4 and 5, Section 4 and Lot numbers 1 and 8, Section 5, T5N, R22W) is located on the Upper Sespe, approximately three miles east of Highway 33 on the Rose Valley-Piedra Blanca road and two miles north of that road. The terrain is rolling hill to steep north sloping terrain and vegetatively classed as chaparral country with pockets of pine on the north slopes, and cottonwood and willow along the Sespe.

Plummer and Gonsell, who made the first inventory of Forest conditions, estimated in 1905 that T5N, R22W had about 120,000 board feet of Big Cone Spruce, but considered the stands old which were not reproducing and noted that the trees had an average height of forty feet and about 145 years old. (Fred G. Plummer and M. G. Gonsell, Forest Conditions in the Santa Barbara Forest Reserve, California, p 86.)

EARLY SETTLERS IN ROSE VALLEY-PIEDRA BLANCA AREA

Probably the earliest known resident in the area was Jeff (Jesse Jefferson) Howard who first comes into the Ventura news in the winter of 1875 for "cavorting around" Ventura saloons and landing in jail (Charles F. Outland, Mines, Murders and Grizzlies, p 4)

By 1894, there were about thirty settlers' locations in the "Sespe Country." (The Ojai, 1 August 1894) Most were only residents, some stayed on to patent homesteads, but many left after a year or two.

TRAILS TO ROSE VALLEY

What is now called The Gridley Trail, seems to have been the oldest trail over the mountain. It started at Gridleys, Ojai Valley, went past Maple Spring, Crystal Spring and Last Chance Spring, which was the last water on the south side before reaching the summit. At the summit, Gridley's Trail joined Senior's Trail (the old Sespe Trail) and continued down the steep and rough back side to J. G. Harrow's place. From there the trail ran through Howard Canyon to the Sespe, from here the trail branched and went up and down stream. (The Ojai, 1 August 1894) The upstream branch joined the Cuyama Trail which started at Blumberg's, went through Matilija Canyon, took the upper Fork, over Ortega Hill and down Cherry Canyon.

### HOMESTEAD OF THE CIRCLE B

The property was homesteaded by William H. Roberts. His patent was dated 9 July 1894 and recorded 29 March 1895 (County of Ventura, Homestead Patents, Book 2, Page 222)

No check was made on the transfer of Deed, but apparently by 1900 the property was in the ownership of Paul Lathrop, who had at the time several acres of truck gardens, an orchard, grain and alfalfa fields which were watered by a 3500 foot water pipe from the Sespe, a dairy herd from which he supplied the settlers and campers with milk and butter, a neat and comfortable "old-fashioned" house with a large fireplace and two barns (one was a large new one) (The Ojai, 16 June 1900)

That same year, Herb, his son was appointed a Forest Ranger (The Ojai, 11 August 1900)

It was not uncommon for these Rose Valley-Piedra Blanca settlers to make some sort of guest accommodations for hunters and campers. Ed Rich (who left the area in 1905), the Lathrops and Pattons all had "Resorts" of a kind.

By 1905 Herb Lathrop had taken over the property and was building a four room addition to his "Hotel" (either referred to as "Hotel Lathrop" or "Sespe Hotel") (The Ojai, 22 April 1905. The Ojai generally placed quotes around Hotel)

In November 1914 Herb bought a player piano, dismantled it, packed it over the mountain on muleback and reassembled it on his ranch. (Ventura Free Press, 27 November 1914). A month later Herb, mistaken for a mountain lion was shot and killed (Ventura Free Press, 1 January 1915) (The above two items are from Charles F. Outland, Chronological List of Ojai Valley News Items, 1871-1915)

John K. Reid, an old time Forest Service Fire Guard, who patrolled the Upper Sespe in the late 1930's, remembers the ranch as "a guest ranch of sorts" which was called the Circle B (letter, Reid to Haase, dated 30 March 1984)

### MATILIJA FIRE

Considered one of the most destructive fires in California history (in acres), the Matilija Fire started at 10:00 A.M. on 7 September 1932 in Matilija Canyon, about seven miles west of Lyons Hot Springs and by the time it was out on 20 September it had burned a total of 219,254 acres.

Everything in its path was either destroyed or nearly destroyed. Some ranch structures along the Upper Sespe survived but others did not.

"Outlying barns and corrals of many small ranch properties in the Howard Creek region have been wiped out, but to date the larger ranch houses have been saved. Buildings surrounding the H. Lathrop ranch and the Harrow Ranch were wiped out Saturday (the 10th of September). (Ventura Free Press, 12 September 1932)

#### TYPES OF BUILDING CONSTRUCTION IN VENTURA COUNTY BACKCOUNTRY

Ventura County's Backcountry produced a wide and rather distinctive assortment of buildings--from caves (Benjamin Franklin McDonald's) to finely built adobes (Jacinto Reyes') - The Tiff Mud Cabin was made of mud and stone, The Ives Log House of logs sliced width-wise and caulked with mud, Henley' tepee made of honey cans and The Sespe Hot Springs "Hotel" of scraps of shakes, burlap and canvas.

Pine timber was more abundant in the Rose Valley-Piedra Blanca area and most structures seemed to have been of log with the exception of John Kimball's Board House. He packed lumber in from Port Hueneme by burro (The Ojai, 12 July 1893)

#### THE RAINBOW RANCH LOG HOUSE

It is difficult to assess the age of the present log house. People build, move, other people move in, rebuild and so on down the line. The writer estimates that it was probably started around 1890 and with each succession of owners deleted and/or added to. How much was destroyed by the Matilija Fire is, to this writer, unknown.

The only portion of the log house that has any sort of antiquity is the southwest corner of the main building.

Here the logs were placed on the ground without foundation. The logs are hand-hewed and constructed in a rather unique double notch corner-joint. This type of corner timbering is Scandinavian-Russian and is characteristic of Russian log construction at Fort Ross, Sonoma County.

As the logs were set down, a coarse type of cement/gravel was used to "set-in" the logs which also acted as caulking. The writer could not determine what type of material was used to keep the cement in place but round machine-made nails were driven in to support whatever it was.

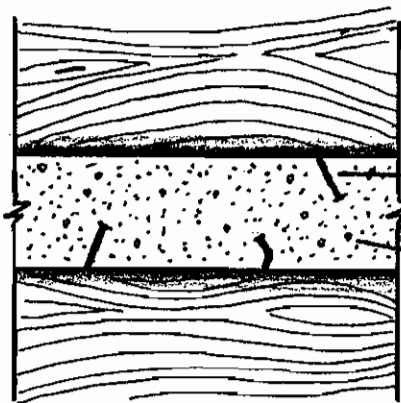
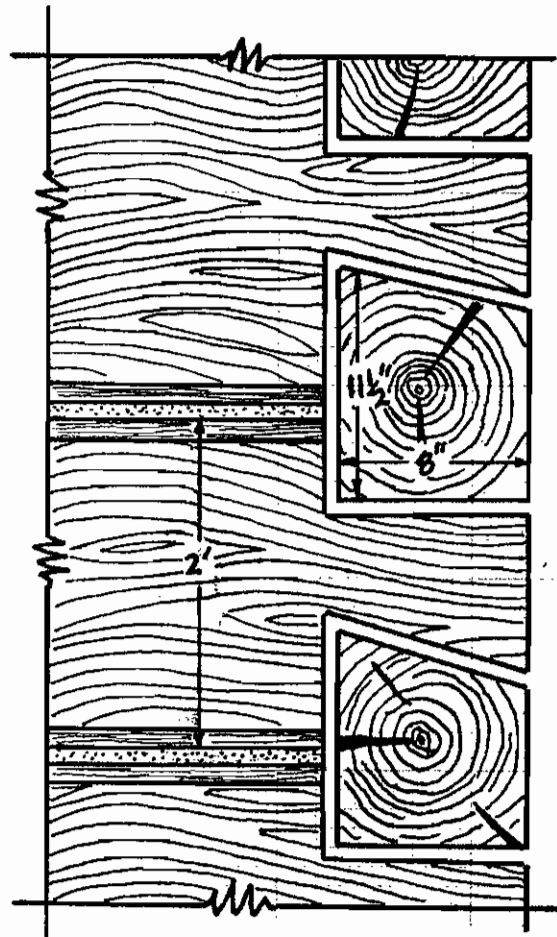
#### SUMMARY

The present Rainbow Ranch Log house does not have real antiquity. At the most it could be approximately ninety-four years old, but this is doubted, considering the Matilija Fire and the many present alterations and additions to it. In all likelihood the structure was rebuilt after the Matilija Fire.

The writer suggests that more research be done in terms of historic facts and photographs to actually determine the age of the older portion of the main structure.

Ynez D. Haase  
12 April 1984

# Corner Joint of the old Log section

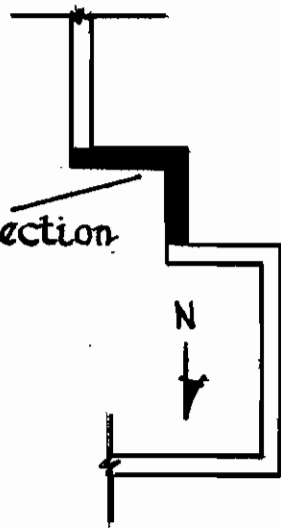


section of log  
placement

nail  
cement caulking

old log section

Not to scale



## ATTACHMENT

### HISTORY OF LATHROP CAMP

The earliest information regarding this property is in the form of a survey map dated March 31, 1885. This map shows a house on the property, but it is not known if it is the present one.

(I have chosen to use newspaper clippings and other written information as opposed to word-of-mouth interviews to document this property. I find person-to-person interviews can be contradictory.)

1894 - The property was homesteaded by William H. Roberts. His patent was dated July 9, 1894, and recorded March 29, 1895.

(Inez Haase, April 12, 1895)

1900 - Paul Lathrop is farming in the Upper Sespe. He has 3500' of water pipeline, an orchard, grain field, a dairy herd, a house with a fireplace and two barns, one is new.

(The Ojai, June 16, 1900)

Herbert Lathrop has been appointed forest ranger, making a total of 13 patrolmen.

(The Ojai, August 11, 1900)

1902 - On May 29, 1902, the property was transferred from Melvin Hurst to Walter H. Lathrop.

(County Recorder's Office, Book 83, Page 234)

1904 - It is said that Herb Lathrop has been very industrious lately in fixing up his ranch and cabin for his social season. We hear, too, that he, with the help of Kellogg and others, has swept the porch, cleaned and got everything in first class shape. A party comprised of Mrs. Dickey, Miss Hopkins, Miss Grace Hopkins, Miss Averell, Miss Horn, Miss Cochrane and Mr. Arnold went over a week ago Wednesday, returning Thursday by Matilija. They all declare they had the time of their lives, and they think, as the boys do, that Sespe and Herb's flapjacks are about right.

(The Ojai, Thatcher School News, March 26, 1904)

Herb Lathrop came across the mountains from his popular "Hotel Sespe" to take in the 4th. He found Nordhoff deserted. The people all gone to Ventura, stores closed, and the only one that met his anxious gaze was Mr. Raddick sitting in front of his billiard hall.

(The Ojai, July 7, 1904)

1905 - Herbert Lathrop came across the mountains Thursday and reported the total rainfall at his place was 17.09 inches. This does not include the last few days' rain. (The Ojai, February 4, 1905)

Lathrop is building a 4 room addition to his "Hotel." (The Ojai, February 18, 1905)

Herb Lathrop the "Sespe Hotel" manager, passed through Nordhoff on his way to Los Angeles Thursday evening. Herbert says he is not bothered with automobiles in his country.

(The Ojai, April 22, 1905)

1906 - Paul Lathrop, who returned about two weeks ago from an extended trip east, is much improved in health. He visited Buffalo, N. Y., Leavenworth, Kansas and many other eastern places. He brought with him Herbert Lathrop, his brother from Willink, N. Y., and Ed Hull, an old friend from Leavenworth, Kansas.

(The Ojai, January 13, 1906)

The Sespe trip last week was one of the most enjoyable ones of the winter. The party consisted of Mr. Colton, Park Arnett, Whitall, Star and the Allens. After exploring the caves and crevices of Peidra Blanca on Saturday, the party went back to Lathrop's, where they heartily partook of the refreshments served by the genial "Herb." The cravings of the inner man thus satisfied, everyone forgot his tired limbs in an exciting game of seven and a half, which lasted well into the night.

(The Ojai, Thatcher School News, March 3, 1906)

Paul Lathrop returned Wednesday from New York where he spent the winter.

(The Ojai, June 16, 1906)

Herbert Lathrop reports nearly six inches of rainfall on the banks of the Sespe.

(The Ojai, December 15, 1906)

1907 - Herbert Lathrop came over the mountain Thursday as a guide to a number of Thatcher School students, who had spent their vacation in the Sespe. Herb reports fifteen inches of rain in the recent storm. He also reports more snow in the mountains than he has seen in a long time. Pine Mountain is completely covered, with only the white enameled pines projecting through the white crust.

(The Ojai, January 12, 1907)

Last Saturday, after dinner, a party consisting of Sperry, Wilkinson and A. Kent started for the Sespe, accompanied by Mr. William Kent and Mr. Greene. On the way over, Mr. Kent's horse fell with him this side of Harrows, but no damage was done. They arrived at Lathrop's Camp about 6:30. Here they found Miss Slater, Mrs. Hunt, Hertenstein and Slater.  
(The Ojai, Thatcher School News, April 13, 1907)

Messrs. Jesse Maddrell, George C. Bartlett and H. Wolfe, Oxnard businessmen, stopped at the Ojai Inn Thursday on their way to Lathrop Camp to spend a few days fishing.  
(The Ojai, June 8, 1907)

Herbert Lathrop, who came in from the Sespe Thursday, said that he had 100 boxes of apples from the first picking. This is all the fruit that can be stored for the winter and sold next spring when the price will justify bringing them out. Besides these Herb will have another 100 boxes of apples fit to be used for cider and stock feed.  
(The Ojai, October 12, 1907)

The prevailing high price of apples has induced Herb Lathrop to pack some of his excellent fruit out from the Sespe.  
(The Ojai, December 14, 1907)

1912 - Paul Lathrop, father of Herbert, died of a stroke at the Ojai Inn on March 3, 1912. It was noted in the Ojai paper on April 5, 1912.

Herbert Lathrop, aged 38, and Mary V. Harrow, age 17, were married in Los Angeles last Saturday. This came as a surprise to many who did not know Herb was inclined to matrimony.  
(The Ojai, June 28, 1912)

1914 - Herb Lathrop and wife and baby are over from their home in the Sespe. The baby, who is not quite a year old, is becoming quite adept at horseback riding, this being his eighth trip over the trail. Mr. and Mrs. Lathrop are enroute to Los Angeles where they are taking their son for medical treatment.  
(The Ojai, January 2, 1914)

In November, 1914, Herb bought a player piano, dismantled it, packed it over the mountain on muleback and reassembled it on his ranch.  
(Charles Outland, Chronological List of Ojai Valley News Items, 1871-1915)



"HERBERT LATHROP FATALLY SHOT BY ACCIDENT", headlines of the January 1, 1915 paper. Herbert Lathrop was shot by friend, Floyd Perritt, pitcher for the Los Angeles Nine. He mistook him for a wildcat.

There was a question brought up regarding the age of the cabin. The cabins were built sometime either late 1800's or very early 1900's.

The method of putting the logs together is of Swedish handhewn dovetailing. The logs were cut on the property and were handhewn with a broadaxe. The entire building was first put on the ground, but to help in the preservation it was raised to a foundation. The corner referred to by Ms. Haase has never been raised, but will be in the near future. In the book, Living With Logs, Hancock House Publishers, by Donovan Clemson, there is an excellent article and illustration of this type of construction.

The Matilija fire was also a question. After being assured by William Friend that the building was not burned, I conducted more research and found an article in the Ojai newspaper which follows:

1932 - The Lathrop barn, hay and outbuildings burned Sunday and the Harrow barn, hay, chicken house and other outbuildings went but the houses in both cases were saved.

(The Ojai, September 15, 1932)

JOAN L. LEISTER, Caretaker  
June, 1984

**“Lathrop Camp”  
Ventura County  
Historic Landmark #94  
Restoration & Remodel  
Project**

**James V. Zaleski  
Sespe Creek Ranch LLC**

**6/12/11**

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# 1.0 Background & History

## 1.1 Background

The property was purchased by James V. Zaleski on August 15, 2005 from Dorothy Fielding. The property was called Rainbow Ranch and appears that way on the USFS topographic map. Ms. Fielding purchased it on 1995 from Stanford Drucker who in turn had purchased it from the Los Angeles chapter of the Boys Scouts of America in 1979. The Boys Scout named the ranch Circle B Ranch. Prior to that it had been owned by Rory Calhoun the movie actor who operated the ranch as a guest ranch under the name Rocking Star Ranch. Mr. Calhoun sold the ranch to the Boys Scouts in 1968. It is not clear when Calhoun purchased the ranch from but it might have been from the Lathrop's who acquired the ranch in 1902. Lathrop operated the ranch as a fish and game resort under the names Lathrop Camp and Hotel Sespe starting in 1905. Prior to that the property was homesteaded by William Roberts in 1894. In May, 2010 Zaleski renamed the ranch, Sespe Creek Ranch and transferred the title to the Sespe Creek Ranch LLC which is owned by Mr. Zaleski and his wife Beverly.

Sespe Creek Ranch consists of four 40 acre parcels 015-0-010-150, 160, 170, & 180. It has permitted access over a USFS road of about 1 mile which then continues another  $\frac{3}{4}$  mile to the cabin site which is on parcel -180. The address of the ranch is 19737 Maricopa Hwy, Ojai, CA 93023. The mail box is located about 15 miles away near the Wheeler Springs USRS ranger station. The four parcels have a common water agreement to a well located on parcel -014 and a 23,000 gallon water storage tank located on parcel -180. In addition the ranch has historical riparian water rights to the Sespe Creek. There are dilapidated stables located on parcel -140. There is a second well on the property on parcel -140. The ranch is an off-grid, self sufficient ranch with no public utilities. Solar PV panels provide the electrical power, water is provided by well, and there are septic tanks for sanitation. There is also a propane tank on the property. Cabin heating is currently by wood burning and propane but the project plans to change to solar hot water space heating.

The cabin site on parcel -180 consists of five structures: 3,000 sq ft main cabin, 1,400 sq ft managers cabin, 600 sq ft other cabin, 200 sq foot tool shed, and a 200 sq ft screened enclosure on piers. Only the main cabin is registered as the Ventura County Historical Landmark #94 which was designated as such in 1984 and is the subject of the restoration and remodel project.

The structures were in disrepair when Zaleski took over the ranch. Clean up was done and repairs made to the main cabin over a several years. Repair and clean up was also done to the managers cabin which has been redesignated the "Guest Cabin". During the winter of 2009 rain collapsed the roof of the main cabin in the kitchen and a bedroom area. During "Do it yourself" repairs more structural rotting was discovered and the repair project was expanded to bedrooms in the south wing of the cabin. Ultimately a decision was made to remodel the main cabin in its entirety with the goal of restoring the historic portion of the cabin. Plans were drawn up and completed in the fall of 2010.

## 1.2 History

The ranch is located in a valley north of Rose Valley below Pine Mountain and is surrounded by the Los Padres National Forest. The Sespe Creek flows through the property.

There is a significant history file on the ranch can be found in the Ventura County Historical files so only a brief overview will be reported here.

It is said that the main cabin was constructed between 1830 and 1860 (5.1) and was used as part of a mail carrier trail that ran along the Sespe Creek from the San Joaquin Valley to o the Los Angeles area (5.2). The first recorded evidence of a cabin was when William Roberts applied for a homestead on July 9, 1894 (5.3). Paul and Herbert Lathrop farmed the property in 1900 and in 1902 ownership was transferred from Melvin Hurst to Walter Lathrop. It is reported that the cabin was first shown on a survey map dated March, 1885 but the location of this survey map is unknown. The cabin is shown below on the 1903 USG survey map which was reprinted in 1932.

Herbert Lathrop turned the ranch into resort known as Lathrop Camp or Hotel Sespe. He was killed in a hunting accident in 1914. The property stayed in the Lathrop family and the main cabin survived the Matilija fire in 1932. Rory Calhoun the movie actor purchased the property in the 1950's converting it to a guest ranch called the Rocking Star Ranch.





## 2.0 Remodel & Restoration Objectives

### 2.1 Project Scope

The purpose of this project is to remodel the main cabin bringing it up to current building standards; fully develop its self sufficiency capabilities; improve its green profile; improve fire protection; and restore the historical properties of the structure.

Electrical – existing electrical old, unsafe wiring will be replaced with UL wiring meeting all building codes. Surface mounted wiring in the log wall rooms will be removed and replaced with in-wall/in-slab wiring thereby reducing safety hazards.

Plumbing – stained and leaky fixtures will be replaced; old, corroded, not insulated galvanized pipes will be replaced with up to code PVC pipe and pex; pipes will be insulated and in-slab or in-wall be not in exterior walls. The winter of 2007 was harsh and five pipes inside the cabin froze and burst.

Heating – is the biggest problem and prevents comfortable four season use. Heating is by wood burning fireplaces, a wood burning stove, and supplemental propane heaters. When arriving in the winter, the interior cabin temperature is about 42F and it takes about 8 hours of wood burning to get up to 60F. Overnight the temperature will drop back down to 50-55F. There is no thermal insulation in the log rooms where the wood ceilings have corrugated metal over them serving as the roof. The windows are single pane. A new roof will be installed with an attic space and a minimum of R19 insulation throughout. All windows will be replaced with dual pane windows. Heating will be by solar hot water space heating using in-floor radiant heating.

Self-Sufficiency – with an upgraded structure a 100% “off-grid” capability can be achieved: electrical service via PV solar panels and batteries; solar hot water space heating using radiant in-floor heating; improved plumbing for personal consumption of well water and efficient septic tank use.

Improved green profile – solar hot water space heating will replace prior heating via wood burning fireplaces and stoves reducing air pollution to zero; propane use will be minimized with a goal of zero usage; leaky sewer lines will be repaired or replaced.

Improved fire protection – fire protection is improved with construction methods meeting all building codes for high fire areas.

Restore historical properties of the main cabin – demolish and replace inappropriate “non-historic” two bedrooms and one bath with a larger single bedroom and bath using reclaimed, antique timbers to create a log structure on the south side opposing the historic log structure to the north. Replace the flat corrugated metal roof with a historic gabled, split pitch roof using fire retardant wood shake shingles. Replace rotted logs, underpin

the logs with concrete footings, use all-thread through rods through the logs for seismic stiffening, and replumb leaning log walls. Repair, repoint, and improve existing stone walls. Repair the fireplaces by replacing frozen-open dampers, correct masonry/wood clearances, and reface fireplace fronts with stone quarried from the site. Restore the flooring including the stone and wood areas. Douglas fur wood flooring was covered with glue-down linoleum or was painted. In the process installing new roof structure, the wood ceilings were removed, numbered and stored for installation when the roof is complete. The antique wood burning stove and kitchen cook stove will be repaired and restored; the any other fixtures that are salvageable will be restored and reused.

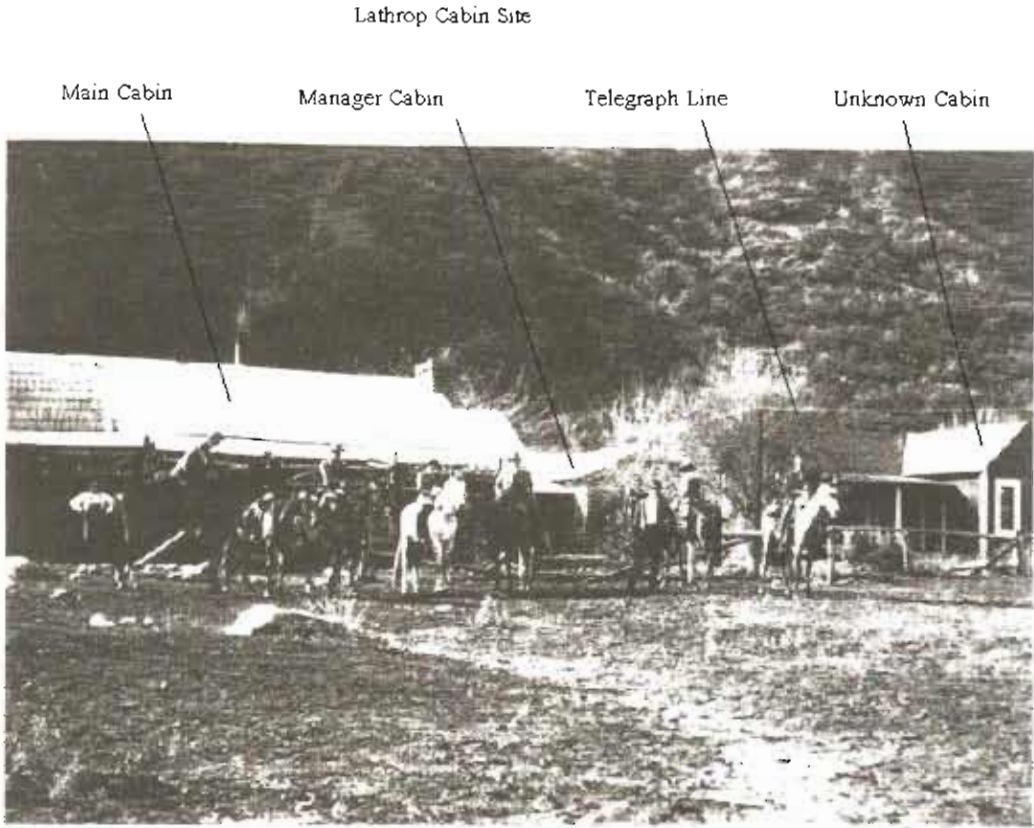
In total the project consists of:

- 2976 sq ft existing as-built cabin
- 904 sq ft of area to be demolished
- 1788 sq ft of new construction
- 3854 sq ft total finished area
- 676 sq ft covered porches

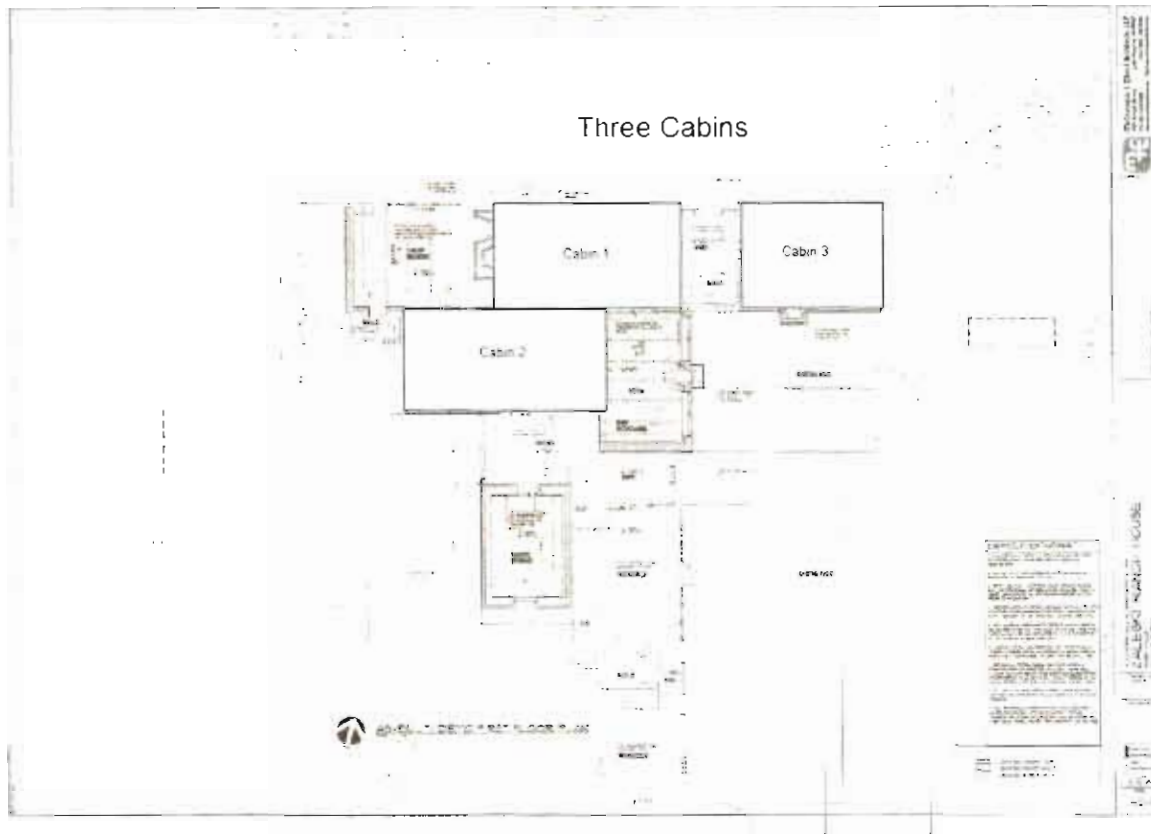


**2.2 Historic Lathrop Cabin**

The historic Lathrop cabin site and main cabin are shown below.



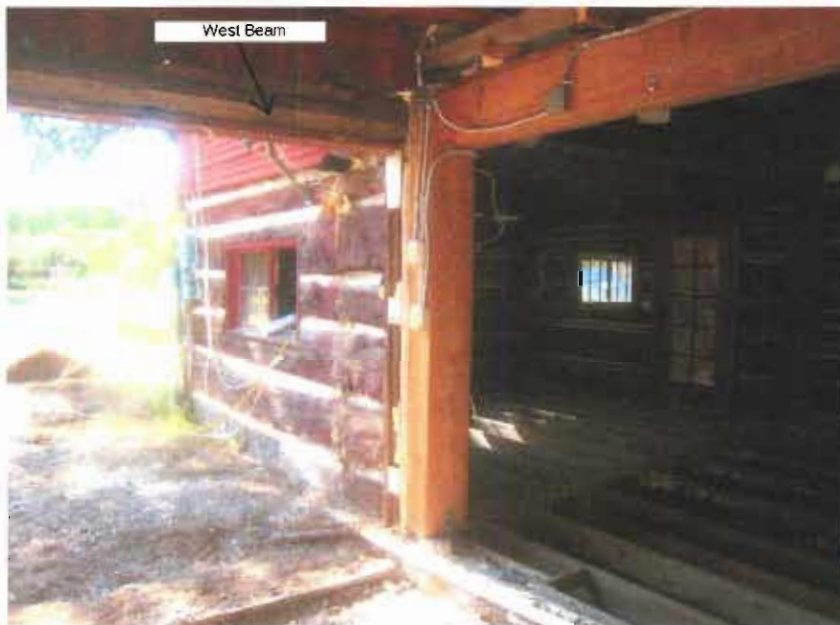
Below is a drawing showing the three cabins per this historical record.



Another interpretation of cabin 1 and “cabin 2 which had a common wall with cabin 1” is that cabin 1 and cabin 2 was simply a one multi-room cabin. It is not known why two structures with a common wall would be considered two separate cabins rather than a multi room single cabin. Since the record states the Lathrop added four rooms a plausible explanation of the cabin early history would be:

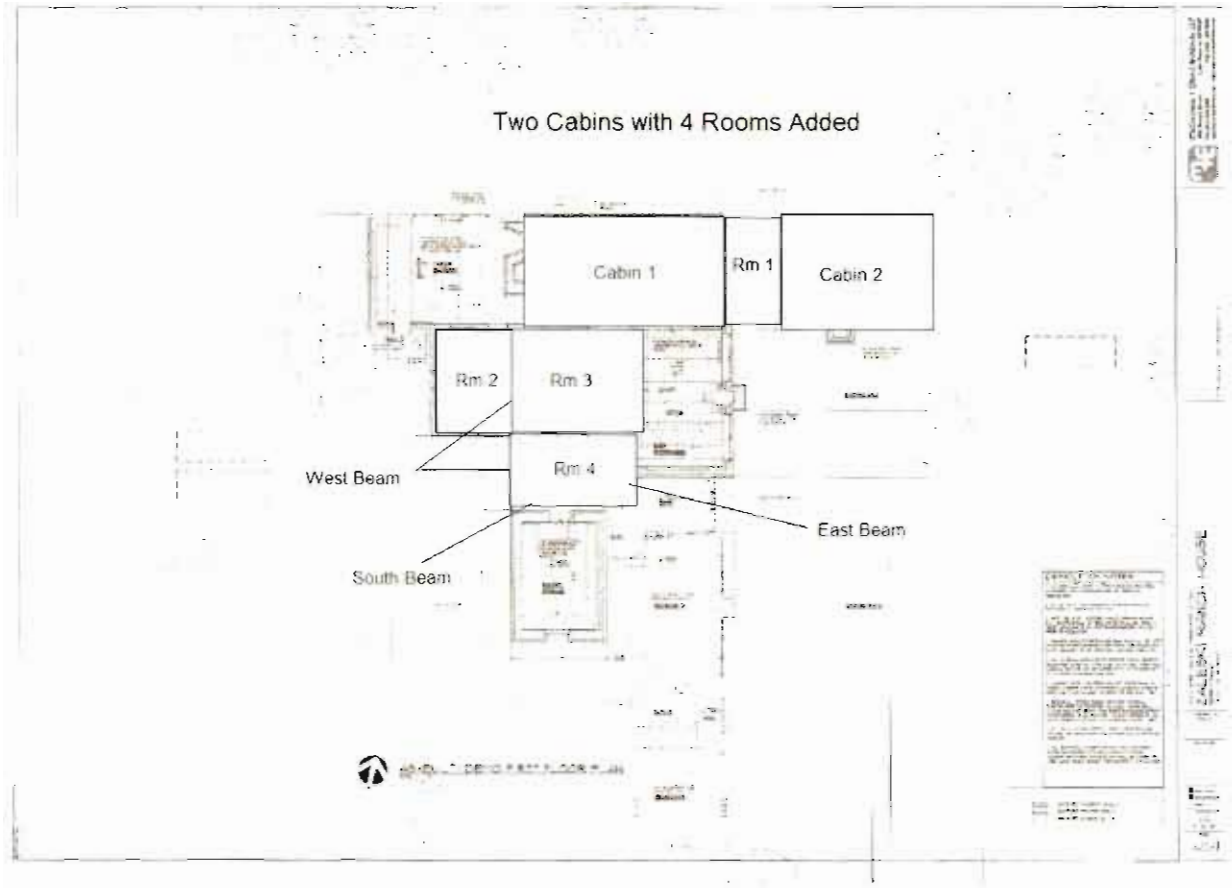
- 1900 cabin consisted of one 20'2" x 15'5" cabin to the east and one 26'4" x 15' cabin to the west separated by 8'
- In 1905 Lathrop added four rooms; this could be the entry/bath filled in between the two cabins plus three rooms which encompassed the area previously called cabin 2 with an size of 28'6' x 15'6"; in reality this area was discovered to be larger when the kitchen walls were opened up showing logs that outline another 10 x 14' area to the south.

The following photos show the logs extending south toward the stone room and forming another 10 x 14' area.





Below is a drawing showing this interpretation of two cabins with the four rooms added.



### 1935 Lathrop Family Remodel

It appears that the Lathrop family remodeled and improved the cabin in 1935. This is evidenced by a corner stone dated as such as shown below. Unfortunately the photo taken has the corner stone temporarily covered by wall studding.



The date stone is in the SE corner of the lounge room stone wall which shows this room was added during the 1935 remodel. A fireplace is included with a red brick chimney so this must have been added at that time. One can then assume that all the other red brick chimneys in the cabin were installed during this remodel including the living room, bedroom #1, bedroom #2, and bedroom #3. The three bedrooms all have 2x6 rough redwood framing and red brick chimney fireplaces so it can be assumed that these three rooms were added during the 1935 remodel. The earliest interior photos are from 1984 and they show lannon stone facing on the fireplaces. This facing was either applied during the 1935 remodel or afterwards by either Mr. Calhoun or the Boy Scouts because lannon stone was a popular material in the 1950's – 1970's.

The 1935 remodel would have resulted in the following alterations and additions:



In addition the chinking in the log rooms was reworked during this remodel. The rework of the log chinking was discovered while examining the log walls. The original 3-4" wide chinking was reworked on the interior side of the walls with wood inserts to make the chinking narrower. This results in "double chinking" making the walls smoother which provides a more finished look for the interior walls. In the process of doing this, newspaper was used for insulation so a 1933 edition of the Ventura County Star and September 9, 1934 edition of the Los Angeles Examiner were found between the logs.

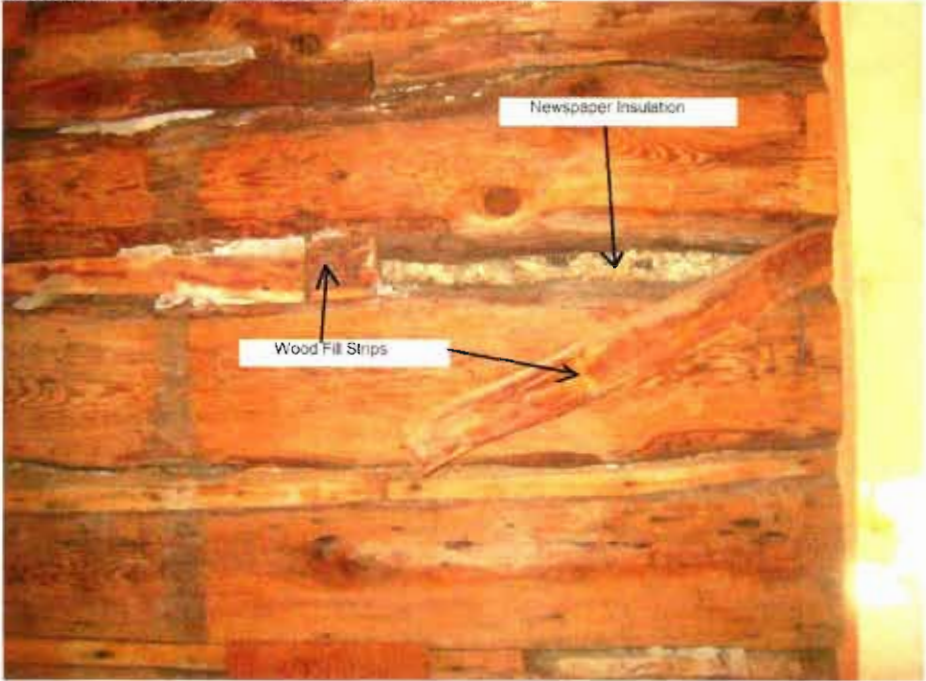
Exterior side normal chinking



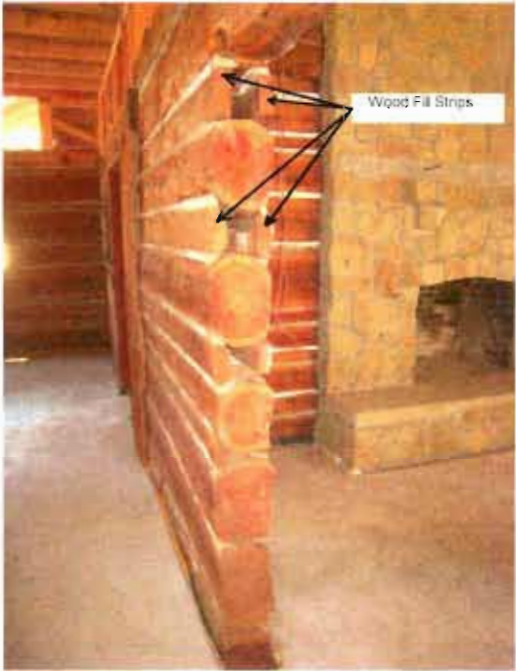
Interior side double chinking



Wood fill strips with newspaper insulation



Wood fill strips





Newspaper for insulation



#### Revised Historic Record

Based on these investigations and findings a revised historical record would be established:

1900 – two log cabins existed and date of construction is unknown but some speculate the mid-1800's and that "they were used by mail couriers from the San Joaquin Valley who ran their horses "pony express style" along the trails along the Sespe Creek to reach the Los Angeles area" (5.2). The east cabin is 20' x 15'5" and the west cabin is 26'4" x 15'. The cabins are separated by 8' and "a stable sat between the two buildings and this was the alpha and omega of the Sespe way station where the couriers exchanged their horses" (5.2).

1905 – Lathrop added four rooms on to the west cabin which are shown on the As-Built drawings as the entry/bath between the cabins, dining room, open room, and kitchen. At sometime a stone store room as added.

1935 – Lathrop family added the lounge room, east entry, bedroom #2, bath #2, bedroom #3, and bath #3 as shown on the As-Built drawings. They also reworked the log chinking.

1960-1970's – bedroom & bath #3 were remodeled, and bedroom #4 was added.

2011- Main cabin remodeled and restored per the plan

Historic and Non-historic structures

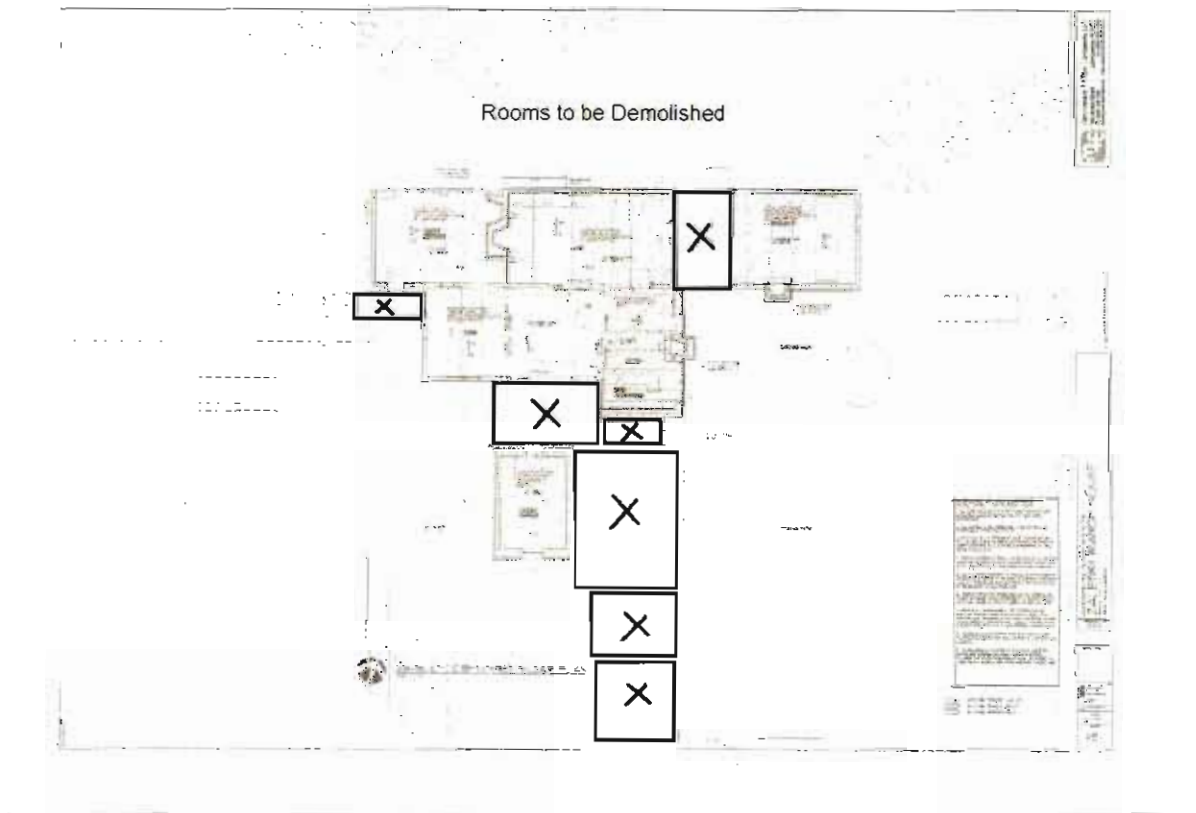
Whatever way one believes the main cabin evolved, the historic rooms are the same and the existing main cabin is a blend of historic and non-historic structures. For the purposes of this project the term “historic” relates to the historic time period of the Lathrop Camp landmark in the 1905. This is different than the Ventura county definition of “historic” which means any structure over 50 years old.

The approach of this project is to restore and preserve the historic rooms and replace the non-historic rooms with new construction using an architectural design and materials that are consistent with the historic structures.

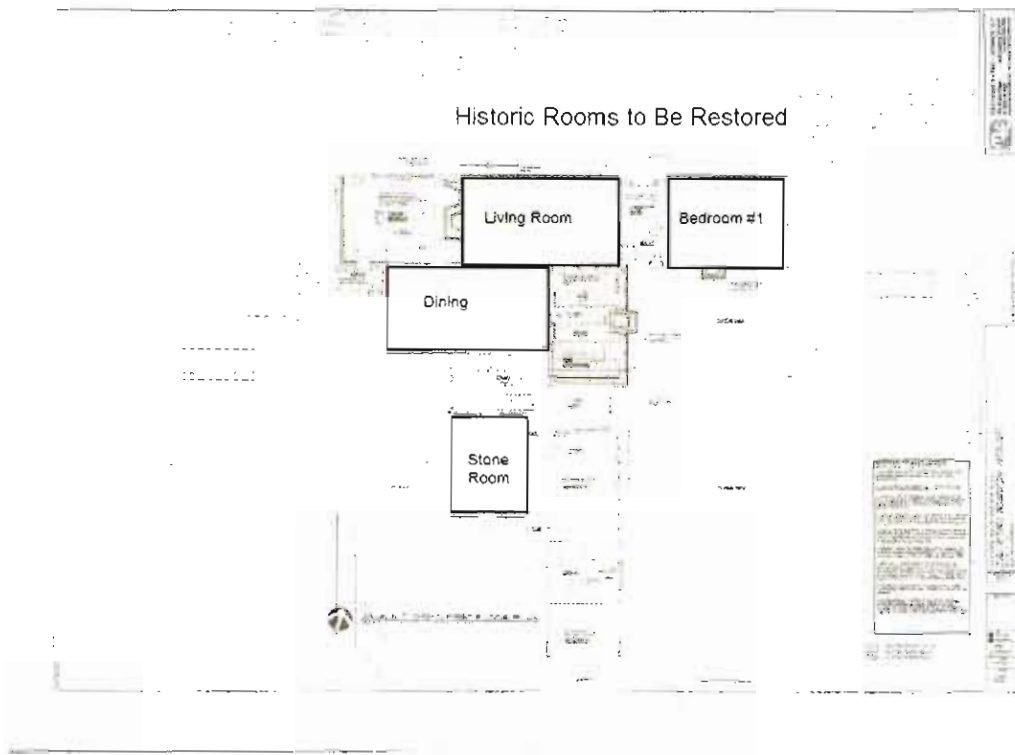
Using this definition the historic rooms are the three log rooms and stone store room. All other rooms are non-historic including those rooms added in the 1935 remodel and later.

The project scope then is as follows:

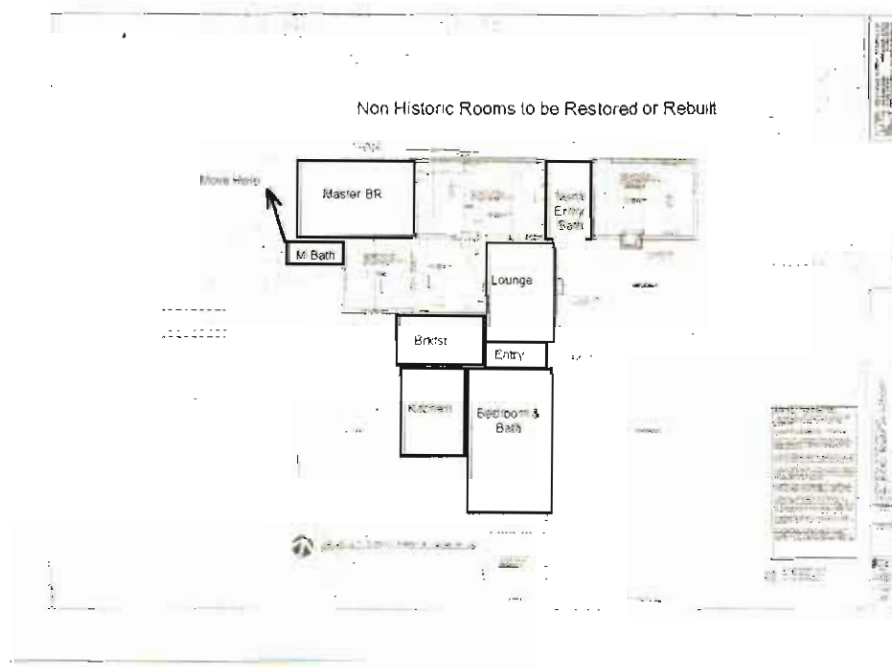
Rooms to be demolished and rebuilt – north entry, north bath, master bath, kitchen, east entry, south wing bedrooms and bath



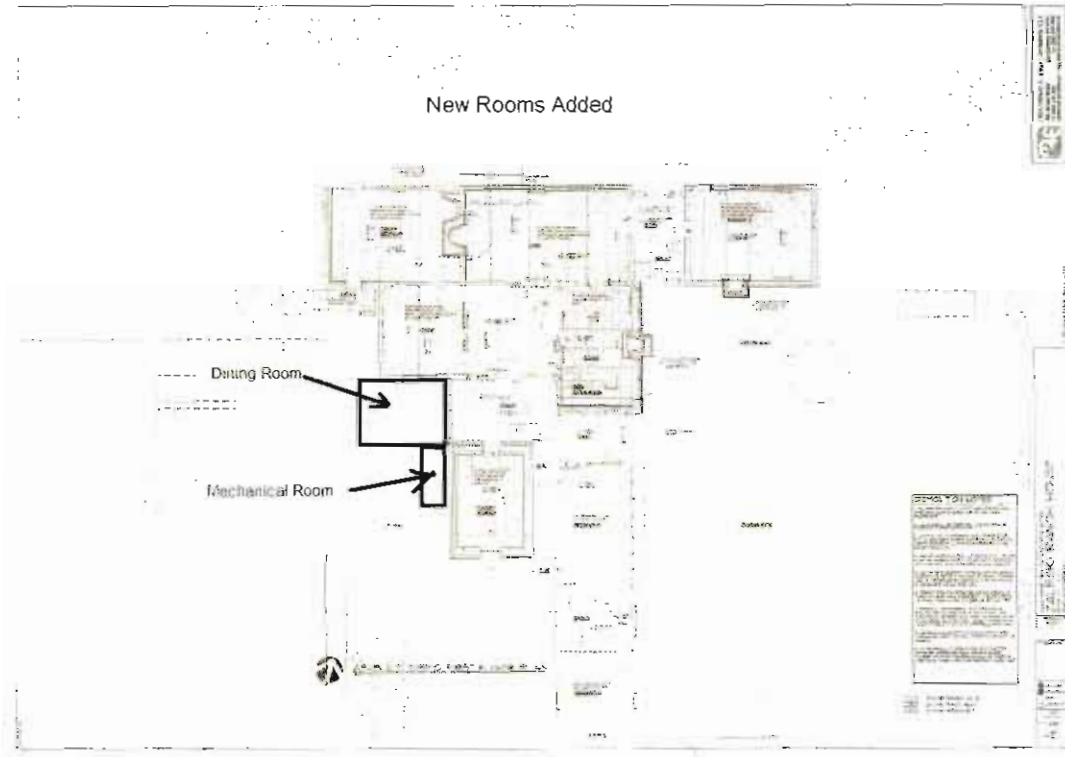
Historic Rooms to be Restored – bedroom #1, living room, dining room, and stone store room



Non-historic Rooms to be Restored or Rebuilt– north entry/bath, master bedroom & bath, breakfast, kitchen, east entry, south wing bedroom and bath



New Rooms to be Added – Dining room and mechanical room



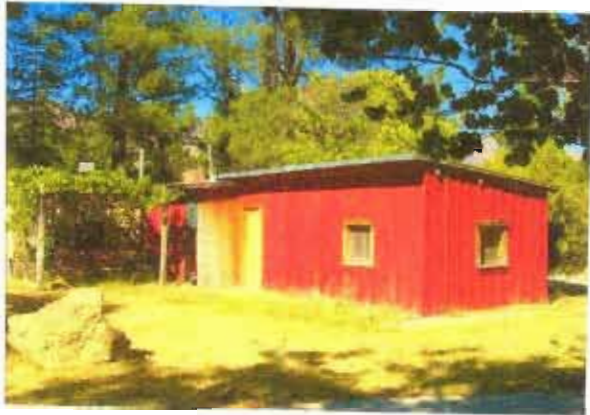
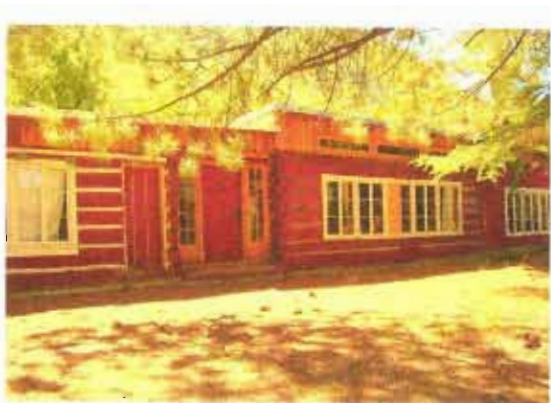
### 2.3 As Built Main Cabin

Below is an elevation drawing of the cabin exterior as it existed prior to restoration and remodeling in 2010.



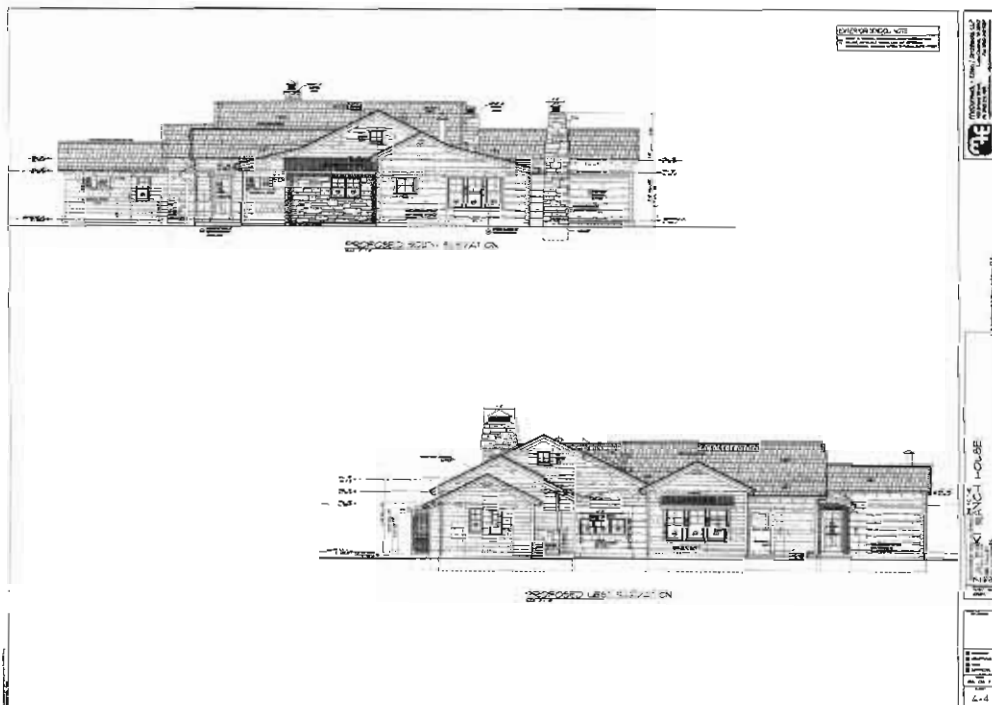
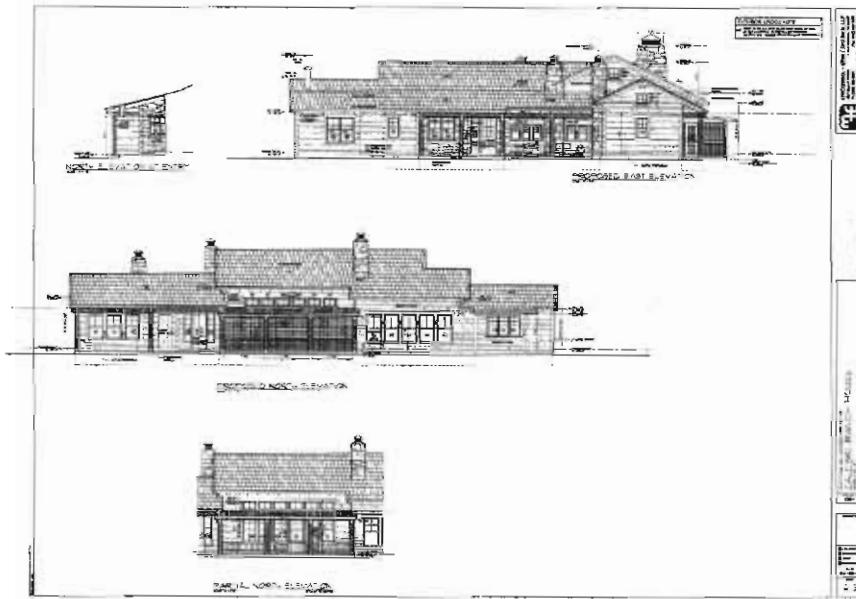
The classic gabled, split pitch roof was lost over the years and was replaced with an almost flat corrugated metal roof. The roof was raised two feet above the log walls. Clear story windows were added in the living room and the south wing bedroom #3 was remodeled and bedroom #4 was added. The logs were painted red as was the entire building.

Below are photos of the building exterior prior to the start of the project.



## 2.4 Proposed Remodeled cabin

The proposed remodeled cabin is shown below. Pertinent features include: the gabled, split pitch roof restored, the corrugated metal roof replaced with cedar shake, replacing the windows throughout with dual pane windows, the covered porch on north side rebuilt, south bedroom wing replaced with a log structure using reclaimed antique logs, stone store room incorporated into the main cabin structure, brick chimneys refaced with stone quarried from the site, and paint removed from the logs restoring their natural color.

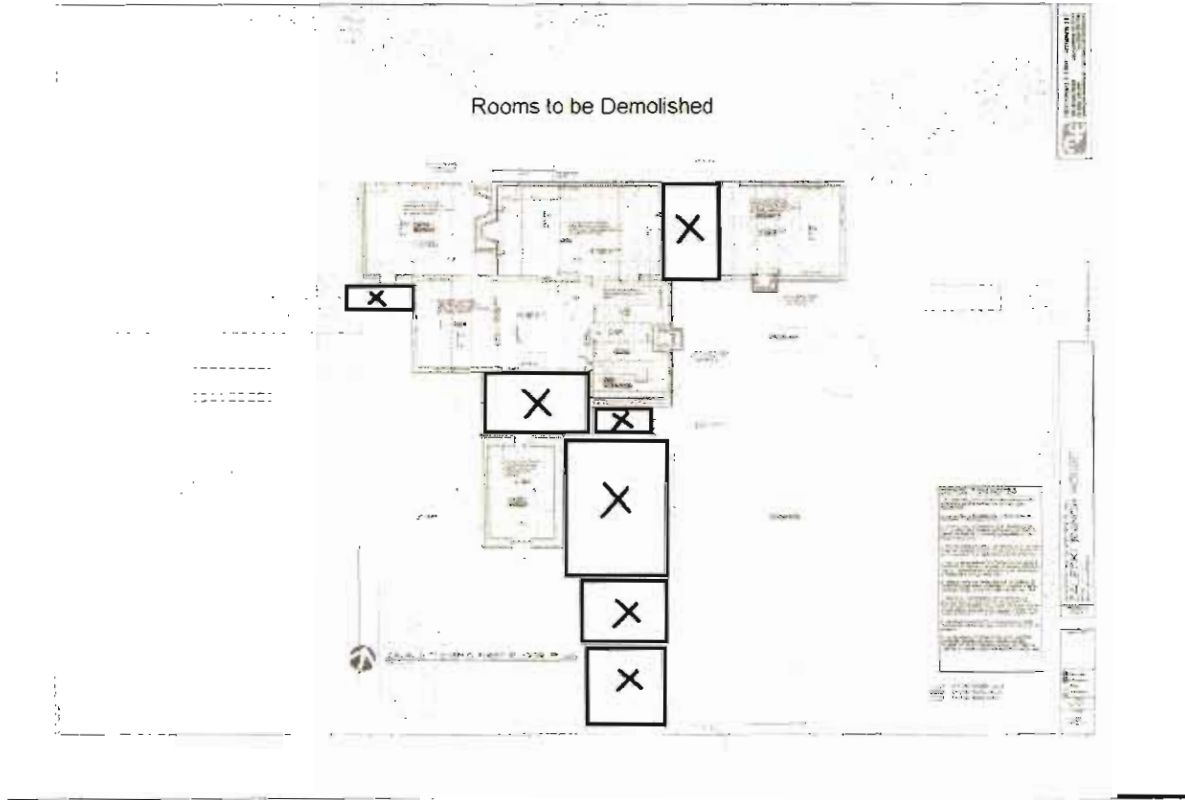


# 3.0 Demolition & Rebuilding

As previously mentioned for purposes of this project the term “historic” applies to those structures of the time frame of the Lathrop Camp historic landmark in 1905. The “non-historic” structures consist of additions and remodeling during and after 1935.

## 3.1 Demolition of Non-Historic Rooms

The non-historic structures demolished are shown on the demolition plan below and include: the master bathroom, north side entry/bath, kitchen, east entry, and south wing consisting of bedrooms #3, 4 and a bathroom.





The demolition occurred in May, 2010. At first it was thought that some of the materials could be kept and reused as such the early demolition was done by hand. But that turned out impractical because the building materials used was of low quality and much of it rotted and unusable when the walls and ceiling were opened up. So equipment was brought in to do the demolition. Dumpsters were used and all debris was hauled away and properly disposed of by MarBorg Industries





The rooms demolished are shown below before demolition.

North Entry/Bath

These were seriously rotted and had to be removed. However only the north wall and the bath north and south walls were removed because the east and west wall are log walls common with the east bedroom and living room.

North Entry



North Entry Bath #1



Kitchen

Photo shows collapsed ceiling in 2009 winter rains



Kitchen west wall

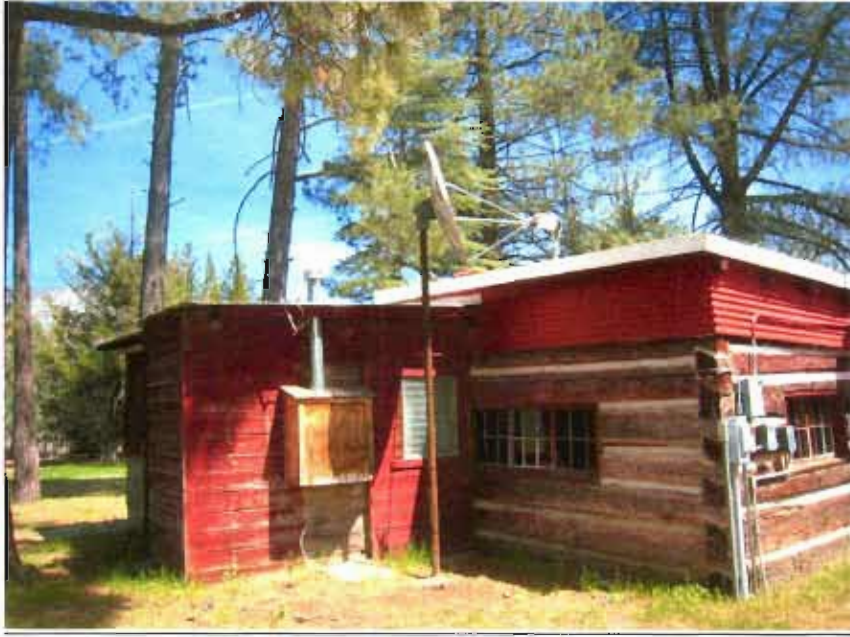


East Entry



Bath #2 (Master Bath)

Exterior photo is shown below because no interior photos exist.



South Wing Bedroom #3

This was added in the 1935 remodel and reworked in the 1960-1970's with 2x4 walls with drywall and slab flooring. The fireplace was covered over with drywall



South Wing bathroom #3

Photo taken during demolition, no other photos available



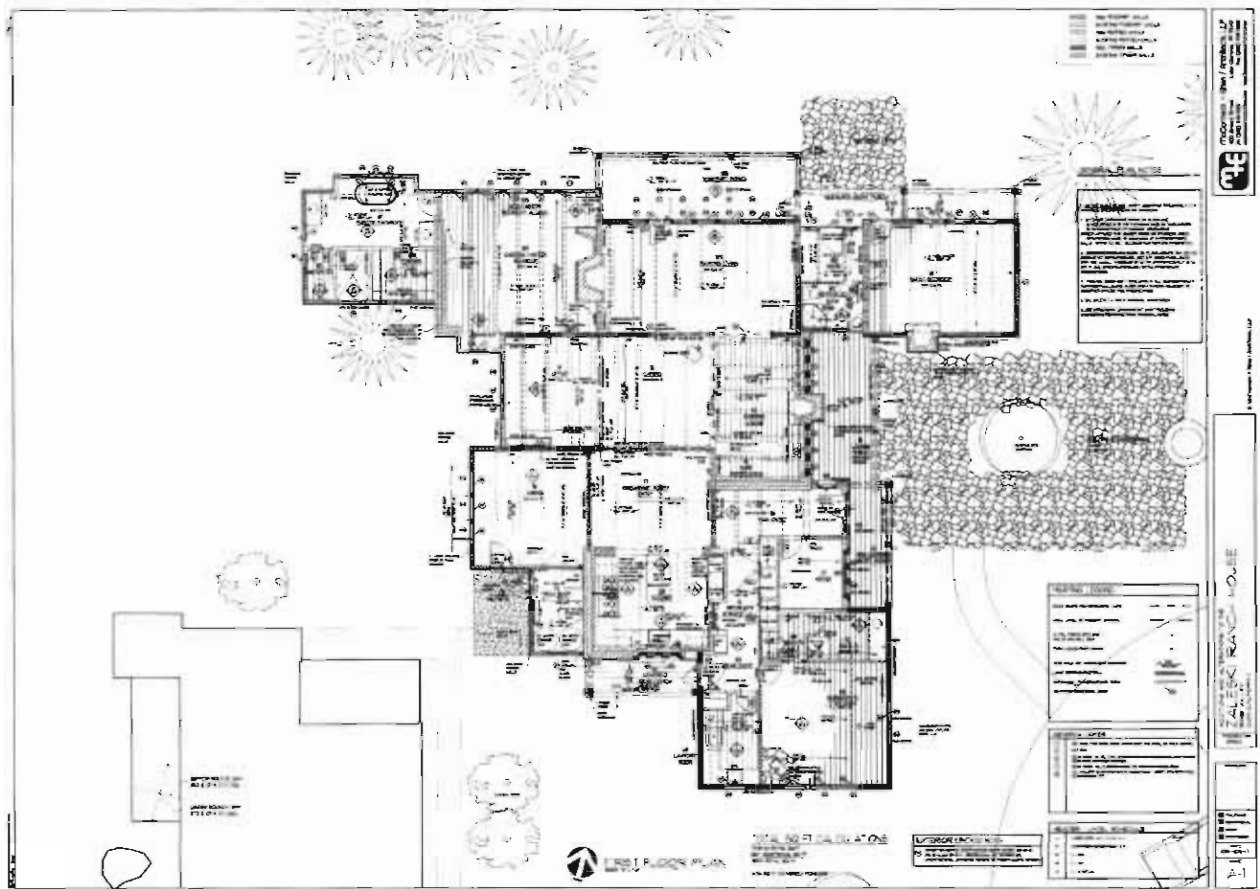
South Wing Bedroom #4



### 3.2 Restore & Rebuild Cabin

Below is the proposed floor plan for the new, rebuilt and restored main cabin. Some of the room names or functions have been changed as follows:

<u>As Built Name</u>	<u>New Name</u>
Bedroom #1	Guest Bedroom
Bath #1	Remodeled Bath
Dining	Office
Sitting	Lounge
not labeled	Gaming
Kitchen	Breakfast/Entry
Pantry/Storage	Kitchen
Entry	Main Entry



In addition to restoring and rebuilding specific rooms, several other construction elements have been undertaken and have significant impact.

#### New Roof

The construction of the new roof over the entire building footprint required the temporary removal of the wood ceilings in the rooms that are not to be demolished. The wood ceiling planks and beams were removed and are stored for reinstallation upon completion of the roof.

#### Wood ceilings – wood planks and beams





### Wood Flooring

Installing concrete slabs for the radiant in-floor heating necessitated the removal of the floors throughout. The floors in the historic log rooms were wood and in the non-historic and stone room were concrete. The wood flooring was removed and is stored for reuse in a glue down on slab installation.



However when the wood flooring was removed from the log rooms, it was found the whole logs were used for the floor joists. Since slab are being used in these rooms the log floor joists were removed. This is the only part of the project where historic elements were removed from the cabin. While not being reused as floor joists it is planned to reuse these logs for repair of the log walls as needed.

### Log Floor Joists

Living room & dining room



Dining room area – floor joists logs were replaced a 1990's repair



Bedroom #1 – log floor joist modified with added lumber at some time in the past



Log floor joists saved for use in log wall repair



### Windows

All the windows in the cabin were removed and will be replaced with energy efficient and fire rated dual pane glass windows. In addition glass blocks were removed from the structure and are restored for reuse in other areas.



### Fixtures

Typically in a restoration project various fixtures are removed for reuse. However in this case the only a few fixtures were found to be reusable and they are a wood burning pot belly stove, kitchen cooking stove, and a few light fixtures.

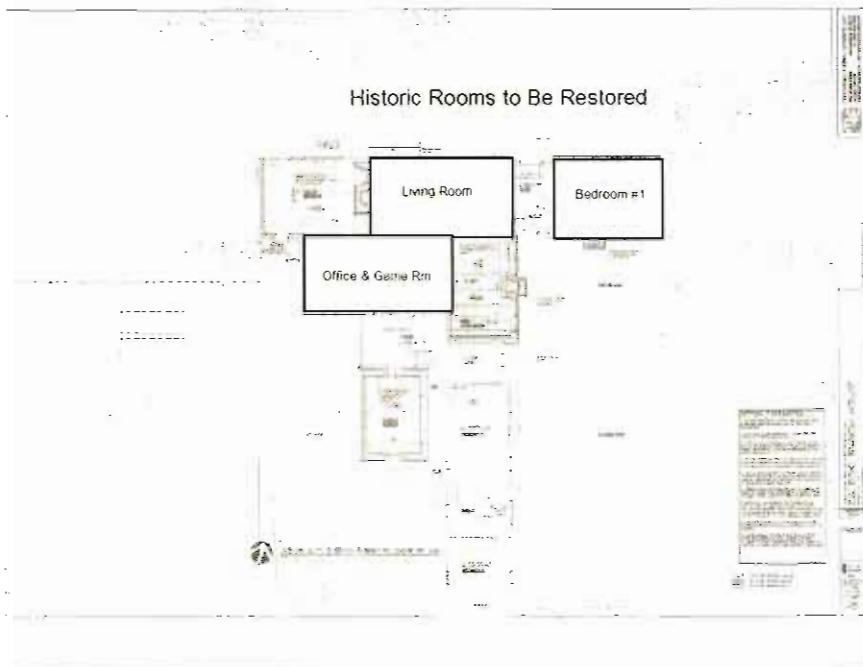


### Log Refinishing

The logs were painted red in the past and the paint was removed and the natural color and finished of the logs restored.



### 3.2.1 Restoring Historic Rooms



#### Living Room

The living room will be basically unchanged except the fireplace is to be refaced with stone quarried from the site and a window is changed to a door to access the new screened porch.



### New Screened Porch

A new screened porch has been added to replace the original porch that was lost over the years.



### Bedroom #1 (East Bedroom)

This room is basically the same except that the fireplace is being refaced with stone that is quarried on site.



In addition some of the logs in the west and east walls have rotted and the wall is sinking so the log wall will be repaired.

Repaired half of south wall



Repaired east wall

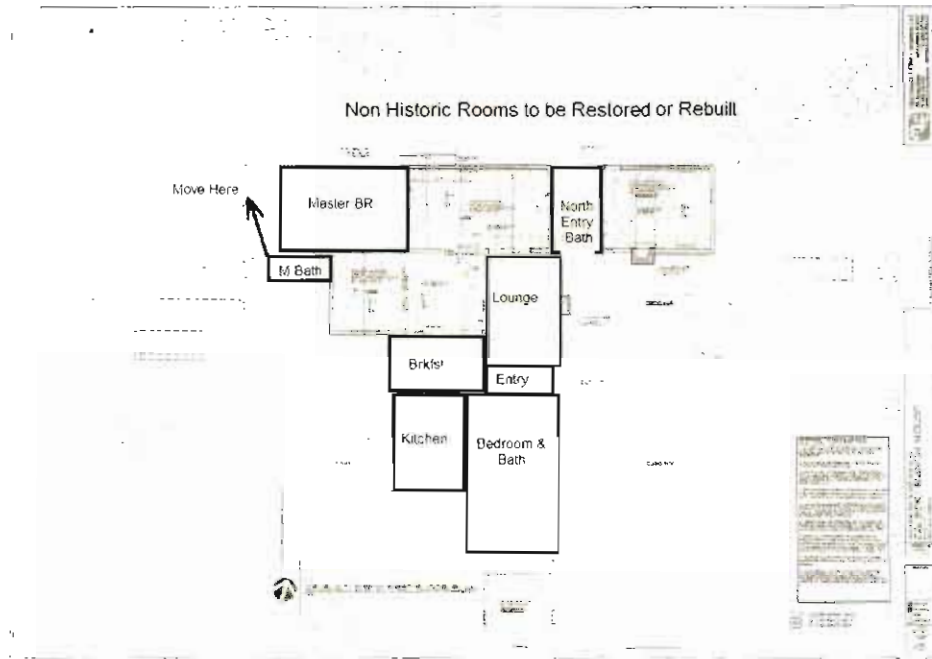


Office/Game Room

These rooms will be left as is except for the reflooring and new windows.



### 3.2.2 Rebuilding of Non-Historic Rooms



#### North Entry/Bath

Because these rooms were rotted especially in the bathroom, these rooms were partially demolished leaving the east and west log walls which are common with bedroom #1 and the living room. The entry plank door has been saved for reuse in the same location.

#### Master Bedroom (Bedroom #2)

This room is basically the same except that the fireplace is being refaced with stone that is quarried on site. In addition the north wall is pushed out 5' and a door added to access the screened porch.



### Master Bath

This room is being rebuilt from scratch in a new location to the west of the master bedroom.

### Lounge

This room is basically the same except that the fireplace is being refaced with stone that is quarried on site.



### Breakfast

This room is being rebuilt from scratch and is effectively new construction.

### Kitchen

The kitchen is being relocated in the stone store room which is being enlarged. As such half of the stone wall was removed and will be reinstalled. The cooking stove will be restored and reused.

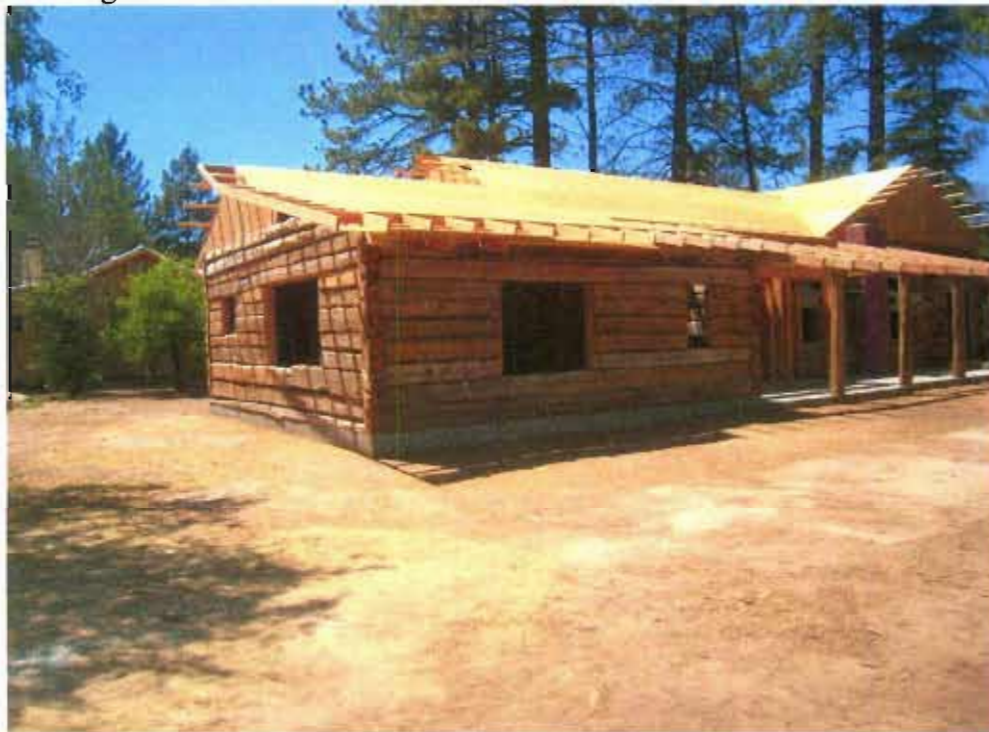


East Entry, South Wing Bedroom and Bath #3

These rooms are effectively new construction. The perimeter walls were built using antique, reclaimed cedar logs from a 100+ year old barn from Manitowoc, Wisconsin. They were supplied by Mountain Lumber Company in Virginia.



New log bedroom & bath #3



New East Entry



### 3.2.3 Adding New Rooms

Two new rooms are being added.

#### Dining room

This is new construction with the room being added west of the as-built kitchen.



#### Mechanical Room

The mechanical room houses the electrical panel, in-floor heat pumps and valves, boiler, and water storage tanks.



## 4.0 Completed Project

The project when completed will have restored and preserved a historic landmark, replaced non-historic, inappropriate portions of the structure with historically compatible design and materials, and will have enhanced the owner's use and quality of living.



## 5.0 References

5.1 Greenwood & Associates, Archaeological Survey of the Drucker Property along Sespe Creek, Ventura County, letter dated 2/25/86

5.2 Star Free Press, April 10, 1994, Exclusive Ranch above Ojai has rugged history

5.3 State of California Dept of Parks and Recreation, Historic Resources Inventory Application by Joan Lester, 1/5/84.



5,1

GREENWOOD AND ASSOCIATES  
725 JACON WAY  
PACIFIC PALISADES, CALIFORNIA 90272  
(213) 454-3091 OR 879-5791

February 25, 1986

County of Ventura  
Resource Management Agency  
Planning Division  
Attention: Mr. Ron Allen  
800 S. Victoria Ave.  
Ventura, CA 93009

area  
37  
in

Re: Archaeological Survey of the  
Drucker Property along Sespe  
Creek, Ventura County

Dear Mr. Allen:

This letter report summarizes the results of a Phase 1 archaeological survey of the Sanford I. Drucker property (Township 5 North, Range 22 West, and portions of Sections 4 and 5) in Ventura County, California. The field work was conducted by John M. Foster, Principal Investigator and Enid Robinson crew member. The field work was performed on February 25, 1986.

The project area is located on private land within the Los Padres National Forest in a area north of Rose Valley and overlapping Sespe Creek. As per your instructions Greenwood and Associates did not conduct any survey of the ridge tops or areas north of Sespe Creek. In addition there was no evaluation of the historical resources within the overall project area.

Background research for the project consisted of reviewing maps at the Archaeological Clearinghouse at the Archaeological Survey,

University of California at Los Angeles. One known historical site a circa 1830 to 1860 log cabin is known to be on the property.

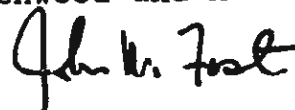
The field work consisted of an intensive surface survey of the project area as per your request of February 21, 1986. Essentially this consisted of pad 'A' and a 100 meter area immediately south of Sespe Creek (Figure 2) which extended along the length of the project area. Portions of the project area in the north (diagonal lines, Figure 2) could not be intensively surveyed due to steep slopes and dense vegetation. Vegetation consisted of a dense growth of chaparral and riparian plants with a ground visibility of approximately 20%. During the investigation of pad 'A' two quartzite rocks (core and flake?) were observed that may have been modified by prehistoric inhabitants. Although these items may have been the result of purposeful use their ambiguous nature ie., lack of well defined flake scars and indication of usage suggests that they may also be natural. Several geotest pits within the area of the pad were examined for further evidence of cultural materials. None were observed. Lacking corroborative data these items are interpreted as not being of cultural manufacture.

It is the conclusion of this report that no cultural resources will be adversely affected by expected impacts. If further development is planned, outside the boundaries of the surveyed area, it is recommended that additional archaeological surveys and evaluations be conducted, particularly on the ridgetops and flats north of Sespe Creek.

If you have any questions, do not hesitate to call.

Sincerely,

Greenwood and Associates



John M. Foster



RAINSON KIM: Staff photograph

Express stop: The ranch house nestled under pine trees, left, is a comfortable place and a survivor of natural disasters.

# Exclusive ranch above Ojai has rugged history

**\$4 million: 165-acre ranch was once owned by Boy Scouts.**

**BY DAVE STONE**  
staff writer

At \$4 million, the 165-acre Rainbow Valley Ranch high above Ojai is certainly exclusive.

Plus, the Sespe runs right through it, miles upstream, and you, from anyplace a Los Angeles fly fisherman could hope to get to.

Realtor-to-the-wealthy Jay Kusy of Ventura said it is waiting a special buyer, a rugged sort who longs for Montana goodness but who must remain close to Los Angeles.

A certain third-world sheik went, for instance, who has the money, would be offended if Kusy showed the ranch to him, Kusy said. "I doubt if I'd be asked to show the sheik any-

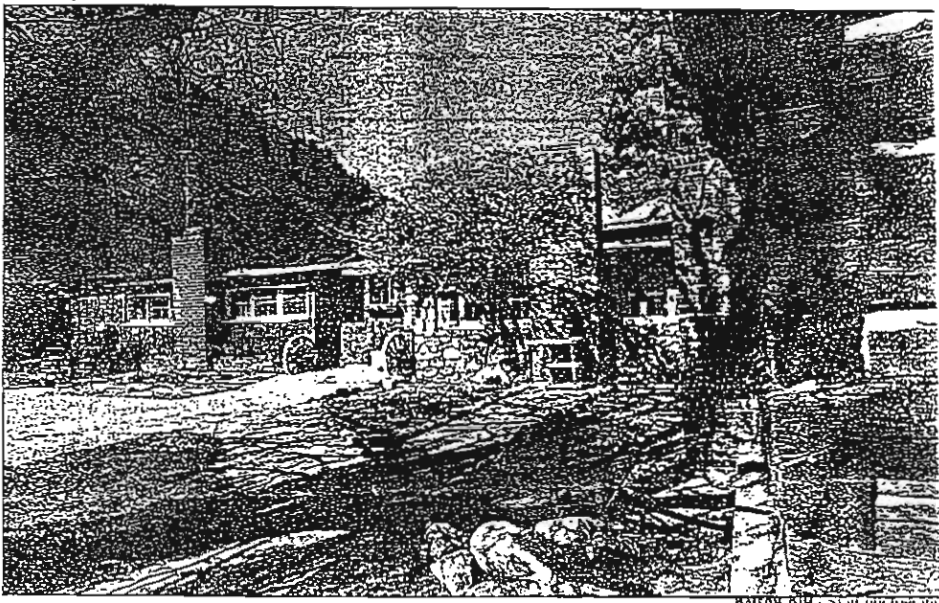
thing again." The sheik is pristine stables, blue grass and hunt club. The rainbow is wild, wild west, Kusy said.

It would be like packing gilded tea cups to a high chaparral camp fire, with old-time cowboy star Rory Calhoun spinning tall tales over tin cups of raw whiskey.

Indeed, Western movie-star Rory Calhoun owned the ranch in the 1950s. He briefly toyed with the idea of turning it into a dude ranch but decided to keep it as his personal retreat from the fast lane and relished its wildness.

Calhoun finally sold it to the Boy Scouts, who dubbed it the Circle B Ranch. They used it for Jamborees and summer camps.

Today, the Rainbow Valley Ranch, so-named in 1979 by Sanford Drucker of Ojai, who bought it from the Boy Scouts, remains rugged and raw and all



RAINSON KIM: Staff photograph

Heritage: The original structure that was part of this mail-riders' stop, right, has been incorporated into the present house configuration. Over the years, a number of owners have added touches to modernize the home, but it still maintains its rustic appeal.

natural, just as it has always been.

No glitz allowed.

Located one mountain over from Rose Valley, the ranch is about 18 miles north of Ojai. It is gated and private. Few peo-

ple are allowed visits.

Appointments are necessary to see the ranch. Kusy, who until recently worked in Montecito, has since joined Coldwell Banker in Ventura.

"It's a unique piece of prop-

erty ... Even though it's only 14 acres, it feels like 50,000 acres because it is surrounded by the Los Padres," Kusy said.

The Sespe Wilderness Area sits just across its proper Please see WILDERNESS.

## Broker masters the art of gathering information

Like Columbo: Bob

You might say it functions like a clumse-looking steel trap."



clear, I can then go out into the field and do my Columbo routine.

I'm the know-nothing little I give them the opportunity let's say, they're mamees

**Newbury Park**

898 Cello Canon — for \$170,000  
 940 Calle Los Galos — for \$150,000  
 220 Camino El Rincon — for \$182,500  
 2268 Chancellor St. — for \$155,000  
 1791 Fenmore Ave. — for \$175,000  
 2497 Kimberly Ave. — for \$201,000  
 1347 La Culebra Circle — for \$368,000  
 744 Leonard St. — for \$163,000  
 2385 Parkway St. — for \$197,600  
 2369 Paseo Noche — for \$465,000  
 828 Palero Court — for \$255,000  
 555 San Clemente Way — for \$280,000  
 2292 Solano Drive — for \$380,000  
 11550 Surmac Lane — for \$430,000  
 17214 Village No. 17 — for \$270,000  
 23108 Village No. 23 — for \$130,000

583 Diango Drive — for \$145,000  
 1321 Pavi Drive — for \$181,000  
 2361 Redwing Lane — for \$260,000  
 3447 Reno St. — for \$130,000  
 406 Shoreview Drive No. 406 — for \$128,000  
 249 South D St. — for \$180,000  
 3550 South S St. — for \$134,500  
 1710 Visalia St. — for \$160,000  
 2951 W. Hemlock St. No. A — for \$97,000  
 1018 W. Rodrick Ave. — for \$152,000  
 368 Will Ave. — for \$118,000  
 Total sales reported..... \$ 23  
 Lowest sales price..... \$ 80,000.00  
 Highest sales price..... \$ 825,000.00  
 Average sales price..... \$ 188,847.83

**Westlake Village**

949 Jeanette Ave. — for \$378,000  
 1525 La Granada Drive — for \$145,000  
 1931 McCree Road — for \$20,000  
 221 Oakleaf Drive No. 103 — for \$145,000  
 221 Oakleaf Drive No. 202 — for \$131,000  
 750 Pamela Wood St. — for \$225,000  
 2885 Parkview Drive — for \$227,500  
 3157 Redcliffe Road — for \$283,000  
 1198 Redoubt Place — for \$735,000  
 2935 Kilauea Drive — for \$258,000  
 2443 Knightwood Place — for \$252,500  
 537 San Dovek Place — for \$215,000  
 1738 Stoddard Ave. — for \$300,000  
 1488 Suffolk Ave. — for \$225,000  
 4595 Tam Oshanter Drive — for \$190,000  
 2188 May Court — for \$212,500  
 1295 Rincon Ave. — for \$155,000  
 2178 Samson St. — for \$168,000  
 1581 Sequoia — for \$120,500

## GORIN: Real estate broker Bob Rosenberg goes after information like Colombo

Continued from D1

of the interaction with all the players. What I mean by this is that I try to perform when the time is right for, let's say, a store manager. I want to try to catch him when he's not too busy. And by coming into his store at an opportune time and buying a hot dog, taco, burger, or any item he has for sale, I've positioned myself as a customer. The prop has conferred this important status by giving me an assumed reason for being there. The manager can't just dismiss me. (Nor can I dismiss the fact that I continuously battle an overweight problem as a result of all the

passing on certain kinds of information to me as we chit-chat.  
 "I'm constantly aware of the fact that if I can demonstrate a real interest in what people have to say and can steer a conversation in a certain direction without breaking the natural flow of the communication, there's very little information I can't get my hands on.  
 "Occasionally I'll vary my tactics. Like the time I walked into a Burger King restaurant as part of a certain client's site evaluation. The manager was dog-tired and all she wanted to do was close up and go home. I tried the 'how's business?' approach, and that didn't work.

You gotta like him.  
 And, like Colombo, may he always get his man.  
 Allen Gorin is a general contractor who lives in Thousand Oaks. He's also a consultant and seminar speaker on the subject of remodeling. His latest special report, "Bullet Proofing Your Home Improvement Contract: 21 Provisions You Must Include to Avoid a Shoot-Out with Your Contractor, His Subs, and Their Mechanics' Liens," is available for \$9.95 plus \$2 S&H. Send your modeling questions to Building Thisright, 440 Calle Yucca, Thousand Oaks, Calif., 91360. Telephone (805) 498-1999.

So I shifted over to my 'I challenged you to prove it to me' approach. I laid down the gauntlet by saying, 'I don't see how you folks can be doing that well with such-and-such restaurants pulling in reams of customers night after night.' Five minutes after throwing this out challenge (if I do say so myself), this gal was literally following me out the door in order to convince me that her restaurant was really the superior one. And, of course, she backed up her contentions with gross sales and other pertinent information — which was what I was really after."

Colombo, has mastered the art of gathering valuable information because he has perfected his ability to listen: to words, to facial expressions, to body language, and to any other nuances of one-on-one communication. He's a great detective. And detectives don't — and probably can't — always play by the rules and still acquire the information essential to accomplishing their task.

Like Colombo, Bob does nothing illegal. And like Colombo, he occasionally pulls the wool over people's eyes, seducing them with their own weaknesses and assumptions into divulging information they would never normally give out.

## WILDERNESS: Exclusive 165-acre Rainbow Valley Ranch near Ojai has history

Continued from D1

lines, surrounding it in a solitude that is preciously rare this close to Los Angeles.

Drucker's wife, Christine, said the ranch has a way of resetting a person's biological clock — yanking it from the realm of atomic timepieces and in synch with the rhythms of nature.

"Being up here is a grounding experience. You realize there is more to life than 20th century tin-plate and bustle," she said. "Being here, I've come to appreciate what life was about in the 19th century."

So obsessed was he with making it the jewel of all hunting lodges in the West that Lathrop even had a steam engine brought up my aisle to run a saw, washing machine and butter churn.

And in 1914 he bought a player piano in Ventura, dismantled it, and lashed its pieces to pack horses for the trip over the mountains.

"It was guaranteed that no hunter would return to Lps Angeles without a deer," said one written account.

A cozy two-bedroom home, fashioned from adobe, was built to its rear and became the Sespe Hotel. Today it houses Drucker's caretakers.

Drucker, 74, is selling it with much regret. Though still vital and healthy, he has a heart condition and feels its wiser to stay close to hospitals. Telephone service has yet to reach the ranch.

"Even in my will, I directed the children not to sell it, but things change," Drucker said.

He said he hopes it will be bought by someone who respects its wild nature as much as he has. "It's a special place, and I'm glad for the time we've had there."

It remains, however, intact as Lathrop's widow, Mary, who

5.3

HABS _____	HAER _____	NR _____	SHL _____	Loc _____
UTM: A _____		B _____		
C _____		D _____		

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

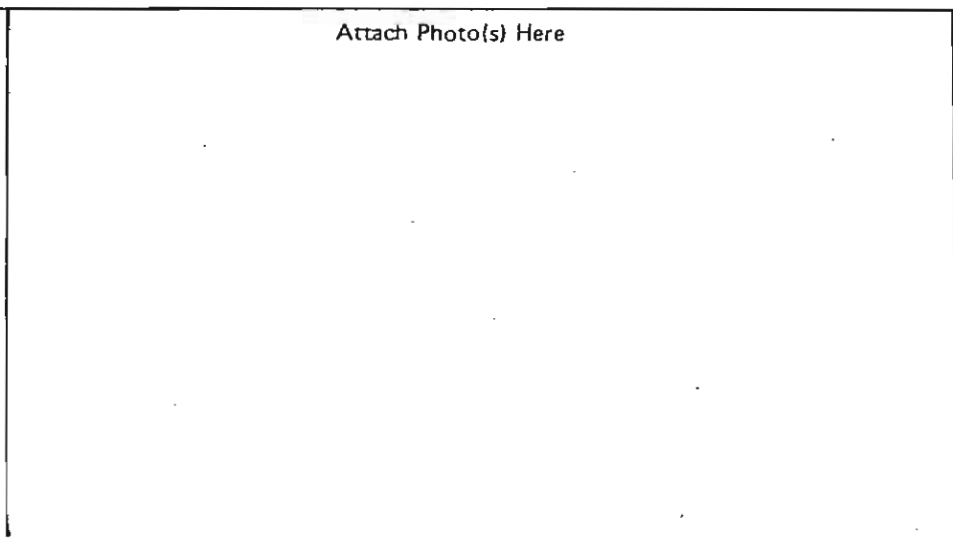
- Common name: Rainbow Valley Ranch - Circle B Ranch
- Historic name: Lathrop Camp aka Hotel Sespe
- Street or rural address: 19737 Rainbow Valley Road  
 City Ojai Zip 93023 County Ventura
- Parcel number: 015-0-010-140
- Present Owner: Sanford I. Drucker Address: 2330 Century Hill  
 City Los Angeles Zip 90076 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Private residence Original use: Farm, resort hotel, weather station

DESCRIPTION

- Architectural style: 3 log cabins, logs cut on the property
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Lathrop Camp was originally a group of three cabins, two with a common wall. The third cabin faced the others about 6' east of them, the cabins are now joined by a bathroom and entry hall. Cabin #1 is 26' 4" by 15' and has a fireplace at the west end. Cabin #2 with the common wall is 28' 6" by 15' 6". Cabin #3 is 20' 2" by 15' 5" with a fireplace. Four rooms were added in 1905 and others at a later date. The original roof line has been lost and there is a tin roof currently in need of repair.

Another house of cement block is on the property and local architects have dated it to the early 1900's. This house has four rooms with 9' ceilings. There is another cabin on the property that was built around 1955.



- Construction date:  
 Estimated 1890 Factual \_\_\_\_\_
- Architect \_\_\_\_\_
- Builder \_\_\_\_\_
- Approx. property size (in feet) .  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 160 acres
- Date(s) of enclosed photograph(s)  
January 1984

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: 4 rooms added in 1905, others at a later date
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_
16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Apple orchard planted about 1898

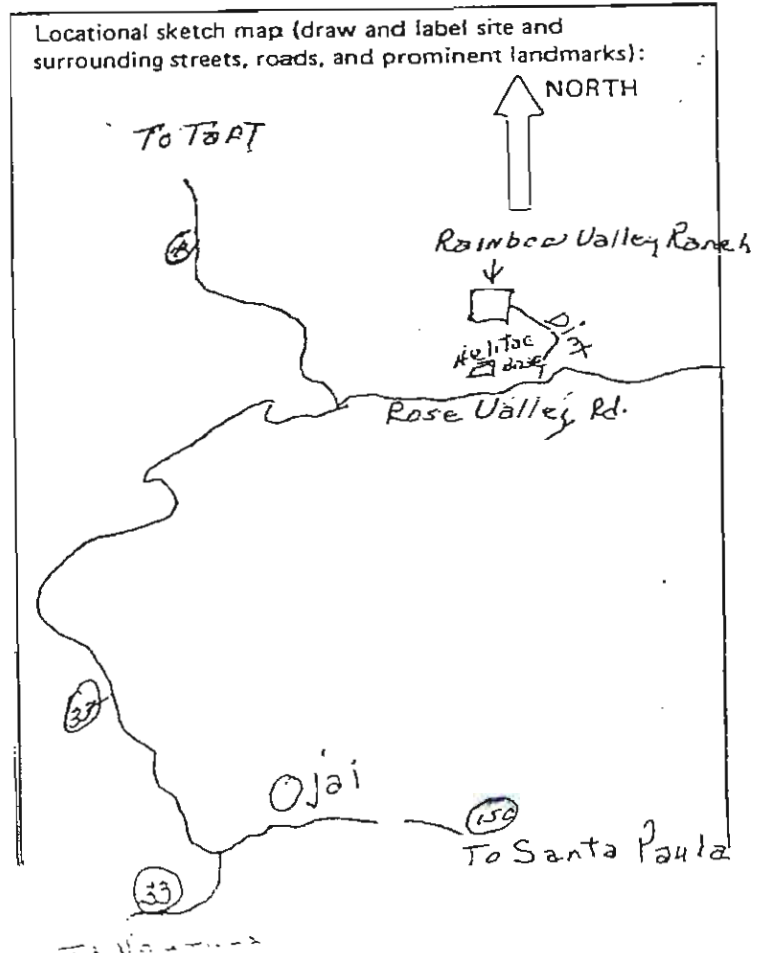
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The property was homesteaded in 1894 by William H. Roberts. Paul and Herbert Lathrop were farming it in 1900. It became a popular resort known as Lathrop Camp or "Hotel Sespe". It was a favorite spot to pack into for hunting and fishing. Herbert Lathrop was appointed a forest ranger in 1900, bringing the total number of rangers to 13. In 1905 the property was a weather reporting station. Herbert Lathrop was killed accidntly when he was shot on December 29, 1914. The Ojai newspaper records many events regarding the property which will be included on continuation sheets.

History is continued on attached pages.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Survey map 3/31/85  
  
Many newspaper articles listed on continuation sheets
22. Date form prepared January 5, 1984  
By (name) Joan L. Leister  
Organization \_\_\_\_\_  
Address: 19737 Rainbow Valley Road  
City Ojai Zip 93023  
Phone: 647-2329



## ATTACHMENT

### HISTORY OF LATHROP CAMP

The earliest information regarding this property is in the form of a survey map dated March 31, 1885. This map shows a house on the property, but it is not known if it is the present one.

(I have chosen to use newspaper clippings and other written information as opposed to word-of-mouth interviews to document this property. I find person-to-person interviews can be contradictory.)

1894 - The property was homesteaded by William H. Roberts. His patent was dated July 9, 1894, and recorded March 29, 1895.  
(Inez Haase, April 12, 1895)

1900 - Paul Lathrop is farming in the Upper Sespe. He has 3500' of water pipeline, an orchard, grain field, a dairy herd, a house with a fireplace and two barns, one is new.  
(The Ojai, June 16, 1900)

Herbert Lathrop has been appointed forest ranger, making a total of 13 patrolmen.  
(The Ojai, August 11, 1900)

1902 - On May 29, 1902, the property was transferred from Melvin Hurst to Walter H. Lathrop.  
(County Recorder's Office, Book 83, Page 234)

1904 - It is said that Herb Lathrop has been very industrious lately in fixing up his ranch and cabin for his social season. We hear, too, that he, with the help of Kellogg and others, has swept the porch, cleaned and got everything in first class shape. A party comprised of Mrs. Dickey, Miss Hopkins, Miss Grace Hopkins, Miss Averell, Miss Horn, Miss Cochrane and Mr. Arnold went over a week ago Wednesday, returning Thursday by Matilija. They all declare they had the time of their lives, and they think, as the boys do, that Sespe and Herb's flapjacks are about right.  
(The Ojai, Thatcher School News, March 26, 1904)

Herb Lathrop came across the mountains from his popular "Hotel Sespe" to take in the 4th. He found Nordhoff deserted. The people all gone to Ventura, stores closed, and the only one that met his anxious gaze was Mr. Raddick sitting in front of his billiard hall.  
(The Ojai, July 7, 1904)

1905 - Herbert Lathrop came across the mountains Thursday and reported the total rainfall at his place was 17.09 inches. This does not include the last few days' rain. (The Ojai, February 4, 1905)

Lathrop is building a 4 room addition to his "Hotel." (The Ojai, February 18, 1905)

Herb Lathrop the "Sespe Hotel" manager, passed through Nordhoff on his way to Los Angeles Thursday evening. Herbert says he is not bothered with automobiles in his country.

(The Ojai, April 22, 1905)

1906 - Paul Lathrop, who returned about two weeks ago from an extended trip east, is much improved in health. He visited Buffalo, N. Y., Leavenworth, Kansas and many other eastern places. He brought with him Herbert Lathrop, his brother from Willink, N. Y., and Ed Hull, an old friend from Leavenworth, Kansas.

(The Ojai, January 13, 1906)

The Sespe trip last week was one of the most enjoyable ones of the winter. The party consisted of Mr. Colton, Park Arnett, Whitall, Star and the Allens. After exploring the caves and crevices of Peidra Blanca on Saturday, the party went back to Lathrop's, where they heartily partook of the refreshments served by the genial "Herb." The cravings of the inner man thus satisfied, everyone forgot his tired limbs in an exciting game of seven and a half, which lasted well into the night.

(The Ojai, Thatcher School News, March 3, 1906)

Paul Lathrop returned Wednesday from New York where he spent the winter.

(The Ojai, June 16, 1906)

Herbert Lathrop reports nearly six inches of rainfall on the banks of the Sespe.

(The Ojai, December 15, 1906)

1907 - Herbert Lathrop came over the mountain Thursday as a guide to a number of Thatcher School students, who had spent their vacation in the Sespe. Herb reports fifteen inches of rain in the recent storm. He also reports more snow in the mountains than he has seen in a long time. Pine Mountain is completely covered, with only the white enameled pines projecting through the white crust.

(The Ojai, January 12, 1907)



Last Saturday, after dinner, a party consisting of Sperry, Wilkinson and A. Kent started for the Sespe, accompanied by Mr. William Kent and Mr. Greene. On the way over, Mr. Kent's horse fell with him this side of Harrows, but no damage was done. They arrived at Lathrop's Camp about 6:30. Here they found Miss Slater, Mrs. Hunt, Hertenstein and Slater.  
(The Ojai, Thatcher School News, April 13, 1907)

Messrs. Jesse Maddrell, George C. Bartlett and H. Wolfe, Oxnard businessmen, stopped at the Ojai Inn Thursday on their way to Lathrop Camp to spend a few days fishing.  
(The Ojai, June 8, 1907)

Herbert Lathrop, who came in from the Sespe Thursday, said that he had 100 boxes of apples from the first picking. This is all the fruit that can be stored for the winter and sold next spring when the price will justify bringing them out. Besides these Herb will have another 100 boxes of apples fit to be used for cider and stock feed.  
(The Ojai, October 12, 1907)

The prevailing high price of apples has induced Herb Lathrop to pack some of his excellent fruit out from the Sespe.  
(The Ojai, December 14, 1907)

1912 - Paul Lathrop, father of Herbert, died of a stroke at the Ojai Inn on March 3, 1912. It was noted in the Ojai paper on April 5, 1912.

Herbert Lathrop, aged 38, and Mary V. Harrow, age 17, were married in Los Angeles last Saturday. This came as a surprise to many who did not know Herb was inclined to matrimony.  
(The Ojai, June 28, 1912)

1914 - Herb Lathrop and wife and baby are over from their home in the Sespe. The baby, who is not quite a year old, is becoming quite adept at horseback riding, this being his eighth trip over the trail. Mr. and Mrs. Lathrop are enroute to Los Angeles where they are taking their son for medical treatment.  
(The Ojai, January 2, 1914)

In November, 1914, Herb bought a player piano, dismantled it, packed it over the mountain on muleback and reassembled it on his ranch.  
(Charles Outland, Chronological List of Ojai Valley News Items, 1871-1915)

"HERBERT LATHROP FATALLY SHOT BY ACCIDENT", headlines of the January 1, 1915 paper. Herbert Lathrop was shot by friend, Floyd Perritt, pitcher for the Los Angeles Nine. He mistook him for a wildcat.

There was a question brought up regarding the age of the cabin. The cabins were built sometime either late 1800's or very early 1900's.

The method of putting the logs together is of Swedish handhewn dovetailing. The logs were cut on the property and were handhewn with a broadaxe. The entire building was first put on the ground, but to help in the preservation it was raised to a foundation. The corner referred to by Ms. Haase has never been raised, but will be in the near future. In the book, Living With Logs, Hancock House Publishers, by Donovan Clemson, there is an excellent article and illustration of this type of construction.

The Matilija fire was also a question. After being assured by William Friend that the building was not burned, I conducted more research and found an article in the Ojai newspaper which follows:

- 1932 - The Lathrop barn, hay and outbuildings burned Sunday and the Harrow barn, hay, chicken house and other outbuildings went but the houses in both cases were saved.  
(The Ojai, September 15, 1932)

COAN L. LEISTER, Caretaker  
June, 1984

### HOMESTEAD OF THE CIRCLE B

The property was homesteaded by William H. Roberts. His patent was dated 9 July 1894 and recorded 29 March 1895 (County of Ventura, Homestead Patents, Book 2, Page 222)

No check was made on the transfer of Deed, but apparently by 1900 the property was in the ownership of Paul Lathrop, who had at the time several acres of truck gardens, an orchard, grain and alfalfa fields which were watered by a 3500 foot water pipe from the Sespe, a dairy herd from which he supplied the settlers and campers with milk and butter, a neat and comfortable "old-fashioned" house with a large fireplace and two barns (one was a large new one) (The Ojai, 16 June 1900)

That same year, Herb, his son was appointed a Forest Ranger (The Ojai, 11 August 1900)

It was not uncommon for these Rose Valley-Piedra Blanca settlers to make some sort of guest accommodations for hunters and campers. Ed Rich (who left the area in 1905), the Lathrops and Pattons all had "Resorts" of a kind.

By 1905 Herb Lathrop had taken over the property and was building a four room addition to his "Hotel" (either referred to as "Hotel Lathrop" or "Sespe Hotel") (The Ojai, 22 April 1905. The Ojai generally placed quotes around Hotel)

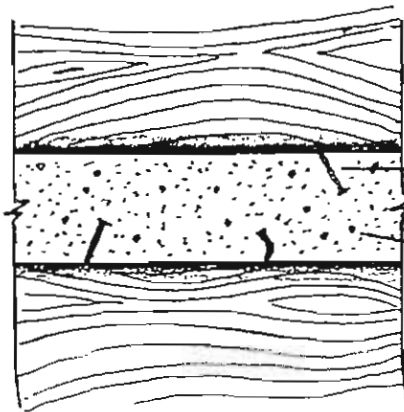
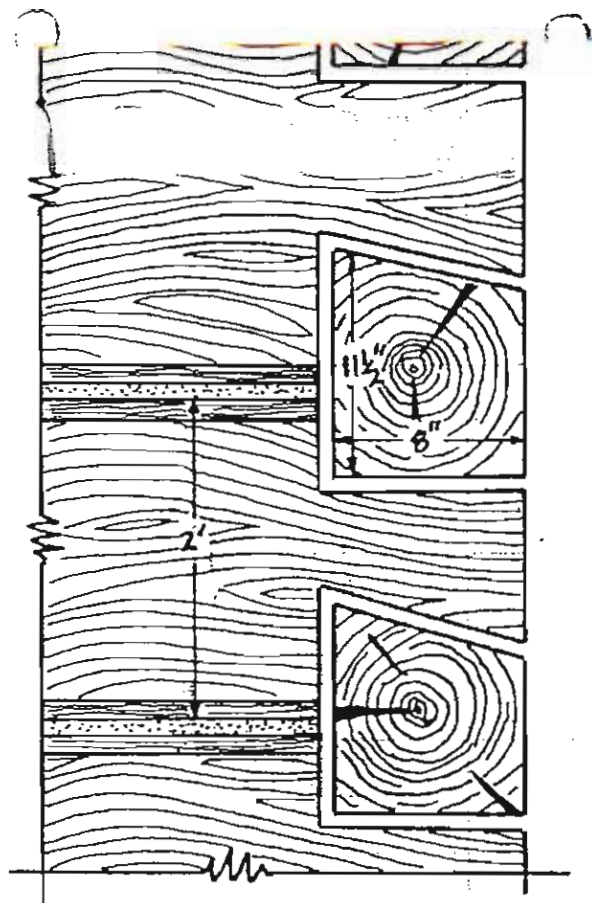
In November 1914 Herb bought a player piano, dismantled it, packed it over the mountain on muleback and reassembled it on his ranch. (Ventura Free Press, 27 November 1914). A month later Herb, mistaken for a mountain lion was shot and killed (Ventura Free Press, 1 January 1915) (The above two items are from Charles F. Outland, Chronological List of Ojai Valley News Items, 1871-1915)

John K. Reid, an old time Forest Service Fire Guard, who patrolled the Upper Sespe in the late 1930's, remembers the ranch as "a guest ranch of sorts" which was called the Circle B (letter, Reid to Haase, dated 30 March 1984)

### MATILIJIA FIRE

Considered one of the most destructive fires in California history (in acres), the Matilija Fire started at 10:00 A.M. on 7 September 1932 in Matilija Canyon, about seven miles west of Lyons Hot Springs and by the time it was out on 20 September it had burned a total of 219,254 acres.

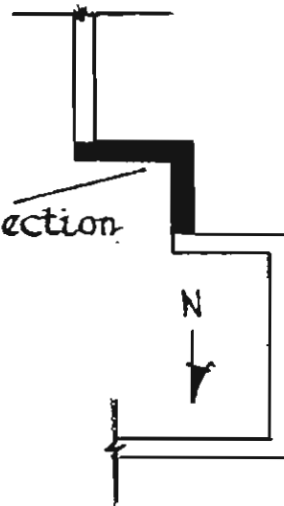
Everything in its path was either destroyed or nearly destroyed. Some ranch structures along the Upper Sespe survived but others did not.



section of log placement.

nail cement caulking

old log section



Not to scale



Exhibit 4

PROPERTY AT PURCHASE

20#2

2004



AREAS BEFORE DEMOLITION

1 of 1 December, 2009



DEMOLITION

10F3

May, 2010





AFTER DEMOLITION

1041 JUNE, 2010







FOOTINGS

1 of 2

NOVEMBER 2010





SLABS

2 of 2

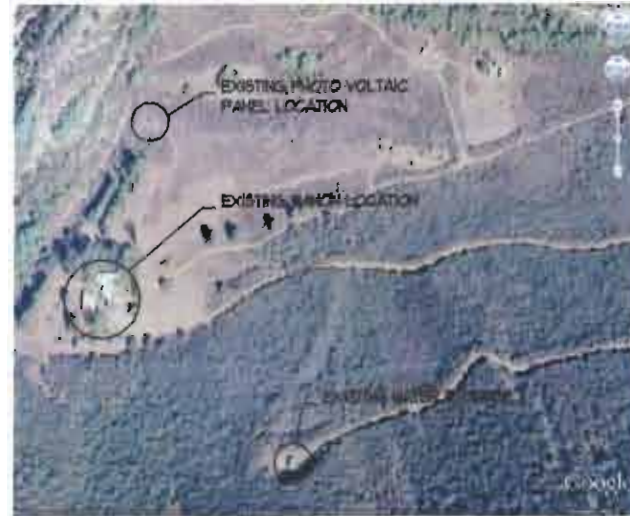
March, 2011



# ADDITIONS AND ALTERATIONS TO THE ZALESKI RANCH HOUSE ROSE VALLEY OJAI, CALIFORNIA



RENDERED ELEVATION



LOCATION MAP

## DRAWING SHEET INDEX

NO.	DESCRIPTION
01	THE SHEET SHEET PLANS
02	GENERAL SITE PLAN
03	EXISTING SITE PLAN - 1/8" SCALE (SEE SHEET 01)
04	FOUNDATION PLAN
05	FOUNDATION PLAN
06	FOUNDATION PLAN
07	FOUNDATION PLAN
08	FOUNDATION PLAN
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100	FOUNDATION PLAN

**SITE NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OJAI SPECIFICATIONS AND ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OJAI AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE AND PLANTING.

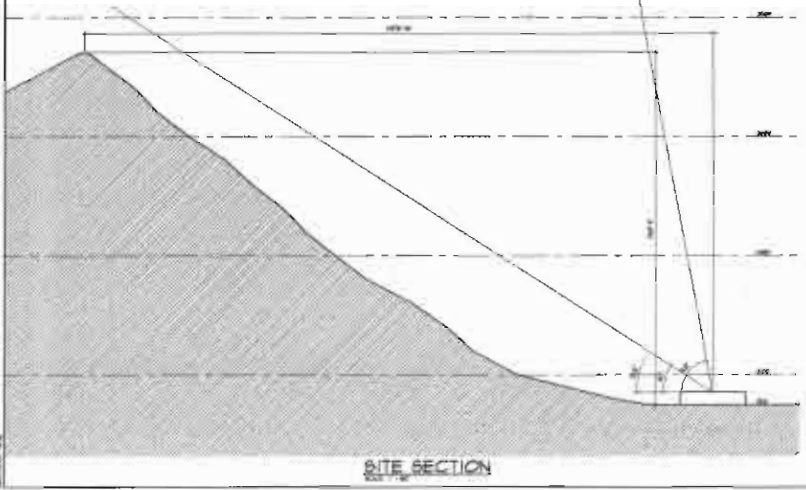
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OJAI AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

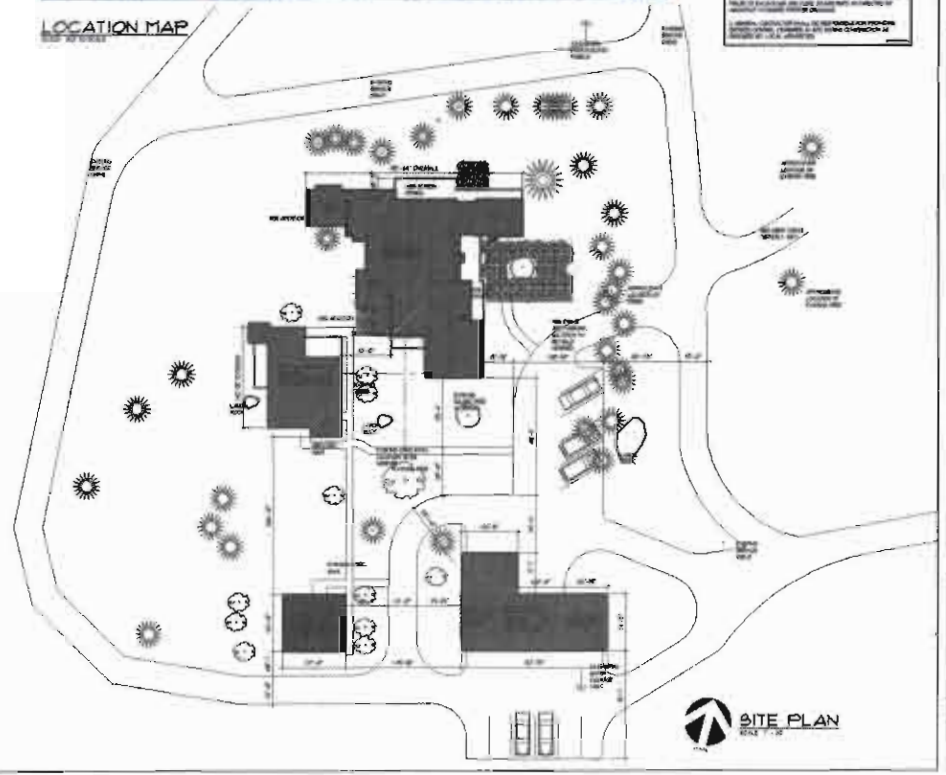
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE AND PLANTING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OJAI AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).



SITE SECTION



SITE PLAN

OTC CONSULT & DESIGN / ARCHITECTS, LLP  
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NEW YORK, NY 10013  
TEL: 212 693 3300  
WWW.OTCCONCONSULT.COM

ADDITIONS AND ALTERATIONS TO THE  
**ZALESKI RANCH HOUSE**  
OJAI, CALIFORNIA

SCALE: AS SHOWN  
DATE: 11/15/2011  
SHEET: G-1



McCormack + Etten / Architects LLP  
400 Broad Street Lake Geneva, WI 53147  
Ph. (262) 248-8088 Fax (262) 248-8392  
schlachermccormack@att.net www.mccormacketten.com

East Elevation  
08.23.10

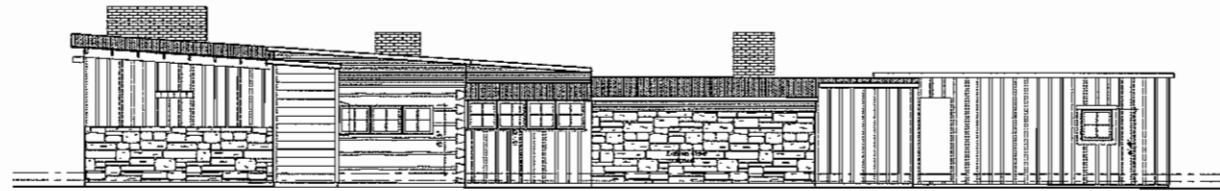




AS-BUILT/ DEMO EAST ELEVATION  
SCALE: 1/4" = 1'-0"



AS-BUILT/ DEMO NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



AS-BUILT/ DEMO WEST ELEVATION  
SCALE: 1/4" = 1'-0"



AS-BUILT/ DEMO SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES**
1. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODE STANDARDS, CODES, STANDARDS AND ANY APPLICABLE REQUIREMENTS.
  2. ALL ACTIVITIES DESIGNATED TO PERFORM SHALL BE PRESENTED IN OPERATING CONDITION.
  3. NOTIFY ALL UTILITIES CONCERNED WITH ALL ACTIVITIES, SUCH AS APPLICABLE. EXTREME CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
  4. PROVIDE ADEQUATE BACKING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN FROM TO ANY EXCAVATION OPERATIONS. NOTIFY ARCHITECT OF ALL STRUCTURAL CONCERNS IMMEDIATELY.
  5. USE ALL MEANS NECESSARY TO PROTECT EXISTING STRUCTURE DESIGNATED TO REMAIN. IN THE EVENT OF UNUSUAL SETTLEMENT, TAKE ALL PREPARED AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
  6. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEMO TO BE DONE PROPERLY AND SAFELY. REMOVE BRICKS, BLOCKS AND OTHER MATERIALS OCCURRED OR MUST BE REMOVED.
  7. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS REMAINING FROM THE EXCAVATION OF ALL EXISTING STRUCTURE. CLEANUP SHALL BE EXISTING CLEAR AND VACANT OUTSIDE WITHIN APPROXIMATELY 100 FEET OF THE EXISTING STRUCTURE. REMOVE ALL DEBRIS FROM THE SITE IN AN APPROVED MANNER.
  8. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AS NOTED ON DRAWINGS.
  9. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT SHALL BE REMOVED AND MAINTAINED AS NOTED ON DRAWINGS. MECHANICAL AND OTHER UTILITIES SHALL BE REMOVED AS DIRECTED BY OWNER UNLESS OTHERWISE NOTED ON DRAWINGS.

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ADDITIONS AND ALTERATIONS TO THE  
**ZALESKI RANCH HOUSE**  
PROJECT NO.  
0791-4

REVISION  
REVISION  
REVISION  
DATE  
11-29-12  
SHEET  
AB-2

