



# Ventura County Cultural Heritage Board Agenda

Monday, July 13, 2015 Special Meeting

Notice is hereby given that on Monday, July 13, 2015 at 10:30 a.m., the Ventura County Cultural Heritage Board will meet as the Oxnard Cultural Heritage Board (OCHB) for a tour of 636 West Fifth Street, Oxnard. The OCHB will then break for lunch, and convene for a Public Meeting to be held at 1:00 p.m. at the City of Oxnard Service Center 214 South C Street Oxnard, CA, in the Development Services Conference Room. Members of the public are welcome to attend.

**1. ROLL CALL**

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

**2. ORAL COMMUNICATION**

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

**3. APPROVAL OF MINUTES**

None

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

**4a. 636 West Fifth Street, Oxnard**

**Action:** Consider recommendations to Oxnard City Council to designate the site as Ventura County Historical Landmark No. 175 and to establish a Historical Property Agreement Mills Act Contract on this site

**4b. Landmark No. 75, 201 S D Street, Oxnard**

**Action:** Consider a Request for a Certificate of Appropriateness to replace existing turf and re-landscape the front, side and street yards using drought tolerant plantings at the subject site.

**5. DISCUSSION**

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

**6. MEETING ADJOURNMENT**

# Oxnard Staff Report and Recommendations

## Agenda of July 13, 2015, Item 4a

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County of Ventura • Resource Management Agency • Planning Division

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

### **SUBJECT:**

Recommendations regarding Ventura County Historical Landmark designation and Mills Act Contract for property located at 636 W Fifth Street, Oxnard, CA. Oxnard Project Nos. PZ15-681-01 and 02.

### **APPLICANT:**

Cynthia Thompson  
807 Poli Street  
Ventura, CA 93001

### **PROPERTY OWNERS:**

Daryl S. Cruser and Gerald I. Farrar  
636 W. Fifth Street  
Oxnard, CA 93030

### **REQUEST:**

On behalf of the Property Owner, the Applicant requests a recommendation to designate a property located at 636 West Fifth Street, Oxnard as Ventura County Historical Landmark No. 175 and a recommendation to establish a Mills Act or Historical Property Contract to the Oxnard City Council pursuant to Section 50280 of the California Government Code for all structures on-site and the site.

### **LOCATION AND ASSESSOR'S PARCEL NUMBER (APN):**

636 West Fifth Street, Oxnard, CA 93030  
APN: 202-0-121-110

### **CULTURAL HERITAGE BACKGROUND:**

#### **Historical Background:**

The 5,227 square foot subject property was documented in the *2014 Historic Resources Evaluation 636 West Fifth Street, Oxnard* ("HRE") prepared by historian, Cynthia Thompson<sup>1</sup> (attached as Exhibit 1 and incorporated herein by reference) as the J.A. Swartz Residence and is described in the HRE as follows:

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<sup>1</sup> Thompson, Cynthia, Historic Resources Evaluation 636 West Fifth Street, Oxnard, March 2014

*The 1929-30 Spanish Colonial Revival one-story residence was built and designed by J.A. Swartz. The residence is clad in stucco siding with intersecting gables and pitched shed roofs of Mission tile. A central tower has a small, entry window with Spanish style grille work. Architecturally, the subject property is among the finer examples of the Spanish Colonial Revival style applied to a residence in the early downtown core of Oxnard. The subject property represents and has the distinctive characteristics of a type, period, and/or method of construction (National Register Criterion C/California Register Criterion 3).*

The subject property is located on a portion of Lot 2 (40ft x 135ft) of the Eastwood/Lathrop Subdivision (13 MR 43). The property contains a two bedroom, 1 bath single family residence of 1,323 square feet constructed in the Spanish Colonial Revival style that features a T-shape plan. A detached square garage of 324 square feet is located at the southwestern corner of the lot. This house was built by and for Oxnard contractor, J.A. Swartz in 1929-30 as his residence and is described in the Report as follows:

*He (Swartz) was a significant builder that specialized in and attracted high-end properties for other historically contributing individuals from various professional fields that developed the city and surrounding agricultural areas and industries. The quality and endurance of his work identifies him as a historically significant contributor to the development of Oxnard, particularly at the onset of the Great Depression. J.A. Swartz is known to have built the residences at 200 S. G Street, Oxnard and 640 W. Fifth Street, Oxnard, both constructed in the Spanish Colonial Revival style. He is also known to have built the Diffenderffer and Sons Mortuary located at 426 West Fifth Street, Oxnard.*

The property's period of significance is from 1930 to 1934 for its association, occupation, and ownership by J.A. Swartz, a master builder. The site is assigned California Historical Resource Status Codes "5D2" and "5S2." The following description is excerpted from the California State Office of Historic Preservation Technical Assistance Bulletin Number 8:

<b>DESCRIPTION of CHR Status Codes<sup>2</sup></b>	
5D2	Contributor to a district that is eligible for local listing or designation
5S2	Individual property that is eligible for local listing or designation

The Spanish Colonial Revival residence's interior and exterior character-defining features are discussed on pages 12 and 13 of the HRE and within the List of Character Defining Features and Significant Historical Features attachment of the Mills Act Contract application. In addition, the HRE provides photos and a detailed description outlined in the State of California DPR 523 forms.

**Past Changes to the Property:**

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<sup>2</sup> California State Office of Historic Preservation, Technical Assistance Bulletin #8 User's Guide to the California Historical Resource Status Codes and Historic Resources Inventory Directory, 2004

A recent site inspection by Oxnard Cultural Heritage Board (OCHB) staff revealed that the original kitchen tile on the countertops and buffet had been removed, as well as the non-original kitchen sink cabinetry. Additionally, the original tile in the bathroom had been painted. Permit records indicate that the plumbing was updated and a new water heater was installed in 1999. In 2012, a prior owner replaced the front walkway with Saltillo tile, installed a 24-inch high decorative wall with entry pilasters and downlights, and covered the porch steps, porch floor and rear exit steps with Saltillo and decorative tile. In 2014, the current owner replaced two non-original windows, a glass block fixed window located in the rear kitchen and a vinyl slider in the breakfast room with casement windows using fiberglass framing. The residence's interior alterations are considered minor and all other elements of the house appear original and intact based on staff's review of permit and other historical records.

### **Cultural Heritage Board (OCHB) Prior Review:**

On June 25, 2012, the OCHB staff reviewed and commented on a proposed request for a Certificate of Review for landscape and hardscape improvements along the front yard which included replacement of the front entry walkway with Saltillo tile, a 24-inch high wall with 40-inch high pilasters capped in Saltillo tile along the property's frontage and downward lights placed on the entrance pilasters.

### **PROJECT DESCRIPTION**

The applicant, Ms. Cynthia Thompson, is requesting the OCHB recommend the property for County landmark designation and to enter into a Mills Act contract with the City of Oxnard for the benefit of property tax savings in exchange for continued preservation of the J.A. Swartz Residence.

### **City of Oxnard Landmarks Criteria**

The Cultural Heritage Board must find that the proposed Historical Landmark satisfies one of the criteria noted below in the Ventura County Ordinance 3974 (§1368 et seq.) adopted by the City of Oxnard in 1991 (Resolution No. 10135).

- 1) *It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;*
- 2) *It is identified with persons or events which are significant in national, state or local history;*
- 3) *It shows evidence of habitation, activity or the culture of prehistoric man;*
- 4) *It embodies elements of architectural design, details, materials or craftsmanship which represent a significant structural or architectural achievement or innovation;*
- 5) *It is representative of the work of a master builder, designer, architect or artist;*
- 6) *It is imbued with traditional or legendary lore;*

- 7) *It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar feature associated with a neighborhood, community or the County of Ventura;*
- 8) *It is one of the few remaining examples in the County possessing distinguishing characteristics of an architectural or historical type of specimen.*

**Staff Analysis:** The evidence provided in the HRE supports making the findings under the Cultural Heritage Ordinance 3974 Criteria 1, 4 and 5 (Exhibit 1 - HRE, pages 4-5 and Exhibit 2, Contract Exhibit B - Historic Property Characteristics) that the residence is eligible for Ventura County Landmark designation because the residence and garage represent the work of a master builder and embodies elements of architectural design, details, materials or craftsmanship which represent a significant structural or architectural achievement or innovation.

Furthermore, the evidence provided in the HRE indicates that the site and the buildings have retained much of their original integrity and character (Exhibit 1, pages 12-14). The current footprint of the residence closely matches the 1929-1950 Sanborn Maps. The exterior of the residence has retained all of its original features except for the four new casement windows that replaced non-original windows along the rear of the building. The garage appears to have been modified with a minor addition of a "bump-out" at the front of the garage for the purpose of parking a large automobile possibly added in the late 1950s.

The interior of the residence has retained most of its original architectural features, including vaulted ceilings with Spanish wood beams in the living room; arched entries in the vestibule, dining, breakfast, living and bathroom; coved ceilings in the hallway, dining, and breakfast rooms; pyramid-shaped breasted fireplace; small telephone niche and seat; original light fixture in the breakfast area; wooden built-in cabinets in kitchen, breakfast area, bath and hallway; original door and heater vent hardware and woodwork including windows, baseboards throughout the residence; and picture rail molding in the bedroom.

#### Mills Act Contract

The Mills Act Contract is a formal agreement between the City and the property owner for a minimum term of ten years. The contract automatically renews each year on its anniversary date and a new ten-year term becomes effective. The contract runs (essentially in perpetuity) with the land unless non-renewed by the property owner. The contracts are transferred to new owners when the property is sold and is binding on all successive owners.

### Minimum Preservation Standards

The property owners agree to restore, repair, maintain, and protect the property for the life of the contract in accordance with the specific historic preservation standards and conditions identified in the proper maintenance of the property (Exhibit 2, Contract Exhibit C). The submitted ten-year rehabilitation list (Exhibit 2, Contract Exhibit D) for the subject property describes the property owner's intent to restore, repair and maintain the interior and exterior character-defining elements of the residence for the first ten years in accordance with the *Secretary of Interior's Standards for the Treatment of Historic Property*. The property owners agree to submit to the OCHB an updated ten year rehabilitation plan at the end of the first ten years and every 10 years, thereafter.

### Inspections and Monitoring Requirements

Annual inspections by OCHB staff are on-going to ensure proper maintenance of the property. To provide a greater level of customer service, OCHB staff sends annual courtesy reminders to all Mills Act Contract property owner of their progress in fulfilling their contract. The ten-year term is the period of time in which the rehabilitation projects should be substantially completed. Property owners are encouraged to submit a self-inspection report in order to update the City on their progress of rehabilitating and maintaining the property.

Staff finds this property is eligible as Landmark 175 and that, as proposed, it meets the Mills Act Findings (listed below). All future revisions to the site will require issuance of a Certificate of Appropriateness from the OCHB once the Oxnard City Council approves the landmark designation.

### **HEARING NOTICE AND PUBLIC COMMENTS**

A public notice was sent by electronic mail to the property owners of the subject property not less than fifteen (15) days prior to the date of this hearing (Exhibit 4 – 15-Day Public Hearing Notice).

### **RECOMMENDED ACTIONS:**

Landmark Findings: As required by the Cultural Heritage Ordinance (CHO), the following findings must be made by your Board

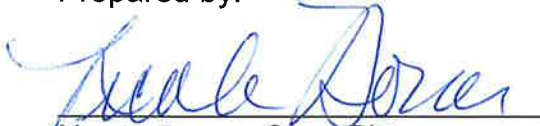
1. CONDUCT the public hearing, RECEIVE oral and written testimony, and CONSIDER the County Planning staff report and all exhibits and attachments on this project; and,

2. FIND that the property owners were given a 15-day notice in accordance with CHO 4225 Section 1365-2, and that the property owners concur with the recognition by the OCHB of the J.A. Swartz residence as Ventura County Landmark No. 175, and placement of said recognition in County and City lists; and
3. FIND that the J.A. Swartz residence located at 636 W Fifth Street in Oxnard meets the CHO 3974 Criteria 1, 2, 4, and 5 and additional designation standards required by Ordinance Section 1365-6 based on the substantial evidence in the staff report; and
4. Based on the preceding evidence and analysis, FIND, through adoption of a Resolution (Exhibit 3), that your Board recommends that the Oxnard City Council designate J.A. Swartz Residence as Ventura County Landmark No. 175. ~~APPROVE the request to designate the J.A. Swartz residence and property as Ventura County Landmark No. 175.~~<sup>3</sup>

Mills Act Findings: As required by the language in the contract, the following findings must be made by your Board:

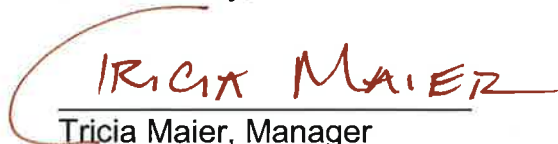
5. Daryl S. Crusier and Gerald I. Farrar as Joint Tenants possess and own real property located at 636 West Fifth Street, in the City of Oxnard, Ventura County, California.
6. The property is a qualified historical property that is privately owned, not exempt from property taxation;
7. The owners desire to carry out the relevant purposes of the California Government Code for the entire site and the structures thereon; and
8. The owners desire to limit the use of the Historical Property to retain its characteristics as a property of historical significance.

Prepared by:



Nicole Doner, Case Planner  
(805) 654-5042

Reviewed by:



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

<sup>3</sup> Recommended Action No. 4 was revised using strikethroughs and underlines to correctly reflect the action to be taken.

- Exhibit 1: Historic Resources Evaluation (HRE) dated March, 2014
- Exhibit 2: Proposed Mills Act Contract  
Contract Exhibit A: Legal Description  
Contract Exhibit B: List of Significant Character Defining and Historic Features  
Contract Exhibit C: Mills Act Minimum Standards for Maintenance, Use, and Preservation  
Contract Exhibit D: Mills Act Ten-Year Rehabilitation Plan
- Exhibit 3: Resolution No. 15-0002 to the City of Oxnard
- Exhibit 4: 15-Day Public Hearing Notice



State of California C The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) The J. A. Swartz Residence, c. 1930  
P1. Other Identifier: 636 W. Fifth Street, Oxnard, CA 93030

\*P2. Location:  Not for Publication     Unrestricted

\*a. County Ventura and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 636 W. Fifth Street, Oxnard, CA \_\_\_\_\_ City  
Zip 93030

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN #202-0-121-110 (Document Number 140095086)

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is a 1-story, Spanish Colonial Revival residence constructed in a T-shape footprint with a covered porch. It is located at the northern portion of Lot 2 of the Eastwood and Lathrop Subdivision of Oxnard. There is a rectangular garage located in the southwestern portion of the lot. The residence is clad in stucco with Mission tile roofing. Outstanding features include a tripartite Palladian window, multi-paned dining room windows, intersecting rooflines, carved wooden columns, iron grille work, extended arched rear garden entry, and multiple original detail features on both the exterior and interior. The primary elevations are stepped out from the porch to form two gables, one that gives a tower like appearance and the other contains the Palladian window. The porch is enclosed by a pony wall and forms a courtyard. (See attached HISTORIC RESOURCE EVALUATION for comprehensive research and description discussion.)

P5a. Photograph or Drawing



\*P3b. **Resource Attributes:** (List attributes and codes) HP2

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 12/13/2014

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric

Both  
1930-multiple sources

\*P7. **Owner and Address:**

Daryl S. Cruser  
636 W. Fifth Street  
Oxnard, CA 93030

\*P8. **Recorded by:** (Name, affiliation, and address) Cynthia Thompson  
807 Poli Street  
Ventura, Ca 93001

\*P9. **Date Recorded:**  
12/22/2014

\*P10. **Survey Type:** (Describe)

Landmark application

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Listed in the 1981 Oxnard Survey as outstanding residential exmample on Fifth Street.

(See attached Historic Resource Evaluation for comprehensive research)Attachments BELOW

State of California C The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) The J. A. Swartz Residence, c. 1930  
P1. Other Identifier: 636 W. Fifth Street, Oxnard, CA 93030

\*Attachments: NONE    Location Map Continuation Sheet    Building, Structure, and Object Record  
Archaeological Record    District Record    Linear Feature Record    Milling Station Record    Rock Art Record  
Artifact Record    Photograph Record    x Other (List): SEE BELOW

**See the attached HISTORIC RESOURCE EVALUATION document that provides comprehensive research and information in the areas of:**

*Landmark Designation Criteria*

*Contextual Background*

*Historic Context - City of Oxnard through 1930*

*Area Specific Historic Context - Fifth Street from 1898-1930*

*Historic Context - Oxnard's Delayed Depression, 1929-1932*

*Architectural Type*

*Spanish Colonial Revival - The Architecture of Success*

*Historic Identification*

*The Oxnard 1981 Survey*

*Social Significance*

*J. A. Swartz - Social Context*

*The Charles Reimann Residence - 1929*

*The William H. Gumpertz Residence, c. 1929*

*Swartz Designed Homes*

*Subsequent Ownership - Notes of Interest*

*Contemporary Existing Conditions - 2014*

*Existing Conditions - Contemporary Description of 636 W. Fifth St.*

*Building and Engineering Record*

*Building Permit Record - Known Alterations*

*Evaluation Conclusion - Criteria and Integrity Discussion.*

*Bibliography and Resources*

**See attached VISUAL ATTACHMENTS that includes:**

*Exterior and Interior Photography*

*Swartz Designed Residences - Contemporary Photography*

*Archival documentation that includes:*

*Newspaper coverage*

*Autumn Home Tour inclusion - 2008*

*National Register Swartz acknowledgement (Henry T. Oxnard Historic District)*

*Oxnard Prosperity (news and brochure) 1929-1931*

*Archival Maps*

*1981 Survey Area*

*Fifth Street Context*

*Eastwood/Lathrop Subdivision*

*Parcel Map*

*Deed/Legal Description*

*Building Records*

*VCCHB Review in 2012*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) The J.A. Swartz Residence, 1930.

\*NRHP Status Code N/A

Page 1 of 2

B1. Historic Name: The J. A. Swartz Residence, c. 1930

B2. Common Name: 636 W. Fifth Street, Oxnard, CA 93030

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed by and for noted Oxnard contractor J. A. Swartz. No building records exist prior to 1999. Plumbing was updated in 1999. In 2012, the VCCHB approved a decorative wall at the front of the lot (see Consultant Continuation Sheets). In 2014, kitchen and breakfast room windows were replaced on a non-primary elevation. Sanborn Maps of 1929-1950 imply no major footprint alterations.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

See attached HISTORIC RESOURCE EVALUATION document and VISUAL ATTACHMENTS document for comprehensive discussion of features.

B9a. Architect: \_\_\_\_\_ b. Builder: J. A. Swartz (designer/builder)

\*B10. Significance: Theme Architectural and Social significance/local level

Area Oxnard, California

Period of Significance 1930

Property Type Single Family Residence

Applicable

Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See attached HISTORIC RESOURCE EVALUATION document and VISUAL ATTACHMENTS document for comprehensive significance discussion.

Appears to meet Oxnard CHB Ordinance No. 3974 criteria:

Criterion 1. County/city's architectural history - residential architecture 1930s.

Criterion 2. Identified with significant local person, J. A. Swartz.

Criterion 4. Embodies high quality of Spanish Colonial Revival design.

Criterion 5. Representative of a local master designer/builder, J. A. Swartz.

Appears to meet all seven aspects of integrity.

(Sketch Map with north arrow required.)  
Map SKETCH N.pdf map SKETCH N.pdf

(This space reserved for official comments.)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) The J.A. Swartz Residence, 1930.

\*NRHP Status Code N/A

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B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

See attached HISTORIC RESOURCE EVALUATION document and VISUAL ATTACHMENTS document for BIBLIOGRAPHY AND RESOURCES.

B13. Remarks:

\*B14. Evaluator: Cynthia Thompson

\*Date of Evaluation: December 22, 2014

(Sketch Map with north arrow required) N.pdf

(This space reserved for official comments.)

## **HISTORIC RESOURCES EVALUATION**

### **TEXT DOCUMENT**

#### **HISTORIC LANDMARK DESIGNATION APPLICATION, City of Oxnard**

##### **The J. A. Swartz Residence, c. 1930**

**Located at: 636 W. Fifth Street, Oxnard, Ca 93030**

Property Owner(s): Daryl S. Cruser and Gerald I. Farrar as of July 31, 2014

#### ***Summary Conclusion:***

The desire of the current owner is to achieve landmark designation in order to preserve and maintain the characteristics of historical significance of this property, and to place a Mills Act Contract on the property that will financially assist in the on-going maintenance.

It is the intent of this historic resource evaluation to demonstrate that this property is both architecturally and socially significant for its association with J. A. Swartz by examining the context of both Oxnard and the residence at the time of its construction.

This Spanish Colonial Revival style residence was built by J. A. Swartz in 1930 and was his residence.

In the 1981 Oxnard Survey, this structure is called out as one of the outstanding contributors within an area identified along Fifth Street. This survey notes J. A. Swartz as one of the early, contributing contractors of Oxnard.

Further research has shown that he was a significant builder that specialized in and attracted high-end properties for other historically contributing individuals from various professional fields that developed the city and surrounding agricultural areas and industries. The quality and endurance of his work identifies him as a historically significant contributor to the development of Oxnard, particularly at the onset of the Great Depression.

Archival research, field investigations of the 1981 Survey area, and photo documentation of the subject property were conducted in November and December of 2014.

#### ***LANDMARK DESIGNATION CRITERIA***

##### ***City of Oxnard Landmark Criteria and Process***

As of this writing, the City of Oxnard utilizes the Ventura County Cultural Heritage Board as the government agency that reviews historic properties for landmark designation and eligibility for entering a Mills Act Contract. This procedure for landmark designation was adopted in 1991 by the city resolution No. 10135 and it

uses the Ventura County Cultural Heritage ordinance (SS1360-1374) that includes evaluation criteria for landmark qualification. In 2007, the City of Oxnard adopted Resolution No. 13215 to accept Mills Act Agreements from historically designated properties.

Landmark designation only needs to meet one of the following criteria:

*Under Sec. 1368 LANDMARK DEFINITION AND DESIGNATION CRITERIA. For purposes of this Article, an improvement, natural feature or site may be designated a County landmark if it meets the following criteria, based solely on the National Register of Historic Places:*

- (1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;*
- (2) It is identified with persons or events which are significant in national, state or local history;*
- (3) It shows evidence of habitation, activity or the culture of prehistoric man;*
- (4) It embodies elements of architectural design, detail, materials or craftsmanship which represent a significant structural or architectural achievement or innovation;*
- (5) It is representative of the work of a master builder, designer, artist or architect;*
- (6) It is imbued with traditional or legendary lore;*
- (7) It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar feature associated with a neighborhood, community of the County of Ventura;*
- (8) It is one of the few remaining examples in the County possessing distinguishing characteristics of an architectural or historical type or specimen.*

The Ventura County Ordinance No. 4225 that is part of Section 1360 governing historic properties also states that aspects of integrity must be met. Under Section 1365-5 that establishes landmark designation criteria, it states in Item (6)

*INTEGRITY: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.*

National Register Bulletin No. 15 defines the seven aspects of integrity as:

- One) Location (the property has not been moved, it is the place where the historic property was constructed or the place where the historic event occurred);

- Two) Design (the combination of elements that create the form, plan, and the style of a property);
- Three) Setting (the physical environment of a historic property);
- Four) Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property);
- Five) Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory);
- Six) Feeling (the property's expression of a particular period of time and place); and
- Seven) Association (the direct link between a significant event or person and the property).

#### **CONTEXTUAL BACKGROUND:**

##### *Historic Context - City of Oxnard through 1929*

The story of the City of Oxnard typifies the spirit of the American West. It is a place where visions became realities. Initially, it appeared to be a boom town, however it never went bust and has consistently grown. Rafael Gonzalez was one of eight soldiers who were granted Rancho El Rio de Santa Clara o la Colonia by the Mexican government in 1837. He sold 1,000 acres of his land to German immigrant Christian Borchard who had settled in the adobe house formerly occupied by the Gonzalez family.<sup>1</sup> He was soon joined by other immigrants with names like Maulhardt, Gries, and Donlon who envisioned the vast potential of the land in agriculture. In the late 1890s, Albert Maulhardt convinced commercial captains of the sugar industry, the Oxnards, to create the American Beet Sugar Company factory, and a town was born.<sup>2</sup> The lure of opportunity was so powerful that a large majority of the occupants, buildings and businesses of the much older town of Hueneme literally picked up and moved.

To provide order and planning to the new town, the Colonia Improvement Company was formed. In 1898 they platted the core of city streets around a central plaza that was bordered on both sides by Fifth Street.<sup>3</sup> (See Visual Attachments). This land

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<sup>1</sup> Sheridan, Edwin, M. *History of Santa Barbara, San Luis Obispo and Ventura Counties. Chapter IV - Days of Big Ranches.* The Lewis Publishing Company. Chicago, Illinois. 1917. Page 318 and 319.

<sup>2</sup> Treim, Judith *Ventura County - Land of Good Fortune.* Windsor Publications, Inc. Northridge, Ca. 1985. Pages 94-99

<sup>3</sup> Map of the town of Oxnard. Colonia Improvement Company. Surveyed January 1898

was purchased from local prominent rancher and horse breeder, John G. Hill<sup>4</sup> southeast of the factory location. Growth was meteoric and the town was expanded again in 1899.<sup>5</sup> The official City of Oxnard incorporated in 1903. As the wealth of the town and its people grew, professionals, factory officials, merchants, and trades people began to build neighborhoods of fine homes that reflected the architectural styles of each time period. By 1909 "F" Street was platted by the Oxnard Light and Power Company and in 1913 the Lathrop Tract was subdivided by Walter H. Lathrop, which included "G" Street. Both "F" and "G" streets subdivisions were bordered on the south by Fifth Street.<sup>6</sup>

Growth continued at a rapid pace throughout the early years of the 20th century and into the prosperous years of the 1920s. In August of 1925, the Eastwood and Lathrop's Subdivision was platted that was south of the original town core and encompassed the Italianate Victorian home of John G. Hill. The south side of Fifth Street was now open to development and the subject property is located on Lot 2 of this subdivision.

By the late 1920s, Oxnard was nationally known for its 'beans, beets, and babies', as well as its beaches. However, it was ideally located for small and large farms and ranches that encompassed citrus, walnuts, vegetables, dairying, livestock, avocados, and seeds, all benefiting greatly by modern irrigation. Beach development provided recreation. These features created a perfect environment for property owners to create some of the most distinctive residences and neighborhoods in the county.

Early design contractors defined the architectural fabric of the city and they included Thomas J. Carroll, Paul Staples, W. Roy Guyer, John H. Myers, George and Edward Abplanalp, Adolph Schroeder, John Wennerholm, and the designer/builder of this property, J. A. Swartz.<sup>7</sup>

#### Area Specific Historic Context - Fifth Street from 1898 to 1930

From the original town platting in 1898, Fifth Street was a major artery. It encompassed both sides of the central plaza, was a major transit thoroughfare in the middle of town, and one of the few streets that connected with Hueneme to the west. The 100-300 blocks were part of the downtown business district. Sanborn Maps show that as late as 1929, there was little development in the block that contains the subject property. (See Visual Attachments).

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<sup>4</sup> Storke, Yda Addis. *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California. Illustrated.* The Lewis Publishing Company. Chicago. 1891. John G. Hill page 463.

<sup>5</sup> Map of the Town of Oxnard. Colonia Improvement Company. Surveyed October 1899.

<sup>6</sup> Miscellaneous Records, Book 3 and 5.

<sup>7</sup> Triem, Judith. *Ventura County Cultural Heritage Survey - Phase I Oxnard.* California Office of Historic Preservation. Sacramento, California. July, 1981. Page 19



In 1928, there was a major project promoted by the Ventura County Board of Supervisors to create Oxnard's Triangle Beach Drive that included Fifth Street as the northern boundary.<sup>8</sup> In the same year, there was a hotly contested proposal to create two lanes of highway through the middle of the plaza, sponsored by then Ventura County Supervisor Fred Roussey and approved by the Oxnard City Council. John Steinmiller and a coalition of 'wealthy ranchers' filed an injunction based upon potential tax increases.<sup>9</sup> The intent of both issues was to make Fifth Street an accessible and direct route to the beaches to attract tourism that would bring more potential town investment. (See Visual Attachments)

It is possible that this public discussion elevated interest in investment along Fifth Street. Two of J. A. Swartz's commissions would be constructed there in 1929 and 1930, one of which was his own home.

Today, Fifth Street architecturally represents a transition of the city's westward growth from its central core through its architecture. Early 20th century development is represented by Craftsman bungalows close to the plaza, whereas the late 1920s and 1930s is represented by Spanish Colonial Revival structures from the 400 block to G Street. Infill is represented by 1950s and 1960s commercial and apartment buildings.

#### *Historic Context - Oxnard's Delayed Depression - 1929 - 1931*

Historically, the Great Depression officially began in October of 1929 with the Stock Market Crash. However, such was not the case in Oxnard immediately. There was only a very brief mention of the historic event in the Oxnard Daily Courier.

In 1931, the Oxnard Chamber of Commerce published a full color, 25 page promotional brochure entitled 'Oxnard - The Southland's "Vega" and the Simi Valley.'<sup>10</sup> (See Visual Attachments) Packed with photographs, the printing costs must have been extraordinary. It extolled in great detail the prosperity and financial opportunity of the area. Named for the V-shape of the geography described (the Vega), this marketing terminology was used in newspapers, as well. In September of 1930 press coverage of a national agricultural conference praised the 'Vega' and it's marketing.<sup>11</sup> The Los Angeles Examiner called it a 'miracle'.<sup>12</sup>

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<sup>8</sup> Staff. *Oxnard's Triangle Beach Drive*. Oxnard Daily Courier. Oxnard, California. June 5, 1928. Page 1.

<sup>9</sup> Staff. *Injunction Against Plaza Lanes Useless Declares City Attorney; Opposition Prepares to Fight*. Oxnard Daily Courier. Oxnard, California. June 27, 1928. Page 1.

<sup>10</sup> Oxnard Chamber of Commerce. *Oxnard - The Southland's "Vega" and the Simi Valley*. Oxnard, California. 1931.

<sup>11</sup> Staff - *Agricultural Leaders Praise Oxnard Vega*. Oxnard Daily Courier. Oxnard, California. September 14, 1930.

<sup>12</sup> Staff - *"Vega's" Miracle Mountain Publicized in L. A. Examiner*. Oxnard Daily Courier. Oxnard, California. September 16, 1930.

Between 1929 and 1931, newspaper headlines proclaimed continued prosperity, reporting that Ventura County in the 1930 Census placed 5th in population rise, that walnut prices were better than in 1929, the bean crop was exceeding previous years, and that the 'business depression' was not being felt in the agricultural portion of the state. (See Visual Attachments)

This explains why notable business leaders like Charles Reimann and William Gumpertz would be engaging the services of J. A. Swartz to construct \$8,000 and \$10,000 homes in 1929 and 1930.

In the 1981 Cultural Heritage Survey of Oxnard approximately 20 structures were built between 1929 and 1937.

### ***ARCHITECTURAL TYPE***

#### ***Spanish Colonial Revival - The Architecture of Success***

Spanish Colonial Revival architecture is immediately recognizable in identifying a time period and is associated primarily with California. Gaining national attention when Bertram Goodhue used it as the style for the Panama-California Exposition in 1915, it grew to have multiple interpretations called Mediterranean Revival and Spanish Eclectic, as well as many others. Inspired and deeply rooted in the romanticized Spanish past of the Golden State, it had its greatest proliferation between the 1920s and 1930s. Incorporating architectural elements from early Spanish California occupation that included stucco cladding, mission tile roofing, arched openings, iron grille work, porches and patios, it's greatest concentration was in the Southern Golden State. It was adopted privately and publically as the architecture of success.<sup>13</sup> This is locally evident by Santa Barbara's edict that all buildings erected after the devastating earthquake of 1925 be constructed in this style.

In the 1981 Oxnard Survey nearly 60 residential and commercial structures were constructed in this style between 1924 and 1940, including the Reiman, Gumpertz, and Swartz homes attributed to J. A. Swartz, as well as the Diffenderffer and Sons mortuary and the Santa Clara Convent.

Architecturally, the subject property is among the finer examples of the Spanish Colonial Revival style applied to a residence in the early downtown core of Oxnard. It was identified in the 1981 Survey of the Fifth Street area as an outstanding example, 'possessing many architectural features worthy of discussion'.

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<sup>13</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. Alfred A. Knopf. New York, New York. 2004. Page 418

The subject property represents and has the '*distinctive characteristics of a type, period, and/or method of construction*' (NR-C/CR-3 criteria)<sup>14</sup>. It is immediately recognizable as this style, which places it within a time period of the 1920s and 1930s of the development of Oxnard. It '*embodies the elements of architectural design, details, materials or craftsmanship which represents a significant structural or architectural achievement*' (VC criteria).<sup>15</sup>

## **HISTORIC IDENTIFICATION**

### *The Oxnard 1981 Survey*

A survey grant was awarded to Ventura County in 1980 to identify and '*expedite the existing landmark designation program*' and the survey was published in July of 1981. The focus of the survey primarily covered pre-1940s buildings with some exceptions. In Oxnard, approximately 500 structures were surveyed and 402 were contained in the survey report.<sup>16</sup> The survey was not intended to be the final determination of historic status, but to be a starting point for future focused research on individual properties that may be worthy of landmark designation.

It is important to note that in Oxnard, it was recommended that the ENTIRE survey area be considered a Historic District. Eventually, the Henry T. Oxnard National Historic District was officially designated in 1999 for inclusion on the National Register that encompassed "F" and "G" streets.<sup>17</sup> These two streets were chosen for their high degree of intact integrity and their concentrated architectural and social significance. However, that did not negate the potential historic significance of all of the structures within the survey.

In the National Register nomination, the home at 200 South 'G' Street is specifically called out as an example of outstanding Mediterranean Revival. (See Visual Attachments) This home was designed <sup>and</sup> built by J. A. Swartz for William H. Gumpertz who owned and managed the first packing house in Oxnard and was constructed in 1929.<sup>18</sup>

It appears that the north and south side of Fifth Street was an addition to the survey from the original map and only the Fifth Street facing parcels of the Eastwood and

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<sup>14</sup> National Park Service. *National Register Bulletin No. 15 - How To Apply The National Register Criteria For Evaluation. Criteria C.* U. S. Department of the Interior, National Park Service. Washington D. C. 2002

<sup>15</sup> Ventura County Board of Supervisors. *Ordinance No. 4225. Dealing with Cultural Heritage.* Ventura County. California. December 12, 2000.

<sup>16</sup> Triem, Judith. *Ventura County Cultural Heritage Survey - Phase I Oxnard.* California Office of Historic Preservation. Sacramento, California. July, 1981. Section I.

<sup>17</sup> National Register of Historic Places. Henry T. Oxnard Historic District. Statement of Significance. 1999.

<sup>18</sup> Ibid. Page 44, Section 8.

Lathrop's Subdivision of 1925 were included. All of the structures outlined in the Fifth Street survey map were notated as contributing to a small district of its own, with the exception of the parcels that were darkened (See Visual Attachments). Only the 'most outstanding examples' were described and among those were the residence at 640 W. Fifth Street and the subject property at 636 W. Fifth Street, both constructed by J. A. Swartz.

### ***SOCIAL SIGNIFICANCE***

#### ***J. A. Swartz - Social Context***

The purpose of this section of the application is to establish through research that J. A. Swartz was a significant and contributing individual through his work as a contractor within the local context of Oxnard. Even within his lifetime and during his residence in the city, he was considered by his contemporaries to be a designer/contractor of high artistic ability and quality. Two of his projects will be examined to illustrate this viewpoint.

Jacob A. Swartz, and his wife Esther, were Jewish immigrants from Poland in 1914 and 1912 respectively, which was a part of the Russian Empire at the time of their arrival in the United States. To understand the context of these times, the play and movie *Fiddler On The Roof* is set in this time period, and Jews in Russia that came to the United States were primarily escaping religious persecution.

The 1930 Census tells us that he went by the Americanized name of 'Jack', he was a veteran of WWI, neither he nor his wife had attended any specialized schooling, both of them could read and write English, the language in the home was listed as Hebrew (probably Yiddish), they had a 7 month old daughter named Florence, and they were renting a home in Oxnard at 209 Magnolia Street. This particular address is not listed in the 1981 Survey, but it is a Spanish Revival court that still exists. Jack was 35 and Esther was 34, both at the prime of their productive years.

Important to this application, he lists his occupation in the 1930 Census as 'contractor' and specifically states he builds houses and that he is building a home.<sup>19</sup>

Like phone directories, census information is usually gathered prior to the year it is published. So in all likelihood, this information is applicable to 1929. What implies the Swartz residence was completed by 1930 is in the newspapers. The Oxnard Daily Courier published on September 19, 1930 carries an advertisement from J. A. Swartz for General Contracting, and he gives his business and contact information as 636 W. Fifth Street.<sup>20</sup> Most notably, he states in the ad "*My work in Oxnard is my best*

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<sup>19</sup> Census, 1930 - *United States Federal Census for J. A. Swartz*. Accessed through Ancestry.com on 11/18/2014

<sup>20</sup> Staff. *The Courier Information Department - Buy It In Oxnard. General Contractor - Phone225R1*. Oxnard, California. September 19, 1930.

reference." Therefore, prior to 1930, J. A. Swartz had established a local reputation of quality through his previous body of work. (See Visual Attachments).

*The Charles Reiman Residence - 1929*

To illustrate the quality, value, reputation and level of clientele Swartz had nurtured in Oxnard by 1930, two known examples of his work are examined.

The 1981 Survey stated that the residence at 640 W. Fifth Street was constructed in 1931 for Mrs. May Raymond. However, research confirms it was constructed for Charles William Reimann and his wife, May Mabel (nee Shotts) and that ~~is~~ was the work of J. A. Swartz.

The best contemporary documentation of Swartz's work at this location is recorded in the Oxnard Daily Courier on December 27, 1929. Of particular note is the 1930s Census, which places the value of the residence at \$10,000.00. (See Visual Attachments)

The headline and article stated:

***Charles W. Reimann Home To Be Open for Inspection Tomorrow and Sunday***

***New Home is a Real Showplace in Community***

***All Construction Work Done Entirely By Local General Contractors and Laborers***

*"Charles Reimann, pioneer rancher will conduct an 'open house' all day (Saturday) and Sunday at his splendid new residence located at the southeast corner of F and Fifth streets in the new Eastwood-Lathrop subdivision.*

*Constructed along the lines of the semi-Spanish architecture, it takes its place among the many fine residence dwellings in Oxnard.*

*J. A. Swartz, the general contractor, spared neither time nor labor in its erection and as a result, the home is a real joy both to the builder and its owner.*

*Special plans called for the building of all of the latest conveniences to make its interior unusually comfortable. The many built-in features are of the very latest design which make it complete in all modern comforts and 'step saving' devices.*

*J. A. Swartz, the contractor living at 209 Magnolia Avenue, has made his home in Oxnard for some while and has built a number of Oxnard's finer residences.*

*Another one of the main features of the new Reimann home is that all contracts and labor was let by local people. Lumber was furnished by the People's Lumber Company, electrical refrigeration and its necessary appliances were installed by Fred C. Snodgrass, local dealer for General Electric, electrical wiring was in the hands of Carl W. Fischer, and long established in the plumbing business in Oxnard, this was awarded to Fred C. Duckham.*

*Both Mr. Swartz and Mr. Reimann will be at the new residence all day Saturday and Sunday, and will be glad to show their friends and all interested about the home, and gladly answer questions by those planning the erection of a home now or in the future."*

Directly below this news article are large ads congratulating all of the contractors. The one for J. A. Swartz states that he '*had complete supervision of the construction*' of this house, as well as '*numerous other Beautiful Homes in Oxnard*'. (See Visual Attachments)

Charles William Reimann received a biographical sketch in the 1940 *History of Ventura County*, the last historical 'mug' book published for the area.<sup>21</sup> A California agronaut with his parents when a small child, he came by boat and covered wagon to the state in the 1870s. His father began farming in the Los Posas district. He established his own reputation of note, making his first home with Father John Lauchbacher in the El Rio district, working for Mr. B. H. Korts in the meat business, and making his fortune in the walnut industry. About 1915, he had expanded his walnut ranching to a large parcel at the corner of Gonzales and Oxnard boulevard and sold the ranch to Andrew Borchard. Both this sketch and his obituary<sup>22</sup> specifically mentioned the home he built at Fifth and "F" streets. This was to be his retirement home as he did so at the age of 57 on January 1, 1930. His wife, Mabel Shotts Reimann, was a prominent member of social life in Oxnard, involved in several of the women's clubs at the time. Very active fraternally, he was a member of Oxnard County No. 750 Knights of Columbus and a life member of the Sons of Herman. The Census of 1940 shows that the Reimann family still occupied this house, although Charles tragically died from a heart attack in August of 1930. He was the father of Charles William Reimann (Jr.) who served as City Manager of Ventura during the era of Urban Renewal in the 1960s.

#### *The William H. Gumpertz Residence c. 1929*

The second example of Swartz's work is the residence at 200 G Street, the home of William H. Gumpertz. Although the 1981 Survey gives the owners first name as Samuel, research confirms this was the home of the prominent pioneer who created the first packing house in Oxnard. The 1930 Census gives the value of the house at \$8,000.00 at the time of its construction.<sup>23</sup> (See Visual Attachments)

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<sup>21</sup> Ritter, Elizabeth and Sheridan, Edwin M. Sheridan. *The History of Ventura County California. Charles William Reimann.* Harold Mc Lean Meier, Publisher. Ventura County, California. 1940. Page 361.

<sup>22</sup> Staff. *Local Rancher Dies At Fifth St. Home - Heart Attack Fatal For Pioneer Rancher.* Oxnard Daily Courier. Oxnard, California. August 18, 1930. Page 1.

<sup>23</sup> Census, 1930 - *United States Federal Census for William H. Gumpertz.* Accessed through Ancestry.com on 11/18/2014

City directories show that as early as 1921 Gumpertz & Gotfried (Maurice. A. Gotfried) owned and operated this company that specialized in vegetable growing, shipping, and packing with a facility located on A Street. By 1926, they had located a larger facility at East Fifth and the Southern Pacific Railroad Depot. In the 1920s, all records show that William and Blanche Gumpertz lived on 1st Street.

The 1930s Census and subsequent directories confirms that the prosperity of this family allowed them to commission J. A. Swartz to construct their home at 200 S. G Street. As mentioned, this Census gives the value of this home at \$8,000.00. Interestingly, this Census tells us that both of them were born in the United States, but that both sets of parents were from Russia. He gives his occupation as proprietor of a vegetable packing company and her profession is listed as a stage hand for a theater. They have five sons ranging in age from 5 to 17 at the time they built their dream home (c. 1929), which is probably why the house is so deeply set on the lot with multiple rooms.

The directory of 1977 states that the family (including William) still lived at this location, which is stated in the 1981 Survey.

William died in 1978 and is buried in the oldest Jewish section at Ivy Lawn (Section F) that was created by Temple Beth Torah founder, George Zander, in 1944. He is among the Jewish pioneers of Ventura County.

As previously stated, this example of Mediterranean style is so well executed it is called out and described as an exceptional structure in the 1999 National Register nomination for the Henry T. Oxnard Historic District. (See Visual Attachments)

#### Swartz Designed Homes

The above are only two of the known examples of J. A. Swartz's work and intensive research on each of his commissions is outside the scope of this project. However, these illustrate through documentation that he was a notable designer/contractor of high quality in Oxnard in the 1920s and 1930s.

#### Subsequent Ownership - Notes of Interest

The period of significance is from 1930 to 1934 for its association, occupation, and ownership by J. A. Swartz.

Although not adding to the social significance, it is interesting that the property has consistently attracted professionals and notable last names. Dr. Alexander Mahan was an ear, nose, and throat specialist who purchased the residence from the Swartz's. Names such as Mc Grath and Laubacher have been connected with the property. The current owner is a multi-generation Ventura County citizen who is related to pioneers. One of them was Bruce Anson Leach who signed the Pioneer Society list, having come to Ventura County in 1868. Another relative of the applicant was Floyd Putnam Shaw of the Ventura Acme Soda Works and son of Jesse

A. Shaw, an early Ventura mayor. One of the current grantees, Gerald I. Farrar, is a prominent former city councilperson of Ventura and is the applicant's grandfather.

#### **CONTEMPORARY EXISTING CONDITIONS - 2014**

##### Existing Conditions - Contemporary Description of 636 W. Fifth Street

The residence, along with the garage, is in excellent condition. It would be easily recognizable by a historic contemporary of the 1930s, including J. A. Swartz himself.

The subject structure is a 1-story Spanish Colonial Revival residence, built in a T-shape plan on Lot 2 of the Eastwood and Lathrop Subdivision in Oxnard. It is located at 636 W. Fifth Street, Oxnard, Ca. 93030.

The residence is positioned in the northern portion of the lot and there is a small, square garage positioned in the southwestern corner of the parcel.

From the Sanborn Maps 1929-1950, it appears the house footprint is unaltered and the garage retains its original size and position. There has been a small 'bump-out' attached to the northwest corner of the garage for the purposes of parking a large automobile. (See Visual Attachments)

Primary Elevation: The intersecting gables and pitched sheds of the roof are Spanish Mission tile clad on the primary elevation. The remainder of the roof is flat with a linear parapet that is also tile clad. The entire exterior is clad in stucco. The dominating feature is the Palladian window with a large central fixed pane and 2 flanking side panels. The central 'tower' has a small, entry hall window with Spanish style grille work. An arched attic vent is above this feature. There is an entry courtyard area enclosed by a pony wall that leads to an elevated porch with Spanish style wood columned overhang, capped by a shed roof that is clad in mission tile. The window from the dining room that tops the porch has a fixed central, 8 paned window with multi-pane side windows. The front door and door bell is original and contains a Spanish ornamented 'peep' window with floral ironwork and the numerical address of 636. The original mail box is covered with a bird ornamented iron panel. The main facade is gable ended and extends westward below the roofline to form an arch that contains the side yard gate.

East Elevation: Clad in stucco and topped with mission tile, the fenestration includes two original rectangular inset windows in the dining area, two rectangular windows with original inset sills in the kitchen area (actual windows are replacements), a double rectangular opening in the breakfast room (replacements).

South Elevation: Forming the rear portion of the T-footprint, this area contains the breakfast room and master bedroom. It is stucco clad. The fenestration includes a double rectangular inset opening (replacements) east of the rear exit door. This rear exit door has circular steps descending to the back yard that are clad in Saltillo tiles accented by ornamental tiles. There are three original, double hung windows that give light to the master bedroom on this elevation.



West Elevation: Clad in stucco with a parapet topped with Mission tile, this area contains the front bedroom, bathroom and master bedroom. The fenestration includes two original rectangular fixed pane windows in the living room, two original double hung wood framed windows in the north bedroom, two original, double hung rectangular wood framed windows in the bathroom, a small original wood framed closet window and an original double hung window of the master bedroom.

Interior Features: A large majority of the original character defining features of the residence remain on the interior, many that would have been considered 'modern conveniences' for their time period. From the Reimann house news article of 1929, they appear to be 'signatures' of Swartz work. Original hardwood floors are in the entry, living, dining, hallway, and bedrooms. Arched accented openings are in the vestibule, dining, breakfast, and bathroom. The majority of the hardware on doors and cabinets is original brass with glass doorknobs. Heating vents are covered with original iron grilles in Spanish decorative patterns. The living room has a vaulted ceiling with accented wood beams. The massive fireplace has a pyramid shaped breast, wood mantel, and arched firebox opening. There are coved ceilings throughout the house, some with inset ceiling panels in the dining and breakfast rooms, along with picture rails in the bedrooms. Built in buffet cabinets with glass doors are in the kitchen and breakfast rooms. A built in linen closet is in the hallway. Convenience touches include an iron cabinet, a built in ironing board, and spice cabinet in the kitchen, and a telephone niche with seating in the hallway. The bedroom closet has a 'germ-fighting' window. The bathroom has the original bathtub, inset walk-in shower, and tile wainscots. There are original light fixtures in the breakfast room and entry vestibule.

## ***BUILDING AND ENGINEERING RECORD***

### ***Building Permit Record - Known Alterations***

The integrity of the property seems to be extremely high. There are no known building records prior to 1999, however, the footprint closely matches that of the 1929-1950 Sanborn Maps. In 1999 the plumbing was updated with the addition of a water heater. In 2012, this property was reviewed by the VCCHB and given an approval for a Certificate Of Review with the project including the replacement of the street sidewalk, replacement of the entry walkway with Saltillo tile, installation of a 24-inch high decorative wall with entry pilasters and down lights. It appears that at the same time, the porch steps, porch, and rear exit steps were also covered in the same material. In 2014, the applicant replaced non-original windows (glass block in the kitchen and vinyl sliding in the breakfast room) with casement windows that were chosen based upon a conversation with Nicole Doner (Senior Ventura County Planner and coordinator for the Ventura County Cultural Heritage Board) and include exterior frames that could be painted to be compatible with the exterior original remaining wood sills. Modern, non-original Spanish themed tile installed by a previous owner in the kitchen was removed by the applicant in the area behind the stove, the buffet counter top, and the kitchen countertops. The kitchen counter

top was non-original and has been removed. The applicant's intent is to return these elements to period appropriate design. (See Visual Attachments)

*Evaluation Conclusion - Criteria and Integrity Discussion*

Based upon the research in this historic resource evaluation, this property located at 636 W. Fifth Street appears to be both architecturally and socially significant to the City of Oxnard and individually eligible as an Oxnard City Landmark.

Although eligibility can be established through only one criterion, the subject property appears to meet the following criteria for Ventura County Landmark designation:

Criterion 1: It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history (*specifically, residential architecture of the 1930s*).

Criterion 2: It is identified with persons or events which are significant in national, state, or local history (*specifically J. A. Swartz on a local level*).

Criterion 4: It is representative of a master (significant/contributing) builder (*specifically, J. A. Swartz*).

Criterion 5: It embodies elements of architectural design, details, materials or craftsmanship which represents a significant structural or architectural achievement or innovation. (*specifically, Spanish Colonial Revival of high quality*).

All seven of the aspects of integrity are demonstrated at the subject property; which are location, design, setting, materials, workmanship, feeling, and association.

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# THE SWARTZ RESIDENCE, 1930

636 W. FIFTH STREET, OXNARD, CA 93030

## Landmark and Mills Act Application VISUAL ATTACHMENTS



# ARCHIVAL PHOTO - 1980



# ELEVATIONS - 2014

PRIMARY (STREET FACING)  
NON-PRIMARY (REAR AND GARAGE)



# EXTERIOR DETAILS - 2014





MAJORITY WINDOWS ORIGINAL  
PALLADIAN, MULTI-PANE, FIXED PANE, AND DOUBLE HUNG.





FOUR REPLACEMENT WINDOWS ONLY  
EXTERIOR FRAMES PAINTABLE TO MATCH  
SILLS.



INTERIOR DETAILS - LIVING/DINING ROOM - 2014



INTERIOR DETAILS - KITCHEN - 2014



INTERIOR DETAILS - BREAKFAST ROOM - 2014



INTERIOR DETAILS - HALLWAY - 2014



INTERIOR DETAILS - BATHROOM - 2014



INTERIOR DETAILS - BEDROOM - 2014





J. A. SWARTZ DESIGN/BUILT RESIDENCES  
 200 S. G. STREET, OXNARD - WILLIAM H. GUMPERTZ HOME  
 1930 CENSUS - VALUE - \$8,000.00



57			LEONIE	SISTER IN LAW	
58	200 755 756	GUMPERTZ	WILLIAM H.	HEAD	0 8000
59			BLANCHE B.	WIFE - H.	
60			HERMAN G.	SON	
61			BENJAMIN F.	SON	
62			DONALD	SON	
63			GORDON G.	SON	
64			ROBERT A.	SON	

J. A. SWARTZ DESIGN/BUILT RESIDENCES  
 640 W. FIFTH STREET, OXNARD - CHARLES WILLIAM REIMANN HOME  
 1930 CENSUS - VALUE - \$10,000.00



30				JAMES I.	SON	
31	640	170	170	REIMANN CHARLES W	HEAD	0 10000 R
32				MAY M	WIFE-H	
33				LUCILE E	DAUGHTER	
34				CHARLES W	SON	
35				MARY C.	DAUGHTER	

REIMANN HOME - J.A. SWARTZ PRESS COVERAGE - DEC. 27, 1929

**Chas. W. Reimann Home To be Open for Inspection Tomorrow and Sunday**

**Citrus Planting Will Shatter All Records**

**Daily Report**  
Issued by Volney Thomas  
Gannett

SANTA PAULA, Dec. 26.—This season promises to eclipse any previous years in the planting of citrus trees in this district, according to an announcement made by officials of the agricultural commissioner's office in Santa Paula. The first shipment of trees is expected to arrive at the local...

**NEW HOME IS REAL SHOWPLACE-IN COMMUNITY**

**All Construction Work Done Entirely By Local General Contractors And Laborers**

All day tomorrow and Sunday from 2 to 5 p. m. "open house" will be conducted at the splendid new residence of Charles W. Reimann, pioneer rancher of this community. It is located at the southeast corner of F and Fifth streets in the new Eastwood-Lakeway subdivision.

Constructed along the lines of semi-Spanish architecture it takes its place among the many fine residence dwellings in Grand J. A. Swartz the general contractor opened another "open house" for the erection and as a result the home is a real joy both to the builder and its owner.

Special plans called for the building of all of the latest conveniences to make the interior especially comfortable.

The many built-in features are of the very latest design which make it possible in all modern comforts and help saving space.

Whether one of the many features of the new residence is that an architect and laborer who are well known in Santa Paula, J. A. Swartz, the general contractor, has completed the new home for Charles W. Reimann. For some weeks ago the architect and laborer were busy with the construction of the new residence. The plans for the new home were drawn by the architect and the laborer were busy with the construction of the new residence.

**Refrigerator**  
J. A. Swartz  
General Contractor  
Had complete supervision of the construction of the Charles W. Reimann Home  
Corner F Street at Fifth  
As well as numerous other beautiful homes in Grand J.

**Plastering**  
Charles W. Reimann  
New Home on F Street  
www.reimann.com

**J. E. Osborne & Son**  
Plastering  
215 E. 5th St.  
Phone 231

**Building Material**  
Charles W. Reimann Home  
Peoples Lumber Co.

**Electrical**  
Carl W. Fischer  
Electrical Contractor  
New Home on F Street  
www.reimann.com

**Fred C. Snodgrass**  
Plumbing  
Phone 485

**PLUMBING**  
Fred C. Snodgrass  
Plumbing  
Phone 485

**Charles W. Reimann Home**  
Fred C. Snodgrass  
Plumbing  
Phone 485

**GENERAL ELECTRIC**

**The Swartz House**  
**636 W. Fifth Street**

Year Built: Circa 1930  
Style: Spanish Revival

**First Owners and Residents:**

Jacob and Ester Swartz.

The 1931 edition of the Ventura County Directory has Jacob and Ester Swartz as the residents of **636 West 5<sup>th</sup> Street.**



Ester emigrated from Poland to the United States in 1912 and Jacob immigrated in 1914. Jacob (Jack) Swartz was a building contractor, but little else is known about the Swartz family. Dr. Alexander Mahan lived in the home in 1934. Elizabeth Cooper, widow of Stuart Cooper, moved into the house in 1938. She lived at **636 W. 5<sup>th</sup> Street** until 1950.

**Subsequent Owners:**

- 1950-1959 Margaret McGrath
- 1959-1977 Ann Laubacher and family
- 1977- 2001, Lowell and Marion Larson
- 2001- Present Marion Larson

2013-2014 Mark DePue  
2014 - Daryl Cruser

**External Architectural Details:** Original courtyard with arched gate to the side yard. The original doorbell is in place. The peep-hole has the address on it. The front window has three arches.

**Interior Architectural Details:** Original light fixture in the entry. The windows throughout are original. There is an arched entry into the living room with original beams and fireplace. Arched passage into the coved-ceiling dining room. Original furnace in the basement. The windows in the kitchen are not original. The medicine cabinet above sink is original, as are the cabinets, vent, "California cooler," iron closet, and iron cubby in the kitchen. Notice the arch in the breakfast nook, with the original light and coved ceiling. The back bedroom has picture rail molding, coved ceiling, and oak flooring. The hall has a built-in and phone niche. There is an arched entry to the bathroom which has the original tub, shower, toilet, coved ceiling and built-in. The front bedroom has the original picture rail molding, coved ceiling and oak floor.

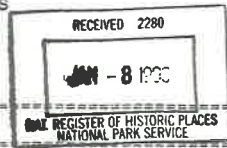
**PUBLIC ARCHITECTURAL  
ACKNOWLEDGEMENT  
AUTUMN HOME TOUR 2008**

United States Department of the Interior  
National Park Service

107

# NATIONAL REGISTER APPLICATION OXNARD HENRY T. HISTORIC DISTRICT RECOGNITION OF SWARTZ WORK

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



### 1. Name of Property

historic name Oxnard, Henry T. Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number F and G Streets between Palm and 5<sup>th</sup> Streets  
city or town Oxnard vicinity \_\_\_\_\_  
state California code CA county Ventura Code 111  
zip code 93020

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District  
Oxnard, California

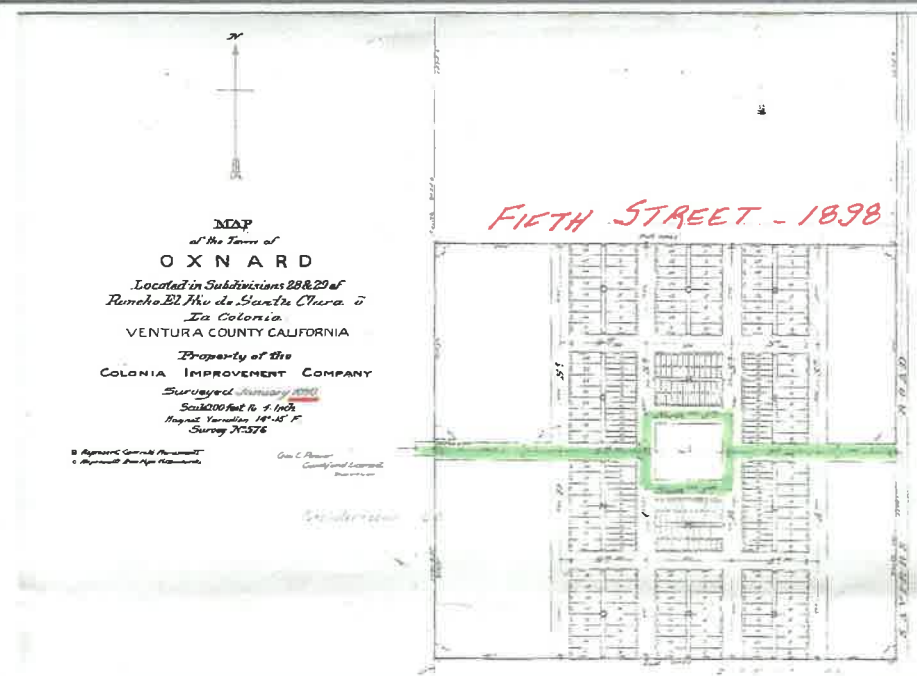
### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements of 36 CFR Part 60. In my opinion, the property X meets do the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. (continuation sheet.)

Section number 8 Page 44

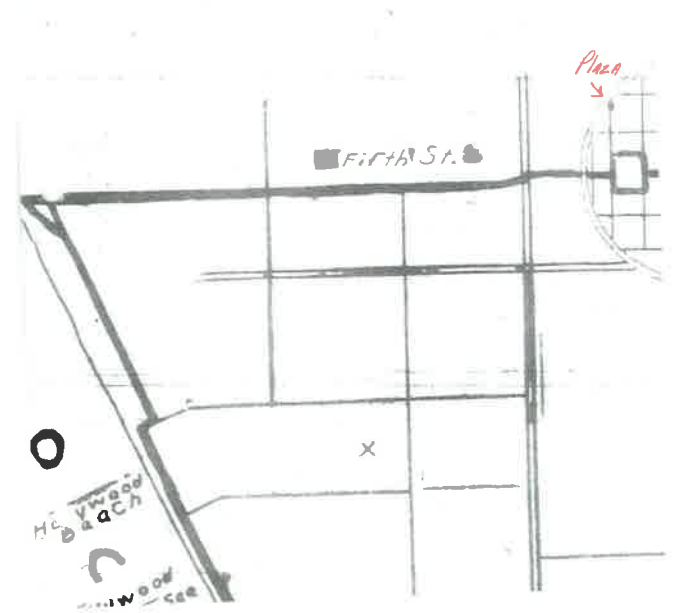
Harold Ahrens  
Signature of certifying official Date November 19,

The large two-story Craftsman, Prairie and Revival homes make up approximately one tenth of the contributing homes in the district. The remainder of the houses are modest Revival style one story homes. Revival styles on F and G streets include Mission, Spanish Mediterranean, Classical, Colonial and Provincial revival styles. G Street has a greater number of the revival style homes. An outstanding example of Mediterranean Revival is 200 South G Street. The house features a tiled tower entrance with radiating detail around the door; a Moorish arched window, wrought iron details on porch and windows. F Street has some high-style interpretations of the California Bungalow Craftsman movement, such as, 401 South F Street which features low horizontal roof gables, massive exposed beams and rafters, and decorative three -high stacked cross gable porch supports. 261 South F Street designed by noted Los Angeles Architect, Alfred F. Priest has a side clipped gable roof, exposed eave overhangs, exposed rafters, grouped multi-paned casement windows and original stained glass windows.



FIFTH STREET CONTEXT  
1898 PLATTING  
1928 PROPOSED BEACH ACCESS

Oxnard's Triangle Beach Drive



**OXNARD DAILY COURIER**  
D THE OXNARD DAILY NEWS  
VENTURA COUNTY, CALIFORNIA, WEDNESDAY, JUNE 27, 1928. NUMBER 362

**PARK DRIVE' - BLACKSTOCK**

**Air Go the Discarded Midshipman Caps**

**INJUNCTION AGAINST PLAZA LANES  
USELESS DECLARES CITY ATTORNEY.  
OPPOSITION PREPARES TO FIGHT**

City Park Must Be Opened or Oxnard Will Be Left  
Out of Line To Travel To Beaches Is Opinion  
of Many Civic Leaders.

The Attorney Charles F. Blackstock, in whose opinion the city's proposed plaza lanes are "useless," has today filed a petition for an injunction against the proposed lanes. He has also advised the city council that he has the opinion that the city has the right to open the park to the public and that the city should not be left out of line to travel to the beaches.

The city council, which has the right to open the park to the public, has today voted to open the park to the public. The city council has also voted to open the park to the public.

THE 'VEGA' - OXNARD PROSPERITY 1929 - 1931

FORWORD

Oxnard

The Southland's  
"VEGA"  
and the  
Simi Valley



THIS HISTORICAL flower, a variety of sweet pea, forms a striking illustration for half the preface to this little booklet on Oxnard, "The Vega," and the Simi Valley in the southern portion of Ventura county, California.

As the silt, washing down from the highlands of Abyssinia, created the great Valley of the Nile, so through countless years the alluvial deposits from the foothills of the Coast Range of the Sierra Nevada mountains have been building up, and are still building up, the valley of the Santa Clara river of which "The Vega" is an important part.

When Egypt's mighty Pharaoh, King Tutankhamun, died over 3000 years ago, his burial chamber was filled with all manner of things, including flower seeds. After their recent discovery some of these, brought to Oxnard, were sown here, grew and flowered into gorgeous blooms. Alike are "The Vega" and the rich Valley of the Nile.

The word Vega is defined by Webster's International as "An open tract of ground; a plain, especially one moist and fertile." The area of which Oxnard is the commercial center is "an open tract of ground; a plain, especially moist and fertile;" it is also "V"-shaped. Therefore it has been named "The Vega."

Within the Confines of "The Vega," besides the city of Oxnard are the thriving towns of Hueneme, Camarillo, Somis and Moorpark. The Simi Valley, adjoining Moorpark on the east, is also virtually a part of "The Vega" being separated only by a ridge of low hills. This huge valley comprises the greater part of the remaining agricultural land south of the Santa Clara river in Ventura



THE "VEGA"

Here is a pictorial conception of the area south of the Santa Clara river in Ventura county, with the Vega designated by a lightly tinted "V". Simi Valley is to the right. About 300,000 acres comprise the area, the Vega and Simi Valley constituting over half.

The Vega contains 180 square miles of agricultural land. The distance from the tip of the "V" to the ocean is approximately 20 miles. The spreading axis of the "V" includes 35 miles of seashore.

Important highways only are shown. In red are State oriented, U. S. No. 101 passing through Camarillo and the new Roosevelt coast highway, a branch of No. 101, passing through Oxnard to Los Angeles. Main county highways are in blue. All are concrete paved. Important connecting roads are shown in yellow.

Elevation varies from 963 feet at Santa Susana to 10 feet at Hueneme. Temperatures vary from the warm brightness of the interior to the cool freshness of the seashore, averaging about 70 degrees the year round.

Each individual cartoon portrays the actual industry or activity for which each section is noted. Lack of space prevents more being shown.



THE 'VEGA' - OXNARD PROSPERITY 1929 - 1931  
 OXNARD PAGE FROM VEGA BROCHURE + NEWSPAPERS



**OXNARD CITY**

**S**ITUATED MIDWAY between Los Angeles and Santa Barbara, on the main line Southern Pacific Railway and the Roosevelt Coast Highway, the city of Oxnard knows its A B C's but is noted particularly for its B's—Beets, Beans, Babies and Beaches. Yet these are not Oxnard's only assets.

Oxnard, a city of 6500 people has a temperate climate averaging 70 degrees the year round. Its business section is complete and up-to-date. The residential section is outstanding for its natural beauty. Streets are bordered with rare trees and shrubs. Most of the residents are home owners who preserve and enhance this lovliness through individual and community effort. Several parks and playgrounds, chief of which is the city's Plaza, add distinction and charm.

Public buildings and newer structures are striking in architectural beauty. Streets are wide and all paved, sidewalked and illuminated. Governed by a council of five, Oxnard's civic and financial affairs are in splendid condition. The city owns an efficient water works, has a well equipped fire department, police force, engineering and other departments necessary in modern city government. Oxnard is a city of the sixth class, founded 1898, incorporated 1903. Assessed valuation is \$4,670,916. The city tax rate is \$1.42 per \$100 and the county (inside) \$3.88.

Two noted hospitals featuring twilight sleep in obstetrics with excellent records add to Oxnard's distinction. Adequately equipped schools, churches, theatres, lodges and other fraternal, social and service organizations take important places in the activities of every day life. Cost of living is considerably lower than in many other towns of like size. Modern department stores and shops offer foodstuffs, clothing, etc., moderately priced. Minimum gas, light, water, and telephone rates prevail.

Oxnard is not a boom town but has been built up by steady, permanent business which it enjoys and which is responsible for its position of prominence in Southern California.





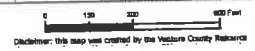
# MAPS - SURVEY AREA + 636 W. FIFTH STREET EASTWOOD/LATHROP SUBDIVISION - 1925



Ventura County  
Resources Management Agency

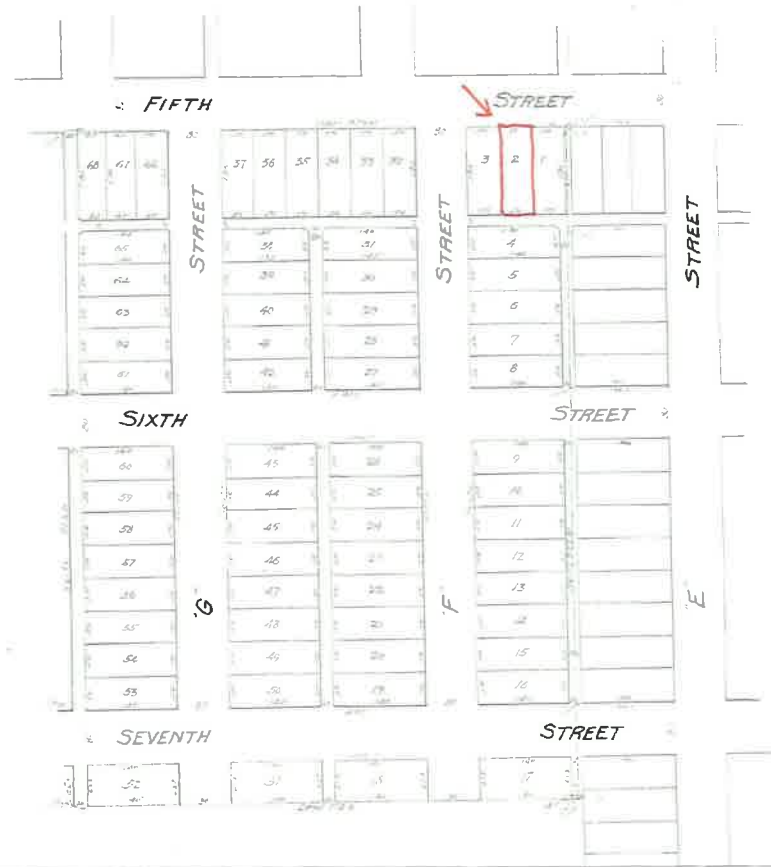


**Oxnard Historic**



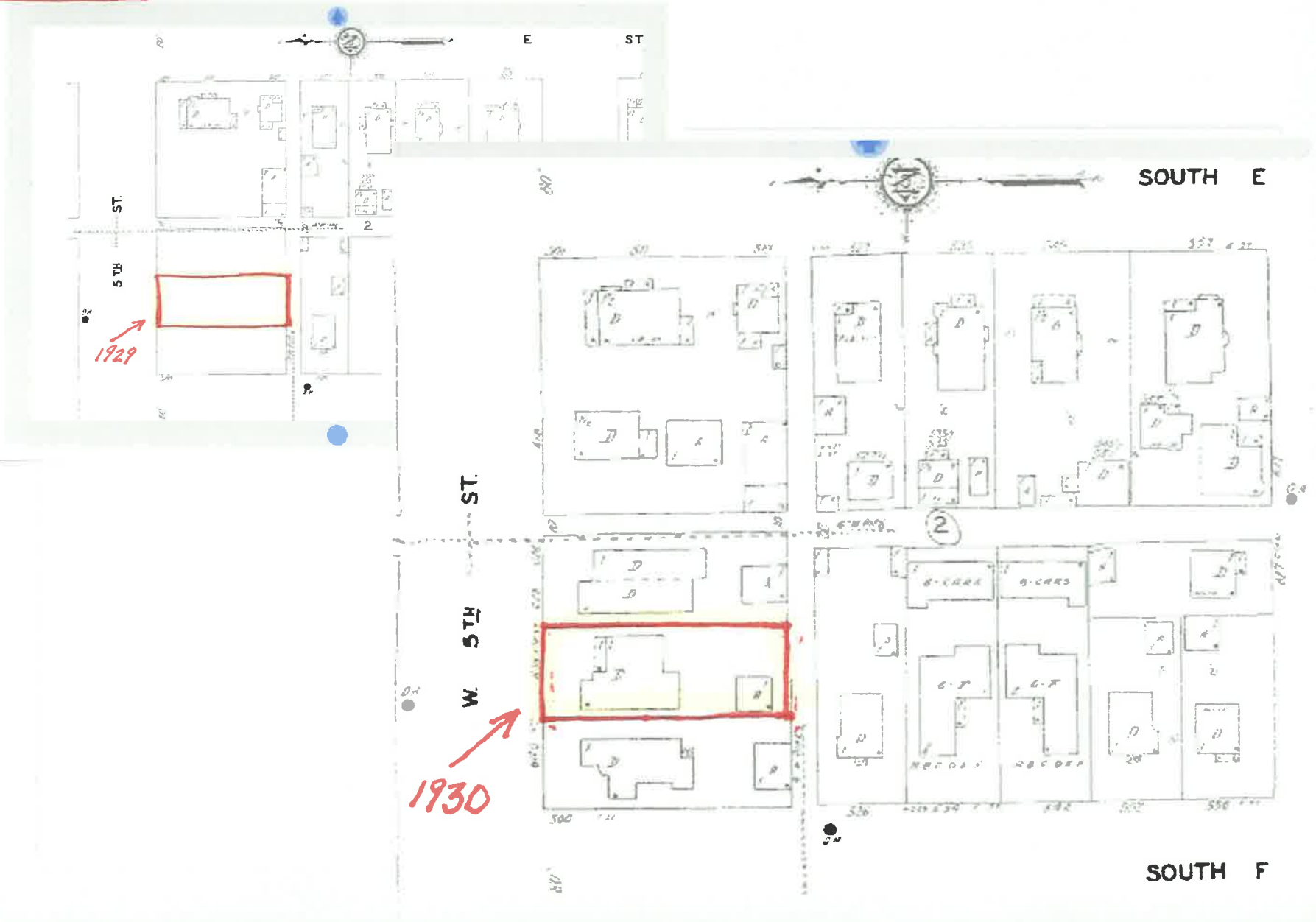
Disclaimer: this map was created by the Ventura County Resources Management Agency

MAP OF  
EASTWOOD & LATHROP'S SUBDIVISION  
BEING A PART OF SUBDIVISION 28  
RANCHO EL PIO DE SANTA CLARA O LA COLONIA  
OXNARD, VENTURA CO. CAL  
AUGUST 1925 SURVEYED BY *J. J. Bennett*  
LICENSED SURVEYOR  
SCALE 80 FT TO 1 INCH

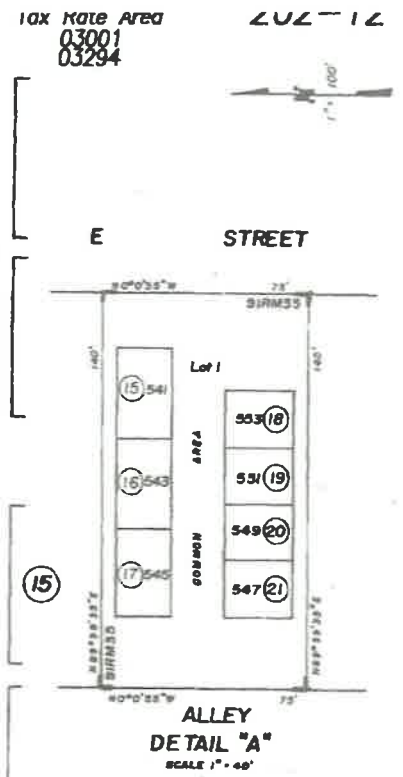
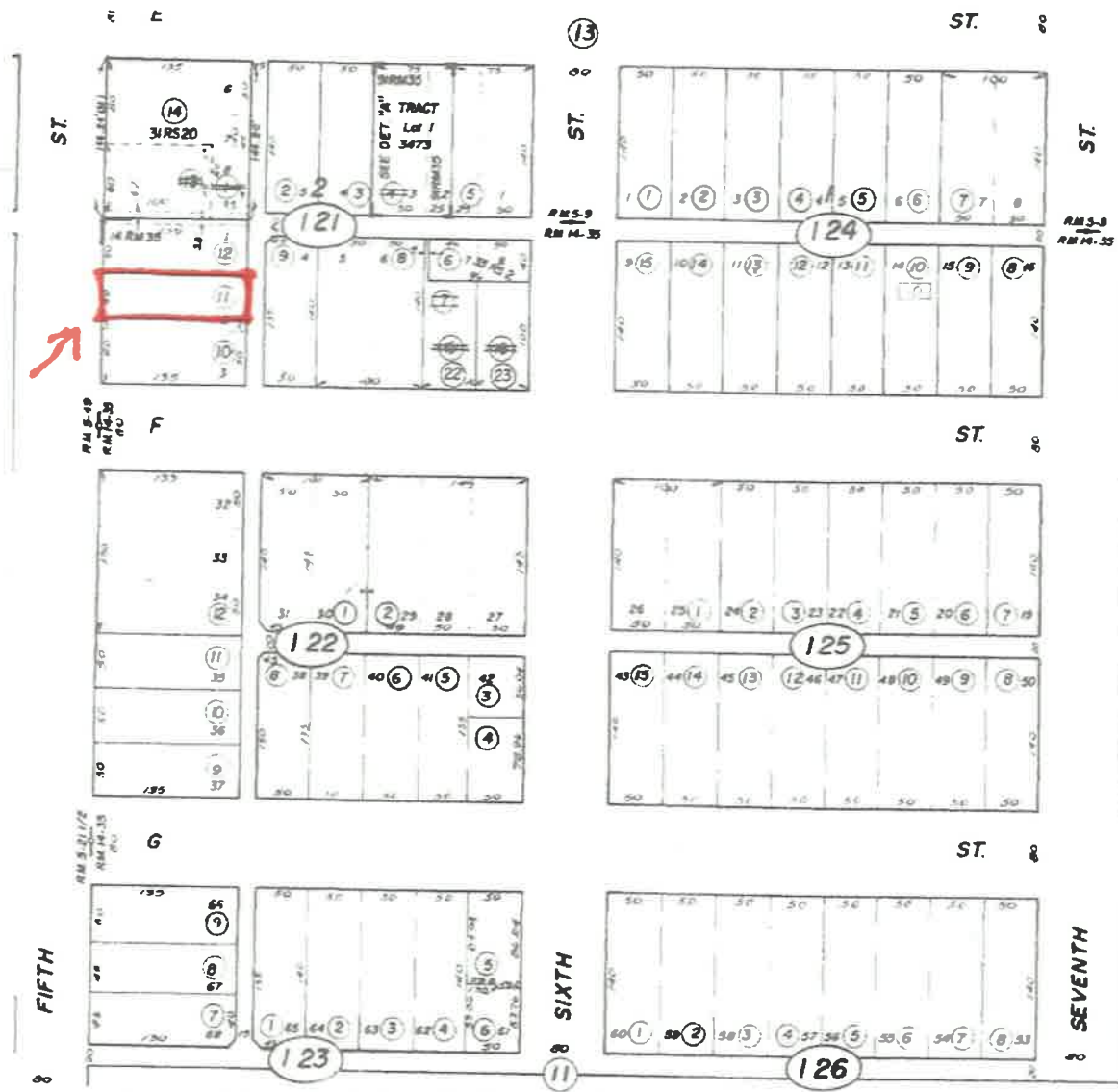


SANBORN MAP - 1929 + SANBORN MAP 1929-1950

Oxnard Oct 1929, Sheet 24



PARCEL MAP +



Eastwood-Lathrop Subdivision, M.R. Bk.14, Pg.35  
 Oxnard, Town of, M.R. Bk.5, Pg.9

CITY OF OXNARD  
 Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-2-2002
REQUIRYN	CREATED	
INKED	PLOTTED/EFFECTIVE	ROLL
PREVIOUS Bk.202, Partion Pg.12		
Compiled By Ventura County Assessor's Office		

**RECORDING REQUESTED BY:**

City of Oxnard

Request recording without fee. Record for Benefit of the City of Oxnard pursuant to Section 6103 of Government Code.

**WHEN RECORDED MAIL TO:**

Oxnard City Clerk's Office  
305 West Third Street  
Oxnard, CA 93030

AGREEMENT A-\_\_\_\_\_

**HISTORICAL PROPERTY CONTRACT**

**THIS AGREEMENT** is made and entered into by and between

**CITY OF OXNARD**, State of California, hereinafter called ("**CITY**") and

Daryl S. Crusser and Gerald I Farrar, holding title to their property as Joint Tenants, hereinafter called ("**OWNER**")

**R E C I T A L S**

OWNER possesses and owns real property located within CITY, as described in Exhibit A, attached hereto and incorporated herein by this reference.

The real property is qualified historical property that is privately owned, is not exempt from property taxation, and is either: (a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or (b) listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places or landmarks. The real property is hereinafter referred to as the "Historical Property."

Both CITY and OWNER desire to carry out the purposes of Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code, and Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

Both CITY and OWNER desire to preserve the Historical Property and, when necessary, to restore and rehabilitate the Historical Property to retain its characteristics as property of historical significance.

## A G R E E M E N T

**NOW, THEREFORE,** OWNER and CITY, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, agree as follows:

1. Agreement Subject to California Government Code Sections 50280-50290

This Agreement is made pursuant to California Government Code Sections 50280 through 50290 and Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, and is subject to all of the provisions of those statutes.

2. Furnishing Information

OWNER shall furnish CITY with any information requested by CITY to enable CITY to determine the eligibility of the Historical Property to be classified as qualified historical property.

3. Preservation, Restoration and Rehabilitation of Property

OWNER agrees to preserve, restore, and rehabilitate the Historical Property in conformance with the following conditions, requirements, and restrictions:

- a. OWNER shall preserve and maintain the characteristics of historical significance of the Historical Property as described in Exhibit B and incorporated herein by this reference. A list of the minimum standards and conditions for maintenance, use, and preservation of the Historical Property, which shall apply to such Historical Property throughout the term of this Agreement, is attached hereto as Exhibit C and incorporated herein by this reference.
- b. OWNER shall, where necessary, restore and rehabilitate the Historical Property according to the rules and regulations of the Office of Historic Preservation and the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code, and in accordance with schedule of rehabilitations attached hereto as Exhibit D and incorporated herein by this reference.

4. Inspections

OWNER agrees to permit periodic examinations of the interior and exterior of the Historical Property by CITY's Cultural Heritage Board representative(s), the Assessor of Ventura County, the State Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine OWNER'S compliance with this Agreement.

5. Annual Fee

Each year on the anniversary date of this Agreement, OWNER shall pay an annual fee listed in the City of Oxnard Planning Department's current fee schedule for Mills Act Contract Inspections to CITY's Cultural Heritage Board for inspection of the Historical Property by Cultural Heritage Board representative(s).

6. Term of Agreement

The term of this Agreement shall be for a minimum period of ten years, from \_\_\_\_\_ to and including \_\_\_\_\_.

7. Notification by Owner

OWNER or an agent of OWNER shall provide written notice of this Agreement to the Office of Historic Preservation within six months of the execution of this Agreement.

8. Automatic Renewal

On the anniversary date of this Agreement, one year shall be added automatically to the initial ten year term of the Agreement, unless Notice of Nonrenewal is given as provided in this Agreement.

9. Update of Improvement Schedule.

At least ninety (90) days prior to the tenth anniversary of the Effective Date of this Agreement, and ninety (90) days prior to every tenth (10th) anniversary thereafter, OWNER shall provide the CITY with an updated schedule of improvements and maintenance items for the Cultural Heritage Board's review and approval. Such updated schedule shall contain a list of proposed improvements and/or revisions to be accomplished during the next succeeding ten (10) years of the Agreement and a schedule for the construction of such improvements. Within thirty (30) days after the CITY's receipt of said updated schedule, the Cultural Heritage Board shall either approve or disapprove such proposed schedule of proposed improvements, or shall respond in writing by stating what further information, if any, the Cultural Heritage Board reasonably requires in order to determine the request complete and determine whether or not to grant the requested approval. Upon receipt of such a response, the OWNER shall promptly furnish to the CITY such further information as may be reasonably requested.

10. Notice of Nonrenewal

If in any year either OWNER or CITY desires not to renew this Agreement, that party shall serve written Notice of Nonrenewal on the other party in advance of the annual renewal date. Unless the Notice is served by OWNER at least 90 days or by CITY at least 60 days prior to the renewal date, one year shall automatically be added to the term of this Agreement. Upon receipt by OWNER of a Notice of Nonrenewal from CITY, OWNER may make a written protest. At any time prior to the renewal date, CITY may withdraw its Notice of Nonrenewal.

11. Effect of Notice of Nonrenewal

If in any year either party serves Notice of Nonrenewal, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of this Agreement, as the case may be.

12. Cancellation

CITY may cancel this Agreement if CITY determines OWNER has breached any of the conditions or covenant of this Agreement or has allowed the Historical Property to deteriorate to the point that it no longer meets the standards for qualified historical property. CITY may also cancel this Agreement if it determines OWNER has failed to restore or rehabilitate the Historical Property in the manner specified in this Agreement.

13. Notice of Cancellation

This Agreement cannot be cancelled until after CITY has given notice and has held a public hearing regarding the grounds of cancellation set forth in paragraph 11. Notice of the hearing shall be mailed to the last known address of OWNER of the Historical Property and to each owner of property within the historic zone where the Historical Property is located, and shall be published in accordance with Government Code Section 6061.

14. Cancellation Fee

If CITY cancels this Agreement in accordance with paragraph 12 above, OWNER shall pay a cancellation fee of 12-1/2% of the current fair market value of the Historical Property at the time of cancellation, which shall be determined by the Ventura County Assessor without regard to any restriction on the Historical Property imposed pursuant to this Agreement. The cancellation fee shall be paid to the Ventura County Auditor-Controller at such time and in such manner as he or she shall prescribe. The Ventura County auditor shall allocate the cancellation fee to each jurisdiction in the tax rate area in which the Historical Property is located in the same manner as he or she allocates the annual tax increment in that tax rate area in that fiscal year.

15. Alternative Enforcement

As an alternative to cancellation of this Agreement for breach of any condition, CITY or any landowner may bring any action in court necessary to enforce the Agreement including, but not limited to, an action to enforce the Agreement by specific performance or injunction.

16. Notices

All notices required by or provided for in this Agreement shall be given in writing and may be mailed or delivered in person. If mailed, the address of OWNER shall be that last known address on CITY records, and CITY's address shall be: Planning Division, Attn: Cultural Heritage Board, 214 South C Street, Oxnard, California 93030. Deposit of notice in the mail, postage prepaid, shall be deemed receipt of the notice.

17. No Compensation

OWNER shall not receive any payment from CITY in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to OWNER as a result of the effect upon the assessed value of the Historical Property on account of the restrictions on the use and preservation of the Historical Property.

18. Remedy if Agreement Held Not an Enforceable Restriction

If a court determines, and that determination is not appealed or is upheld on appeal, that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the Term or any renewal of this Agreement, then this Agreement shall be null and void and without further effect and the Historical Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement without any payment or further act of the parties to the Agreement.

19. Eminent Domain Proceedings

In the event that the Historical Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by CITY to frustrate the purpose of this Agreement, the Agreement shall be cancelled and no fee shall be imposed under Government Code Section 50286. This Agreement shall be deemed null and void for all purposes of determining the value of the property so acquired.



20. Recordation

No later than 20 days after CITY enters into this Agreement, the City Clerk of the City of Oxnard shall record a copy of the Agreement (with properly notarized signatures of the Agreement signatories). This Agreement shall be recorded on or before the lien date for the fiscal year in which the valuation, pursuant to Revenue and Taxation Code Section 439 et seq., will apply. From and after the time of recordation, this Agreement shall impart notice thereof to all persons, as is afforded by the recording laws of the State.

21. Successors and Assigns

This Agreement is binding upon and shall inure to the benefit of all successors in interest of OWNER. A successor in interest shall have the same rights and obligations under this Agreement as the original OWNER who entered into this Agreement.

22. Amendments.

This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, except that the CITY's Planning Director is authorized to amend the list of required rehabilitation projects described in Exhibit D.

23. Administration.

This Agreement shall be administered by the CITY's Planning Director (or his/her designated representative) following approval of this Agreement by the Oxnard City Council. The CITY shall maintain authority of this Agreement through the CITY's Planning Director (or his/her authorized representative). The CITY's Planning Director shall have the authority to issue interpretations, waive provisions and enter into amendments of Exhibit D of this Agreement on behalf of the CITY so long as such actions do not change the uses permitted on the Historic Property or the purpose of this Agreement, and such amendments may include extensions of time specified in Exhibit D. All other waivers or amendments shall require the written approval and consent of the Oxnard City Council.

IN WITNESS WHEREOF, CITY and OWNER have caused their names to be affixed hereto by the proper officers thereof. This Agreement is signed and executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

CITY OF OXNARD

OWNER/S

\_\_\_\_\_  
Tim Flynn, Mayor

\_\_\_\_\_  
Daryl S. Cruser

ATTEST:

\_\_\_\_\_  
Gerald I. Farrar

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Fischer, Acting City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Ashley Golden, Interim Development Services Director

Legal Description for  
636 W. Fifth Street, Oxnard

The East 40 feet of Lot 2 of the Eastwood and Lathrop Subdivision, in the City of Oxnard, County of Ventura, State of California, as shown on a map recorded in Book 14, Page 35 of Miscellaneous Records, in the Office of the County Recorder of said Ventura County.

APN: 202-0-121-110

J.A. Swartz Residence  
636 West Fifth Street, Oxnard, CA 93030  
Historic Property Characteristics

The subject property is a one-story, Spanish Colonial Revival residence constructed in a T-shape footprint with a covered front porch. The residence is located at the northern portion of Lot 2 of the Lathrop-Eastwood Subdivision of Oxnard. In the southwestern portion of the lot is a rectangular garage clad in stucco with a bump-out in the front. The residence is clad in stucco with Mission red clay tile roofing on the gables and flat roof in the rear. The front wing of the residence extends forward with a tripartite Palladian window.

**Exterior:**

Front Elevation -

- Intersecting gables and pitched shed roof clad in Mission tile
- Exterior stucco siding
- Palladian window with a large central fixed pane and two flanking side panels
- Central tower with a small entry hall window and Spanish wrought iron grille work
- Arched attic vent
- Front entry courtyard enclosed by a pony wall that leads to an elevated porch with Spanish-style turned-wood posts and columns with a porch overhang capped by a shed roof clad in Mission tile
- Front window (from dining room) has a fixed central, 8-paned window with multi-paned side windows.
- Wrought iron address numbers
- Wrought iron window grille over smaller front window at tower.
- Front doorbell, door knocker hardware with Spanish ornamented floral peep window in door
- Original mailbox covered with bird ornamented iron panel.
- Wooden gate at the arched opening of the side yard.

East Elevation -

- Fenestration includes two original rectangular inset windows in the dining room,

West Elevation –

- Parapet topped with Mission tile
- Fenestration includes two original rectangular fixed pane windows in the living room, two original rectangular double-hung wood-framed windows in the bathroom, two original double-hung wood-framed windows in the north bedroom, two original double hung wood framed windows in the master bedroom and a small original wood framed closet window.

South Elevation –

- Three original double hung wood-framed windows in the master bedroom.

**Interior:**

- Original oak hardwood floors in the bedrooms, hallway, living, dining and entryways.
- Original lighting in the entry vestibule and breakfast room.
- Arched entries in the vestibule, dining, breakfast and bathroom.
- Original glass knob and door hardware and cabinet and heating vent hardware in Spanish decorative patterns
- Vaulted living room ceiling with wood beams
- Massive fireplace with pyramid shaped breast, wood mantel, and arched firebox opening
- Coved ceilings throughout the house, some with inset ceiling panels in the dining and breakfast rooms
- Picture rail moldings in the bedroom
- Built in cabinetry in the hallway, bathroom, and breakfast room.
- Iron & board cabinet, spice cabinet and a California cooler in the kitchen.
- Telephone and seat niche in hallway
- Original bathtub, inset walk-in shower, and tile wainscots.
- Window in bedroom closet

## **MAINTENANCE AND REHABILITATION STANDARDS AND CONDITIONS SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, places and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, Features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size scale and proportion, and massing to protect the integrity of the property and its environment
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **PROPERTY MAINTENANCE**

All buildings, structures, yards and other improvements shall be maintained in a superior manner. All current building and zoning codes will be enforced. The following conditions are prohibited:

- a. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
- b. Abandoned or discarded objects, equipment, or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
- c. Stagnant water or open excavations.
- d. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
- e. Peeling exterior paint or unremoved/uncovered graffiti.
- f. Overgrown landscaping, exposed bald areas within yards or grounds, and broken hardscape features which could cause injury.
- g. Other substandard conditions as cited by the Cultural Heritage Board, the Planning Director, or the Cultural Heritage Board Staff.

### **CONDITIONS**

This Historical Property Contract provides the potential for property tax reduction in exchange for agreement to rehabilitate and maintain a historic building. Existing conditions (interior and exterior) not in conformance with the Secretary of the Interior's Standards may be required to be removed and the original conditions remedied as part of this contract.

**Source:** United States. Secretary of the Interior's Standards for Rehabilitation.

**Mills Act 10-Year Rehabilitation List**  
636 W. 5<sup>TH</sup> Street, Oxnard, California

Year 1	<b><u>Kitchen-</u></b> On the east wall of the kitchen, install period sensitive new countertop, implementing period appropriate tiles. The sink will be apron in design using porcelain-looking fire clay (no stainless). Under cabinets to the countertop will be wood and match the original buffet cabinet on the west wall of the kitchen.	\$2,500
	<b><u>Plumbing-</u></b> Replace tub fixtures with period sensitive designs.	\$750
	<b><u>Tile-</u></b> Repair, replace, repoint tile behind bathroom sink.	\$1,000
	<b><u>Appliance Vent-</u></b> Restore to original location period appropriate/sensitive venting/exhaust with pull chain above stove in kitchen.	\$2,500
Year 2	<b><u>Electrical-</u></b> Replace ceiling lights in bathroom and kitchen with period sensitive fixtures.	\$2,000
	<b><u>Electrical-</u></b> Replace dining room lights with period sensitive fixtures	\$1,000
Year 3	<b><u>Landscaping-</u></b> Implement period appropriate/sensitive Mediterranean landscaping using drought tolerant plants, reducing the turf area for water conservation and reduction of moisture to foundation around house and garage, and utilizing decomposed granite in planting beds in front and rear yards.	\$2,500
	<b><u>Window Screens-</u></b> Replace existing (1960s) window screens on house with period sensitive/appropriate wood framed per extant example in closet.	\$2,000
Year 4	<b><u>Insulation Attic-</u></b> Carefully re-insulate attic per Standards guidelines.	\$2,500
	<b><u>Porch-</u></b> Repair and re-seal front and rear porches of extant Saltillo tiles for maintenance purposes.	\$1,000
Year 5	<b><u>Flooring-</u></b> Repair or replace 'in-kind' wood floors and refinish all wood floors.	\$4,000
Year 6	<b><u>Painting/Exterior-TRIM ONLY-</u></b> Repair or replace 'in kind' dry rot areas, refinish front door to original wood, includes all trims: windows, doors, front porch, rafter tails, etc. on house.	\$5,500

Mills Act 10-Year Rehabilitation List (cont'd)		
Year 7	<b><u>Roof-</u></b> Professionally inspect and repair and/or replace 'in kind' extant red clay tile roofing on parapet, shed roof areas, and gable ends.	\$5,000
	<b><u>Fence-</u></b> Repair and/or replace 'in kind' wood fence.	\$2,500
	<b><u>Annual Maintenance &amp; Repairs-</u></b> Miscellaneous as needed.	\$2,500
Year 8	<b><u>Termite Treatment</u></b> - Professionally treat both house and garage	\$5,000
	<b><u>Foundation-</u></b> Repair and/or replace 'in kind' dry rot and damage of support wood pillars and beams.	\$3,000
Year 9	<b><u>Painting-</u></b> Remove, in accordance with the Secretary of Interior's Standards, all previous layers of paint on stucco surfaces of entire house and garage and re-paint entire stucco surfaces of house and garage.	\$15,000
Year 10	<b><u>Roof-</u></b> Re-roof flat roof areas with asphalt hot mopped method.	\$12,500



**RESOLUTION OF  
THE OXNARD CULTURAL HERITAGE BOARD  
RECOMMENDING APPROVAL OF THE DESIGNATION AS A  
VENTURA COUNTY HISTORICAL LANDMARK  
AND MILLS ACT CONTRACT FOR THE  
J.A. SWARTZ RESIDENCE**

**WHEREAS**, the Ventura County Cultural Heritage Board serves as the Cultural Heritage Board for the City of Oxnard; and

**WHEREAS**, the Oxnard Cultural Heritage Board, on July 13, 2015, held a public hearing to consider a request to designate property known as J.A. Swartz Residence, located at 636 West Fifth Street, Oxnard as Ventura County Historical Landmark No. 175 and a request for a "Mills Act" historical property contract ("Contract") with the property owners of the J.A. Swartz Residence, pursuant to City of Oxnard procedures and Section 50280 of the California Government Code for all structures on-site and the site; and

**WHEREAS**, the Oxnard Cultural Heritage Board, on July 13, 2015, found that J.A. Swartz Residence, as a qualified historical property that is privately owned, not exempt from property taxation, is eligible as a Ventura County Historical Landmark; and

**WHEREAS**, the property owners of the J.A. Swartz Residence, if designated by the Oxnard City Council as a County Landmark, are eligible to take advantage of the Contract benefits of property tax savings in exchange for restoration, preservation, and maintenance of the J.A. Swartz Residence; and

**WHEREAS**, the Contract requires that the owner stipulate to proposed rehabilitation measures for every ten-year period, and that the Contract is automatically renewed each year and is transferred to new owners when the property is sold.

**NOW, THEREFORE, BE IT RESOLVED** that the Oxnard Cultural Heritage Board recommends to the City Council that they approve the designation of property located at 636 West Fifth Street, Oxnard as Ventura County Historical Landmark No. 175 and authorize the Mayor to execute a Mills Act Contract for the J.A. Swartz Residence. A recorded copy of such Contract to be on file with the Ventura County Recorder's Office.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Gary Blum, Chair  
Oxnard Cultural Heritage Board

# CULTURAL HERITAGE BOARD

# county of ventura

## Public Hearing Notice

### Application for Landmark Designation for Historic Property

An application for landmark designation has been filed with the staff of the Oxnard Cultural Heritage Board in accordance with Section 1368 et seq. and Resolution 10,135 of the City of Oxnard Cultural Heritage Ordinance for property located at the following address:

**636 West Fifth Street, Oxnard, CA 93030**

You are hereby notified of a public hearing to be held before the Oxnard Cultural Heritage Board (CHB) to review this application. At this hearing, there may be presentations by the applicant, the property owners, and staff with an opportunity provided for any interested person or authorized agent to comment on the application.

**Applicant:** Cynthia Thompson, 807 Poli Street, Ventura, CA 93001

**Property Owners:** Daryl S. Crusier and Gerald I. Farrar, 636 West Fifth Street, Oxnard, CA 93030

**Environmental Review:** This application is categorically exempt from the California Environmental Quality Act (CEQA), Chapter 3, Title 14, Article 19, Section 15308 (Actions by Regulatory Agencies for the Protection of the Environment).

**NOTICE IS HEREBY GIVEN** that the City Ordinance Code authorizes the Oxnard Cultural Heritage Board (CHB) to review applications to designate certain areas, buildings, structures, natural features, and significant landscaping as landmarks if they possess significance as part of the historic, cultural, architectural, archaeological, community or aesthetic heritage of the County. The Oxnard City Council is responsible for the final decision regarding the proposed designation.

#### Cultural Heritage Board Meeting:

**Date:** Monday, July 13, 2015

**Time:** 1:15 PM

**Location:** City of Oxnard Service Center  
Development Services' West Conference Room  
214 South C Street Oxnard, CA 93030

**Public Information:** Any interested persons or their representatives may appear at the meeting and comment on the application. Written comments may also be mailed to the CHB. If you challenge the matter in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice. A copy of the application is available from the Cultural Heritage Board staff of the Ventura County Planning Division, 800 S. Victoria Avenue, L#1740, Ventura, CA 93009.

For additional information (y para información en español):

CHB Program Coordinator: Nicole Doner

Phone Number: 805-654-5042

Email: [nicole.doner@ventura.org](mailto:nicole.doner@ventura.org)

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. Advance notification of the need for accommodations will enable us to make the necessary arrangements.

800 Sol

County of Ventura  
Cultural Heritage Board Meeting  
July 13, 2015  
Agenda Item 4a

Exhibit 4 - 15-Day Public Notice

• (805) 654-5042

# Oxnard Staff Report and Recommendations

## Agenda of July 13, 2015, Item 4b

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County of Ventura • Resource Management Agency • Planning Division

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

### **SUBJECT:**

Request approval of a Certificate of Appropriateness (COA) for the re-landscaping of the front, side, and street yards in accordance with the Mills Act Contract's ten-year maintenance and rehabilitation work plan at Landmark No. 75, A. Levy Apartments located at 201 South D Street, Oxnard. Project No.15-683-01.

### **APPLICANT/OWNER:**

A. Levy Apartments, LLC  
Attn: Ron Jenny  
567 W Channel Islands Blvd #678  
Port Hueneme CA. 93041

### **REQUEST:**

The property owner requests a COA to replace existing turf and re-landscape the front, side, and street yards using drought-tolerant planting to comply with the Mills Act Contract's ten-year maintenance and rehabilitation work plan and installation of new 42-inch high wood fencing and gates along the front elevation at Ventura County Historical Landmark No. 75.

### **LOCATION:**

The project site is located at 201 South D Street, in Oxnard, CA.  
The Assessor's Parcel No. (APN) for the project site is 202-0-082-010

### **BACKGROUND:**

On August 9, 2010, the Oxnard Cultural Heritage Board (OCHB) recommended the Oxnard City Council approve the Mills Act Contract and ten-year maintenance and rehabilitation work plan for Ventura County Historical Landmark No. 75. Within the 10-year rehabilitation plan, the property owner stated that they would install new historically sensitive landscaping along the front yard.

## Historical Background

The subject property is located at 201 South D Street in Oxnard, CA, in the Town of Oxnard Tract (5MR9). The Town of Oxnard Tract was the first residential area in Oxnard established by the Colonia Improvement Company ("C" through "E" Streets) when the City was plotted out in 1898. D Street features wide tree-lined streets, raised lawn, low walls, and alleys with rear parking. Houses on D Street maintain even setbacks and are well landscaped with many mature trees including palms, pines, cedars and other varieties. The houses documented in this neighborhood belonged to both the upper class and working class families. The majority of the houses were built between 1902 and 1920.

The subject property is a two-story California bungalow style house built in 1912 in an irregular plan with a medium pitched gable roof featuring wide overhanging eaves and exposed rafters. The house has narrow to medium clapboard siding on the first story and shingle siding on the second story. A curved walkway leads up to a front porch that is supported by columns covered with clapboard siding. The existing 6,846 square foot residence was converted to a 10-unit apartment complex in the early 1940s. The lot is 120 feet wide by 140 feet long.

## PHOTOGRAPHS OF EXISTING HOME:



Photo No. 1 – 201 S D Street, Oxnard - East Elevation dated 1980



Photo 2 - 201 S D Street, Oxnard Photo dated 1991



Photo 3 – 201 S D Street, Oxnard (along D Street) Photo dated 2011



Photo 4 - 201 S D Street, Oxnard (along Second Street) Photo dated 2011

### **PROJECT ANALYSIS**

The applicant proposes to replace existing turf and re-landscape the front, side and street yards using drought tolerant planting to comply with the Mills Act Contract's ten-year maintenance and rehabilitation work plan and complete the following:

#### Replace:

- Turf with drought tolerant plantings (consisting of blue fescue, Japanese boxwood, white roses, orange sedge, umbellate minor, daylily, New Zealand flax, Mexican sage, and silver carpet)

#### Add:

- Gravel patio areas
- Dry pond with pea gravel and boulders at perimeter
- Gravel walkways along driveway
- New wood picket fencing approximately 42 inches in height along the front elevation.

#### Existing to remain:

- Hedge planting at building foundation and existing trees including palms.
- Low wall running along the front porch.
- Concrete pathways, concrete patios, driveways, curbs, and sidewalks to remain

### **Significance of the New Construction and Review of *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, ("the Standards")**

As required by Ordinance, the Standards have been used to review this project and the Board's review must be based on consistency of the project with them. The Standards explain that when rehabilitating a building or a site, 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.”*

1. Individual and Cumulative Effects

The OCHB must decide if the project components adversely affect the overall historic fabric of the site, and whether it, either individually or cumulatively, would diminish its historic character. The Standards recommend:

*Replacing in kind extensively deteriorated or missing parts of building and landscape features where there are surviving prototypes such as paving materials or porch balustrades. (p.54)*

*Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks and lakes or ponds. (p 57)*

The Standards recommend against the following:

*Altering those features of the setting which are important in defining the historic character. (p.54)*

Staff Comment: The existing landscaping does not appear to be a “historic designed landscape,” as defined by Preservation Brief 36 - Protecting Cultural Landscapes – Planning, Treatment and Management of Historic Landscapes as:

*A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturalist according to design principles or an amateur gardener working in a recognized style or tradition.*

Other than the turf and a few street trees, it does not appear that the original plant materials exist on-site (see photos dated 1980, 1991 and 2011 on pages 2 through 4 of this staff report). All original hardscape materials (sidewalks, curbs, and walls) will remain. No trees or hedges are proposed to be removed and no existing concrete pathways are proposed to be altered.

The proposed project would not destroy historic materials that characterize the existing property. Therefore, staff believes that the Standards would be met.

## 2. Setting

*"The setting is the area or environment in which a historic property is found... The elements of setting, such as the relationship of the buildings to each other, setbacks, patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood."  
(p. 76)*

**Staff Comment:** As noted in the Project Analysis section, above, the original architecture of the 1912 California bungalow home will remain unchanged. As seen in the below aerial photos dated 1960 and 2013, the existing hardscape (i.e. pathways, concrete patios, driveways, curbs, and sidewalks) and lawn have remained in their current location at least since 1960. The existing hardscape will not be altered and shall remain in the same location. As for the existing lawn, staff considers the proposed turf removal to be reversible in that the proposed project will be undertaken in such a manner that, if the turf were to be re-installed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Based on the above considerations, staff believes that the Standards would be met.

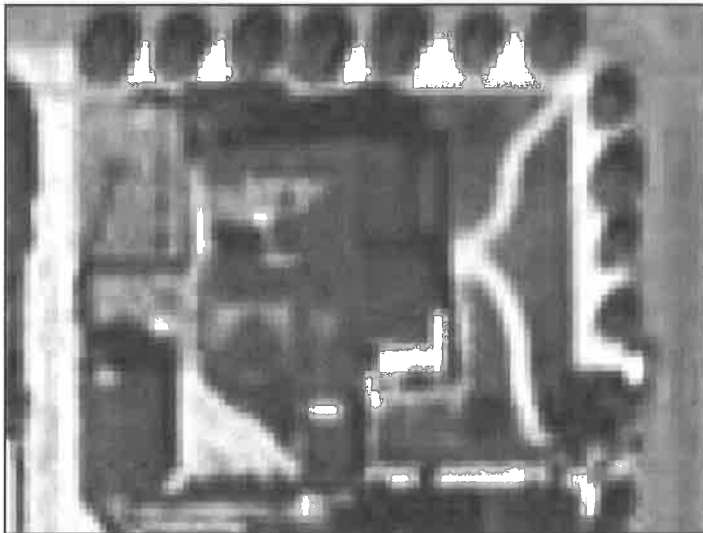


Photo 5 - 1960 Aerial Photo of 201 S D Street.



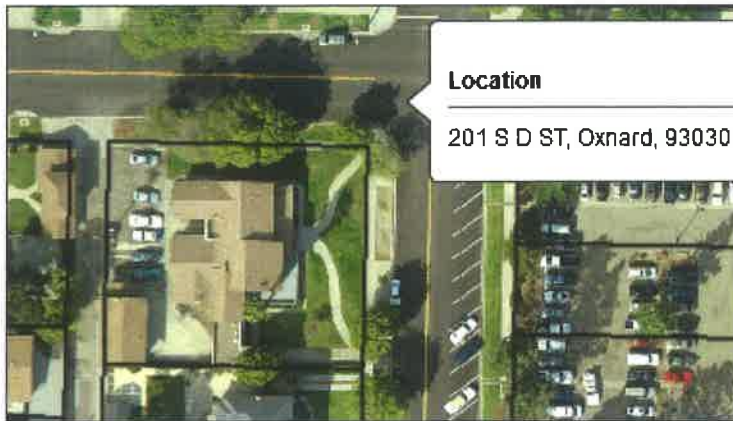


Photo 6 - 2013 Aerial Photo of 201 S D Street

Staff believes that the proposed project would not adversely affect the existing setting, environment, or the integrity that characterize the existing property. Based on the above considerations, staff believes that the Standards would be met.

### **PROPOSED CULTURAL HERITAGE ORDINANCE FINDINGS FOR APPROVAL**

After consideration of the proposed project, staff report and accompanying exhibits, and all public testimony, the Cultural Heritage Board may approve or deny the issuance of a Certificate of Appropriateness.

The requested COA may be approved on the basis of either one of the following findings:

- 1) *"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." (CHO § 1366-3(a))*

OR

- 2) *"In the case of construction of a new improvement, addition, building or structure upon the site, the use and exterior of such construction will not adversely affect, and will be compatible with the use and, or exterior of the site." (CHO §1366-3(b))*

### **PUBLIC COMMENTS**

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

**RECOMMENDED ACTIONS:**

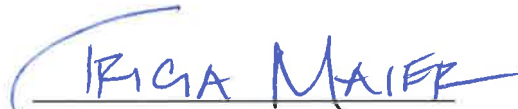
1. CONDUCT the public hearing, RECEIVE oral and written testimony, and CONSIDER the County Planning staff report and all exhibits and attachments on this project; and
2. FIND that the proposed re-landscaping of the front and street side yards shown on the conceptual landscape plan for 201 S. D Street, Oxnard (Exhibit 1) meets the requirements of the County Cultural Heritage Ordinance and the Secretary of Interior's Standards; and
3. Based on the preceding evidence and analysis, APPROVE a Certificate of Appropriateness for the proposed re-landscaping of the front and street side yards at 201 S. D Street, Oxnard.

Prepared by:



Nicole Doner, Case Planner  
805-654-5042

Reviewed by:



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

Attachment:

Exhibit 1: Conceptual Landscape Plan dated May 21, 2015

C: Juan Martinez, Associate Planner, City of Oxnard, Planning Division, 214 S. C Street, Oxnard, CA 93030  
Ashley Golden, Interim Development Services Director, City of Oxnard, Planning Division, 214 S. C Street, Oxnard, CA 93030



LEVY APARTMENTS :: 201 S D Street, Oxnard, CA 93030

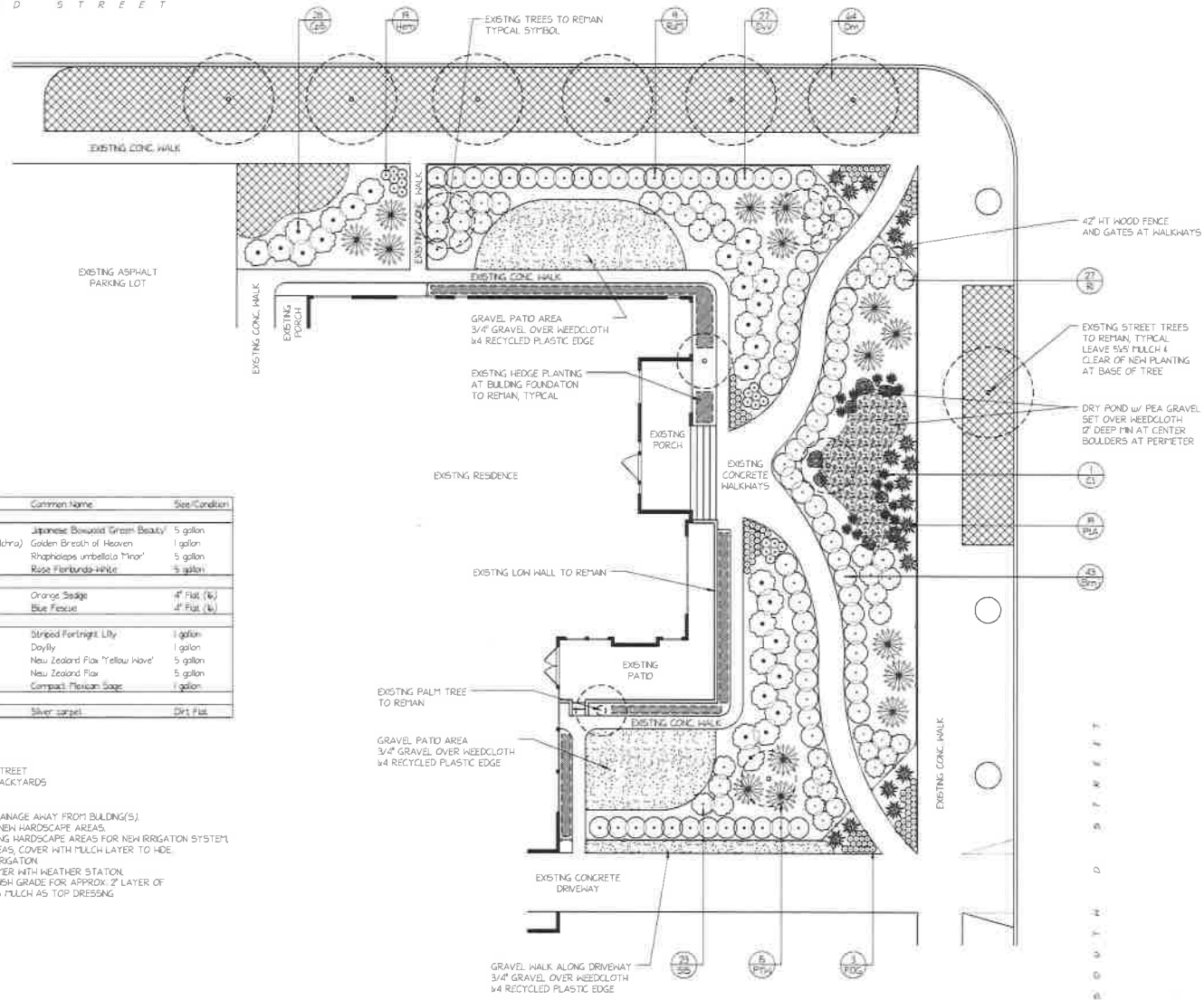
County of Ventura  
Cultural Heritage Board Meeting

July 13, 2015

Agenda 4b

Exhibit 1 - Plan

2 N D S T R E E T



**PLANTING LEGEND**

Key	Qty	Distance	Name	Common Name	Size/Condition
<b>Shrubs</b>					
BmJ	43		Banksia microphylla 'Japanese Green Beauty'	Japanese Boxwood Green Beauty	5 gallon
CpG	26		Coleonema pulchrum 'Sunset Gold' (Diosma pulchra)	Golden Breath of Heaven	1 gallon
RUM	9		Rhaphiopsis umbellata 'Minor'	Rhaphiopsis umbellata 'Minor'	5 gallon
R	27		Rosa 'Kestrel'	Rosa 'Florbunda-White'	5 gallon
<b>Ornamental Grasses</b>					
Cl	1		Cortia lasiocarpa	Orange Sage	4" Flat (w)
FGG	3		Festuca ovina 'Glauca'	Blue Fescue	4" Flat (w)
<b>Perennials and Annuals</b>					
DV	27		Diella vegeln 'Varegated'	Striped Forgetful Lily	1 gallon
Hm	18		Hemerocallis	Daylily	1 gallon
PTW	6		Phormium 'Yellow Wave'	New Zealand Flax 'Yellow Wave'	5 gallon
PLA	14		Phormium tenax 'Amazing Red'	New Zealand Flax	5 gallon
SB	23		Salvia leucantha 'Santa Barbara'	Compact Mexican Sage	1 gallon
<b>Groundcover's</b>					
Dm	84		Dymalis margaritae	Silver Carpet	Drill Flat

**DEMO**

1. REMOVE EXISTING FRONTYARD LAWN, INCLUDING PARKWAY LAWN BETWEEN SIDEWALK AND STREET
2. GRUB AND CLEAR EXISTING TREES IN FRONT AND BACKYARDS

**LANDSCAPE NOTES**

1. DRAINAGE- MAINTAIN 2 PERCENT MINIMUM SURFACE DRAINAGE AWAY FROM BUILDING(S)
2. HARDSCAPE- SEE PLAN AND CALL OUTS FOR ANY NEW HARDSCAPE AREAS.
3. IRRIGATION- UTILIZE EXISTING SLEEVES UNDER EXISTING HARDSCAPE AREAS FOR NEW IRRIGATION SYSTEM AT GRADE DRIP IRRIGATION FOR SHRUB PLANTER AREAS, COVER WITH MULCH LAYER TO HIDE. FOR GROUNDCOVER AREAS, USE SUBSURFACE DRIP IRRIGATION.
4. PLANTING- PLANT TOP OF ROOT BALL 1" ABOVE FINISH GRADE FOR APPROX. 2" LAYER OF 'AGROPIN ES2, OR EQUAL, NITROGENED WOOD SHAVINGS MULCH AS TOP DRESSING IN ALL SHRUB PLANTER AREAS.

ALL DESIGNS ARE CONCEPTUAL. THEY EXPRESS A TWO DIMENSIONAL OVERVIEW OF THE IDEAS DEVELOPED. VARIATIONS IN PLANT MATERIAL AND HARDSCAPE MAY CHANGE DUE TO AVAILABILITY OR CLIENT'S CHOICES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT OWNER REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION. ALL DIMENSIONS ARE THE PROPERTY OF SCARLETT'S LANDSCAPE, INC.



**SCARLETT'S LANDSCAPE, INC.**  
 24716 Palma Dr., SUITE C  
 Ventura, CA 93003  
 Phone: (805) 642-3002 Fax: (805) 850-0405  
 www.scarlettlandscape.com

Prepared For:  
**LEVY APARTMENTS**  
 Ron Jenny  
 201 S. D Street, Oxnard, CA 93030  
 (310) 993-5507  
 r.jenny@levy.com



Drawn By: CC  
 Date: May 21, 2005  
 Scale: 1/8" = 1'-0"  
 Sheet Title:

Conceptual Landscape Plan

Sheet 1 of 1

