



Ventura County Cultural Heritage Board Agenda

Monday, October 22, 2012

County of Ventura • Resource Management Agency • Planning Division

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

Notice is hereby given that on Monday, October 22, 2012; the Ventura County Cultural Heritage Board will convene at 1:15 p.m. to hold a public hearing at the Ventura County Government Center, Administration Building, Third Floor, Santa Cruz Conference Room (a.k.a. Room 311) located at 800 S. Victoria Avenue, Ventura, CA. Members of the public are welcome to attend the meeting.

1. ROLL CALL

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

2. ORAL COMMUNICATIONS

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

3. APPROVAL OF MINUTES

None

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

a) Landmark No. 4, David C. Cook Mansion (referred to as Cook-Newhall Mansion), 829 Park Street, Piru, CA

Action: Consider recommendation to Ventura County Board of Supervisors to establish a Historical Property Agreement Mills Act Contract on this site.

b) Landmark No. 1, Faulkner House, 14292 W. Telegraph Road, Santa Paula, CA,

Action: Consider approval of a Certificate of Appropriateness to replace roofing and restore metal cresting to the roof.

5. DISCUSSION

a) Eric Walts: County Counsel Presentation on the Ralph M. Brown Act (Government Code Section 54950 et seq.), an overview of the parliamentary procedure (*Robert's Rules of Order*) and Ethics for advisory board members.

b) Board Discussion

c) Staff Comments

6. MEETING ADJOURNMENT

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

This page intentionally left blank



Ventura County Cultural Heritage Board Staff Report Agenda of October 22, 2012, Item No. 4(a)

County of Ventura • Resource Management Agency • Planning Division

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

SUBJECT:

Recommendation regarding a Historical Property Mills Act Contract request for Ventura County Historical Landmark No. 4 (Cook-Newhall Mansion) located at 829 Park Street, Piru, CA, 93040. Project No. CH12-0010.

APPLICANT/PROPERTY OWNER:

James Tashjian, Limelight Investments, LLC.
1143 Highland Avenue
Manhattan Beach, CA 90266

REQUEST:

Consider a recommendation to the Ventura County Board of Supervisors to establish a Historical Property Contract (also known as a Mills Act Contract) for the subject property pursuant to Ventura County Ordinance No. 4225 and Section 1364-10 and Section 50280 of the California Government Code.

LOCATION AND PARCEL NUMBER:

829 Park Street, Piru, CA
APN: 056-0-030-140

BACKGROUND:

Historical Background:

The single family dwelling built on the site in 1983 is a nearly faithful reconstruction of the original David C. Cook Mansion (originally constructed in 1890 and destroyed by a fire in 1981). After the fire only the Sespe stone foundation, tower, and brick chimneys remained. The property owners at the time, Scott and Ruth Newhall, hired the Santa Monica architectural firm Flood, Meyer, Sutton & Associates to reconstruct the Mansion as close to its original form as possible. Deviations from the original Queen Anne style architecture made during the reconstruction are detailed in the attached Historic Resources Mitigation Report (Exhibit 2).

The Mansion was originally designated Ventura County Historic Landmark No. 4 on January 20, 1969.

Architectural Background:

The single family dwelling is 5,828 square feet (sq.ft.) encompassing two floors. The unfinished basement is 2,550 sq. ft. in size and the third floor attic is 2,139 sq.ft. in size. There are currently six stately bedrooms and six baths in the home. The David C. Cook Mansion exemplifies the Queen Anne style of the Victorian period. The designer of the original Mansion was never documented, but has been attributed by some sources to be the architectural team of Samuel and Joseph Cather Newsom, renowned California architects in the 1880s and 1890s.

Landscape Features:

Over its 122 year history, the landscape surrounding the Mansion has gone through numerous changes with each of the property's three long-term owners. Currently the property surrounding the Mansion is 9.03 acres in size. Landscape features on the site have included various species of trees, shrubs, orchards, stone and concrete walls, and fountains. The attached Historic Resources Mitigation Report (Exhibit 2) provides descriptions of the landscaping installed during various periods of the Mansion's history.

PROJECT ANALYSIS:

The current property owner, James Tashjian, is requesting to enter into a Mills Act Contract with the County of Ventura for the benefit of property tax savings in exchange for the continued preservation of the replicated Cook Mansion (now known as the Cook-Newhall Mansion), located at 829 Park Street, Piru. Concurrently, Mr. Tashjian is preparing submittal of a Conditional Use Permit application to the Planning Division. Planned uses for the property include special events such as historic tours, weddings, family reunions, charitable events, Bar Mitzvahs and the like. Mr. Tashjian's vision is to transform the Cook-Newhall mansion and property into a Cultural Interpretative Center and to restore and maintain defining characteristics of the Cook-Newhall Mansion.

Once submitted, this CUP application will require further review by your Board and issuance of a Certificate of Appropriateness. This future review will provide an opportunity for your Board to identify and address any impacts of the proposed CUP on the historic integrity of the site and its structures.

Mr. Tashjian submitted a Historic Property Summary with his Mills Act Contract application (Exhibit 3) and a preliminary Site Plan (Exhibit 4). The Historic Property Summary describes his intent to restore the historic landscaping as well as his commitment to ongoing rehabilitation, maintenance and restoration of the site.

RECOMMENDED ACTIONS:

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

1. Limelight Investments, LLC possesses and owns real property located at 829 Park Street in the Community of Piru, Ventura County, California;
2. The property is a qualified historical property that is privately owned, not exempt from property taxation;
3. The owner desires to carry out the relevant purposes of the California Government Code for the entire site and structures thereon; and
4. The owner desires to limit the use of the Historical Property to retain its characteristics as a property of historical significance.

The proposed Mills Act Contract is attached for the Board's information including the proposed 10-Year Rehabilitation Plan (Exhibit D of the attached Mills Act Contract), information regarding the historic characteristics of the subject property and Secretary of the Interior maintenance standards (Exhibits B and C, respectively of the attached Mills Act Contract).

Prepared by:



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

Exhibit 2: Historic Resources Mitigation Report dated February 5, 2007

Exhibit 3: Historic Property Summary from James Tashjian

Exhibit 4: Preliminary Site Plan dated October 5, 2012

Exhibit 5: Proposed Mills Act Contract

Mills Act Contract Exhibit A: Legal Description

Mills Act Contract Exhibit B: List of Significant Character Defining and Historic Features

Mills Act Contract Exhibit C: Mills Act Minimum Standards for Maintenance, Use, and Preservation

Mills Act Contract Exhibit D: Mills Act 10-Year Rehabilitation Plan

Exhibit 6: Resolution No. CHB 12-001 to the Board of Supervisors

This page intentionally left blank

**HISTORIC RESOURCE:
829 PARK STREET
PIRU, CA**

February 5, 2007

Prepared for:

David N. Hill
829 Park Street
Piru, CA 93040

Prepared by:



1. Introduction

This Mitigation Report was prepared for the County of Ventura Cultural Heritage Board in connection with the removal of an outbuilding to another location on the grounds of the David C. Cook Mansion, a Ventura County Cultural Heritage Landmark, located at 829 N. Park Street, Piru. The mitigation includes a Historic Resources Survey encompassing the main house, exterior and interior, outbuildings, and the grounds, encompassing the Cook through Newhall periods of property ownership. The following information was collected and the report completed between November 2006 and February 2007, and compiled into this report.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for David N. Hill, property owner. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

2. Historical Background of Property Ownership

David C. Cook (1887-1900)

Born on August 28, 1850 in Wheaton, Illinois, David Caleb Cook was the son of Ezra Sprague Cook and Pamala Milks Cook. His father had been a Methodist minister in East Worcester, New York, but gave it up to buy a woolen mill. When the mill failed, the family moved to Wheaton, Illinois and took up farming. Eventually, David's father sold the farm and went into the printing business, opening a shop in downtown Chicago, where he specialized in printing bank supplies.

As a young boy, David worked in his father's company and eventually set up his own mail order business specializing in sewing machine parts. The Chicago fire of 1871 put a brief end to his business, but he quickly rebuilt. It was during this time that Cook began his missionary work, helping to establish Sunday Schools in the poor areas of Chicago. Finding that Sunday School materials were expensive and unimaginative, he decided to write his own materials and publish them using his knowledge of the printing business. He was immediately successful and decided to sell his sewing machine business to become a Sunday School materials publisher full time. In 1874 he married Marguerite Murat and they made their home in Lake View, where Cook set up the David C. Cook Publishing Company. His first magazine "Our Sunday School Gem" was published in 1875. His wife became secretary of the company and was a writer and editor of many of the publications.

Cook also served as superintendent of several Sunday Schools, in part, to observe the children's reactions to his publications. He also lectured at temperance meetings. By the early 1880s, the company had outgrown the three-story wood frame building and moved their headquarters to Elgin, Illinois in 1882, taking over a former woolen mill and converting it to a publishing house. By the end of 1883, the Cook Publishing Company was the second largest industrial employer in the city with presses running day and night. The Cook family relocated to Elgin with their two boys, George E. (born 1875) and David Carl (born 1880) and moved into a large two-and-a-half story Victorian residence on Gifford Street. This house in later years was enlarged and converted to a home for seniors.

By 1887 Cook's hard work and rapid rise in the business world apparently left him emotionally drained and on the edge of a nervous breakdown. The family decided to make a temporary move to California and chose Ventura County as a place to recuperate.

In April of 1887, Cook purchased the 13,300 acre Rancho Temescal from the del Valle family, owners of Rancho Camulos. He had frequently spent winters in the state and apparently owned a house in Los Angeles as well as

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

a summer house in Sagatuck, Michigan. He was familiar with Rancho Camulos from Helen Hunt Jackson's novel *Ramona*, published in 1883. He also acquired an 89 acre portion of land belonging to Camulos Ranch, where the two ranches joined. It was this acreage that became the town site of Piru.

Cook laid out the townsite of Piru in 1888 and built a depot for the Southern Pacific Railroad and a spur line. He donated land and half the money for the construction of the Methodist Church. A large residence was built for the Cook family in 1890. Apparently an earlier house was built for the family, located just south and west of the new mansion, on Park Street. According to undocumented sources, after the completion of the mansion, the earlier house was then moved from Park to Main and Center streets and converted into the Piru Hotel. A second story was added to the hotel in 1899. The Cooks travelled frequently between their homes in Elgin and Piru, possibly seasonally. Newspaper articles from the period stated that the Cooks were "wintering" in Piru.

No time was wasted in developing Cook's agricultural acreage. Shortly after his purchase of the property, Cook advertised for help to clear the ranch for planting, and in the spring of 1888 he outlined his plan for tree plantings. Cook's goal was to develop his ranch by raising different varieties of fruit. Calling his operation the Piru Fruit Rancho, he divided the property into five sections in Piru Canyon and hired numerous workers to plant and oversee the vast operation. He had twelve miles of irrigation ditches built along with housing for the workers, implement sheds and packing houses.

In September, 1891 the *Los Angeles Times* published an article on Ventura County agricultural progress that included David C. Cook's ranch. At that time, approximately 1,500 acres were planted in trees and vineyards, including 600 acres of figs; 300 acres of oranges and lemons; 150 acres of apricots; 75 acres of olives; 20 acres of pomegranates; 5,000 walnut trees and 125 acres of raisin grapes. He also planted 50 acres of Eucalyptus trees on the steep hillsides.

About his family house the newspaper stated: "He has the finest residence in Ventura County, with every convenience. A large brownstone tower, as it stands on the hillside, gives the house an imposing appearance. An immense conservatory contains an immense collection of rare and costly plants." (*Los Angeles Times*, Sept. 5, 1891, pg. 7.)

In 1898 Cook was developing gold mines as well as oil wells on his ranch assisted by his oldest son George, whom he put in charge of the development according to a *Los Angeles Times* article dated Dec. 17, 1898. The following year, George Cook began hydraulic gold mining on the ranch, without notable success.

With his health improved and the discovery of potential mineral deposits on the ranch, Cook decided in 1900 to sell the property to a group of Los Angeles oil capitalists for \$500,000, and to return full time to his publishing business. He used some of the proceeds from the sale to build a new plant. By 1901, the business moved again to the new larger site in Elgin as the publishing company became known world-wide. Today it remains one of the world's largest religious publication houses.

The new owners of Rancho Temescal incorporated as the Piru Oil and Land Company and they, in turn, auctioned off land in the Town of Piru, orchard land, and the mansion which they advertised for \$45,000 "surrounded by a beautiful 15 acre park... This property will make a most attractive summer home or sanitarium." (*Los Angeles Times*, Aug. 3, 1902, pg. B6).

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

A Succession of Renters and Owners (1900-1912)

The house and 17.43 acres of surrounding land purchased from David C. Cook in 1900 by the Piru Oil and Land Company was sold in 1904 to Max Kuehnrich of Los Angeles (Grant Deed Book 101, p. 39, 3/21/1904). At the time it was sold, it was being rented by W. H. Fleet and his wife. Fleet was superintendent of the Piru Fruit Rancho under Cook and continued in the position after the property was sold. In 1906 Max Kuehnrich sold the property to Ellen B. and Charles Carruth of Los Angeles (Book 105, pg. 382, 2/9/1906). One year later in September 1907, the Carruths sold the property to William and Addie Ramsay of the County of Los Angeles (Book 113, pg. 317, 9/17/1907). In 1912 William and Addie Ramsay sold the property to Hugh Warring (Book 136, p. 306, 11/11/1912).

Warring Family (1912-1967)

Hugh Warring came to Ventura County in 1869 with his parents Benjamin and Dorcas Missouri Warring, who homesteaded 160 acres of land near Piru, in what was called the Buckhorn District. Born in 1857 in San Jose, Hugh Warring was twelve years old when his family came to the Santa Clara Valley. He grew up on the Buckhorn Ranch. Hugh Warring eventually purchased his own fifty acre ranch adjacent to his parents, where he lived with his wife Alice, whom he married in 1881. The couple had four children: Edwin C. (born 5/28/1882) Floyd S. (born 4/10/86), Alfred A. (birth unknown) and Lester J. (born 2/7/1891). His first wife Alice died in 1896, and in 1903, Hugh married Orie J. Eaton. They had two children, Benjamin F. (born 2/27/09) and Chester Arnold (born 2/7/14). Orie is listed in the 1900 U.S. Census as the housekeeper for Hugh Warring, so she apparently served the family in that capacity prior to their marriage in 1903.

Benjamin Warring died in 1903, leaving Hugh Warring to inherit 120 acres of the family's property. In 1912 Hugh Warring purchased 395 acres of the Piru Fruit Rancho originally owned by David C. Cook from the Piru Oil and Land Company. He acquired the mansion in the same year, from William and Addie Ramsay, in a separate transaction. Apparently around 1912 Hugh Warring and his wife Orie and son Benjamin moved into the mansion. The four other sons by his first wife were probably not living at home by 1912, since they were all in their twenties by that time. Warring's last son, Chester, was born in the mansion in 1914.

In 1924 Warring acquired 500 additional acres from the Piru Oil and Land Company, the last of Cook's acreage to be sold out of the original approximately 14,000 acres. After acquiring the land, Warring developed both the Buckhorn Ranch and the Piru Fruit Rancho in citrus and walnuts. Warring adopted the Piru Fruit Rancho name, and the image of the mansion was used on one of the Sunkist brand labels for the Piru Citrus Association.

Hugh Warring served on the Ventura County Board of Supervisors and on the boards of the Ventura County Cooperative Association and the Piru Citrus Association. He also served on the board of trustees of the Fillmore Union High School. Warring was among the first to grow citrus in the area, and was instrumental in building the packing house for the Piru Citrus Association.

Warring lived in the house until his death on October 15, 1939. His wife Orie remained in the house by herself, and with a caretaker in her later years. Her son Chester and his wife Honor and their two children, Dick and Susie, moved back to the mansion to care for Orie around 1952. Chester Warring managed the Warring Water Company in Piru. Orie Warring died on March 20, 1954 at the age of eighty-three.

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

In 1963 the Warring Trust was divided among the many family members, with Chester Warring receiving the Buckhorn Ranch and the daughters of Floyd Warring, Alice Giddings and Frances Talbot, inheriting the mansion. Chester Warring and his wife Honor had moved to Ventura the previous year. On a trip to visit the Buckhorn Ranch in 1964, both Chester and Honor were killed in a tragic automobile accident. The mansion was rented for a few years to Tom and Marilyn Nielsen and their three children. Tom Nielsen had come from Northern California to work on the new Valencia development in what is now Santa Clarita. In 1968 the property was sold to Scott and Ruth Newhall.

Newhall Family (1968-2003)

Scott Newhall was born in 1914 in California, the great-grandson of Henry Mayo Newhall. Henry Mayo Newhall earned a fortune as both an auctioneer in San Francisco and in railroad development in the 1860s, successes which permitted him to purchase six ranchos between 1872 and 1875. One of those ranchos was the 42,216 acres of Rancho San Francisco, purchased in 1875, one year before Southern Pacific Railroad connecting San Francisco to Los Angeles came through the rancho, leading to the founding of the town of Newhall in 1878. Newhall also began development of the Rancho San Francisco, experimenting with several crops. The year following Newhall's death in 1882, his sons incorporated as the Newhall Land and Farming Company. The area around Newhall at the eastern end of the ranch was too windy for farming, so in 1912 Orchard Camp was developed inland, primarily in Ventura County, where large tracts of citrus and eventually walnut trees were planted.

With the construction of Interstate 5 in the 1960s, the Newhall Land and Farming Company became a development enterprise. The area that once raised cattle began converting to housing tracts. In 1960 Scott and his wife Ruth Newhall came south to take over the *Newhall Signal*, which they purchased. Scott Newhall had begun working as a photographer for the *San Francisco Chronicle* thirty years earlier, eventually working his way up to become editor. His wife Ruth, whom he married during his sophomore year at Berkeley, also worked for the *Chronicle*.

Scott was also a board member of the Newhall Land and Farming Company whose assets in 1960 included a 45,000 acre ranch surrounding Newhall and Saugus. It was during this time that the board decided to plan a community on the land rather than sell it piecemeal. Scott Newhall named the new community Valencia.

Ruth Waldo Newhall was born in Berkeley and grew up in the community, attending the University of California and serving as vice-president of the student body. She majored in art and philosophy. Upon graduation in 1931, she worked as a teaching assistant for two years. She met her future husband when he was a sophomore, also majoring in art, and the two married in 1933. Ruth joined Scott at the *San Francisco Chronicle* and worked as a secretary to editor Chester Rowell, and later for famed columnist Herb Caen, before working as a reporter on the city desk and in the editorial writers department. She also taught journalism at Mills College and UC Berkeley. Four children were born to the Newhalls: Skip, twins Jon and Tony, and Penny, who died in a truck accident in 1955.

After their move to Piru in 1968, both Scott and Ruth continued working at the *Newhall Signal*, with Ruth serving as editor from 1970-79 and from 1985-88. In 1988 the Newhalls sold the *Signal* and started the *Santa Clarita Valley Citizen* newspaper. Ruth Newhall was the author of several history books including *The Newhall Ranch the Story of the Newhall Land and Farming Company*; *The Folger Way: Coffee Pioneering since 1850*; and

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

the *Spreckels Sugar Company*. In 1992 Newhall updated her 1958 book and called it *A California Legend: the Newhall Land and Farming Company*.

Ruth Newhall was involved in both the Santa Clarita and Piru communities including the Henry Mayo Newhall Memorial Health Foundation, the Boys and Girls Club and the College of the Canyons Foundation. In Piru the Newhalls graciously hosted tours of their home to raise funds for various organizations and the Piru community and opened their swimming pool to local residents during the summer months. Ruth Newhall always welcomed architecture students to tour the home.

Scott Newhall died in 1992. Ruth Newhall died in 2003 at the age of ninety-three.

3. Physical Description of Property

Overview

In 1890 David C. Cook had a large residence built on a sloping mesa next to the mountains and above the town of Piru. He surrounded it with a variety of exotic plants, trees and orchards. For the next 90 years the house remained virtually unchanged except for the early demolition of the attached conservatory. In 1981, while the house was undergoing restoration by the Newhall family, it caught fire and burned to the ground. During 1981-83, the Newhalls reconstructed a virtual replica of the original house, both inside and out. Deviations from the original design of the house made during the reconstruction are discussed below, under the Newhall Period.

The description of the property is broken down by time period such that changes to the property over time can be discussed when known. Historic photographs, USGS maps and aerial photographs, as well as early descriptions of the property found in magazines and newspaper articles were used to document changes which have occurred.

Architect

The designer of the David C. Cook Mansion has never been documented. However, noted architectural historian and author Dr. David Gebhard believed that the Newsom Brothers, prominent San Francisco architects of the 1880s and 1890s, who also maintained an office in Los Angeles, designed the house. In a catalog published for a 1979 exhibit of the Newsom Brother's work exhibited at the Oakland Museum and the UCSB Art Museum, Gebhard writes:

While the contemporary and later literature on David C. Cook and Piru City is plentiful, no mention is made of the name of the architect for the mansion or for the small hotel and church in the town below. But a perusal of the mansion can leave little doubt that this is a Newsom product; no other California architect, so far known, ever produced a design such as this. The plan is a characteristic Newsom central hall scheme with a platform staircase. The interior elaboration and the individual details are as rich as in the William Carson Dwelling in Eureka. The dominant feature of the dwelling and that which most openly establishes its castle image, is the three-story sandstone and pressed metal corner tower with its crenelated parapet. (Gebhard, 1979: 30.)

The Newsom Brothers main office was in San Francisco, but with the 1880s building boom in southern California brought on by the railroads, the Newsom Brothers established an office in Los Angeles. Joseph Newsom

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

lived in Los Angeles for several years and built a house in the city. The firm designed several hotels for new towns that sprung up during the boom, including one still remaining in San Dimas. They also designed numerous residences from small speculative cottages to large speculative homes, as well as individual commissions. Joseph Newsom's clients in Southern California included wealthy businessmen as well as many town developers, particularly in the new towns of San Dimas, Burbank, Glendale and Upland. David C. Cook owned a house in Los Angeles and did a certain amount of business as well as performing Methodist Missionary work in Los Angeles even before he built the mansion in Piru. It is conceivable that Cook met Joseph Newsom in Los Angeles during this time. It is also quite possible that Cook, through his extensive business, personal and church contacts, met someone who had a house or commercial building designed by the Newsoms.

Main Residence

As constructed, the Queen Anne style residence contained approximately 6,000 square feet, not including the third floor attic and basement. The square footage of the unfinished attic was 2,433 and the basement was 2,147. [Figures 1-2, Architectural floor plans, 1890]

Cook Period: 1890-1900

Front (southern) Elevation. The main asymmetrical southern elevation of the three-story residence featured a prominent three-story corner Sespe brownstone and pressed metal tower with a crenelated parapet. At the opposite corner of the front of the house was a two-story tower (second and third floors) with a conical roof. A third two-story conical roofed tower was located on the rear northeast corner. The complex irregular roof shape featured a main tall truncated hipped roof, with intersecting hips and gables. [Historic Photo #1, 1891]

The wrap-around front porch was supported by circular columns with Corinthian capitals and Sespe stone bases. A simple iron railing ran across the top of the Sespe stone foundation. The porch was covered with a hip roof and the frieze had classical dental moulding. The double front doors each contained a round arched window. Above the double doors was a stained glass window.

Above the porch area the front two-story gable extended from the tall hipped roof. Under the gable peak was elaborate floral scrollwork incorporating the letter "C" for Cook. This scrollwork was repeated around the small double window and again on the frieze around the two-story tower. The second floor featured a horseshoe arched window with stained glass. The first floor contained a slanted bay with a large segmented arched stained glass window.

A two-story hip-roof extension, behind the gable, featured a recessed balcony enclosed by an elaborate curved "C". The round corner tower contained round arched windows with stained glass in the upper portion.

Side (western) Elevation. When constructed, the house featured a 40 by 60 foot one and two-story hipped roof conservatory attached to this side of the house. The first floor contained repeated arched windows with multi-panes on all sides. The hipped roof second story was setback and had small arched windows on all sides. The conservatory was open on the interior and supported by wood posts set on an earthen floor. [Historic Photos #2, 1895; #3, 1910, #4, 1915]

The double door contained tall narrow windows topped with circular stained glass windows. Cut out floral designs were featured in panels adjacent to the front doors.

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

The second floor contained a segmented arched window, a narrow single window, and a pair of double hung windows. The pair of windows contained stained glass in the upper half with a decorative shelf detail and brackets above. Above this window was a gabled dormer window flanked by rounded columns covered with shingles and a crenelated top.

Side (eastern) Elevation. An exterior Sespe stone and brick chimney was located on the eastern side of the house flanked by stained glass windows on the second story and semicircular windows on the third floor. A stained glass window pierces the chimney on the first floor. The elaborate chimney was capped in pressed metal and featured decorative brick in the upper portion. A second smaller brick fireplace punctuated the roof between the large exterior fireplace and the two-story tower. [Historic Photo #5, 1915]

The first and second stories were separated by a wide shingle belt-course. On the first floor was a large bay window with a pedimented roof. The open porch ran alongside the house continuing the double iron railing.

Rear (northern) Elevation. The rear of the house contained a two-story hipped roof wing. The second floor of the wing had a row of four connecting windows with a single window on the first floor. The main portion had a row of three double-hung wood windows under a hipped roof porch supported by simple posts and wood spindle frieze. A gabled dormer window punctuated the third floor roof line and contained one rectangular wood window. A concrete walkway/patio surrounded the house at the rear and sides. [Photograph #3, Hardison, 1980]

The house was covered with wide horizontal wood siding. A variety of shingle patterns were used throughout as surface ornamentation. Elaborate plaster or wood detail in floral or classical designs could be found throughout the exterior under the gable peaks, or on the tower as well as door and window surrounds. The foundation was Sespe brownstone.

Interior. The interior of the house was even more highly decorated than the exterior, featuring wood wainscoting, elaborate plaster ceiling mouldings, and geometrically designed tile floors. The first floor had a large main entry hall and elaborately carved wooden platform staircase. The spindle and spool design was found in the overhead entries to the parlor and library and as part of a carved wood oval feature adjacent to the staircase below the 12 foot ceilings. The walls in the hallway were covered with flocked wallpaper. The raised decorative frieze incorporated both plant and animal motifs. Elaborate carved fireplaces were located in almost every room. The majority of wood throughout the house was redwood. Leaded stained glass windows were found throughout the house.

Warring Period: 1912-1967

The conservatory was removed by the Warring family sometime prior to 1925. The round arched window openings from the conservatory were then used to create a hipped roof porch along the side of the house. The porch may have been screened-in. [Historic Photo #6, 1925]

Newhall Period: 1968 - 2003

From the time the Newhalls bought the house in 1968, until it was destroyed by fire in February, 1981, few changes were made to the mansion. After the fire, only the Sespe stone foundation, tower and brick chimneys remained. The Newhalls hired the architectural firm of Flood, Meyer, Sutton & Associates in Santa Monica to

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

draw up plans to reconstruct the house very much as it originally appeared. [Figures 3-4, Architectural floor plans, 1981][Photos #1-3, Hardison, 1980]

Several changes were made during the reconstruction to the rear (northern) elevation. The kitchen area was enlarged and a breakfast room and laundry room were added, creating a different footprint from the original. An exterior wrought iron spiral stairway was added. A second floor office was added at the rear, and an open deck was built adjacent to the office on the second floor with a wrought iron railing to match the front porch railing. The third floor gabled dormer window was enlarged and a segmented arched multi-paned window replaced what had been a small rectangular window.

Changes to roof elements included the addition of metal cresting on top of the truncated roof. The crest originally featured narrow a band of small horizontal vents. The corner conical shaped tower originally featured a simple wood finial. This was replaced by a Phoenix statue. The conical roof at the rear corner of the house originally appeared to have no finial. During the 1981-83 reconstruction, a crenelated finial was added. The roof today is slate, which may have been salvaged from St. Anne's School in Los Angeles, when it was demolished. The tower was rebuilt and new sandstone was quarried from Sespe Creek to add to the existing sandstone to complete the reconstruction. The cornice of the corner stone tower is copper.

The decorative wrought iron porch railing may have been added by the Newhalls prior to the fire. It contains a sea horse motif as part of the intricate design and wraps around the north side of the house. The etched glass mermaid design was added to the pair of front doors along with the initials "ISN." On the lower portion of each door are elaborate raised panels with a center panel featuring the sea horse design. Nautical themes, many of which were incorporated into the house after the fire, were favored by Scott Newhall, who had been an avid sailor in his youth. ISN stands for Irrawaddy Steam Navigation Company, a fictitious company that Newhall invented for fun, creating a letterhead for the company on which he sent his annual Christmas cards.

On the interior, one of the second floor bedrooms indicated on the original floor plan was converted into a large master bathroom. In addition, bathrooms were added to all of the bedrooms. Also, the front hallway wainscot was upgraded from the original chair-rail and batten design to solid wood paneling. The Newhalls added a variety of wood veneers to walls and ceilings, as well as an elaborate plaster frieze in the parlor and plaster rosettes around the ceiling chandeliers. [Photos #4-6, Hardison, 1980][Photos #7-8, Harris, 1990]

During the fire, the floor tiles fell through the floor to the basement and were salvaged for use in the reconstruction. Missing or broken pieces were replaced as close to the original as possible.

Photographic documentation indicates that the parlor mantelpiece was enlarged from the original design and made taller. The redesigned living room fireplace was featured in the issue of *Fine Homebuilding* from March 2001. The article states:

This spindle mantelpiece abandoned classical rules. The tops of the baluster columns are Ionic, yet the capitals contain Egyptian palms. Above each capital and in the position of a central tablet is a spindle-work screen. The screens and curvilinear arch in the top stage add a Gothic touch.

Also featured was the mantelpiece in the front upstairs bedroom, called the Chinese Room by the Newhalls. The article describes the fireplace:

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

Asian ornamentation includes flowering ivy in the pilasters, maple in the entablature and fretwork throughout both. Uprturned ends on the mantel shelf epitomize the style. A second look, however, shows the Anglo-Japanese composition's baroque foundations, with pilasters, capitals and end blocks showing how classical forms can be adorned with almost any decoration. Overmantel mirrors and multiple shelves are also typical of Victorian design.

Outbuildings

Cook Period: 1887-1900. An early photo dated circa 1900 shows a small building adjacent to the mansion to the east. It is uncertain if this was a small residence or outbuilding, which is no longer extant. [Historic Photo #7, 1925]

Originally four outbuildings were located behind the mansion and to the east side. One of these may have been a carriage house that was later converted to a garage. Footprints of these buildings exist on the Assessor's Residential Building Record recorded in 1953. No photos have been located of these buildings or dates provided. It is uncertain when they were constructed. The first, directly behind the house, was a garage/carport measuring 18 feet by 20 feet of frame construction with tongue and groove wood siding and a shed roof combined with corrugated iron siding and a gable roof. The attached carport measured 18 feet by 10 feet. The second building, located at the rear eastern corner of the house, was a garage measuring 20 feet by 20 feet of frame construction with shingle siding and a shed roof of corrugated iron and concrete foundation. The third building was an 8 foot by 10 foot shed with tongue and groove wood siding and a composition roof and wood foundation. It is conceivable that the garages and shed were built during the Warring period, but without photographs or building permit records, this is speculation. The fourth structure was a circular-plan wood outhouse. This building appears to have originally been located behind the house and dates to 1890.

Cook had a water system built using wood flumes that brought the water from Piru Creek to a reservoir above the house. This reservoir was round and had a wood cover. It still is located above the property, but the wood cover is no longer extant. The reservoir is not located on the present Hill property.

Warring Period: 1912-1967. The Warrings built a second house in 1935 on the property, which was occupied by Floyd Warring, Hugh Warring's son. It was designed by Santa Paula architect Roy C. Wilson. This house is now on a separate assessor parcel. The subdivision date is unknown.

Newhall Period: 1968-2003. The two garages and the shed were demolished by the Newhalls at an unknown date, but probably shortly after they purchased the house in 1968 and began making improvements. The Newhalls retained the circular outhouse.

The Newhalls constructed several new buildings including a pool house, swimming pool, pump house and garden shed. The pool house, containing 274 square feet, was constructed in 1970 and also housed the dressing rooms and pool heater. It has a hipped roof with a raised rectangular vent in the center and is flanked by shed roof wings. The building is divided into three sections, each with its own door. Half round arched multi-paned diamond shaped windows are located under the eaves of the hipped roof section. Siding is a combination of shingles on the upper half and wide horizontal wood on the lower half. The foundation is concrete. The swimming pool, measuring 17 by 38 feet, was built in 1970. [Photo #13, Triem]

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

The pump house was built in 1982 and contains 420 square feet. It has a flat roof and is wood frame construction with horizontal wood siding. The roof is flat and foundation is concrete. A horseshoe arched window with diamond panes is flanked by a small diamond pane segmented arched window on each side. The entrance has a shed roof supported by an ornamental iron post, and contains two separate wooden doors with glass panes. [Photo #14, Triem]

The garden shed, built in 1970, measures 15 feet by 17 feet and has a flat roof. The building is of wood frame construction and is covered with wood shingle siding on the upper half and Sespe brownstone on the lower half. The entrance is recessed with a pair of paneled doors flanked by a pair of segmented arched double windows on either side. The eastern elevation contains two sets of three each segmented arched windows with diamond panes. [Photo #15, Triem]

The small circular outhouse, constructed in 1890, has a conical roof, covered with slate shingles of various patterns and topped with a finial. The entrance door is wood with leaded glass and there are two wood windows with gothic wood panes. The building is covered with vertical boards with the upper third covered with wood shingles of varying patterns and the lower third covered with brick. The outhouse and other outbuildings survived the fire. A new roof was added as well as the new finial after the fire. [Photo #16, Triem]

Landscape Features

Over its 116 year history, the landscape surrounding the mansion has gone through numerous changes with each of the property's three long-term owners. The landscape features include various kinds of trees, shrubs, orchards, stone and concrete walls, fountains and roadways.

Cook Period: 1887-1900. David Cook selected a site for the mansion that was just above the town on a sloping mesa adjacent to the rugged mountains. He surrounded the house with a variety of trees. Against the mountain he planted rows of Eucalyptus trees. In back of the house were a variety of trees including California Pepper, olive, fig, and pomegranate. In front of the house was a circular fountain with a large variety of trees placed randomly all the way down the hill to Park Street. Historic photos show the plantings to include palms (lining the dirt driveway), citrus, cypress, yuccas, and pines. On either side of the main house and grounds were what appear from the photos to be a variety of scattered fruit trees. [Historic Photo #8, 1900]

The main road into the property was Park Street which crossed in front of the property and made a loop back to Main Street. Portions of Park Street were lined with trees. Several narrow dirt driveways appear to be leading up to the mansion that are not clearly defined from period photos because of the numerous trees. A photograph taken around 1910 when the property was owned by William Ramsay shows a narrow dirt driveway lined with palms on the west side and a variety of other trees on the east side leading up from what is Park Street to the front of the Mansion. [Historic Photo #9, 1910] The 1900 USGS Map for Piru shows Park Street looping around to connect with Main Street. It also shows a loop drive that leads up to the house and crosses in front and returns back to Park Street. [Figure 5]

During the Cook period, the approximately 17 acre grounds surrounding the house included experimental orchards and random plantings of both exotic and native trees and shrubs. Narrow dirt driveways for horse and buggies lead up to the house from Park Street. A circular fountain was located in front of the house as well as hitching posts. The fountain may actually have been built as a horse trough.

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

Cook was experimenting with numerous trees and shrubs to determine which would grow well in his new California environment. A list of trees taken from various articles includes: orange, apricot, English walnut, olive, raisin grapes, chestnuts, almonds, apples, pomegranates, and Japanese persimmons. This list actually includes trees which were grown in Piru Canyon, but no doubt some of these same trees were grown in the orchards near the mansion as well.

Descriptions from newspapers and magazines during the 1890s provide a very general and somewhat flowery description of the property.

As the train speeds up or down the sparsely settled valley of the Santa Clara River, the most conspicuous feature of the landscape is Mr. Cook's elegant new home, set well back upon a high bench frowned over by stupendous [sic] northern cliffs of yellowish sandstone. There is a beautiful blending of stone and wood in the construction of this building that is infinitely pleasing to the artistic eye. The great conservatory, forty by sixty feet in dimensions, faces a broad sweep of garden grass and flowers which only terminates at the verge of the almost perpendicular bench. This unexpected bit of Nob Hill in such wild surroundings creates universal wonder and comment among the passengers on the train... (Ventura Star, 7/21/1891)

Written upon Cook's death in 1929 is this description of the mansion and grounds:

He built a home for his family on a terrace overlooking the great orchard project. Back of it rose the rugged mountains. On either side of it was flanked by the semi-tropical growth of the region, the stiff foliage of palms and yuccas beautifully mingled with the feathery leaves and brilliant berries of the pepper tree, and flowers, flowers everywhere. The "garden" was ten acres in extent! (David C. Cook Publishing Co., 1929: 89)

Warring Period: 1912 to 1967. Hugh Warring was a rancher and raising citrus was uppermost on his mind. The Warrings removed the fruit orchards and planted citrus in their place. During this time citrus was becoming the major economic crop in the Santa Clara Valley. They also removed the majority of trees directly in front of the house. They put in a lawn, leaving a few palms and pine trees and retained the circular fountain planting a small hedge around its perimeter. Shrubs were planted near the front of the house. [Historic Photos: #10-12, 1937]

Other landscape features added included a low concrete wall that delineated the driveway with a concrete post and cap at the lower end of the lawn area.

In 1935 when the second house was built below the mansion, Park Street ceased to be used as a through street to Main Street and was eventually abandoned in 1978. The 1952 Piru USGS Quad map shows the road configuration with Park Street ending at the second residence. [Figure 6]

Newhall Period: 1968 to 2003.

When Scott and Ruth Newhall purchased the mansion, they retained the front lawn and added a few more trees to the front yard area. Just below the lawn area, was an orange orchard. It is uncertain when the orchard was planted, but based on photographic evidence, it was after 1937. [Photo #1, Hardison, 1980]

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

The Newhalls added two ornate Victorian cast iron ornamental street lamps on the driveway leading up to the house and created an oval paved driveway. They also added two additional small fountains and statuary. They altered the circular front fountain by adding Sespe brownstone to the sides. They removed the three-tiered simple portion of the fountain and replaced it with an elaborate two-tiered fountain.

They also built a tile deck around the new swimming pool with raised platforms for some of their statues and built a Sespe brownstone wall with a fountain at the rear of the house.

David Newhall Hill Period: 2003 to present. Under the ownership of David N. Hill, great-great grandson of Henry Mayo Newhall, various changes have been made to the property. On the front of the mansion, two windows under the third floor front gable and one tower window were replaced with glass blocks. A metal sculpture was added at the crest of the roof. On the interior, new tiles were added in a small section of the floor at the entry to the living room. The lincrusta wall covering under the main stairway was replaced with small tiles.

On the outside, the outhouse was moved from behind the house to the southeastern corner of the house. A new door was added as well as brick around the foundation. The swimming pool (1970) was filled in when it sustained damage in 2005. The pump house building (1982) is presently being altered into a two-car garage. A residence built circa 1925 and garage was moved onto the site in 2004, and a new foundation has just been completed.

Landscape changes include the removal of portions of the citrus orchard in front of the house and the removal of palm trees and shrubs directly in front of the house. Most of the Eucalyptus trees on the hill behind the house were removed. A new gravel road was added coming up from Park Street to the front of the house, and the original paved road that came up from Park Street on the west side of the house was removed. The wrought iron lamps were moved from the abandoned road to the new road.

4. Conclusions

The following is a summary of what remains today and the approximate dates when known.

The present irregular shaped lot (APN 056-0-030-140) contains 9.03 acres. The stone house built in 1935 is now on a separate parcel (APN 056-0-030-150) at the eastern edge of the property and owned by David N. Hill.

The main residence was completed in November 1890 and destroyed in a fire in February 1981. It was reconstructed on the original site beginning in 1981 and completed in 1983 using much of the original Sespe brown stone foundation and tower. The house was a nearly faithful reconstruction except for the rear (northern) elevation and several exterior and interior details. [Photos #9-12, Triem]

Outbuildings remaining today are the garden shed (1970); pump house (1982, presently being altered into a two-car garage), dressing rooms/pool house (1970), and outhouse (1890). The swimming pool was filled in 2005. In addition, a residence built circa 1925 and garage were moved onto the site in 2004. It had been located on the Newhall Land and Farming Company Ranch near Highway 126 and San Martinez Grande Canyon Road and served as a company employee residence. [Photos #13-16, Triem]

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

Landscape features remaining today are the trees located directly behind the house: California peppers, olives, figs, pomegranate, silk oak, and palms. Some of these probably date from the Cook era. The citrus orchard below the house was planted sometime after 1937. A portion of it was recently removed. The circular fountain in front of the house remains and may be the original fountain from the Cook era. However, it was extensively altered by the Newhalls when they added Sespe brownstone to the sides of the base of the fountain and tile on the inside and installed a new two-tier section. The remaining small fountains were added by the Newhalls at unknown dates. One of these fountains is located behind the house and the other on the north side of the house near the garden shed.

The roads onto and within the property include Park Street and portions of the original loop road which existed when Cook owned the property. The road that led up to the house on the south and west side has been removed and a secondary gravel road now leads directly up to the front of the house from Park Street connecting to the original loop road near the house.

National Register Eligibility

It appears that the Cook Mansion may be eligible for the National Register under Criterion A because of its association with the founding of Piru by David C. Cook. It may also be eligible under Criterion B because of the significance of David C. Cook who, as town founder, also brought the railroad to Piru, built the first church, and established a major agricultural presence on his Piru Fruit Rancho. The Cook Mansion may also be eligible for listing under Criterion C as the most elaborate Queen Anne residence in Ventura County. Its design is attributed to Samuel and Joseph Cather Newsom, two of the most prominent architects of the period.

The minimum age criterion for the National Register of Historic Places is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance."

The National Register also includes a special category for reconstructed buildings. Reconstruction is defined as rebuilding the exact form and detail of a vanished building as it appeared at a specific period of time.

Criterion E (Reconstructed Properties) states that "A reconstructed property is eligible when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived. All three of these considerations must be met for a building to be eligible." (U.S. Department of the Interior)

Suitable environment means that the reconstruction must be located on the original site and must not be misrepresented as an authentic historic property. The Cook Mansion is located on its original site and has a plaque denoting that the building was reconstructed between 1981 and 1983.

The requirement for a restoration master plan does not appear to apply in this case because the building in question is not an essential component in a historic district and the reconstruction is not part of an overall restoration plan for an entire district. The Cook Mansion is the last surviving property of a type directly associated with David C. Cook. Other extant buildings in Piru built by Cook include the hotel, employee residences, and church, but none of these properties have the close association with Cook represented by his own residence.

**Historic Resources Mitigation Report
Cook Mansion, 829 Park Street, Piru**

The reconstruction also must be based upon sound architectural and historic data. Architectural plans for the reconstruction were produced by the Santa Monica firm of Flood, Meyer, Sutton & Associates based, in part, on the scaled floor plans for the 1890 residence completed by architect Philip Hardison in 1980. These plans were based on complete measurements of the house as well as historic photographs. The house was designed to be a close replica matching the plan and details of the original building. However, some changes were made, especially at the rear of the house. These changes appear to have been made in accordance to the *Secretary of the Interior's Standards*.

This property appears to qualify for listing on the National Register as a reconstructed property. However, a definitive determination of eligibility would be made by the Keeper of the National Register, based upon a complete nomination.

5. Selected Sources

Alexander, W.E. *Ventura County Historical Atlas*, 1912.

California Death Index

Fine Homebuilding, March 2001, pg. 76-77.

"Hugh Warring, of Buckhorn and Piru Fruit Rancho, Has Seen Many Changes, *The California Citrograph*, December, 1936.

Gidney, C.M., Brooks, Benjamin and Sheridan, E.M. *History of Santa Barbara, San Luis Obispo and Ventura Counties, California*. 2 vols. Chicago: Lewis Publishing Co., 1917.

Los Angeles Times, May 8, 1887, pg. 2. Sale of Temescal Ranch by Del Valle to Cook.

Los Angeles Times, Sept. 5, 1891, pg. 7. Description of Cook Ranch.

Los Angeles Times, Dec. 17, 1898, pg. 9; March 16, 1898, pg. 10. Articles on oil and gold exploration.

Los Angeles Times, Aug. 4, 1899, pg. 11; June 15, 1900, pg. 110. Description of Cook Ranch.

Los Angeles Times, "Famous Piru Ranch Sold." August 1, 1900.

Los Angeles Times, Aug. 3, 1902, pg. B6. Display ad by Piru Oil Company for sale of orchard lands and Mansion in Piru.

Los Angeles Times. "Fate Uncertain for the Mansion" Ed Ainsworth, Nov. 10, 1963, pg. H9.

Los Angeles Times, "Ranch Maintains Great Tradition," Ed Ainsworth, June 23, 1966, pg. 22.

Los Angeles Times, "Historic Mansion to be Rebuilt," Joan Sweeney, Feb. 25, 1981, pg. B3; "The Mansion is a work of full-blown Victorian pretensions," by Doug Smith, Valley edition, Jul. 17, 1985, pg. V-A7.

Memoirs: David C. Cook the Friend of the Sunday School. Elgin, Ill.: David C. Cook Publishing Company, 1929.

Newhall, Ruth Waldo. "The Life and Times of Scott Newhall." *Old Town Newhall Gazette*, January-February 1996.

Oxnard Daily Courier, "Big Piru Ranch Sold to H. Warring." April 1, 1924.

Pattee, F. A. "Miles of Untold Wealth." *Land of Sunshine*. Vol. 13, No. 5. November 1900.

Rasmussen, Patti. "Ruth Newhall Dead at 93." *Newhall Signal*. November 25, 2003.

Sheridan, Sol. *History of Ventura County, California*. Vol. II. Chicago: S.J. Clarke Publishing Co., 1926.

Smith, Wallace E. "Another Eden." *Ventura County Historical Society Quarterly*. 16 (Autumn 1971) 17-29.

Storke, Yda Addis. *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo, and Ventura, California*. Chicago: Lewis Publishing Co., 1891.

Historic Resources Mitigation Report Cook Mansion, 829 Park Street, Piru

U.S. Census Records, California, Benjamin F. Warring, 1870, 1880; California, Hugh Warring, 1900, 1910, 1920.

United States Department of the Interior, *National Register Bulletin 15*, "How to Apply the National Register Criteria for Evaluation." no date.

Ventura County Residential Building Record, Assessor's Office, 829 Park Street.

Ventura County Grant Deeds, Book 68, pg. 35; Book 136, pg. 306; Book 113, pg. 317; Book 105, pg. 382, Book 101, pg. 39.

Ventura Free Press (Weekly), July 5, 1890, pg. 8, col. 2; July 25, 1890, pg. 3, col. 4; November 21, 1890, pg. 5, col. 4; March 27, 1891, pg. 7, col. 1; August 21, 1891, pg. 1, col. 1. Articles on construction of mansion and later descriptions.

Ventura Free Press, "Piru and its Charming Environment." November 13, 1903.

Ventura Free Press, January 29, 1904, pg. 6, col. 6.

Telephone Communication with Jack Schleimer, construction manager, Piru reconstruction, 1/22/07.

Telephone Communication with Susie Warring Pennington, 1/16/07.

Telephone Communication with George Real, Piru resident, 1/17/07.

Maps

Map of Piru, surveyed March 1888 for David C. Cook by Ed. T. Hare, Civil Engineer and Surveyor, San Buenaventura.

USGS maps, Piru quad, surveyed in 1900, Edition of 1921, edition of 1952.

Architectural Plans

First and second floor plans of David C. Cook Mansion, 1890, drawn from measurements by Philip Hardison, architect, 1980.

First, second, third floor and basement reconstruction plans by Flood, Meyer, Sutton & Associates, Santa Monica, 1981.

Photographs

Historic photograph, D.C. Cook house and grounds, circa 1891, published in *Memoirs: David C. Cook, the Friend of the Sunday School*. Elgin: D.C. Cook Publishing Co., 1929.

Historic photograph, Inside conservatory, D.C. Cook house, no date given, located at Ventura County Museum of History and Art Library (VCMHA), #25.719-93, circa 1895, showing two women seated (one Mrs. Cook?) and types of vegetation growing.

Historic photograph, View from hill above Mansion, located in *Out West Magazine*, November, 1900. Shows vegetation grown at time sold by Cook to Piru Oil and Land Company.

Historic photograph, mansion and full view of conservatory, circa 1910, collection of David N. Hill.

**Historic Resources Mitigation Report
Cook Mansion, 829 Park Street, Piru**

Historic photographic postcard, "Drive-way to Ramsay Home, Piru, Cal." Shows dirt drive leading up to front porch. Large bay window is at end of road. Craig Held collection, circa 1910.

Historic photograph, Cook residence, no date given, located at VCMHA Library, #3575, circa 1915. Shows road that came in from Park Street and hitching post next to front steps.

Historic photograph, Cook residence with close-up of conservatory, date unknown, located at VCMHA Library, #18414, Lechler Collection, circa 1915.

Historic photograph, Cook mansion showing conservatory removed, Phil Hardison slide collection, original location unknown, circa 1925.

Historic photograph, Cook Mansion, Piru, showing removal of vegetation in front of house and outbuilding, Phil Hardison slide collection, original location unknown, circa 1925.

Historic photograph, Cook Mansion, showing fountain and grounds (2); main residence and fountain (1), 1937, Peggy Lechler Collection.

Photograph, front view of mansion from driveway, Phil Hardison, photographer, 1980.

Photograph, side (western) elevation of mansion and swimming pool, Phil Hardison, photographer, 1980.

Photograph, rear view of mansion, Phil Hardison, photographer, 1980.

Photograph, library interior, facing west, Phil Hardison, photographer, 1980.

Photograph, library interior, facing north, Phil Hardison, photographer, 1980.

Photograph, parlor interior, facing west, Phil Hardison, photographer, 1980.

Photograph, parlor interior, facing north, Mark Harris, photographer, 1990.

Photograph, Library interior, facing northwest, Mark Harris, photographer, 1990.

Photograph, main residence, front elevation, Judy Triem, photographer, January 2007.

Photograph, main residence, side (western) elevation, Judy Triem, photographer, January 2007.

Photograph, main residence, rear elevation, Judy Triem, photographer, January 2007.

Photograph, main residence, side (eastern) elevation, Judy Triem, photographer, January 2007.

Photograph, pool house, front (eastern) elevation, Judy Triem, photographer, January 2007.

Photograph, pump house, front, (southern) elevation, Judy Triem, photographer, January 2007.

Photograph, garden shed, front (western) elevation, Judy Triem, photographer, January 2007.

Photograph, outhouse, front (western) elevation, Judy Triem, photographer, January 2007.

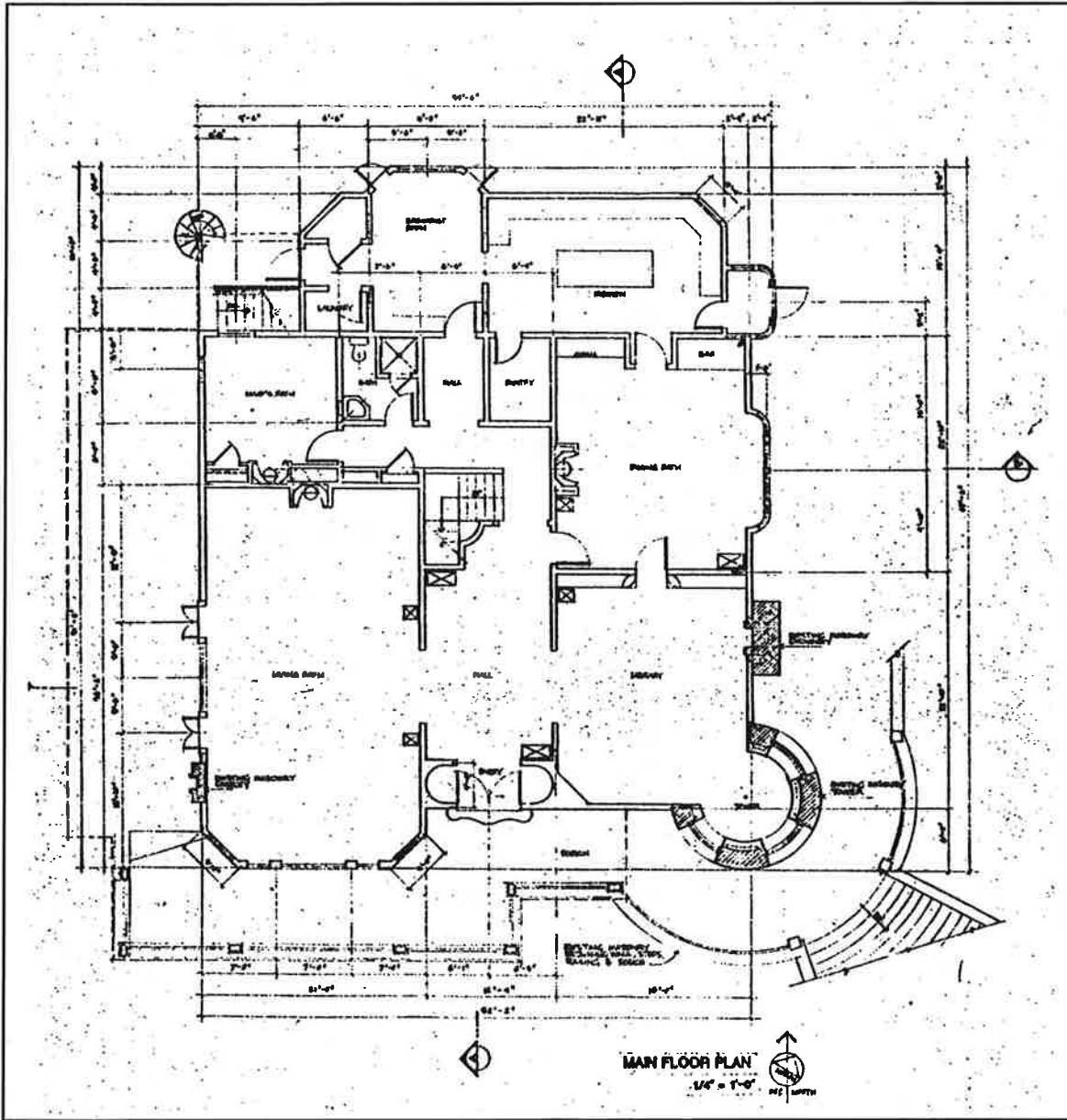


Figure 3. David C. Cook mansion, first floor plan, drawn by Flood, Meyer, Sutton, & Associates [1981]

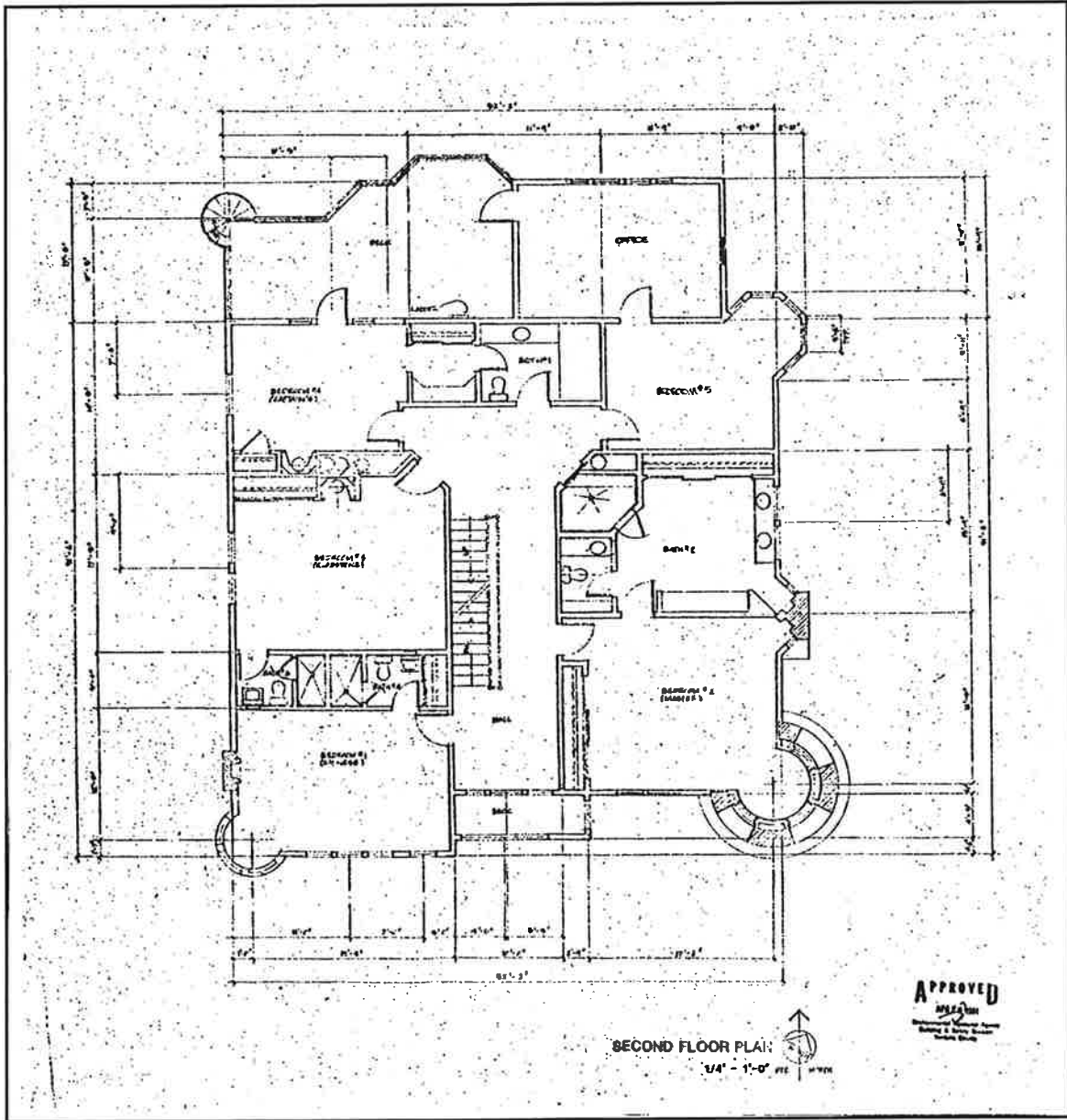


Figure 4. David C. Cook mansion, second floor plan, drawn by Flood, Meyer, Sutton & Associates [1981]

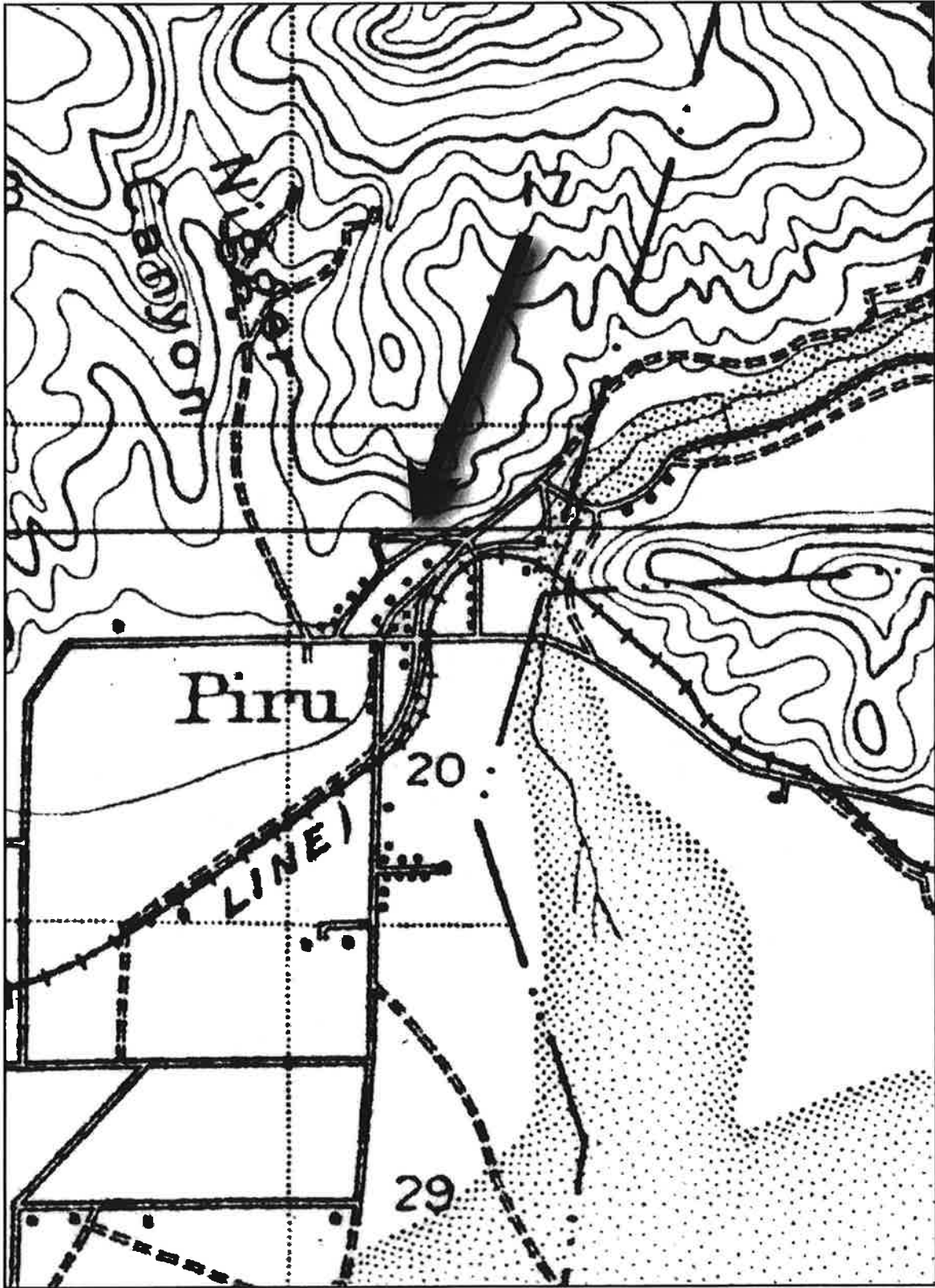


Figure 5. USGS Map, Piru Quadrangle, surveyed 1900, edition of 1921, showing loop drive.

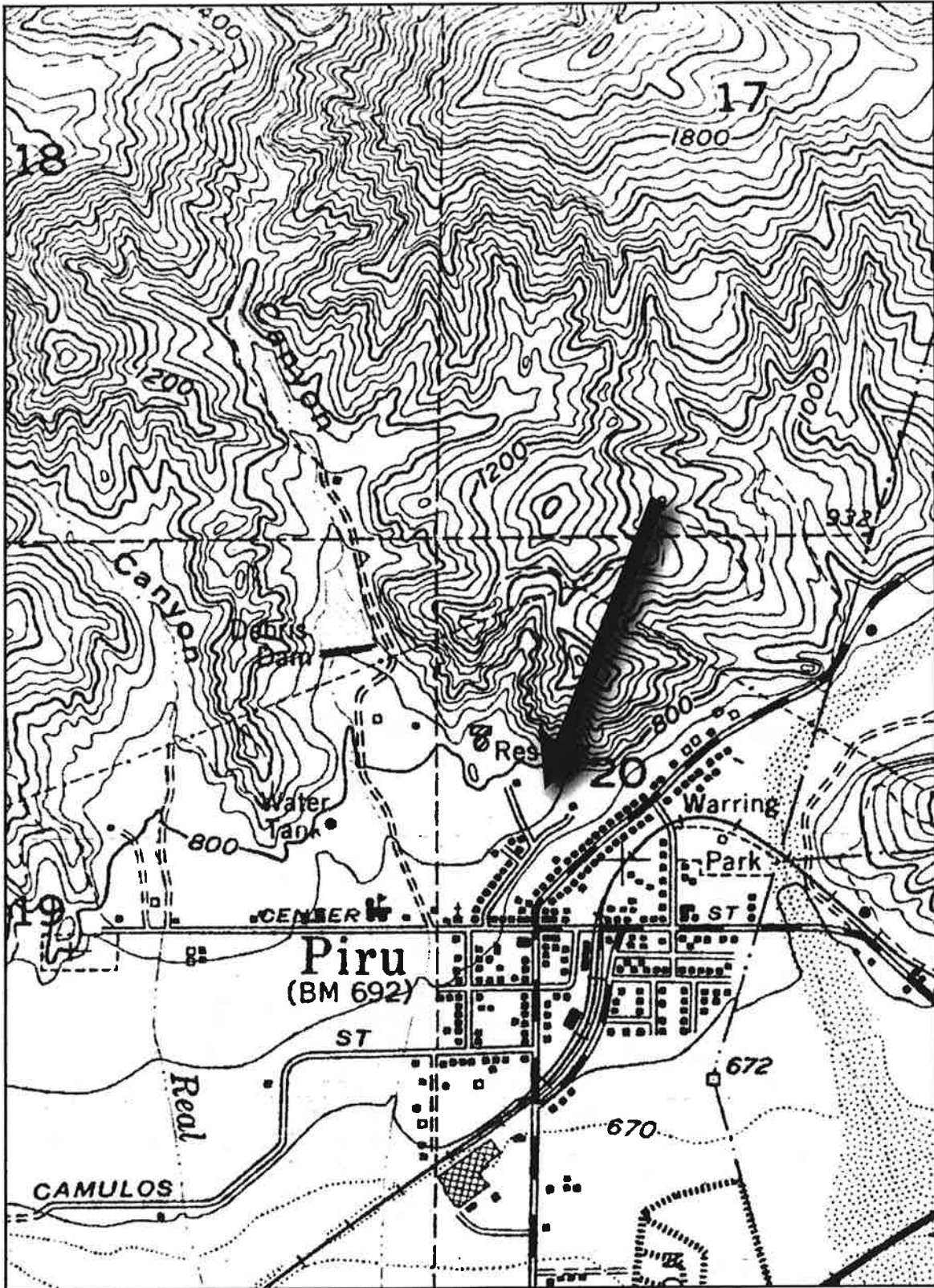


Figure 6. USGS quadrangle, Piru, 1952, shows configuration of road with original loop road removed.



Photo 3. Rear view of mansion, pre-fire, Phil Hardison, photographer [1980]



Photo 4. Interior parlor, pre-fire, Phil Hardison, photographer [1980]



Photo 5. Interior library, facing east, pre-fire, Phil Hardison, photographer [1980]

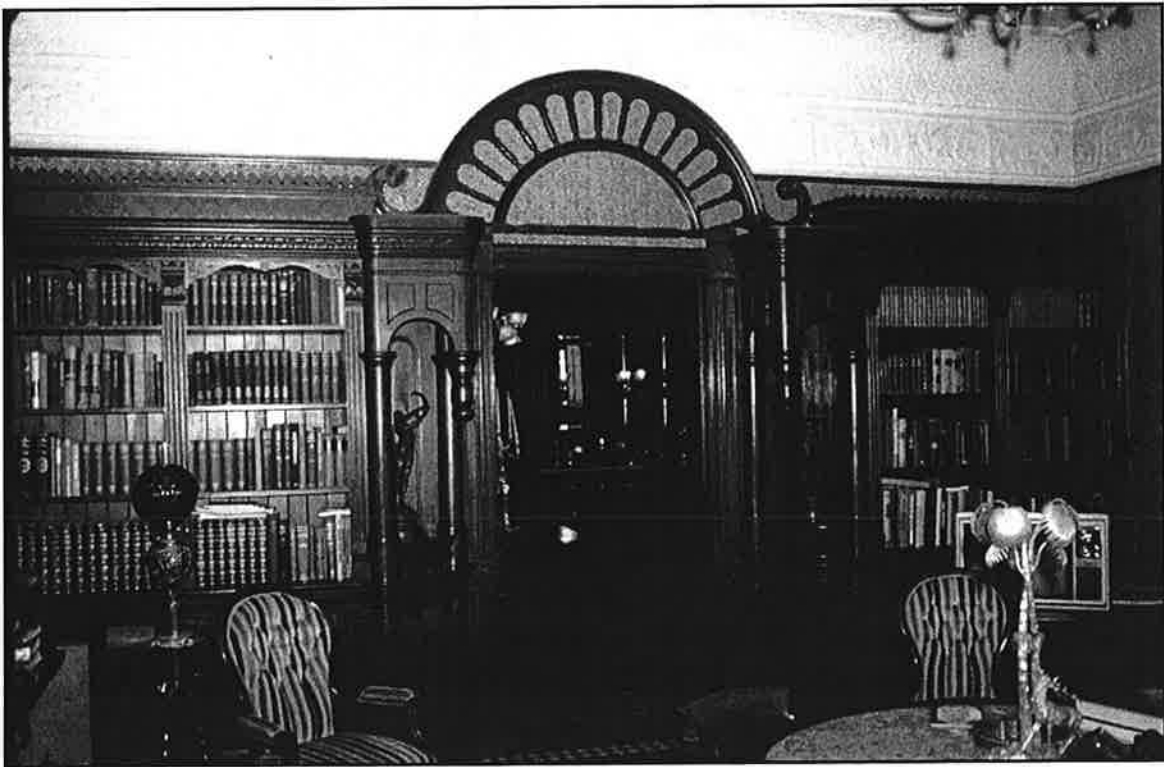


Photo 6. Interior library, facing north, pre-fire, Phil Hardison, photographer [1980]

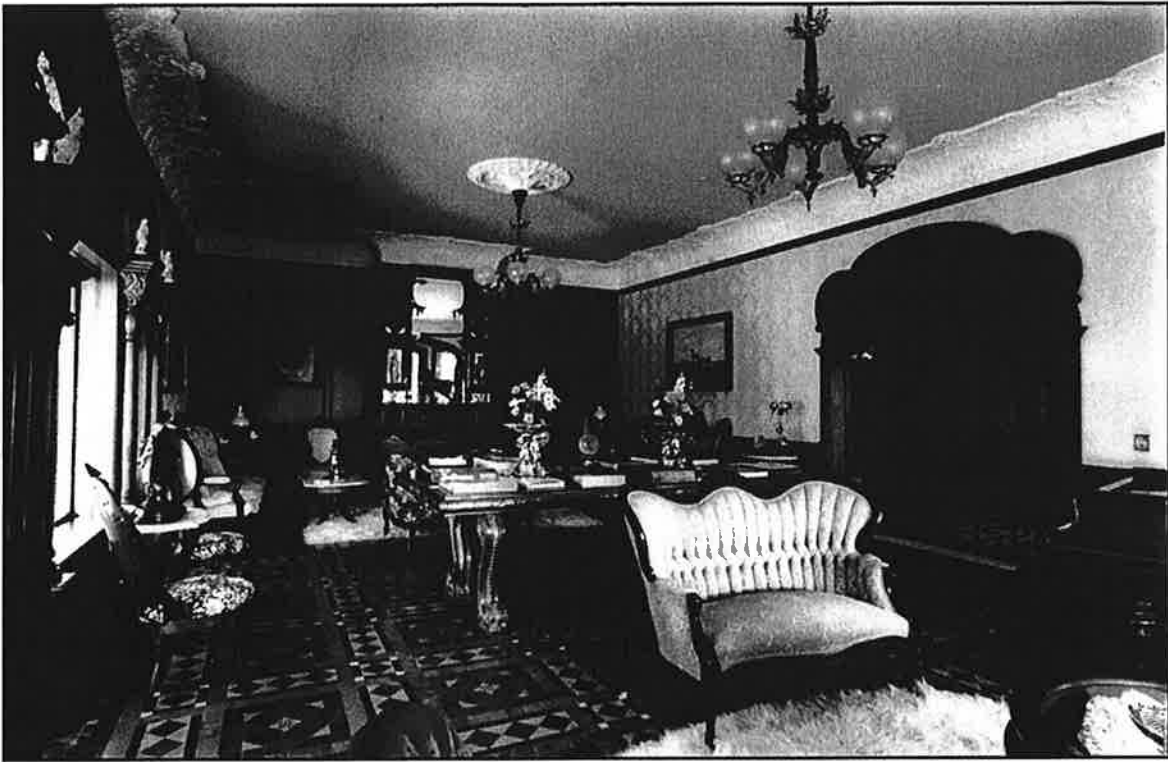


Photo 7. Interior parlor, facing north, post-fire, Mark Harris, photographer [ca 1990]



Photo 8. Interior library, facing north, post-fire, Mark Harris, photographer [ca 1990]

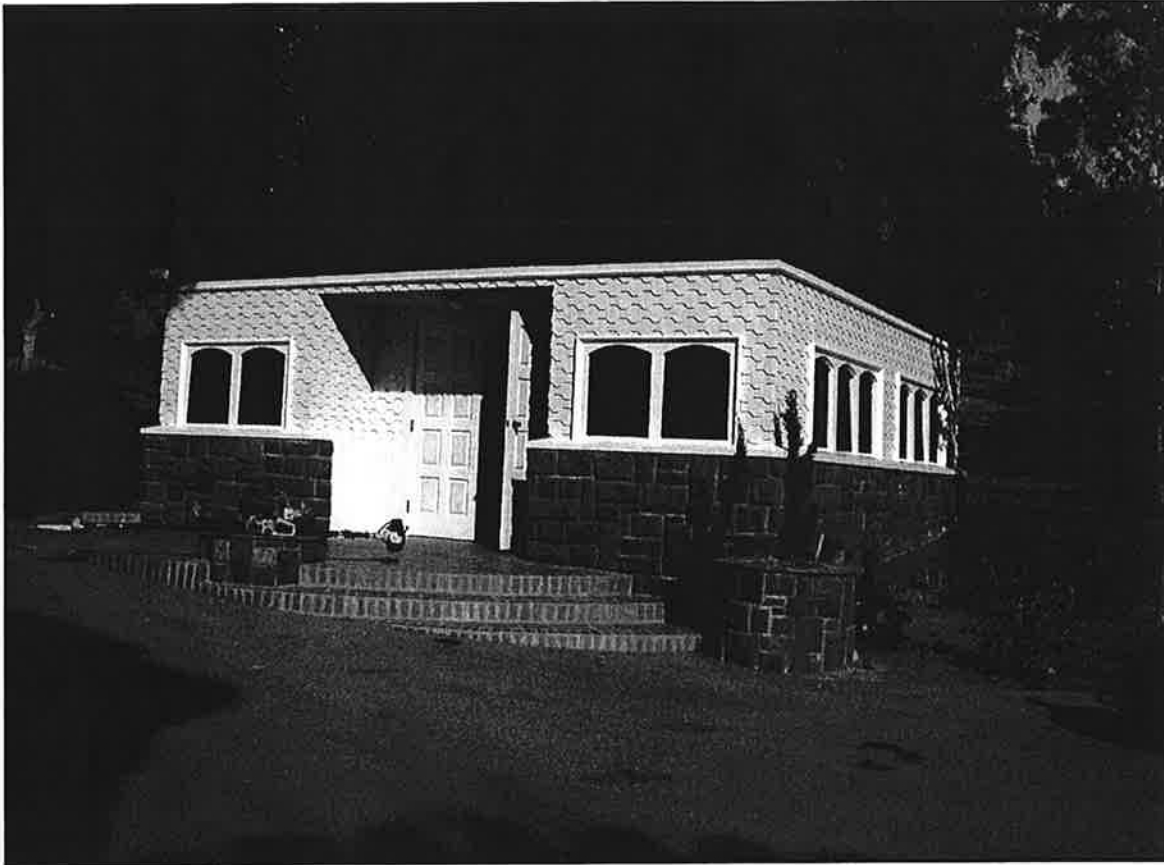


Photo 15. Garden shed, western elevation, Judy Triem, photographer [31 January 2007]



Photo 16. Outhouse, western elevation, Judy Triem, photographer [31 January 2007]

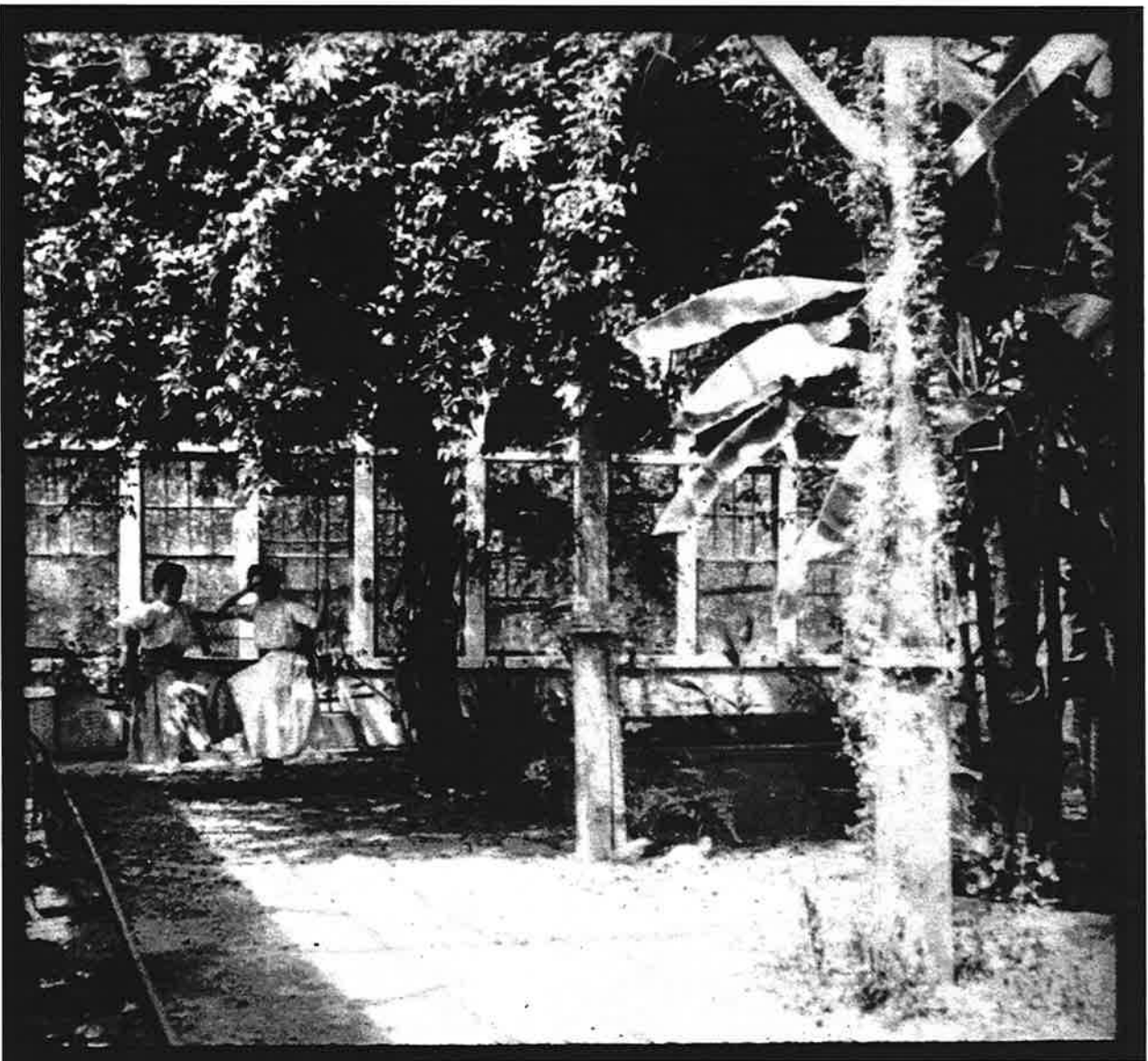
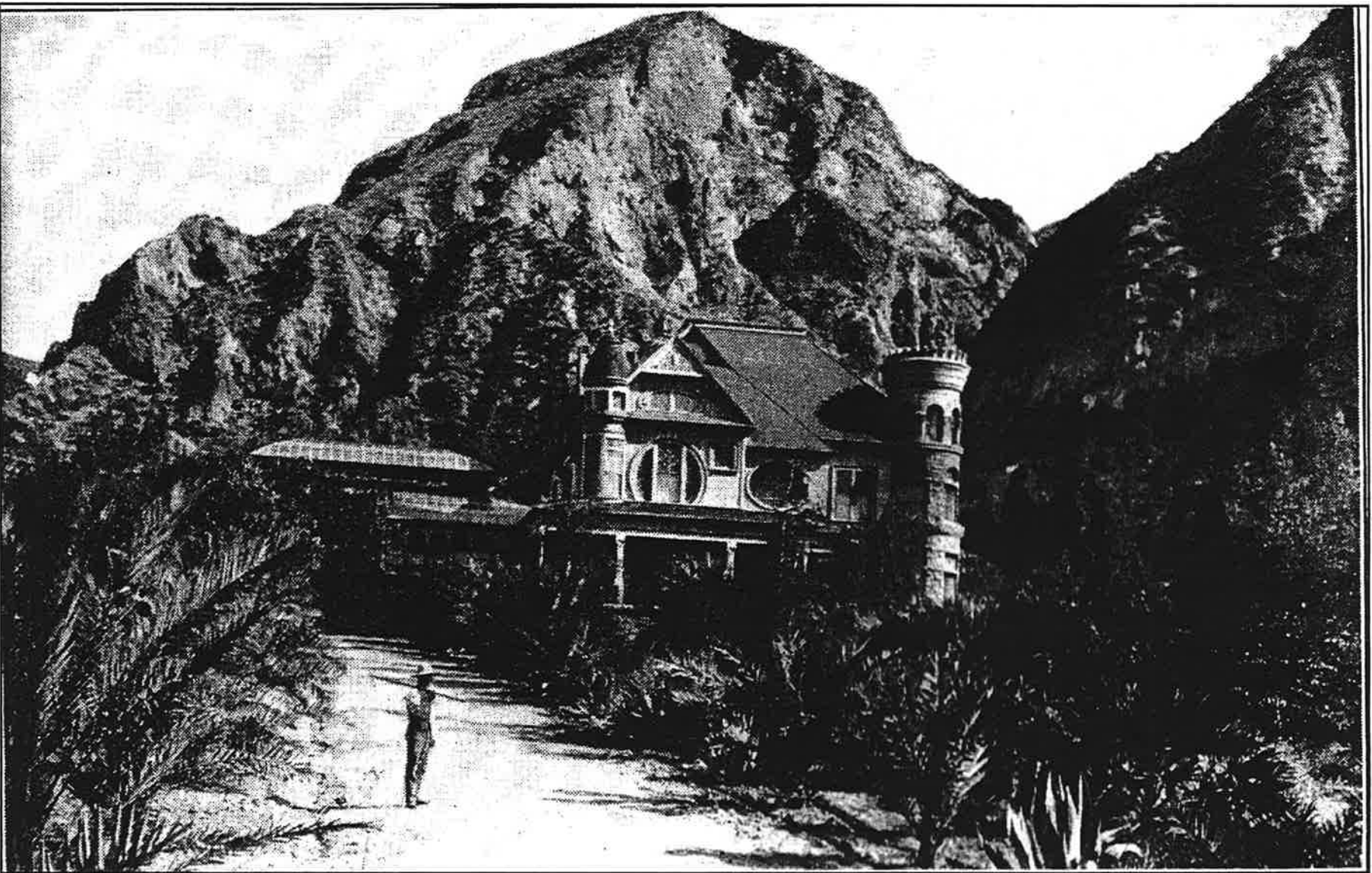


Photo 3. Historic photo: inside conservatory, VCMHA Collection [circa 1895]



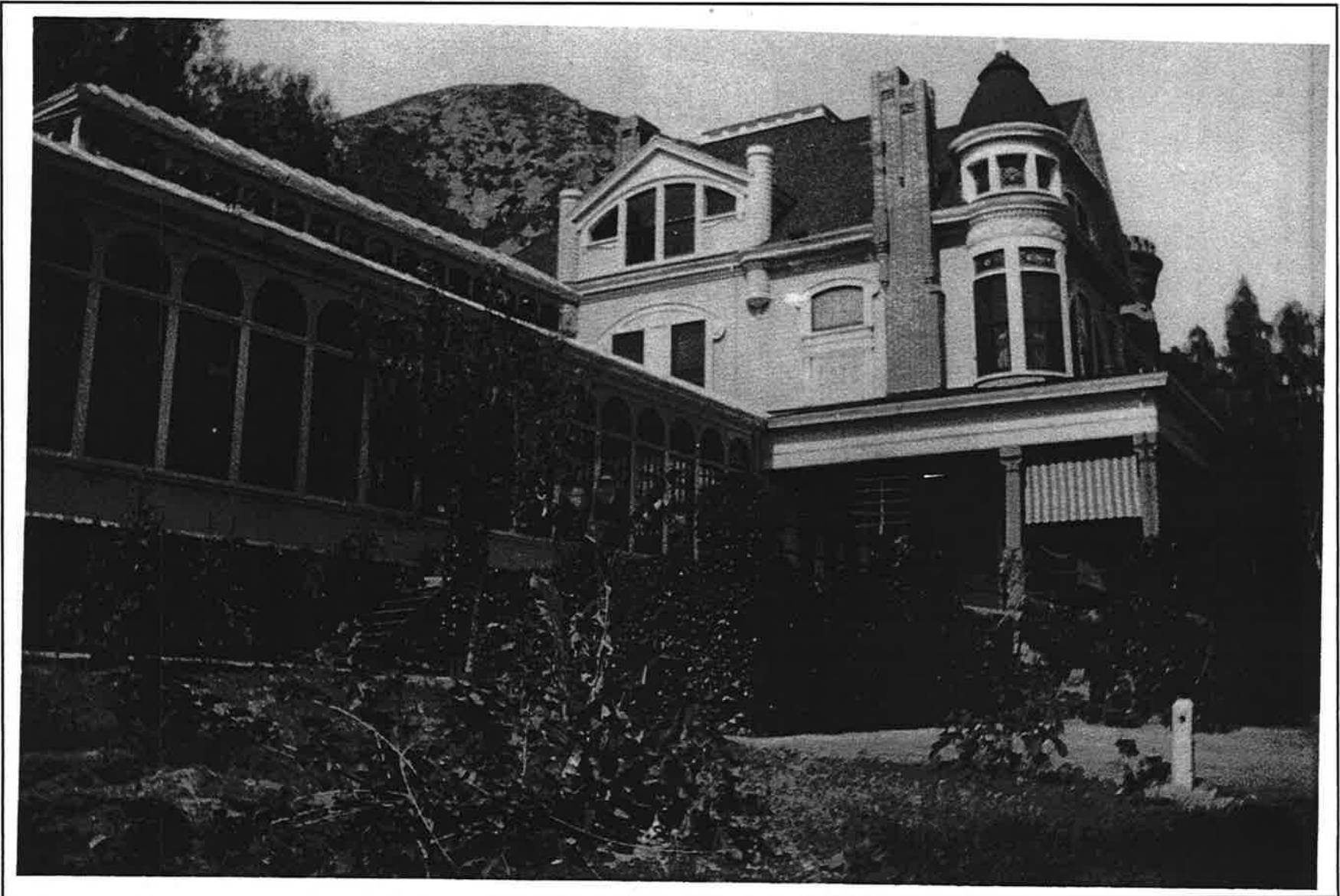
Historic Photo 11. Cook mansion, front lawn area, Peggy Lechler collection [1937]



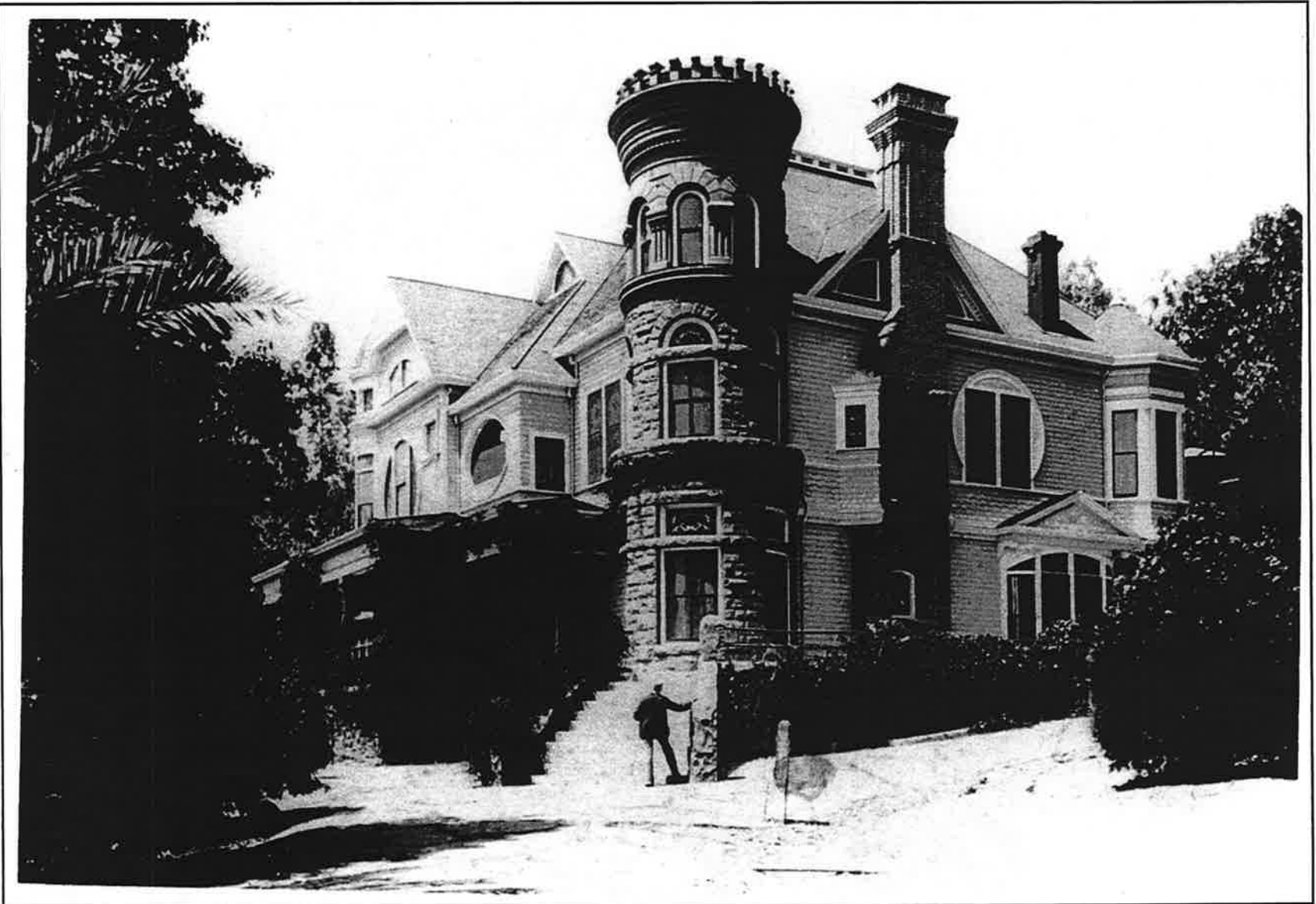
Historic Photo 1: D.C. Cook house & grounds. Source: *Memoirs of David C. Cook* [circa 1891]



Historic Photo 2: View of mansion and conservatory, David N. Hill collection [circa 1910]



Historic Photo 4. Cook mansion and conservatory, Lechler collection, VCMHA [ca 1915]



Historic Photo 5. Cook mansion, VCMHA Library [ca 1915]



Historic Photo 6: Cook mansion, conservatory removed, Phil Hardison collection [ca 1925]

Cook Mansion, Piru



Historic Photo 7: Cook Mansion, Phil Hardison collection [ca 1925]



Historic Photo 8: View from hill above mansion, *Out West Magazine* [1900]



Historic Photo 9: Drive-way to Ramsay Home, postcard [ca 1910]



Historic Photo 10. Cook mansion, front lawn area, facing east, Peggy Lechler collection [1937]



Historic photo 12. Cook mansion, front lawn area, view to south, Peggy Lechler collection [1937]



Photo 1. Entry drive to Cook mansion, pre-fire, Phil Hardison photographer [1980]



Photo 2. Side (Western) elevation, pre-fire, Phil Hardison, photographer [1980]

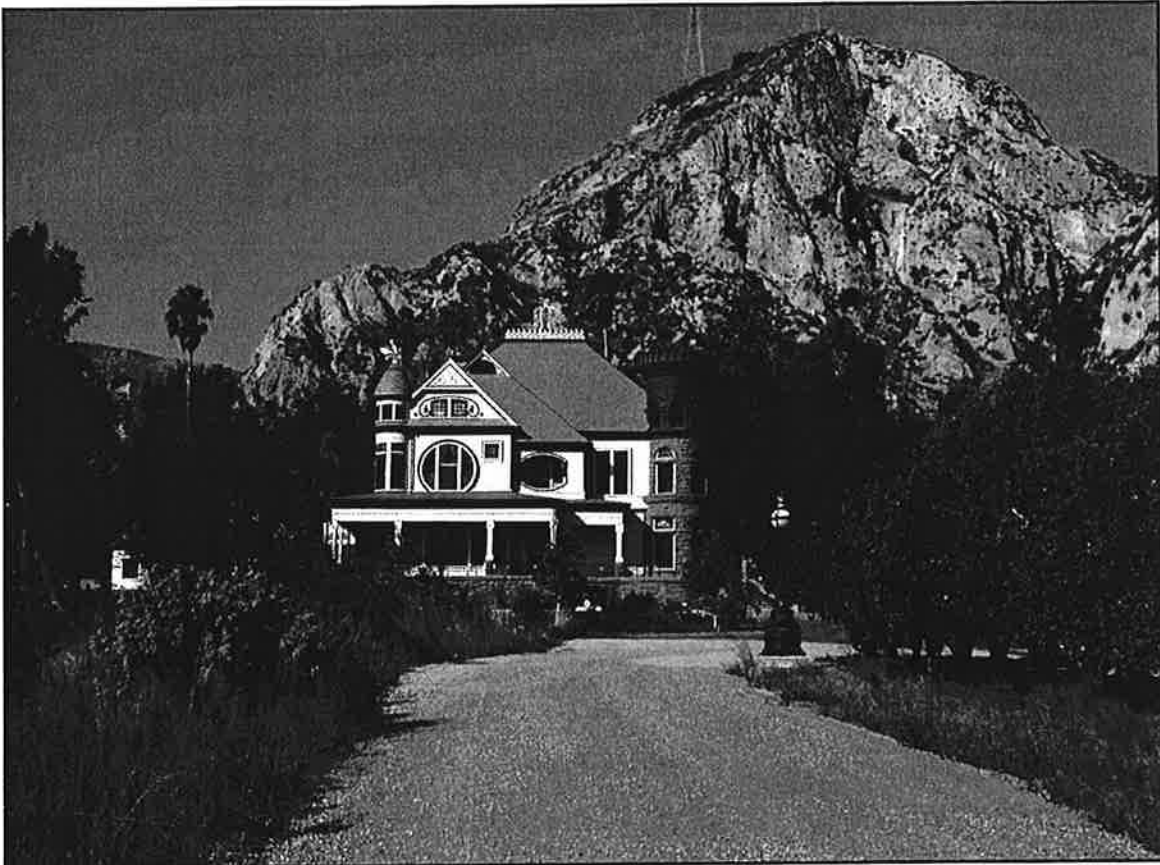


Photo 9. Cook mansion, front elevation, Judy Triem, photographer [January 31, 2007]

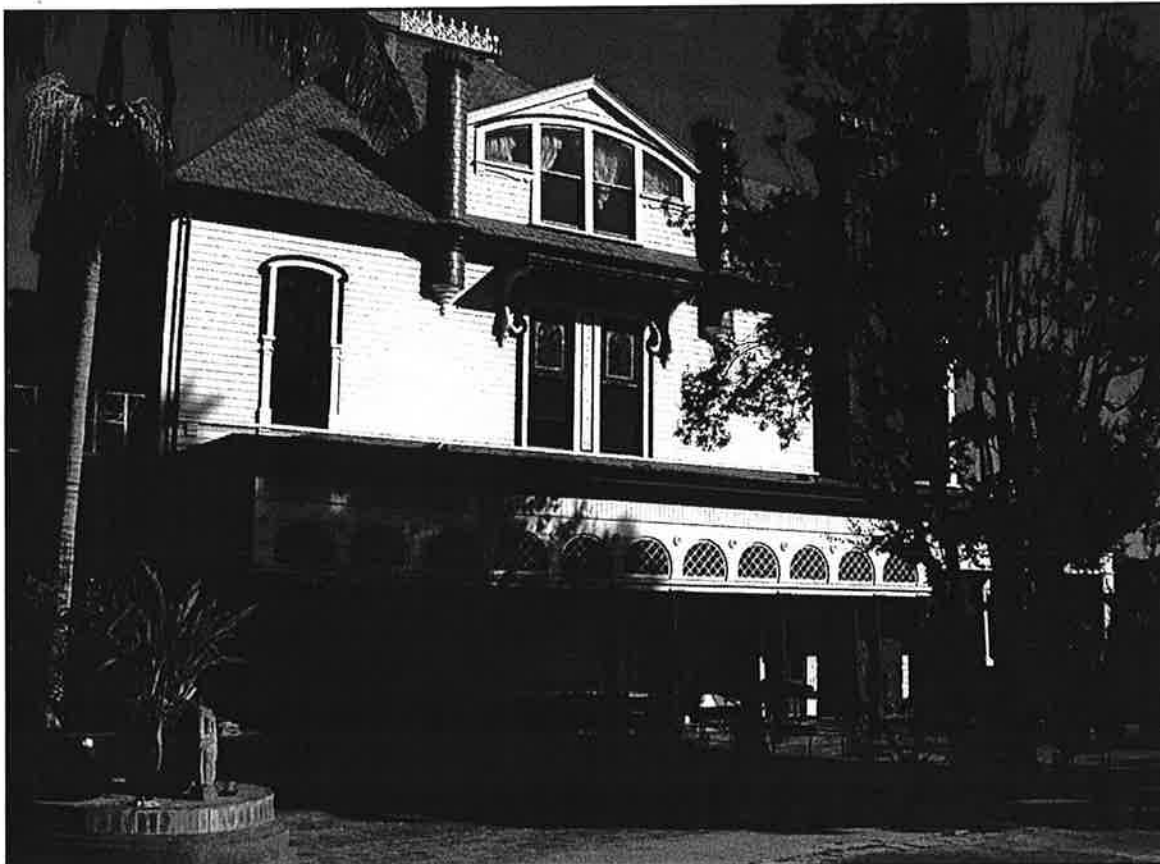


Photo 10. Side (western) elevation, Judy Triem, photographer [January 31, 2007]



Photo 11. Rear (northern) elevation, Judy Triem, photographer [January 31, 2007]



Photo 12. Side (eastern) elevation, Judy Triem, photographer [January 31, 2007]

This page intentionally left blank

Historic Property Summary

Piru Mansion (Cook Mansion) – Landmark #4

The historic property located at 829 Park Street, Piru, California, was originally a working citrus orchard of extensive acreage. The citrus orchard was planted by the original owner, David C. Cook, and maintained by a subsequent and longtime owner, Hugh Warring. The “Piru Mansion,” as the property and home are known, became the symbol of the Piru Citrus Association’s “Mansion Brand” citrus trees.

The house was originally constructed in 1890. A 1981 fire leveled the property, which was virtually replicated by Scott and Ruth Newhall during the years 1981-1983. The reconstructed home is a three-story classic Queen Anne Revival, with 19 rooms and an unfinished basement and attic. There is also an original outbuilding on the property, “The Outhouse,” which dates from 1890 and matches the American Queen Anne Style house.

A previously submitted Mills Act Contract clearly shows that the intent of the owner is to restore many of the defining characteristics of the original building, while minimizing changes to the exterior, site, and environment. The long-term development plans are for the property to become a destination for public tours, special events, and overnight guests. A CUP application will be processed with the Planning Division of the City of Ventura, to further this request.

A number of Planning Division requirements need to be implemented, such as ADA accessibility and public bathrooms. None of these items will affect the exterior appearance of the Mansion.

The mission statement of the property use remains the same – that the historic character of the property shall be retained, maintained, and preserved. Due to considerable historical resources available documenting the Mansion, the owner is confident that the historical integrity will be not only safeguarded, but enhanced during his stewardship.

Distinctive features and finishes of the Mansion will be preserved to the greatest possible extent. The exterior will be refurbished as required to return the property to its original beauty. Restoration will be limited to projects that are essential to historic significance. These include items such as the replacement of the two original windows under the third floor front gable and one tower window.

The restoration of the Scott and Ruth Newhall landscape layout (ca.1984) is central to the proposed Mills Act Rehabilitation Plan. The orange grove will be replanted in its original location, but strategically designed to screen the required parking from both the entry and the Mansion. An additional 76 trees will be planted within the parking area to conform to State shading requirements.

In addition, reconstruction of the Newhall landscape elements will be undertaken, including the retention of the two-tiered fountain (Sespe brownstone and tile base); preservation of the existing historical tree palette (Olea, Schinus, Punica, and Washingtonia species); and flowering shrubs to accent the immediate Mansion planting area.

Thank you for your consideration to our Mills Act Contract.

Sincerely,

James Tashjian, General Manager

This page intentionally left blank

HISTORICAL PROPERTY AGREEMENT MILLS ACT CONTRACT

THIS AGREEMENT is made and entered into by and between **COUNTY OF VENTURA**, State of California, hereinafter called "**COUNTY**" and Limelight Investments, LLC hereinafter called "**OWNER**".

RECITALS

OWNER possesses and owns real property located within COUNTY and described in EXHIBIT A attached hereto and incorporated herein by this reference.

The real property is qualified historical property that is privately owned, not exempt from property taxation, and meets either of the following: (a) is listed in the National Register of Historic Places or located in a register of a historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or (b) is 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 defined and referred to as the "Historical Property".

Both COUNTY 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 COUNTY and OWNER desire to limit the use of the Historical Property to retain its characteristics as property of historical significance.

AGREEMENT

NOW, THEREFORE, both OWNER and COUNTY, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby 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 OF INFORMATION.** OWNER shall furnish COUNTY with any information which COUNTY shall require in order to enable COUNTY to determine the eligibility of the Historical Property to be classified as qualified historical property.

3. **PRESERVATION 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 described in EXHIBIT B. Attached hereto, marked as EXHIBIT C, and incorporated herein by this reference, is a list of those 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.
 - 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 the schedule of improvements 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 the Cultural Heritage Board representative(s), the Assessor, the Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine the OWNER's compliance with this Agreement.
5. **PAYMENT OF FEE.** As a condition of the Agreement, on the anniversary date of this Agreement OWNER shall pay COUNTY an annual fee of \$100 to the Cultural Heritage Board for inspection of the Historical Property by Cultural Heritage Board representative(s).
6. **TERM.** The term of this Agreement shall be for a minimum period of ten (10) years, from January 1, 2013 to January 1, 2023.
7. **NOTIFICATION BY OWNER.** The OWNER or agent of the OWNER shall provide written notice of this Agreement to the Office of Historic Preservation within six (6) months of entering into the Agreement.
8. **AUTOMATIC RENEWAL.** On the anniversary date of this Agreement, one year shall be added automatically to the initial Term of the Agreement, unless Notice of Nonrenewal is given as provided in this Agreement.
9. **NOTICE OF NONRENEWAL.** If in any year either OWNER or COUNTY 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 the OWNER at least 90 days or by the COUNTY 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 COUNTY, OWNER may make a written protest. At any time prior to the renewal date, COUNTY may withdraw its Notice of Nonrenewal.

10. 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.
11. CANCELLATION. COUNTY may cancel this Agreement if COUNTY determines OWNER has breached any of the conditions or covenants of this Agreement or has allowed the Historical Property to deteriorate to the point that it no longer meets the standards for a qualified historical property. COUNTY 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.
12. NOTICE OF CANCELLATION. This Agreement cannot be canceled until after the COUNTY 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 shall be published in accordance with Government Code Section 6061.
13. CANCELLATION FEE. If COUNTY cancels this Agreement in accordance with paragraph 11, above, OWNER shall pay a cancellation fee of twelve and one-half percent (12½%) of the current fair market value of the Historical Property at the time of cancellation. The current fair market value shall be determined by COUNTY Assessor without regard to any restriction on the Historical Property imposed pursuant to this Agreement. The cancellation fee shall be paid to COUNTY Auditor-Controller at such time and in such manner as COUNTY Auditor-Controller shall prescribe, and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the Auditor allocates the annual tax increment in that tax rate area in that Fiscal year.
14. ALTERNATIVE ENFORCEMENT. As an alternative to cancellation of this Agreement for breach of any condition, the COUNTY 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.
15. 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 at the address shown on the last equalized County assessment role, and COUNTY's address shall be: Cultural Heritage Board L#1740, County of Ventura, County Government Center, 800 South Victoria

Avenue, Ventura, California 93009. Deposit of notice in the mail, postage prepaid, shall be deemed receipt of the notice.

16. NO COMPENSATION. OWNER shall not receive any payment from COUNTY 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.
17. REMEDY IF AGREEMENT HELD NOT AN ENFORCEABLE RESTRICTION. In the event it is finally determined that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the 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.
18. 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 the COUNTY to frustrate the purpose of this Agreement, the Agreement shall be canceled 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.
19. RECORDATION. No later than twenty (20) days after the COUNTY enters into this Agreement, the Clerk of the Board of Supervisors of COUNTY shall record a copy of the Agreement (with properly notarized or attested signatures of the Agreement signatories) with the County Recorder. This Agreement must 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., would apply.
20. 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.

IN WITNESS WHEREOF, the parties to this contract have caused their names to be affixed hereto by the proper officers thereof. This Agreement is signed and executed this _____ day of _____, 2012.

Chair, Board of Supervisors
County of Ventura

ATTEST:

MICHAEL POWERS,
Clerk of the Board of Supervisors
County of Ventura, State of California.

By: _____
Deputy Clerk of the Board

James Tashjian, Limelight Investments, LLC
"OWNER"

Attachments:

- Exhibit A: Legal Description of Property
- Exhibit B: List of Significant Character Defining and Historic Features
- Exhibit C: Mills Act Minimum Standards for Maintenance, Use, and Preservation
- Exhibit D: Mills Act 10-Year Rehabilitation Plan

This page intentionally left blank

Legal Description of Property

Parcel 1:

That portion of the west half of the northwest quarter of Section 20, Township 4 North, Range 18 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the official plat thereof, described as follows:

Beginning at a point in the Northerly line of Park Street, as shown on the Map of the Town of Piru, recorded in Book 5, Page 4 of Maps, in the Office of the County Recorder of said County, at the most easterly corner of the land described in Tract 2 in the deed to David Hotner recorded June 21, 1921 in Book 180, Page 415, of Deeds, thence along the boundary of said last mentioned land by the following two courses:

1st: North 23 degrees 34' 00" West 81.57 feet; thence,

2nd: South 88 degrees 10' 00" West to the intersection with the Southeasterly prolongation of the 8th course recited as "South 21 degrees 50', 17" East 323.20 feet" in the deed to Scott Newhall et ux., recorded August 22, 1980 as instrument No. 43654 in Book 3356 Page 8, of Official Records; thence along said prolongation.

3rd: North 21 degrees 59' 27" West to the Southeasterly terminus of said 8th course: thence along the Southerly, Easterly and Northerly boundary of the land described in said last mentioned deed by the following nine courses:

4th: North 88 degrees 29' 20" East 82.99 feet; thence,

5th: North 73 degrees 00' 23" East 31.64 feet; thence,

6th: North 73 degrees 00' 23" East 176.01 feet; thence,

7th: North 19 degrees 49' 48" West 132.04 feet; thence,

8th: North 40 degrees 56' 26" East 65.36 feet; thence,

9th: North 4 degrees 35' 35" West 117.40 feet; thence,

10th: North 57 degrees 36' 01" West 175.80 feet; thence,

11th: South 72 degrees 42' 29" West 178.99 feet; thence,

12th: South 37 degrees 18' 13" West 118.95 feet; thence,

EXHIBIT A

Cook-Newhall Mansion Mills Act Contract
Property Description

13th: Northerly in a direct line to the Southeasterly corner of the land described in Parcel A in the deed to Warring Water Service, Inc., recorded August 22, 1968 as Instrument No. 43651 in Book 3355, Page 547, of Official Records; thence along the Easterly line of said last mentioned land.

14th: North 7 degrees 28' 48" East 205.85 feet to the Northerly boundary of the land described in the deed recorded in Book 101, Page 39, of deeds; thence along the boundary of said last mentioned land by the following five courses:

15th: South 82 degrees 13' 00" East 89.25 feet, more or less to the angle point; thence,

16th: South 29 degrees 52' 00" East 181 feet: thence,

17th: South 56 degrees 46' 00" East 289 feet; thence,

18th: South 75 degrees 31' 00" East 367 feet; thence,

19th: South 8 degrees 52' 00" East 44.90 feet to an angle point in the northerly line of said Park Street; thence along said Northerly line, by the following three courses:

20th: South 10 degrees 47' 00" West 125.00 feet; thence,

21st: South 60 degrees 46' 00" West 508.10 feet; thence,

22nd: South 38 degrees 46' 00" West 134.98 feet to the point of beginning.

Except therefrom all that portion of the West half of the Northwest Quarter of Section 20, Township 4 North, Range 18 West, San Bernardino Meridian, in the County of Ventura, State of California, according to the Official Plat thereof, described as follows:

Commencing at a point in the Northerly line of Park Street, as shown on the Map of Town of Piru, recorded in Book 5, Page 4 of maps, in the Office of the County Recorder of said County, at the most Easterly corner of the land described in Tract 2, in the deed to David Hotner, recorded June 21, 1921 in Book 180, Pages 415, of deeds; thence along said Northerly line of Park Street by the following two courses:

North 38 degrees 46' East 134.98 feet; thence,
North 60 degrees 46' East 127.29 feet to the true point of beginning; thence,

1st: North 22 degrees 53' 00" West 120.24 feet; thence,
2nd North 60 degrees 56' 00" east 181.88 feet; thence,
3rd: South 23 degrees 14' 54" East 120.16 feet to a point in said Northerly line of Park Street; thence along said Northerly line,
4th: South 60 degrees 46' West 182.65 feet to the true point of beginning.

Cook-Newhall Mansion Mills Act Contract
Property Description

Parcel 2:

That portion of the West half of the Northwest quarter of Section 20, Township 4 North, Range 18 West, San Bernardino Meridian, in the County of Ventura, State of California, and described as follows:

Beginning at the centerline of intersection of Olive Street and Park Street as shown on Map recorded in the Office of the County Recorder of said Ventura County in Book 29, Page 42 of Record of Survey; thence along the centerline of said Park Street North 38 degrees 46'00" East 146.82 feet; thence leaving said centerline of said Park Street North 23 degrees 47' 24" West 251.75 feet to the true point of beginning; thence,

1st: North 73 degrees 00' 23" East 176.01 feet; thence,

2nd: North 19 degrees 49' 48" West 132.04 feet; thence,

3rd: North 40 degrees 56' 26" East 65.36 feet; thence,

4th: North 4 degrees 35' 35" East 117.40 feet; thence,

5th: North 57 degrees 36' 01" West 175.80 feet; thence,

6th: South 72 degrees 42' 29" West 178.99 feet; thence,

7th: South 37 degrees 10' 13" West 118.95 feet; thence,

8th: South 21 degrees 59' 27" East 323.99 feet: thence,

9th: North 88 degrees 29' 38" East 82.99 feet: thence,

10th: North 73 degrees 00' 23" East 31.64 feet to the true point of beginning.

Said Land is also shown as Parcel 1 filed in Book 15, Page 2 of Parcel Maps.

This page intentionally left blank

Cook-Newhall Mansion Historical Landmark No. 4

List of Significant Character Defining and Historic Features

The existing three story single family dwelling built in 1983 is a nearly faithful reconstruction of the original David C. Cook Mansion built in the Queen Anne style at 829 Park Street in the unincorporated community of Piru. It is a total of 5,828 square feet (s.f.). The unfinished basement is 2,550 s.f. and the third floor attic is 2,139 s.f. There are currently six bedrooms, five of which have their own private full bath and one bedroom is adjacent to a full bath and there is a full bath in the basement. The property contains 9.03 (gross) acres.

Exterior:

Main House

- The asymmetrical southern elevation features a prominent three-story corner Sespe brownstone and pressed metal tower with a crenelated parapet.
- Conical two story roofed towers flank the northeast and southwest corners
- Slate roof shingles cover the prominent south gabled roof that intersects the main tall truncated hipped roof and other minor hips and gables
- Three monumental brick and Sespe brownstone chimneys adorn the east and west elevations and rear roof and two small cylindrical brick towers flank a west facing second-story window.
- A second-story hipped roof porch is at the front façade and enclosed with a 'C' shaped opening.
- Prominent upper level horseshoe arched windows with stained glass are on the front (south) and east elevations.
- There are pedimented windows at the second-story west and third-story south elevations.
- Double hung windows are abundant throughout the building.
- The prominent bay window at the formal dining room has stained glass arched transom windows and covered with an ornate pedimented roof.
- The asymmetrical wrap-around front porch is supported by circular columns with Corinthian capitals and Sespe brownstone bases.
- The outdoor loggia flanked with detailing from the original Cook conservancy including: circular shaped, latticed clad, colored glass transom windows, an intricately detailed wood frieze and supported by wood-carved columns.
- The entire building is covered with horizontal wood siding and second-story horizontal band of fish-scale wood shingles at the hipped roof porch.
- The foundation is Sespe brownstone.
- The Newhall's added the breakfast room and laundry room and enlarged the kitchen which created a different footprint from the original footprint.

List of Significant Character Defining and Historic Features

- The Newhall's added a second floor office at the rear and an open deck was built onto the office with a decorative wrought iron railing to match the front porch wrought iron railing with a seahorse motif.
- The Newhall's enlarged the third floor gabled dormer window and a segmented arched multi-paned window replaced what had been a small rectangular window.
- The Newhall's added metal cresting on top of the truncated roof. The corner conical shaped tower originally featured a simple wood finial which was replaced by the Newhall's with a Phoenix statute. The corner conical roof at the rear corner of the house originally appeared to have no finial. The Newhall's added a crenelated finial. The corner stone tower is copper.

Grounds

- Landscape alterations include the removal of citrus orchard, palm trees and shrubs in the front of the house and most of the eucalyptus behind the house. Some landscape features still remain from the Cook-era and include California peppers, olives, figs, pomegranate, silk oak, and palms. These features may be further identified in a historic landscape survey to be completed by a professional historian and arborist.
- The two tiered (original) fountain with Sespe brownstone and tile base (added after 1968 by the Newhall's) now stands in front of the house (south side).
- Victorian cast iron street lamps added during the Newhall period were moved to the new road by David Newhall-Hill in 2004.
- The original small circular outhouse was constructed in 1890 and moved to its present location by David Newhall-Hill in 2004
 - The conical roof is covered with slate shingles of various patterns and topped with a finial.
 - The entry door is made of wood and leaded glass
 - Two wood windows with gothic wood panes light the interior
 - The exterior walls have a brick foundation with vertical wood paneling and saw-tooth shaped wood shingles.
- Pool house of 274 s.f. built in 1970
- Garden Shed of 255 s.f. built in 1970
- Pump house built in 1982 converted to a garage in 2007

Interior:

The house's interior features spindle and spool wood detailing, wood wainscoting, twelve foot high ceilings flanked with elaborate plaster mouldings, and geometrically designed tile floors throughout. The only remaining interior element after the fire was the tile from the floors which was reused in the same patterns as the original house. The elaborate cared wood mantle fireplaces are replicated and located in almost every room as are leaded stained glass windows. The third floor attic hall is lit by a large stained glass skylight and the ceiling has carved wood corbels and moulding. The majority of the wood used throughout the house is California native redwood. Leaded stained glass windows are found throughout the house.

List of Significant Character Defining and Historic Features

The Newhall's converted one of the second floor bedrooms into a large master bathroom and added en-suite bathrooms to five of the six bedrooms. The Newhall's changed the original chair rail and batten design of the front hallway wainscot to solid wood paneling and added a variety of wood veneers to the walls and ceiling, as well as an elaborate plaster frieze in the parlor and plaster rosettes around the ceiling chandeliers. The Newhall's enlarged the parlor mantelpiece and made taller.

Floor plan

The floor plan is more formal and symmetrical than the typical irregular plans of the Queen Anne style. However, the asymmetrical front entry porch leading into the vestibule and then opening to the main entry hall with the grand staircase is indicative of the style. Flanking each side of the center main hall, the parlor is the largest room of the house while the slightly smaller dining room and library are the same size. The kitchen at the rear of the house was enlarged and a breakfast room added after the fire in 1981.

Upstairs, the front balcony opens off the hall. Each of the six bedrooms have a closet and fireplace for heating. Even though the Cook-Newhall Mansion did not originally have indoor plumbing, five bedrooms contain an en-suite bathroom and one of the original bedrooms became the master bathroom after the fire.

Entry hall and Stairs:

The paired front entry doors contain arched etched glazing with a mermaid design and a stained glass transom above the doors. Each door also has an elaborate raised wood panel with a center panel featuring a sea horse design.

The first floor has a large main entry hall and elaborately carved wooden platform staircase. The spindle and spool design was found in the overhead entries to the parlor library and as part of a carved wood oval feature adjacent to the staircase below the 12 foot ceilings. The walls in the hallway are covered with 1890s era patterned wallpaper. A carved wood oval featuring a spindle and spool design is adjacent to the staircase. The raised decorative frieze in the main hall incorporates both plant and animal motifs.

Parlor:

- The elaborate curved wood entry to room featuring the spindle and spool design.
- The floor to ceiling fireplace mantelpiece includes Ionic baluster column tops with Egyptian palms, a spindle work screened central tablet with a curvilinear arched top.
- Plaster rosette around the ceiling chandeliers
- Redwood wainscoting and full height paneling.
- Elaborate plaster crown moulding.

Library

- Identical to the Parlor, curved wood entry to room featuring the spindle and spool design.

List of Significant Character Defining and Historic Features

- Redwood paneled ceiling
- Built in redwood bookcase with spindle carved frieze above the entry to the dining room.
- Geometric patterned original tile floors.

Formal Dining Room

- Full height wood paneling on all walls and ceiling
- Marble fireplace with intricately carved wood mantle
- Built-in wet bar with marble top, wood paneled drawers and shelving.
- Large bay with double-hung windows and stained glass transom windows above

Mills Act Contract Minimum Standards for Maintenance, Use, and Preservation

U.S. 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 building, 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:

1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. 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.

EXHIBIT C

3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or unremoved/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
7. 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 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.

Proposed Mills Act Ten-Year Rehabilitation Plan

Piru Mansion (Cook-Newhall Mansion)-829 Park Street, Piru, Landmark No. 4

Proposed Projects:	Estimated Cost	Total Est. Cost
--------------------	----------------	-----------------

Year 1

Rehabilitation:

- | | | |
|--|--|----------------|
| 1. Install Automatic Irrigation System in immediate Mansion planters | | \$8,000 |
|--|--|----------------|

Reconstruction:

- | | | |
|--|--|-----------------|
| 1. Plant original landscape elements in immediate Mansion planters (2) | | \$18,000 |
| | | \$26,000 |

Year 2

Rehabilitation:

- | | | |
|--|--|----------------|
| 1. Install drip irrigation system for Orange Grove | | \$6,000 |
|--|--|----------------|

Restoration:

- | | | |
|---|--|----------------|
| 1. Restore two windows under Third floor Front Gable & one Tower window | | \$5,000 |
|---|--|----------------|

Reconstruction:

- | | | |
|---|--|----------------|
| 1. Plant Orange Grove on Southwest property Phase I | | \$7,500 |
|---|--|----------------|

Refurbishing:

- | | | |
|--|--|-------------|
| 1. Re-grout exterior slate flooring | | \$2,500 (6) |
| 2. Annual Interior Maintenance & Repairs | | \$6,000 |
| Paint touch-ups | | |
| Wood Polishing | | |
| Repairs to wood trim | | |
| Victorian tile polish | | |
| Window cleaning | | |
| Rug cleaning | | |
| Light bulb replacement | | |
| Faucets/Plumbing maintenance | | |
| Fireplace cleaning/maintenance | | |
| 3. Exterior Maintenance | | \$12,500 |
| Orange grove & landscape maintenance | | |
| Pool maintenance | | |
| Clean window sills | | |

Maintain glass tile in decorative windows
 Clean and maintain tile and hardscape
 Clean and maintain railings

4. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$28,500
		\$47,000

Year 3

Restoration:

1. Repair and reinstall original Lanterns and Light Post		\$3,000
--	--	---------

Reconstruction:

1. Plant Orange Grove on Southwest property Phase II		\$7,500
--	--	---------

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000	
Paint touch-ups		
Wood Polishing		
Repairs to wood trim		
Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		
Faucets/Plumbing maintenance		
Fireplace cleaning/maintenance		
19th Century doorknob adjustments		
2. Exterior Maintenance	\$16,000	
Orange grove & landscape maintenance		
Pool maintenance		
Clean window sills		
Maintain glass tile in decorative windows		
Clean and maintain tile and hardscape		
Clean and maintain railings		
3. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$29,500
		\$40,000

Year 4

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000	
Paint touch-ups		
Wood Polishing		
Repairs to wood trim		
Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		
Faucets/Plumbing maintenance		
Fireplace cleaning/maintenance		
19th Century doorknob adjustments		
2. Exterior Maintenance	\$16,000	
Orange grove & landscape maintenance		
Pool maintenance		
Clean window sills		
Maintain glass tile in decorative windows		
Clean and maintain tile and hardscape		
Clean and maintain railings		
3. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$29,500

Year 5

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000	
Paint touch-ups		
Wood Polishing		
Repairs to wood trim		
Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		

Faucets/Plumbing maintenance	
Fireplace cleaning/maintenance	
19th Century doorknob adjustments	
2. Exterior Maintenance	\$16,000
Orange grove & landscape maintenance	
Pool maintenance	
Clean window sills	
Maintain glass tile in decorative windows	
Clean and maintain tile and hardscape	
Clean and maintain railings	
3. Minor Painting and Exterior Repairs	\$9,000
Paint touch-ups	
Repair/grout Slate Tiling	
Repair weather damage	
Patio repairs	\$31,000

Year 6

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000
Paint touch-ups	
Wood Polishing	
Repairs to wood trim	
Victorian tile polish	
Window cleaning	
Rug cleaning	
Light bulb replacement	
Faucets/Plumbing maintenance	
Fireplace cleaning/maintenance	
19th Century doorknob adjustments	
2. Exterior Maintenance	\$16,000
Orange grove & landscape maintenance	
Pool maintenance	
Clean window sills	
Maintain glass tile in decorative windows	
Clean and maintain tile and hardscape	
Clean and maintain railings	
3. Minor Painting and Exterior Repairs	\$7,500
Paint touch-ups	
Repair/grout Slate Tiling	
Repair weather damage	\$29,500

Year 7

Rehabilitation:

- 1. Install Automatic Irrigation System in Mansion grounds **\$10,000**

Reconstruction:

- 1. Restore historic trees on Mansion grounds (2) **\$15,000**

Refurbishing:

- 1. Annual Interior Maintenance & Repairs **\$6,000**
 - Paint touch-ups
 - Wood Polishing
 - Repairs to wood trim
 - Victorian tile polish
 - Window cleaning
 - Rug cleaning
 - Light bulb replacement
 - Faucets/Plumbing maintenance
 - Fireplace cleaning/maintenance
 - 19th Century doorknob adjustments
 - 2. Exterior Maintenance **\$16,000**
 - Orange grove & landscape maintenance
 - Pool maintenance
 - Clean window sills
 - Maintain glass tile in decorative windows
 - Clean and maintain tile and hardscape
 - Clean and maintain railings
 - 3. Minor Painting and Exterior Repairs **\$7,500**
 - Paint touch-ups
 - Repair/grout Slate Tiling
 - Repair weather damage
- \$29,500**
\$54,500

Year 8

Refurbishing:

- 1. Annual Interior Maintenance & Repairs **\$6,000**
 - Paint touch-ups
 - Wood Polishing
 - Repairs to wood trim

Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		
Faucets/Plumbing maintenance		
Fireplace cleaning/maintenance		
19th Century doorknob adjustments		
2. Exterior Maintenance	\$18,000	
Orange grove & landscape maintenance		
Pool maintenance		
Clean window sills		
Maintain glass tile in decorative windows		
Clean and maintain tile and hardscape		
Clean and maintain railings		
3. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$31,500

Year 9

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000	
Paint touch-ups		
Wood Polishing		
Repairs to wood trim		
Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		
Faucets/Plumbing maintenance		
Fireplace cleaning/maintenance		
19th Century doorknob adjustments		
2. Exterior Maintenance	\$18,000	
Orange grove & landscape maintenance		
Pool maintenance		
Clean window sills		
Maintain glass tile in decorative windows		
Clean and maintain tile and hardscape		
Clean and maintain railings		

3. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$31,500

Year 10

Rehabilitation:

1. General Irrigation System "tuneup"		\$5,000
---------------------------------------	--	----------------

Refurbishing:

1. Annual Interior Maintenance & Repairs	\$6,000	
Paint touch-ups		
Wood Polishing		
Repairs to wood trim		
Victorian tile polish		
Window cleaning		
Rug cleaning		
Light bulb replacement		
Faucets/Plumbing maintenance		
Fireplace cleaning/maintenance		
19th Century doorknob adjustments		
2. Exterior Maintenance	\$18,000	
Orange grove & landscape maintenance		
Pool maintenance		
Clean window sills		
Maintain glass tile in decorative windows		
Clean and maintain tile and hardscape		
Clean and maintain railings		
3. Minor Painting and Exterior Repairs	\$7,500	
Paint touch-ups		
Repair/grout Slate Tiling		
Repair weather damage		\$31,500
		\$36,500

Landscape information and photos from Historic Resources Report and Mansion paintings to be used as information sources on previous existing landscaping.
 Note: Carlos Garcia Contracting Services has been providing full-time maintenance of the Mansion and grounds since the Mansion was rebuilt. Refurbishing costs are based on his past records. Costs may increase in later years and the "Plan" modified.
 Irrigation and landscape costs are based on preliminary discussion with a landscape contractor; final costs may need to be modified.

This page intentionally left blank

Resolution No. CHB 12-001

RESOLUTION OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD RECOMMENDING APPROVAL OF A MILLS ACT CONTRACT FOR THE DAVID C. COOK MANSION KNOWN AS VENTURA COUNTY HISTORICAL LANDMARK NO. 4

WHEREAS, the Ventura County Cultural Heritage Board, ("CHB") on October 22, 2012, held a public hearing to consider a request for a "Mills Act" historical property contract ("Contract") with the property owners of the David C. Cook Mansion, located at 829 N. Park Street, Piru, CA (hereinafter referred to as the "Cook-Newhall Mansion") pursuant to Ventura County Cultural Heritage Ordinance procedures and Section 50280 of the California Government Code; and

WHEREAS, the CHB has considered all written and oral testimony on this matter, including County staff reports and exhibits and recommendations;

WHEREAS, the Cook-Newhall Mansion is a qualified historical property that is privately owned, not exempt from property taxation, and is Ventura County Historical Landmark No. 4 designated by the Ventura County Cultural Heritage Board on January 20, 1969; and

WHEREAS, the property owners of the Cook-Newhall Mansion, as a County Historical Landmark, are eligible to take advantage of the Contract benefits of property tax savings in exchange for restoration, preservation, and maintenance of the Cook-Newhall Mansion site; and

WHEREAS, the Contract requires that the owner stipulate the proposed rehabilitation measures over a minimum 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 Ventura Cultural Heritage Board recommends to the Board of Supervisors that they approve and authorize the Board Chair to execute a Mills Act Contract for the Cook-Newhall Mansion known as Ventura County Historical Landmark No.4. A recorded copy of such Contract is to remain on file with the Ventura County Recorder's Office.

Date: _____

By: _____

Gary Blum, Chair
Cultural Heritage Board

This page intentionally left blank



Staff Report and Recommendations

Agenda of October 22, 2012, Item 4b

County of Ventura • Resource Management Agency • Planning Division

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

SUBJECT:

Ventura County Historical Landmark No. 1 - George Washington Faulkner Residence, 14292 W. Telegraph St., Unincorporated area of Ventura County, Request for a Certificate of Appropriateness to replace roofing and restore metal cresting, National Register of Historic Places #91000485

APPLICANT/OWNER:

Jose Fernandez De Soto
Regents -University of California
Hansen Trust Agricultural Learning Center
1111 Franklin St. 6th Floor
Oakland, CA 94607-5200

REQUEST:

The applicant is requesting approval of a Certificate of Appropriateness to reroof the Queen Anne Victorian-era residence which is designated Ventura County Historical Landmark No. 1.

LOCATION:

14292 West Telegraph Road, Unincorporated Area of Ventura County, CA
APN 096-0-020-135

BACKGROUND:

Historical Background

Built in the Queen Anne style, the George Washington Faulkner residence consists of a basement, two main living floors, and an attic with a finished room in the tower. The residence was built in 1894 and designed by local architects, Hermann Anlauf and Franklin Ward. The residence features a variety of woods, lincrusta, stained glass and built-in furniture.

PROJECT ANALYSIS

The proposed improvements at 14292 West Telegraph Road are specifically outlined in the San Buenaventura Research Associates memorandum dated April 30, 2012. The

project will include the removal of several layers of old roof shingles, replacement with new asphalt shingles, restoration of the metal cresting and repainting the exterior.

Secretary of the Interior Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (The Standards) and Ventura County Cultural Heritage Ordinance Provisions and Findings

The Standards are used to review this project and the Board's review must be based on consistency of the project with them. The following are types of actions that are recommended under "The Standards for Rehabilitation:"

Building Exterior:

- *Identifying, retaining and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cuppolas, cresting chimneys and weathervanes and roofing material such as slate, wood, clay tile, and metal(p. 78)*

Staff Comment: The replacement of the existing asphalt roofing with new asphalt roofing is consistent with the Secretary of Interior's Standards as long as the applicant adheres to the San Buenaventura Research Associates recommendations outlined in their memorandum. The applicant shall provide samples of the roofing types at the public hearing for the Board's review.

Individual and Cumulative Effects- The Board 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 indicate:

It should be remembered...that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions.(p. ix)

Cultural Heritage Ordinance

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

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

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

OR

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

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

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

PUBLIC COMMENTS

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

RECOMMENDATION ACTIONS:

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff report; and
2. FIND that the improvements meet 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 roofing replacement and restoration of the metal cresting.

The Cultural Heritage Board's action will be final unless appealed to the Board of Supervisor's within 15 days of notification of the decision (Section 1366-7.c).

Prepared by:



Nicole Doner, Senior Planner
805-654-5042

Attachments:

- Exhibit 1: Photo of Site (Historical and Recent)
Exhibit 2: San Buenaventura Research Associates Memorandum dated April 30, 2012

This page intentionally left blank



This page intentionally left blank



PG 2 OF 2

PG 2 OF 2

This page intentionally left blank

To: Jose Fernandez de Soto, Director UC Hansen Agricultural Center
From: Judy Triem, San Buenaventura Research Associates
Date: 30 April 2012
Re: Rehabilitation of Faulkner House

Background

The UC Hansen Agricultural Center plans to rehabilitate the George Washington Faulkner residence, a Ventura County landmark and National Register of Historic Places listed building. The project includes the removal of several layers of old roof shingles and the addition of new shingles. In addition, the house will be repainted on the exterior.

Because the house is a historic landmark, the *Secretary of the Interior's Standards for the Treatment of Historic Buildings* will be used to guide this work. Of the ten Standards, those that apply to this project are:

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.

Roof Covering Replacement

The plan is to remove the old layers of roofing (five or six), including both wood and composition shingles, and to install new roof covering. The *Secretary of Interior's Guidelines* recommend the following treatment for roofs:

Identify, retain and preserve roofs — and their functional and decorative features — that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Protect and maintain a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.

Faulkner House Rehabilitation

Replacing in-kind an entire feature of the roof that is too deteriorated to repair — if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

In the case of The Faulkner House roof, it has been determined to be economically unfeasible to use wood shingles, which by code would require the installation of fireproof sheathing under the roofing materials. Consequently, asphalt composite shingles will be used, matching as closely as possible the scale (depth), texture and coloration of wood shingles. A wood shingle roof reproducing this historic architectural feature would be the ideal rehabilitation approach, but in this case the wood shingle roof has not been visible for several decades, so the proposed approach would not result in the loss or alteration of a historic feature.

The removal of the layers of existing roofing and flashing will likely result in damage to siding materials, or the exposure of damage to siding previously hidden. Repairs to siding should minimize the replacement of historic materials and should be completed with in-kind materials.

The existing space sheathing should be retained and plywood decking for the new roofing material installed over the space sheathing. Finish boards within the eaves should be retained, and replaced in-kind when necessary.

It is also proposed to restore the metal cresting to the roof. The cresting has been saved and is located in the basement of the house. Prior to re-installation, the cresting should be measured to be sure there is enough to cover the roof ridges. If additional cresting is required, it should be reproduced in-kind.

Exterior Repainting

The plan is to prepare the wood siding for painting. The treatment used will be predominantly sanding where needed and repairing wood features where required. The *Secretary of Interior's Guidelines* recommend the following treatment for wood siding and decorative elements:

Identify, retain, and preserve wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Faulkner House Rehabilitation

Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspect painted wood surfaces to determine whether reappointing is necessary or if cleaning is all that is required.

Remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

Use with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Use chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above recommended thermal devices. Detachable wooden elements such as doors and columns may — with the proper safeguards — be chemically dip-stripped.

Apply compatible paint coating systems following proper surface preparation.

Repaint with colors that are appropriate to the historic building.

Evaluate the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind — or with compatible substitute material — of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

Replace in-kind an entire wood feature that is too deteriorated to repair — if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The house will be painted using the present color scheme developed by the Ayers family when they restored the house in 1989. The five color scheme is appropriate to the Victorian Queen Anne style of the house. Any repair to historic wood features will be done using the recognized preservation methods described above. Replacements will be made in-kind or using a compatible substitute material if replacement is not economically or technically feasible.

The decorative spindle and spool wood details that once was located on the front and side porch was removed at one time. Historic photos show where it originally existed. Examples of this decorative

Faulkner House Rehabilitation

woodwork exist in the basement of the house. It is recommended that it be restored to the front porch where it originally existed. If more spindles are needed, the original examples can be used as a template.