



# Ventura County Cultural Heritage Board

## Agenda

Monday, March 28, 2011

Notice is hereby given that on Monday, March 28, 2011 at 1:15pm, the Cultural Heritage Board will convene for a public hearing at the Ventura County Government Center, Administration Building, Third Floor, Room 311 located at 800 S. Victoria Avenue, Ventura. Members of the public are welcome to attend.

### 1. ROLL CALL

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

### 2. ORAL 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

February 14, 2011 minutes.

### 4. CONVENE THE MEETING OF THE OXNARD CULTURAL HERITAGE BOARD

a) Landmark No. 161, Henry T. Oxnard Historic District, 210 S. F Street, Oxnard;

**Action:** Consider Certificate of Appropriateness, Exterior and Interior Improvements and Removal of a Tree; Project No. 10-332

b) Landmark No. 18, Japanese Cemetery at the corner of Pleasant Valley and Etting Roads, Oxnard,

**Action:** Consider Adding Conditions on the Certificate of Appropriateness, Installation of a Japanese Portal, Project No. 10-332 – Verbal Staff Report Only

### 5. DISCUSSION

a) Comments from Board Members

b) Mission Aqueduct Update from Kim Hocking

c) Staff Update

### 6. MEETING ADJOURNMENT

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

Ventura County Cultural Heritage Board **Draft** Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 331, 800 S. Victoria Avenue, Ventura  
February 14, 2011

1. Meeting was called to order at 1:20pm by Chairman Blum.  
Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, Miguel Fernandez (arrived late), Patricia Havens, John Kulwicz, Steve Schafer,  
Absent: Ricki Mikkelsen,  
Staff Present: Nicole Doner
2. Oral Communications  
None.

*Items out of Order*

4. Convene the Oxnard Cultural Heritage Board
  - a) Oxnard 1981 Survey Area, Vacant lot at 135 S. C Street, Oxnard,  
Recommendation: Consider Certificate of Review, Construction of a two-story duplex and one two-car garage on a vacant lot, Project No. 10-318

Ms. Doner, staff, presented the staff report. Eddie Alvarado, owner representative, was present.

Mr. Kulwicz considered the proposed project to be incompatible with the neighborhood, too big for the lot size and therefore, he feels he can't support it.

Per Mr. Alvarado, the roof pitch at 6 x 12 and the reduced setback were previously approved by the CHB. He explained that he has now proposed a lower roof pitch and added more detail to the front of the residence.

Mr. Fernandez and Mr. Kulwicz agreed that the proposed large rectangular residence would be incompatible with the adjacent single story homes.

Mr. Schafer stated that the project would not be sensitive to the neighborhood and the reduced front setback of 15 feet cannot be supported. Also, Mr. Schafer stated that the porch and the hip roof formatting on the adjacent homes also help to reduce the perceived massing of those buildings. Mr. Schafer explained that the adjacent older homes have 25-26 foot front setbacks and their gable roofs are setback 30-40 feet, so the proposed project would not be consistent with these homes.

Mr. Kulwicz made a motion to make the following recommendations to the City:

- Reduce the size of the structure,
- Make the roof a gabled roof or hipped roof
- Use two different exposures of exterior wood siding size and alternate between 1 x 6 and a 1x 8
- Add wider trim to windows, doors and corners on the front and side of house (seen from the public view),
- Provide the same front setback as the adjacent residences,

- No vinyl windows, and
  - Provide a deeper and wider front porch to make it more inviting.
- The plan needed to be redesigned and returned to the Board.

Mr. Fernandez seconded the motion.

Additional comments were made by Mr. Kulwicz that there should be interior stairs, not exterior stairs.

Motion passed 6-0

6. Convene the Ventura County Cultural Heritage Board

- a) National Search Dog Foundation, 6800 Wheeler Canyon Road, Santa Paula, Project No. 11-327 (LU10-088)

Recommendation: Consider staff recommendations for CEQA compliance

Ms. Doner, staff, presented the staff report. Ms. Triem of San Buenaventura Research Associates who prepared the report and Andrea Odzy, case planner were present. Ms. Triem explained that since the agricultural land use and the original buildings associated with the Willitts were no longer there, she considered that this property lacked historic integrity and was not eligible for listing as a historical resource.

Mr. Fernandez made a motion to agree with the report findings that the property is not eligible for listing as a historical resource. Ms. Havens seconded the motion.

Motion passed 6-0

*Items out of Order*

- d) 1203 South Sespe, Unincorporated Area of Fillmore,  
**Action:** Consider Certificate of Review, Project No. 10-328, Single Family Dwelling Major Renovations, New three-car garage with Second Dwelling Unit above.  
Ms. Doner, staff, presented the staff report. Ben Liu, designer/representative and the property owner, Mr. Guzman were present.

Mr. Schafer considered the structure to be a historic district contributor, and that the project could be considered a CEQA violation since the renovation degraded a contributor to the Bardsdale potential historic district. According to Mr. Schafer, the project has a cumulative impact.

Ms. Triem stated that the Cultural Heritage Board should make the public aware of the existing historic surveys. Staff informed the Board that the County Planning website was being updated to include a countywide map of all known historic surveys and was in the process of creating pdfs of the surveys to be available for public viewing.

Per Mr. Liu, Mr. Guzman did not know it was a historical site but was willing to work with the Board by removing the vinyl windows. Mr. Schafer asked how the stucco was applied. Mr. Guzman stated that the stucco was applied over the old siding and the vinyl windows are inserts. Mr. Schafer made a motion to recommend the removal of the stucco/stone veneer on the main building's two fronts of the street corner, paint the structure, install front and side (east and north) wood clad windows, replicate the original trim, return the main building front to its original entryway and front door.. Mr.

Kulwicz seconded the motion. The project of the front enclosed porch converted to living area needed to return to the Board for further review.

Motion passed 6-0

Mr. Schafer made a motion that the second dwelling and garage below be considered acceptable as designed and to not find it problematic. Mr. Kulwicz seconded the motion. Motion passed 6-0

- b) U.S. Naval Base, Ventura County, Proposed Navy Renovation of Building 355 and Installation of a radar system at Buildings 355 and 50, Project No.11-329  
Recommendation: Consider staff recommendations for NEPA Section 106 review

Ms. Doner, staff, presented the staff report. Ms. Havens made a motion to approve their request and Mr. Fernandez seconded the motion. Mr. Schafer augmented the motion to include "that it is critical that renovation of the tower will not change the exterior appearance of the tower." Motion passed 6-0

- c) U.S Naval Base, Ventura County, Proposed Demolition of Buildings 42, 353, 789 and 2-825, Demolition of the Blast Deflector Shield, and Renovation of Building 778, Point Mugu, Project No.11-330  
Recommendation: Consider staff recommendations for NEPA Section 106 review

Ms. Doner, staff, presented the staff report.

Mr. Schafer stated that Building 353 was constructed in 1953 for use as a testing facility in the Sparrow 3 Missile Program however, the Navy never came to the conclusion that it was not significant. He wasn't sure if this was the last remaining building in the important Sparrow Missile Program. Motion made by Schafer that the Board approve without condition all three buildings and their APE, except for Building 353, and ask for more information on the Building 353's significance relating to the Sparrow 3 program. Ms. Havens seconded the motion. Motion passed 6-0

- e) Calleguas Municipal Water District, Santa Susana Pass Road, Landmark No. 104 (Stagecoach Route)

Recommendation: Consider Request for Revision to Mitigation Measure for the Calleguas Conduit Flow Control Facilities Project at Stagecoach Road regarding the \$500 donation.

Mr. Fernandez made a motion to approve the revision to the mitigation measure. Ms. Havens seconded the motion. Motion passed 6-0

- f) 2011 Ventura County Fair Community Service  
Recommendation: Consider creating a subcommittee to assist with the creation of Cultural Heritage materials and to organize/staff the Ventura County 2011 Fair booth.

Regarding subcommittee formation, Mr. Fernandez offered to chair the subcommittee. Staff stated that the County may be able to provide some training funds. Don Shorts would contact everyone on the Board to meet. A subcommittee of three (Don, Gary and Miguel) would be created with assistance from other members of the board. Staff offered to reach out to local Cultural Heritage Boards/Historic Preservation Committees on whether they want to be involved.

3. Approval of the November 22, 2010 minutes Correction to the minutes regarding the Stagecoach Road item. Please correct to state: avoid the "devil slide" not the double slide. Also correct the minutes to reflect freight road was in use from 1897 to 1917. The Minutes were approved as corrected by consensus of the group. Mr. Schafer abstained.

7. Discussion

Board members reports:

Mr. Shorts contacted the Ventura Star reporter regarding Mama Soo Hoo building murals. He also asked whether the Cultural Heritage Board had an interest in the City of Ventura recent cutting down of the mature windrow (eucalyptus trees) on Main Street.

Mr. Kulwiec nothing to report.

Ms. Havens stated that in the Ventura Star, Pa Ventura mentioned the Simi School Street historic structures.

Mr. Fernandez nothing to report.

Mr. Schafer discussed the County of Ventura's Hospital expansion project. AC Martin originally designed building in 1920. In 1953, the newer building was built in the front of that building. Roy Wilson designed the Mid-Century Modern building. The County found the building not historically significant, not worthy of National, State and local historical significance. San Buenaventura Conservancy wants the insignificance removed.

Mr. Kulwiec asked for 11 x 17 set of plans to be provided from now on.

Mr. Blum mentioned the Pagoda benches were being installed. 145 pots planted in the downtown.

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

**OXNARD CULTURAL HERITAGE BOARD  
STAFF REPORT AND RECOMMENDATIONS  
AGENDA OF MARCH 28, 2011  
ITEM NO. 4a**

**SUBJECT:**

Landmark No. 161, 210 South F Street, Oxnard; Exterior and Interior Improvements and Removal of Four Trees, Project No. 11-332, Request for a Certificate of Appropriateness.

**APPLICANT/PROPERTY OWNER:**

Jeff and Pam Seifert  
210 S. F Street  
Oxnard, CA 93030

**REQUEST:**

The property owner is requesting approval of a Certificate of Appropriateness to complete exterior and interior improvements to an existing 1912 one-story bungalow residence and removal of four trees on their property located in the Henry T. Oxnard National Register District.

**LOCATION AND PARCEL NUMBER:**

The project site is located at 210 South F Street, Oxnard, CA. The Assessor's Parcel Number (APN) is 202-0-071-150.

**BACKGROUND:**

In 1980, the County of Ventura commissioned a cultural heritage survey which included this area and this house. The Oxnard City Council established the Oxnard Historic Landmark Area subsequently on F and G Streets. The area is listed as a Historic District on the National Register of Historic Places.

This is a single-story bungalow built in 1912 for Jacob Seckinger (Oxnard Survey, F St., DPR, 1981). The existing 3 bedroom, 1 bath, 1,296 sq. ft. house has elephantine columns that are stuccoed; wood clapboard exterior siding; and a small 84 square foot front porch enclosure. The existing garage is a 468 square foot (s.f.) two-car stuccoed, hipped-roofed rectangular structure. The lot is 45 feet wide by 219 feet long.

Over the years, the existing bungalow has had some obvious exterior changes that are minor and consist of the replacement of some original windows with aluminum windows, and rear dormer addition. The obvious interior changes consist of removal of an interior wall, replacement of flooring with plywood and vinyl or carpeting, and a 1950's -1970's remodel of the kitchen and baths.

## **PROJECT ANALYSIS**

The owner is proposing the following improvements:

1. Replace the existing gravity heater with a whole house furnace - the space occupied by the old furnace will hold the cold air return and ducts for the new forced air energy efficient house furnace.
2. Add an upstairs 3/4 bath that was originally a closet.
3. Removed the plywood bookcase and uncovered the original door frame that will be used as an entry closet.
4. Replace the Douglas fir flooring and plywood flooring in the living room and kitchen with quarter sawn oak. Applicant may use the Douglas fir flooring that can be salvaged from the living room to repair flooring in the bedrooms.
5. Replace 7 aluminum jalousie windows with fiberglass one over one double hung or casement (wood clad on the interior) windows located along the side and rear of the house.
6. Remove decaying wooden racks that were attached to garage and wood deck in the rear yard.
7. Remove some concrete from the prior partial walkway that was cracked and uneven and will install a new concrete walkway from the garage to the house.
8. Replace the original 1912 (non-functioning) one-car garage door with a roll up door and replace the two-car garage roll up door with two car roll up door (Applicant to provide a photo of the replacement doors at the Board hearing review).
9. Remove the 1970's era tile from the fireplace hearth tile in the living room along with the brass fireplace cover from the same era, without removing any of the original fireplace brick and wood. Replacement tile would be in a design and style to match the age of the house.
10. Replace vinyl over plywood and Douglas fir flooring in the laundry room with tile.
11. Replace certain areas of the house's exterior clapboard siding (1x6) in the rear with Hardi-plank siding (amount unknown at this time). The applicant has mentioned that they may want to use the clapboard siding from the house to repair the garage.
12. Replace the 1970's era kitchen counter tops and the matching tile located along the walls and up to the top of the cabinets, behind and beside the stove with new counter tops in a design and style to match the age of the house.

13. Remove the old damaged paneling and beaverboard (a type of early fiber board product used from the late 1920's to 1950's) in the upstairs bedroom and stairway and replace with drywall.
14. Repair/add bead board in the laundry room and bathroom. Fill in cabinet area of laundry.
15. Replace existing bathroom hollow core door with a 5 panel door and add a 5 panel door to the new living room entry closet (where the 1950's bookcases were).
16. Continue the existing fence to the back of the property line on the north side where the garage is.
17. Remove diseased Poplar tree of approximately 80 years of age (Exhibit 3 – Morrison Mays Tree Assessment) and remove three palms (Date and Mexican Fan) all in the rear yard.

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

As required by Ordinance, the Standards have been used to review this project and the Board's review must be based on consistency of the project with them. The Standards explain that when rehabilitating a building, the following is the order of priority for developing plans:

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

1. Individual and Cumulative Effects- The Board must decide if the project components adversely affect the overall historic fabric of the site, the National Register Historic District and the City Historic Landmark Area, 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)*



Thus, the guidance in *all* of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building [or site]." (p. ix)

The Standards recommend against the following:

*"Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture."(p.74)*

Staff Comment: All project components, except for Items 4, 8, and 11, appear to be consistent with the Standards in that the repairs and alterations do not damage or destroy original materials, features or finishes that are important in defining the building's historic character. Item 4 - 'Replace Douglas fir flooring with quarter sawn oak,' Item 8 - 'Replace the original 1912 (non-functioning) one-car garage door with a roll up door' and Item 11 - 'Replacement of house's exterior clapboard siding (1x6) with Hardi-plank siding' all appear to be replacing original materials with new materials that do not match the original in design, color, texture, and other visual qualities and, where possible, materials.

Staff considers Item 13 - 'Remove the old damaged paneling and beaverboard and replace with drywall,' to be consistent with the Standards because the replacement of the paneling and beaverboard with drywall, although not historically accurate, appears to be a compatible substitute material.

## 2. Windows -

*"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new front window work shall be ..."compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." (Ibid, p. vii)*

Staff Comment: Item 5 - 'Replacement of aluminum framed jalousie windows with fiberglass double hung windows' would replace existing incompatible windows with double-hung or casement windows that have an exterior fiberglass frame. Staff considers the proposed fiberglass double hung windows or casement windows to be a more acceptable alternative to the aluminum framed jalousie windows.

## 3. Setting -

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

Staff Comment: Regarding Item 17, the applicant plans to remove three palms in the rear yard (Date and Mexican Fan) and an 80 year old Poplar tree. The palms are not particularly old and were planted too close to the structures. Staff recommends the removal of all three palms. The fourth tree proposed to be removed, an 80 year old Poplar, is located in the rear yard and along the side property line between the northerly neighbor (200 S F St) and the applicant. According to the Morrison Mays's Tree Assessment (Exhibit 4), the diseased 80 year old tree is considered a hazard to property and people and is recommended to be removed. The removal of this tree would have a less than significant effect on the historic setting of the Oxnard Historic District as the risks of a dead tree collapsing in the near future far outweigh the benefit of saving the tree.

### **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 application has been received.

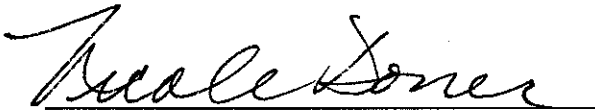
### **RECOMMENDATION ACTIONS:**

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Find the project components of the exterior and interior improvements and tree removals except for items 4, 8, and 11, would be consistent with the Secretary of the Interior Standards and the Cultural Heritage Board Ordinance; and

3. Based on the preceding evidence and analysis, Staff recommends that your Board approve the Certificate of Appropriateness (COA) for all of the project components except for items 4, 8, and 11.
4. Staff suggests the Board consider making recommendations about items 4, 8, and 11.

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: Aerial Photo of the Location
- Exhibit 2: First Floor Plan
- Exhibit 3: Second Floor Plan
- Exhibit 4: Morrison Mays Landscape Architecture Tree Assessment
- Exhibit 5: Photos

cc: Sue Martin, City of Oxnard Planning Department  
jeff.seifert@sheahomes.com



"F" Street

202-0-071-15

2ND

alley

Cultural Heritage Board  
Exhibit 1

**Project: 210 S. "F" St**  
**Dxnard Cultural Heritage Board.**  
**Aerial Photography of parcel**  
**APN: 202-0-071-15**



Disclaimer: This Map was created by the Ventura County Regional Management Agency, Mapping Services - GIS which is designed and created solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and its depiction, making a use of economic loss or physical injury should be made in reliance thereon.

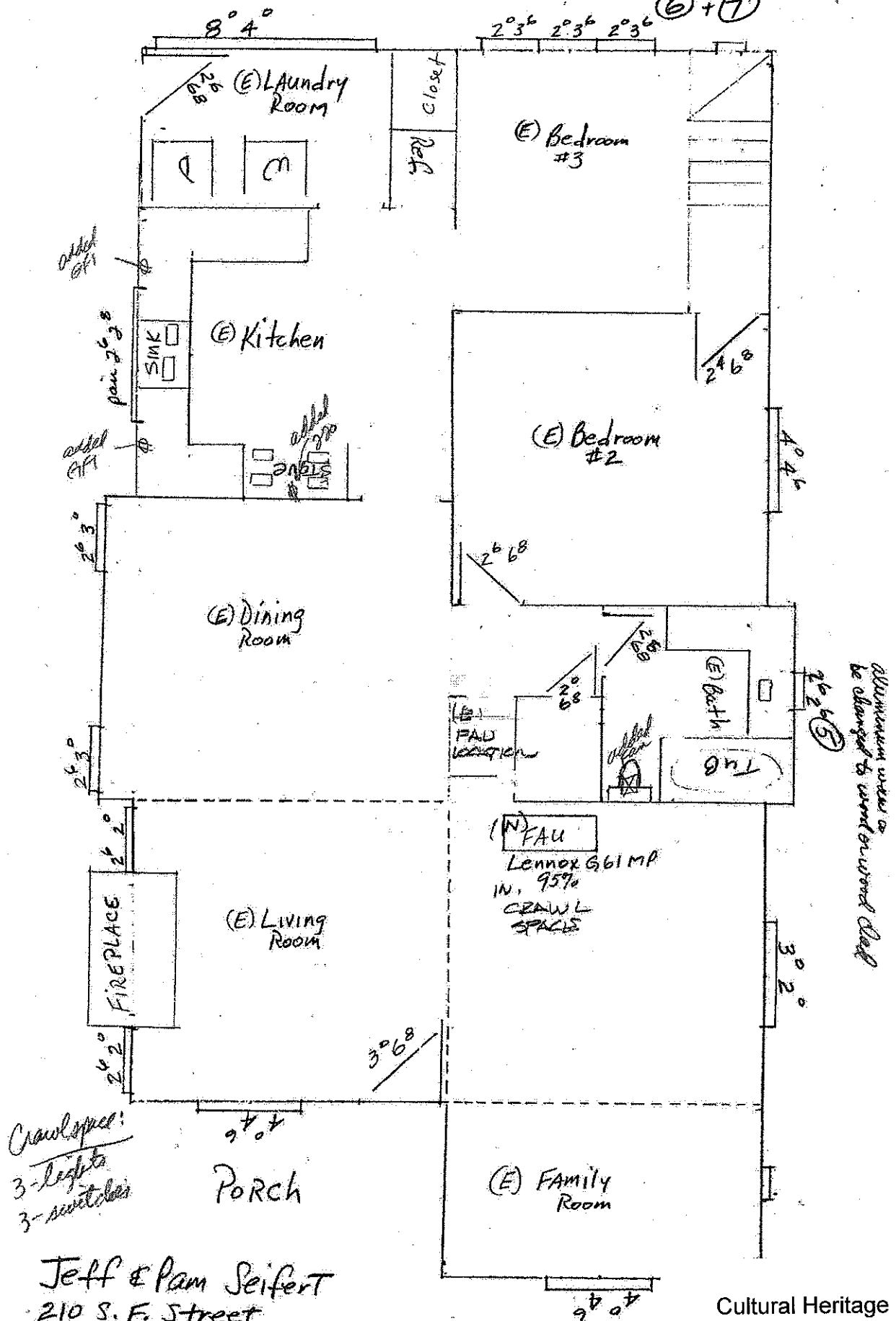


RH

1 = " 1/11

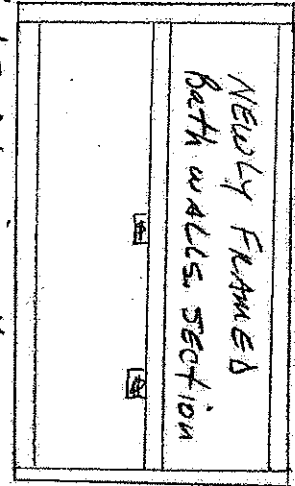
2 Aluminum window to be changed to wood or wood clad

(6) + (7)

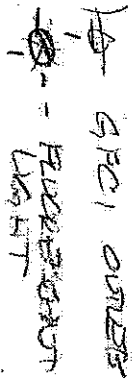


Jeff & Pam Seifert  
 210 S. F. Street  
 Oxnard, Ca. 93030

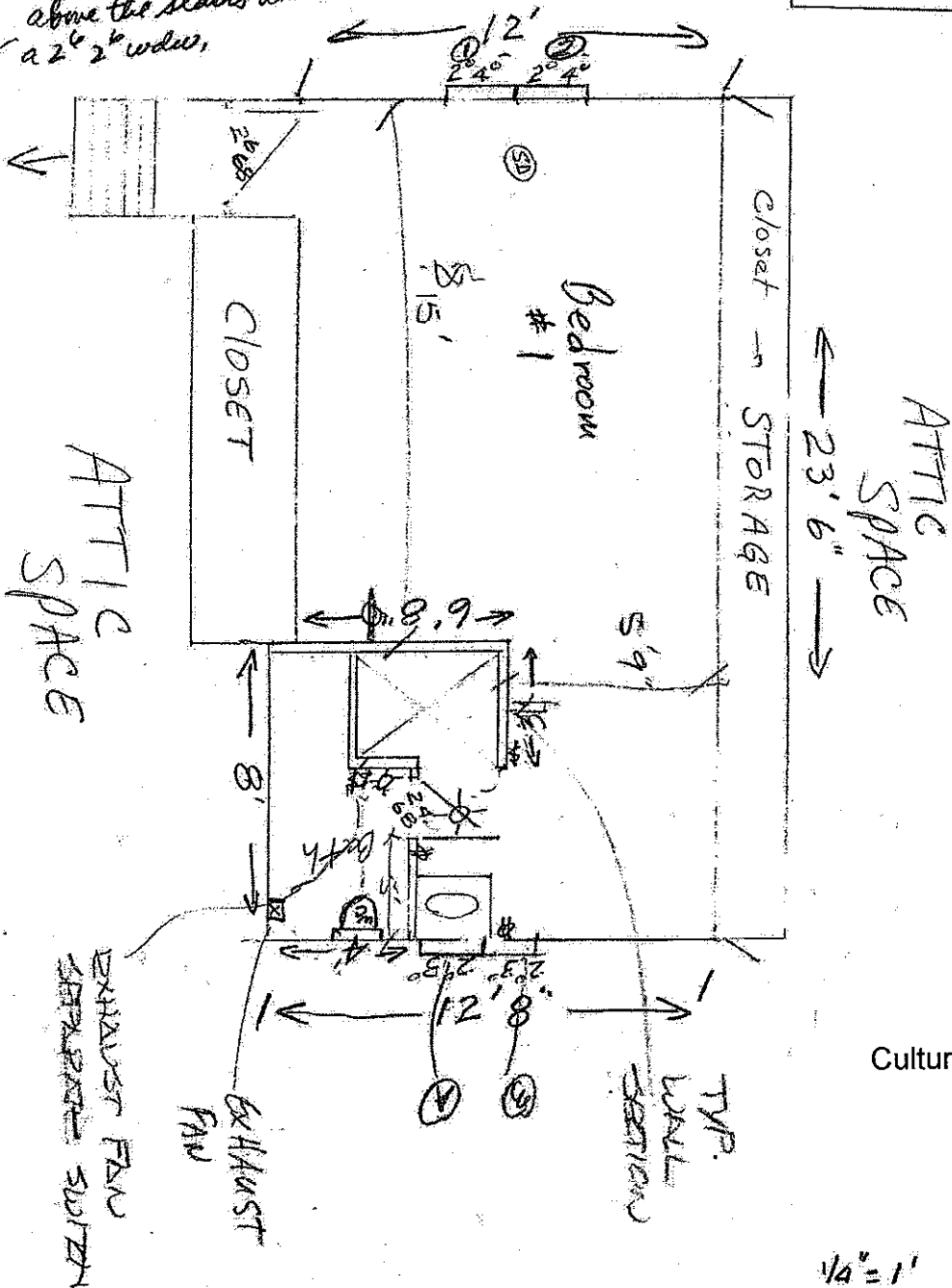
1. Both windows are currently aluminum and will be replaced with wood windows or wood clad.
2. Bathroom lights to be CFL.
3. Bathroom light switch to be occup. sensor switch.



1. 2x4 framing, 16 oc.
2. wall framed to floor & ceiling w/ 16d nails.
3. Walls to be covered with 1/2" sheetrock.



Note: There is a dormer above the stairs with a 2' x 2' window.



1/4" = 1'

## Morrison Mays Landscape Architecture

1143 East Main Street  
Ventura, CA 93001

**March 1, 2011**      **Tree Assessment for Residential Property**

**Prepared For:** Pamela Seifert  
210 South F Street  
Oxnard CA 93030

**Prepared By:** Morrison Mays Landscape Architecture  
1143 East Main Street  
Ventura, CA 93001  
RLA 3491, ISA Arborist WC-1607

**Location:** Seifert Residence  
210 South F Street  
Oxnard CA 93030

To whom it may concern,

We visited the subject property the last week of February in 2011. In the back yard of the residence is a very large Poplar (*Populus* sp.) on the north fence line. The tree is seven feet at the base, 48" DBH, and is dead or very nearly so.

15ft/25ft - 80%RS

The tree has no foliage, extensive decay, damage, wounds, weeping, galls, broken limbs and had been previously topped. There is no indication of new spring growth. The trunk exhibits a large cavity or series of cavities. Decay has visibly spread throughout the trunk and branches of the tree; conchs (reproductive fungus structures) are extensive throughout the canopy branches as well as the trunk and are a strong indicator of extensive infection and decay.

No suckering at the base of the tree or from the adjacent root system was found. Suckering, the production of new growth from root stock, is common to this species of tree - in fact is commonly problematic. The lack of suckers is a clear indication that the tree has expended reserves and has failed.

The tree is clearly a hazard to property and people, and should be removed as soon as possible. The primary cause for concern is limb failure; due to the lack of canopy the tree is not likely to blow over, but the trunk or limbs could fail under their own weight regardless. The owner was advised of some issues related to the tree being on the property line, and she indicated she has already discussed the removal with the neighbors. The owner may provide or plant a new tree as part of the coordination effort. We recommend not planting a new tree in the same exact location, but four feet minimum from the fence on either side of it. Planting another poplar is not recommended. Soil may be treated with an antifungal drench prior to new planting, or 2 pounds of cornmeal per 100 square feet tilled into the soil.

Sincerely,

Andy Mays  
Principal

Photos attached

# Morrison Mays Landscape Architecture

1143 East Main Street  
Ventura, CA 93001

Tree trunk. Base of tree at ground level is approximately seven feet in diameter. Trunk at breast height is 48"

The fence is constructed on either side of the tree, the tree sits on the property line.

Homeowner indicated that she has coordinated the tree work with the adjacent neighbor.



Tree has been topped several years prior. Lion tailing from heading cuts clearly visible. No foliage.

Note the overhead service lines in the foreground - these are not near the tree canopy. The service lines on the adjacent property are also well clear of the canopy.

View from other side. No spring buds in evidence.





# Morrison Mays Landscape Architecture

1143 East Main Street  
Ventura, CA 93001

Large galls on trunk. Galls and wounds were weeping, indicating severe decay.

Large conchs on trunk. Conchs are visible all over tree in various sizes.

Conchs indicate severe fungal infection and decay. Tree trunk is essentially rotten - the interior of the tree is a very large cavity.



More conchs visible as dark lumps, broken branch stub at right, decay discoloration visible in stub.



end of photo section

Attached are some of the photos of the house.



We removed the bookcases on the left and the carpet on the right, neither were original to the house.

Cultural Heritage Board  
Exhibit 5



This photo shows the condition of the sub floor and wall in the laundry room as we were removing the boards that were unusable.



Termite damage under the vinyl flooring in the bathroom.

Termite damage



Termite damage



The flooring that was under the carpet was plywood.



These show the interiors of various cabinets when we bought the house.



210 South F Street 018



210 South F Street 019



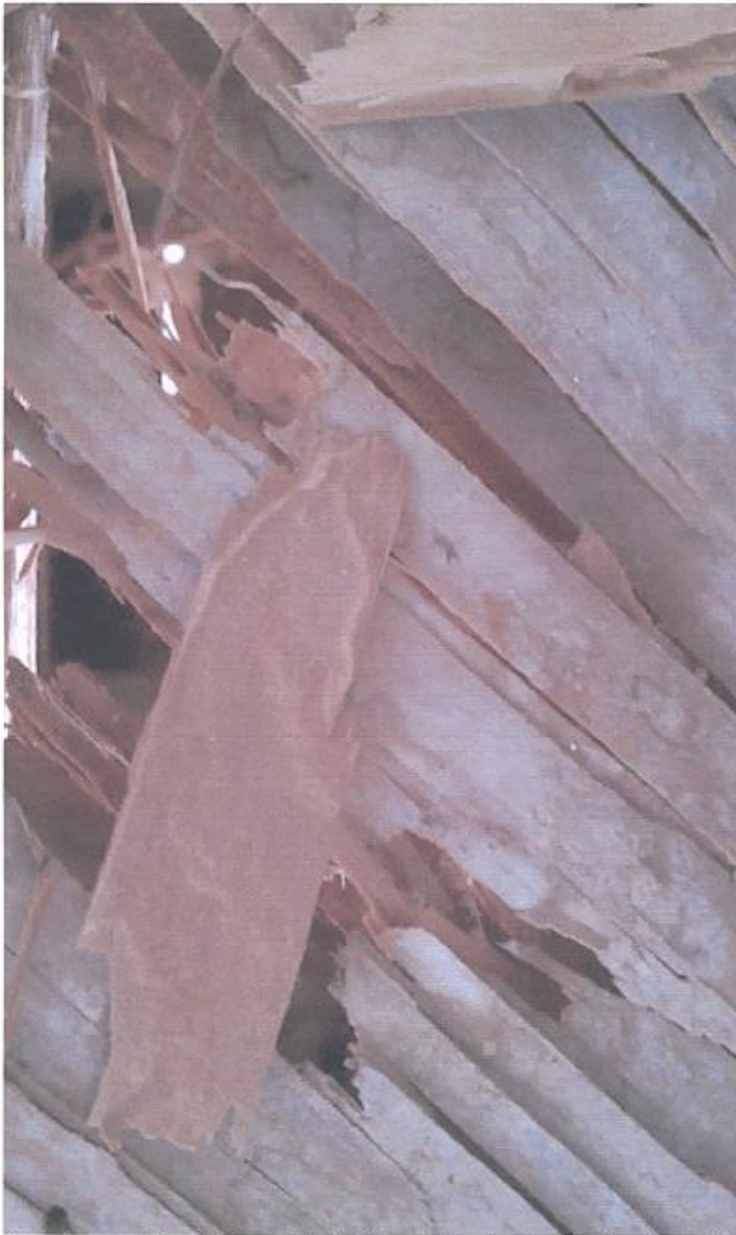


We removed the fireplace doors and the hearth tile on the floor and the popcorn on the ceiling.



Upstairs, we removed the paneling, the drywall behind it, the beaver board on the ceiling and the carpet. We would like to replace these aluminum windows with wood or wood clad and turn the closet you see here into part of a second bathroom for the house.

IMG\_1005.JPG



This photo is of the subfloor while still "intact" (before demo), after the vinyl floor covering it was removed. The light behind it is coming from the crawl space below. The boards were totally eaten through by termites.



We tore down the shelves that were built onto the back of the garage.

On the left note that the fence that runs across the back of the yard suddenly ends with a gate that makes a 45 degree angle and butts into the garage.

We would like to continue the fence along the property line allowing us access to our yard, and to the north side of our garage.



More of the windows we would like to replace with wood. These face the back of the house.



This is an example of some of the wood that was removed from the house and replaced.