



# Staff Report and Recommendations Agenda of January 24, 2022, Item 7a

## County of Ventura • Resource Management Agency

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

### I. APPLICANT/PROPERTY OWNER:

**Property Owner:** Kenneth and Betty-Lou Wiseman Trust  
23803 La Salle Canyon  
Newhall, CA 91321

**Applicant/Architect:** Gustavo Aued  
1433 W Merced Ave Suite 219  
West Covina, CA 91790

### II. REQUEST:

A request for a Certificate of Review (COR) from the Cultural Heritage Board (CHB) (Ventura County Cultural Heritage Ordinance [CHO] §1364-12) for a 609-square-foot addition to an existing single-family dwelling located at 387 Park Street, Piru, CA 93040 (Floyd Warring Residence; Site of Merit). The addition would increase the floor area of the master bedroom and add a basement underneath the master bedroom with exterior access. (Case No. CH21-0046).

### III. LOCATION AND PARCEL INFORMATION:

837 Park Street, Piru, CA 93040 (unincorporated Ventura County)  
Assessor's Parcel Number (APN): 056-0-030-150  
Historic Designation: Site of Merit  
Common/Historic Name: Floyd Warring Residence

The subject property consists of approximately 1.09 acres within the Agricultural land use designation and Agricultural Exclusive (RE) 40-acre Zone. The property is located along Park Road and adjacent to the Newhall Mansion (County Landmark #4). Figure 1 depicts the location of the property in the broader vicinity and Figure 2 provides a closer aerial image of the property. Figures 3 and 4 provide images of the 837 Park Street residence.

Figure 1 – Regional Vicinity

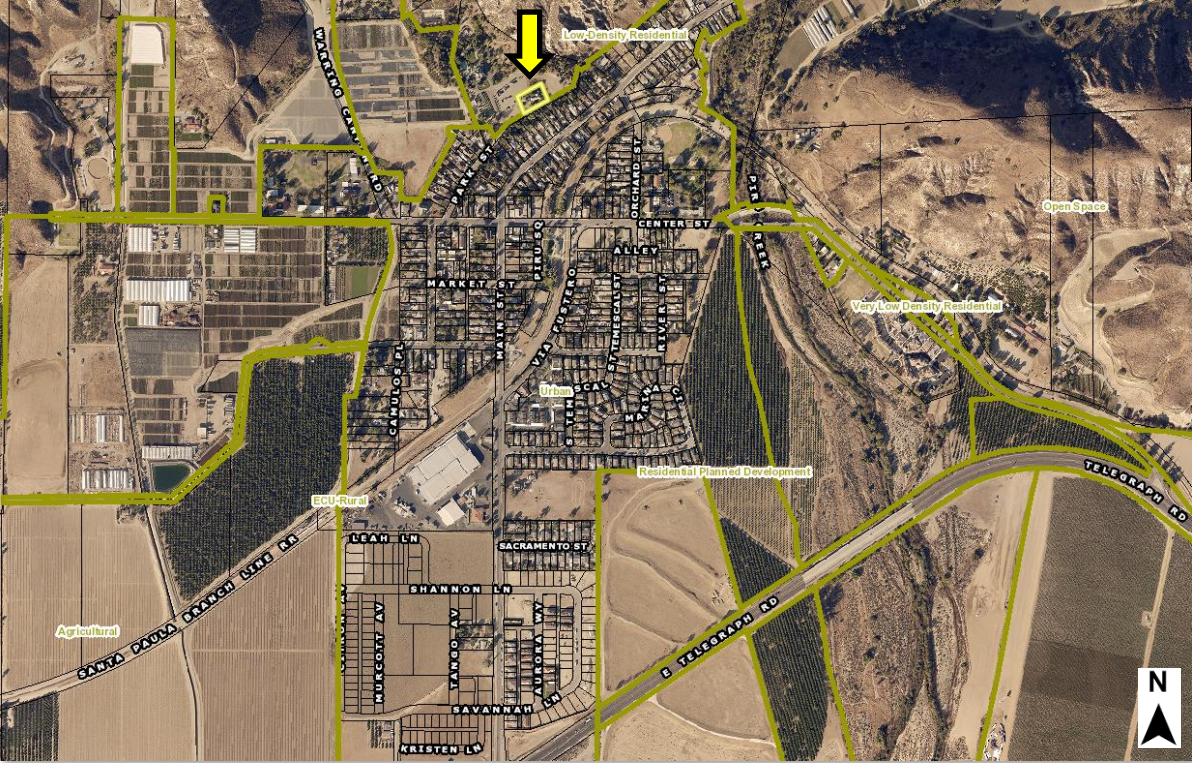


Figure 2 – Aerial View of Site

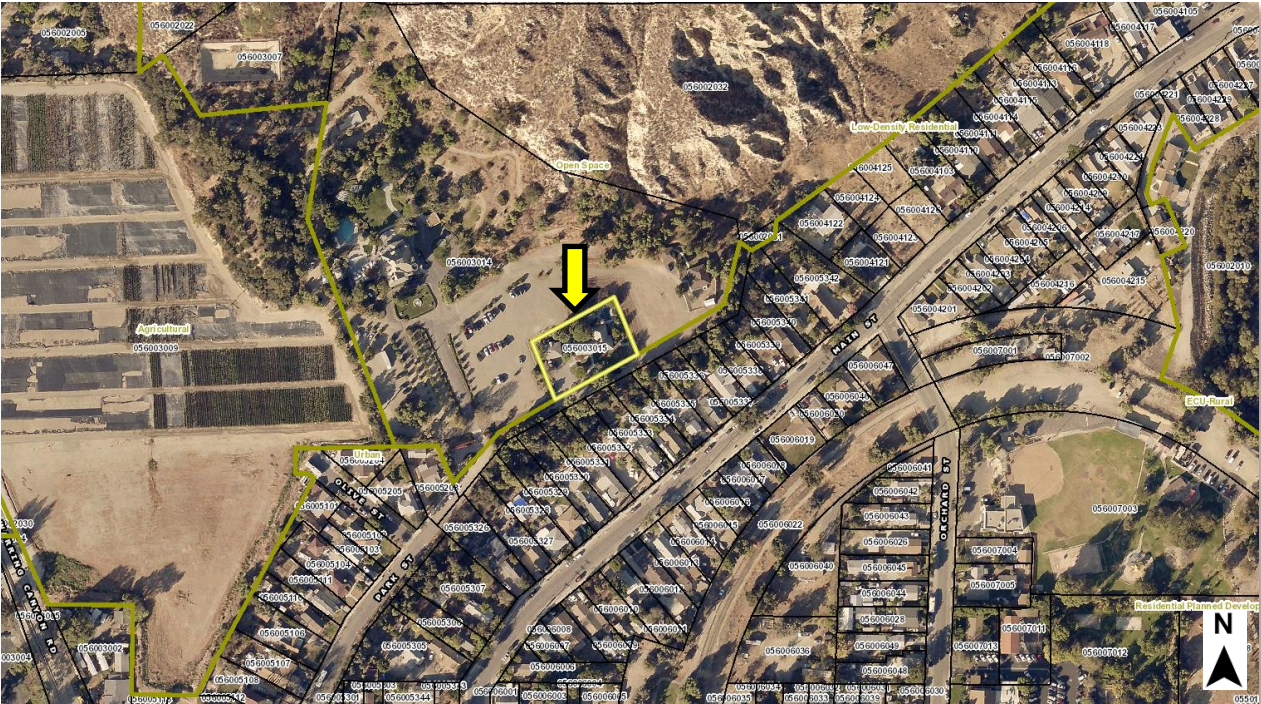


Figure 3 – Residence at 837 Park Street (south elevation)



*Credit: Gustavo Aued*

Figure 4 – Residence at 837 Park Street (east elevation)



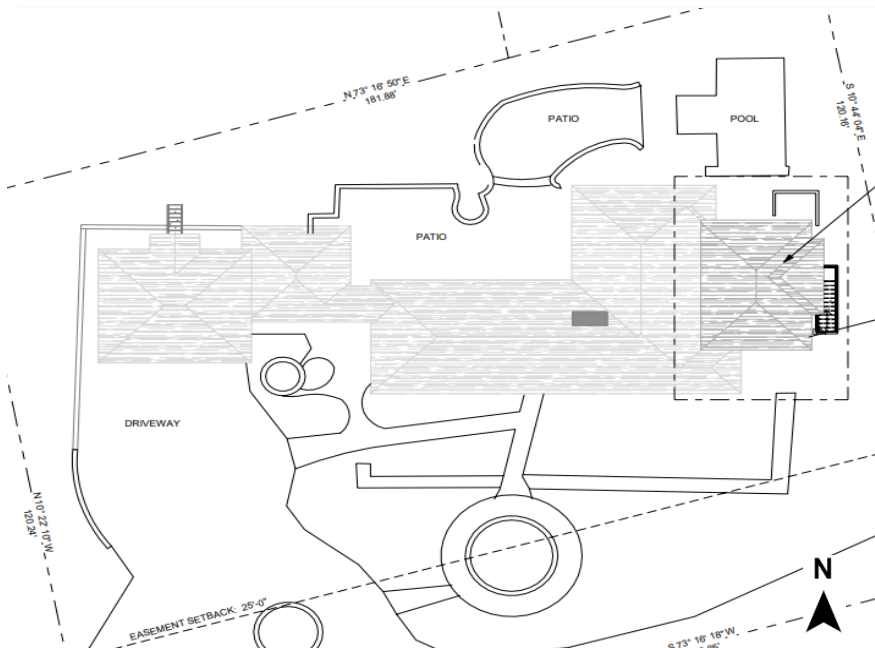
*Credit: Gustavo Aued*

**IV. PROJECT SCOPE:**

The Property Owner requests the CHB authorize a COR (CHO §1364-12) for a 609-square-foot addition to an existing single-family dwelling located at 387 Park Street, Piru, CA 93040 (Floyd Warring Residence; Site of Merit). The addition would increase the floor area of the master bedroom by 432 square feet and add a 177-square-foot basement underneath the master bedroom with exterior access and hand rail off the east elevation. Refer to Exhibit 1 – Proposed Plans/Photos (Site Plan, Floor, and Elevation Plans and Photos) for design specifications and additional photographs of the existing building.

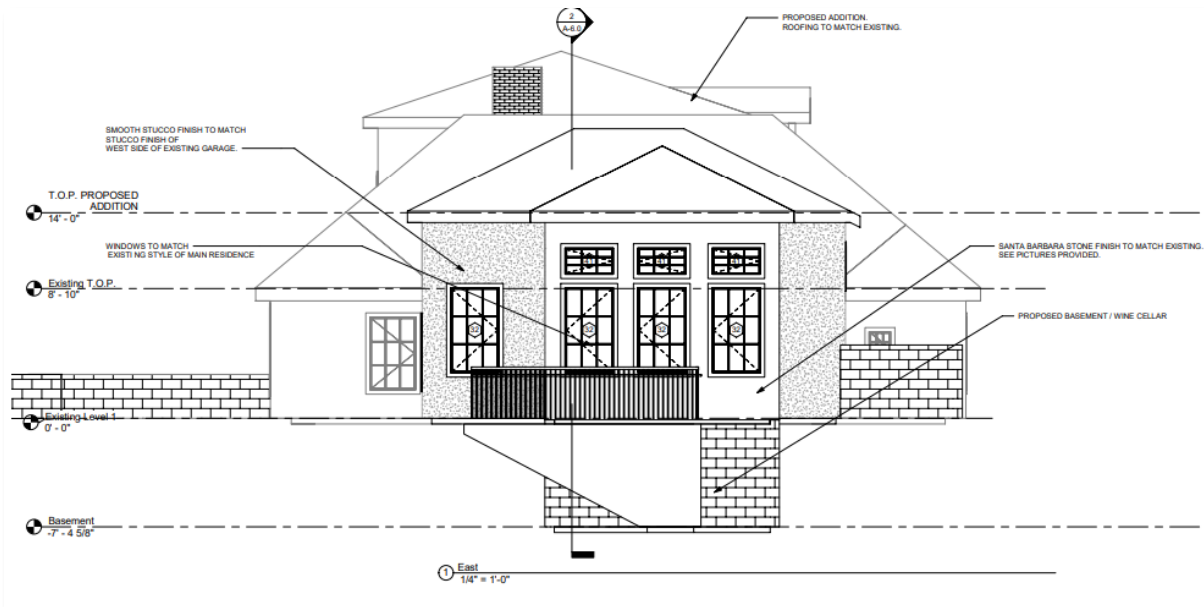
The proposed bedroom addition is designed in a square shape with a hipped roof. The proposed addition will continue the existing siding and roofing materials used on the main residence, including slate roofing tiles and a primarily smooth stucco finish exterior with partial siding in Santa Barbara stone veneer. The proposed bedroom exterior door would be a simulated steel bi-fold and proposed windows consist of dual-paned simulated steel awning and casement windows. Figure 5 provides a site plan and identifies the location of the proposed addition off the building’s east elevation. Figure 6 provides an elevation view of the proposed addition, including specifications.

Figure 5 – Proposed Site Plan



*Credit: Gustavo Aued*

Figure 6 – Proposed Addition (East Elevation)



Credit: Gustavo Aued

## V. PROPERTY DESCRIPTION:

The subject property was documented in the *1987 Cultural Heritage Survey Phase IV: Santa Clara Valley* (“Survey”) DPR 523 form (Exhibit 2 – 837 Park Street DPR Form 523) prepared by Ms. Judith P. Triem as the Floyd Warring Residence. The property contains a single-family residence, attached garage, and swimming pool. Ms. Triem estimated the residence to be built in 1935 and described the residence in the Survey as follows:

*This long rectangular house has a high hip roof of slate with copper gutters and downspouts. It is built entirely of native stone, except the brick chimney. The large rectangular windows are multi-paned metal casements and are recessed. The house is architecturally significant for it is one of the few stone residences designed by Roy Wilson, noted Santa Paula architect.<sup>1</sup>*

The residence was assigned a “3D” National Register Status Code by the reviewer, which meant that the site had the potential to be eligible for listing on the National

<sup>1</sup> Triem, Judy, San Buenaventura Research Associates. Ventura County Cultural Heritage Survey Phase IV Santa Clara Valley, 1987, pgs. 202-3.

Register of Historic Places (NRHP) as a contributor to a NRHP eligible district through survey evaluation. On December 12, 2000, the Ventura County Board of Supervisors designated the Warring Residence as a Site of Merit. At that time, all surveyed sites given a National Register Status code of 1 through 5 in existing and newly adopted historic surveys were designated Sites of Merit as part of a larger County-initiated code amendment intended to protect historic resources.

In August of 2012, an updated historic resource evaluation was prepared by historian, Charles Fisher, as part of the submittal requirement for designating the site as a County landmark and entering into a Mills Act Contract form (Exhibit 3 – 2012 Historical Resource Evaluation – Warring Stone House, Charles Fisher). At the September 10, 2012 public hearing, the Ventura County Cultural Heritage Board (CHB) toured the site and discussed their concerns that the evaluation lacked documentation of various reconstructed elements that were not original. At that time, the CHB continued this item to a date uncertain, to be scheduled once additional documentation of the property's historic integrity could be provided. After several written requests from County staff for the additional documentation necessary to deem the application complete, the landmark designation and Mills Act Contract applications were subsequently closed in November of 2013.

## **VI. HISTORICAL BACKGROUND:**

Although a period of significance for the main residence was not formally established in the Survey, the building's completion date of 1935 is used as the period of significance. A review of the County records show the following permits were received for improvements to the subject property completed after the property's period of significance (1935):

Exterior alterations completed:

- Shake roof replaced with slate roof;
- Original garage doors were replaced with rollup wooden doors with a row of windows;
- Circular fountain crafted by Carlos Garcia was added in front of the main entrance in 1987;
- Cut stone (slate and marble) flatwork added between the fountain and the front entrance;
- Exterior cut stone garden walls around the house and garden were added in the late 1980s;
- The 1980s built spa was removed and a new swimming pool and spa were constructed in an adjacent location in 2013; and
- In 2016, a 734-square-foot attached garage addition was constructed with a 734-square-foot second dwelling unit above and the existing garage was converted to storage.

**VII. CHO ANALYSIS:**

The Ventura County Cultural Heritage Ordinance (CHO) § 1364-12, requires that the Cultural Heritage Board review, comment, and provide advice on proposed projects for permits to construct, change, alter, modify, remodel, remove, or significantly affect any Designated Cultural Heritage Sites or those potentially eligible for such of designation (i.e., Conduct a Review).

CHB Staff has determined that the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (SOI Standards)<sup>2</sup> may be helpful to the CHB in conducting its analysis of the subject property. Additionally, the National Park Service’s *Preservation Brief 14: New Exterior Additions to Historic Building: Preservation Concerns*<sup>3</sup> may be of use during the CHB’s review. CHB Staff has determined the standards for rehabilitation are appropriate for this request and evaluated the proposed scope of work against the relevant standards below.

<b>Standards</b>	<b>Staff Comments</b>
<p><b>#1</b> 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.</p>	<p>The subject property will continue to be used for residential purposes and the main residence will continue to be used as a residence.</p> <p>Staff determined this Standard has been met.</p>
<p><b>#2</b> 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.</p>	<p>The Secretary’s Standards<sup>4</sup> encourage the retention of historic features that contribute to the interpretation of the significance of a historic property and, when appropriate, repair of materials and limited replacement of deteriorated or missing parts rather than full replacement. The main residence has retained most of its character-defining features. In order to accommodate the proposed addition, a portion of the existing eastern wall and two original windows would be removed. However, these alterations appear limited in scope and the main residence would appear to generally retain its historic character and materials.</p>

<sup>2</sup> National Park Service, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, <https://www.nps.gov/tps/standards.htm>.

<sup>3</sup> National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Building: Preservation Concerns*, August 2010, <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>.

<sup>4</sup> Weeks, Kay D., *The Secretary of the Interior’s Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, U.S. Department of the Interior, National Park Service, revised 2017, pg. 140.

<b>Standards</b>	<b>Staff Comments</b>
	<p>Staff determined this Standard has been met.</p>
<p><b>#3.</b> Each property will be recognized as a physical record of its time, place, 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.</p>	<p>Conjectural design features are not proposed to be added to the historic property (i.e. changes that are intended to make the new construction look more historic than it actually is).</p> <p>The proposed addition would continue the existing siding and roofing materials used on the main residence. Staff recognizes that the slate roofing tiles on the main residence are a later alteration and that the proposed building’s stonework would be limited in scope compared to the original stone. However, the proposed addition will be similar in character to the house but will be differentiated using contemporary building materials.</p> <p>Staff determined this Standard has been met.</p>
<p><b>#4.</b> Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>There were some changes and alterations to the original property that may have acquired their own historic significance (i.e. Improvements designed by Scott Newhall, prior owner, and created by Carlos Garcia, as master craftsman). None of these alterations appear to be affected by the proposed project.</p> <p>Staff determined this Standard has been met.</p>
<p><b>#9.</b> 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.</p>	<p>The existing main residence is approximately 4221.2 square feet in size and 20 feet tall. The proposed addition will be located off the east elevation and will be set back from the primary façade. The proposed height of the addition will be slightly lower than that of the main residence in order to establish a sense of subordination. The proposed addition will have limited visibility from the primary elevation of Park Street which is a private street. Based on these considerations, the addition appears clearly differentiated and distinguishable as a new addition such that the identity of the historic structure is not lost altogether in a new and larger composition.</p> <p>Staff has determined the materials and finishes that are proposed in the new construction will be</p>



<b>Standards</b>	<b>Staff Comments</b>
	<p>mostly compatible with the existing French Revival style of the main residence but differentiated. The design of the proposed addition will incorporate some elements found in the main residence's design such as the stone siding, slate roofing tiles, multi-lite steel casement windows (eastern elevation), and similar hipped roof style, but the proposed building's windows will be dual-paned and will not be recessed due to the absence of wall thickness. The proposed building will have a modest hipped roofline with limited detailing compared to that of the main residence.</p> <p>However, the proposed windows and doors on the north and south elevation would not have a pattern of divided lites similar to those of the main residence. In CHB Staff's view, the modern, fixed windows and doors do not appear to meet this Standard.</p> <p>Based on the above, Staff determined this Standard has been partially met.</p>
<p><b>#10.</b> 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.</p>	<p>Following implementation of the proposed project, the historic building would appear to be clearly identifiable and its physical integrity largely intact. Should the proposed addition be removed in the future, the essential form, setting, and integrity of the Site of Merit as an individually eligible resource and as a contributor to an eligible historic district property and its environment would generally be unimpaired.</p> <p>Therefore, Staff determined this Standard has generally been met.</p>

**VIII. STAFF CONCLUSION:**

Based on the above considerations, the proposed scope of work appears generally consistent with the Secretary's Standards. Staff believes the materials and finishes that are proposed in the new construction are compatible but differentiated from the existing main residence. Also, the new construction will be compatible with the

massing, size, and scale of the main residence. However, the proposed windows and doors on the north and south elevation would not have a pattern of divided lites similar to those of the main residence. In CHB Staff's view, the proposed modern, fixed windows and doors do not appear to be sufficiently compatible. Alternatively, a pattern of divided lites with different proportions or dimensions than those on the main residence would appear compatible, yet differentiated.

The proposed project will be set back from the main residence's primary facade. As proposed, the addition will have limited to no visibility from Park Street. Park Street is a private street with no public view. Should the proposed addition be removed in the future, the essential form, setting, and integrity of the Site of Merit as an individually eligible resource and as a contributor to an eligible historic district will generally be preserved.

**IX. PUBLIC COMMENTS:**


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

**X. RECOMMENDED ACTIONS:**

Staff is recommending the CHB take the following actions regarding the request:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1364-12 based on the preceding evidence and analysis.

Prepared by:



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Reviewed by:



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Exhibits:

Exhibit 1 – Proposed Plans and Photos (Site Plan, Floor, and Elevation Plans and Photos)

Exhibit 2 – 837 Park Street DPR Form 523

Exhibit 3 – 2012 Historical Resource Evaluation – Warring Stone House, Charles Fisher