



Staff Report and Recommendations Agenda of January 8, 2024, Item 9a

County of Ventura • Resource Management Agency

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I. APPLICANT/PROPERTY OWNER:

Applicant/Property Owner: Rick and Robin Hoehn
361 South F Street
Oxnard, CA 93030

II. REQUEST:

A request for a Certificate of Appropriateness to replace 17 original windows with like kind at a residence addressed as 361 South F Street, Oxnard, CA 93030 (Ventura County Landmark #161: Henry T. Oxnard Historic District and Landmark Area). (Case No. CH23-0046).

III. LOCATION AND PROPERTY INFORMATION:

361 South F Street, Oxnard, CA 93030
Assessor's Parcel Number (APN): 202-0-074-080
Historic Designation: Ventura County Landmark #161
Common/Historic Name: Contributor, Henry T. Oxnard Historic District and Landmark Area

The subject property is a 10,890 sq. ft lot that contains a single-story residence with a detached garage. The residence is a California bungalow built around 1926 and exhibits an offset front hipped gable, extended eaves with decorative carved brackets, and elephantine columns on the front porch.¹ In 1928, the house was occupied by Charles Peverly of the Charles Peverly Company.²

IV. PROJECT SCOPE:

The proposed scope of work consists of the replacement of 17 original, wood-clad windows with generally like kind. Of these, 14 would consist of double hung windows and three are proposed to be fixed windows, with replacement windows to be located on both the primary and secondary elevations. The proposed windows consist of Pella® Reserve windows with a standard EnduraClad exterior finish, which consists of aluminum cladding placed on the exterior of wood sashes and frames. The exterior of the windows would be painted spice red to matching existing, and would include ogee sashes with lugs. According to the property owner, the current windows are beyond repair and lack desired energy efficiency and adequate insulation. Refer to Exhibit 1 for proposed plans, including current and proposed photos of the residence.

¹ San Buenaventura Research Associates, *Oxnard - Santa Paula Historic Resources Survey (Phase I Part II)*, July 1981.

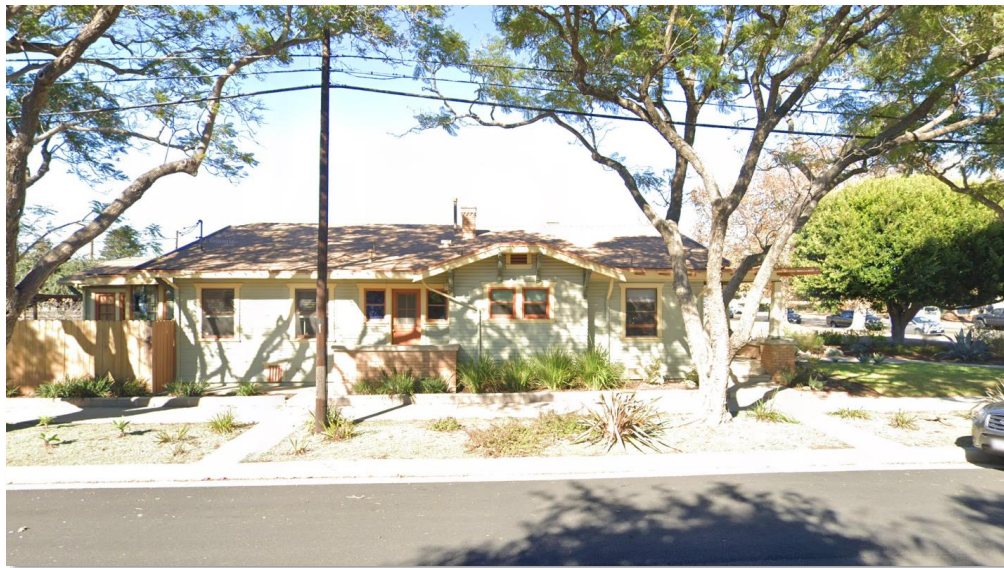
² Ibid.

Refer to Exhibit 2 for the Proposed Window Schedule, Specifications, and Product Information.

V. SIGNIFICANCE AND BACKGROUND:

The Henry T. Oxnard District was the first Oxnard subdivision created in 1911 and named after Henry T. Oxnard, one of the four brothers who built the sugar beet factory from which the city grew. Several early 1900s homes remain in the subdivision. There are 137 homes in the area that vary in size from 1,000 to 5,000 square feet. The district encompasses an intact collection of late Victorian, 20th Century Revivals, Prairie, and Craftsman-influenced architecture ranging from 1911 to 1950. This includes large Craftsman bungalows and various Revival-style smaller homes. The district is roughly bounded by Fifth Street and Magnolia Avenue in the City of Oxnard, and stretches from an alley between E and F Streets to the east and an alley between G and H Streets to the west.

Figure 1 – View of 361 South F Street from 4th Street, looking north



Credit: Google Maps, 2022

In 2018, CHB staff authorized the installation of two new double hung windows to replace existing windows in the residence's kitchen using a Pella® Reserve windows with a standard EnduraClad exterior finish.

VI. CULTURAL HERITAGE ORDINANCE ANALYSIS:

The scope of work proposed at the subject District Contributor requires a Certificate of Appropriateness (COA) from the CHB. Ventura County Cultural Heritage Ordinance (CHO) §1371-4 provides that the CHB use the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (“Secretary’s Standards”) in its evaluation of the property and the proposed scope of work. CHB staff determined the standards for rehabilitation are appropriate for this request and evaluated the proposed exterior scope of work against the relevant standards below. Pursuant to CHO §1371-4(a), using the Secretary’s Standards as a guide, the CHB shall approve the COA if it can be found that the proposed work will neither reduce the significant architectural features nor reduce the character of historical, architectural, or aesthetic interest or value of the site.

Standards	Staff Comments
<p>#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.</p>	<p>The property will continue to be used as a single-family residence.</p> <p>Staff determined that this Standard has been met.</p>
<p>#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.</p>	<p>The Secretary’s Standards³ 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.</p> <p>It would be preferable to retain the existing wood windows where feasible by repairing rather than replacing this key character-defining feature. Based on photographic evidence, it is not clear that replacement is a suitable treatment as opposed to retaining and repairing the windows, including restoring mechanical functionality, repainting muntins, replacing glazing as needed, and weathering to the maximum extent feasible to achieve greater insulation. The proposed windows generally match the current windows in terms of design, color, texture, and other visual qualities. However, one double hung window is proposed to</p>

³ 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.

Standards	Staff Comments
	<p>be replaced with a fixed window, which would not constitute in-kind replacement. The CHB previously defined in-kind and in-kind replacement as a new feature that matches the old in design, color, texture, and other visual qualities and, where possible, materials.</p> <p>Staff determined that this Standard has not been met.</p>
<p>#3. 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>It does not appear that conjectural design features from other historic properties or inappropriate time periods are proposed to be added to the property with the intent of creating a false sense of historical development.</p> <p>Staff determined that this Standard has been met.</p>
<p>#4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>There do not appear to be changes to the property that have acquired historic significance in their own right.</p> <p>Staff determined that this Standard has been met.</p>
<p>#5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>The wood windows are a key character-defining feature of the subject property. Retaining and repairing the windows is preferable. However, the proposed windows are generally in-kind replacements.</p> <p>Staff determined that this Standard has been met.</p>
<p>#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.</p>	<p>As mentioned previously, it is preferable to retain the current windows to assess the feasibility of repairing rather than replacing this key character-defining feature. Based on photographic evidence, it is not clear that replacement is a suitable treatment as opposed to retaining and repairing the windows. The proposed windows generally match the current windows in terms of design, color, texture, and other visual qualities. However, one double hung window is proposed to be replaced with a fixed window, which would not constitute in-kind replacement.</p> <p>Staff determined that this Standard has not been met.</p>
<p>#7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.</p>	<p>Not Applicable.</p>

Standards	Staff Comments
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.	Not Applicable.
#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.	<p>Window replacements, if determined appropriate, shall match the historic windows in terms of configuration, materials, details, and finish. The proposed windows generally match the current windows in terms of design, color, texture, and other visual qualities. However, one double hung window is proposed to be replaced with a fixed window, which would not constitute in-kind replacement. In addition, the proposed windows would be aluminum clad as opposed to wood exterior.</p> <p>Staff determined that this Standard has not been met.</p>
#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.	<p>Integrity is defined as the ability of a property to convey its historical significance, or the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics and materials that existed during the property’s historic or pre-historic period of significance. A property would typically possess several (although not necessarily all) of the following seven aspects of integrity, as defined in National Register Bulletin 15, to convey its significance: Location, Design, Setting, Materials, Workmanship, Feeling, and Association.⁴</p> <p>The window replacements appear to maintain the same opening locations and dimensions as existed historically. Therefore, if replaced or removed in the future, the essential form and integrity of the historic property and its environment would appear to be unimpaired.</p> <p>Based on the above considerations, staff determined that this Standard has been met.</p>

VII. STAFF CONCLUSION:

⁴ Ventura County Ordinance Code, Article 5 of Chapter 3 of Division 1, Section 1363.

Based on the above considerations, the proposed scope of work appears partially inconsistent with the Secretary's Standards. The project site is within the Henry T. Oxnard Historic District and is designated as County Landmark No. 161. The existing residence and one-car garage maintain their overall historic integrity. While it would be preferable to retain and repair the existing windows, the proposed replacements appear to generally be in-kind and match the current windows in terms of design, color, texture, and other visual qualities. Thus, the proposed project would not appear to detract from the building's ability to convey its significance as a contributor to the designated district. However, one double hung window is proposed to be replaced with a fixed window, which would not constitute in-kind replacement.

Based on the above, CHB staff recommends the CHB adopt the following recommendation related to the scope of work in order to better conform to the Secretary's Standards:

- **Recommendation #1: In-Kind Window Replacement.** The applicant should install new windows to match the historic windows to the greatest extent feasible based in terms of configuration, materials, details, and finish in order to be more compatible with the overall historic character of the building. Accordingly, the proposed window schedule should be revised to replace all double hung windows with similar style of windows to constitute in-kind replacement.

VIII. PUBLIC COMMENTS:

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

IX. RECOMMENDED ACTIONS:

CHB staff recommends the CHB take the following actions regarding the request:

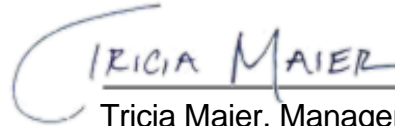
1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(a); and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] §1371) adding any Cultural Heritage Board recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

Prepared by:



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Reviewed by:



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Exhibits:

Exhibit 1: Site Plans and Photos

Exhibit 2: Proposed Window Schedule, Specifications, and Product Information