



Staff Report and Recommendations Agenda of August 28, 2023, Item 6b

County of Ventura • Resource Management Agency

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

I. APPLICANT/PROPERTY OWNER:

Applicant: Claire Graham
3918 E Main Street
Ventura, CA 93003

Property Owner: Law Trust
10100 Santa Monica Boulevard #610
Los Angeles, CA 90067

II. REQUEST:

A request for a Certificate of Review (CHO §1372) for the replacement of a composition shingle roof with a metal roof at a residence located at 1580 Garst Lane, Ojai, CA 93023 (Site of Merit). The proposed roof area to be replaced for the residence and detached garage is 3,500 square feet and no changes in roof pitch or height are proposed. (Case No. CH23-0033).

III. LOCATION AND PROPERTY INFORMATION:

1580 Garst Lane, Ojai, CA 93023
Assessor's Parcel Number (APN): 014-0-090-150
Historic Designation: Site of Merit
Common/Historic Name: Dimmick Sisters Residence

The subject property is 0.5 acres and contains an existing 2,467-square-foot residence and a detached garage and studio of 500 square feet and 488 square feet, respectively. The residence is a single-story, board-and-batten cottage built in the 1920s.¹

IV. PROJECT SCOPE:

The proposed scope of work consists of the replacement of a composition shingle roof with a metal roof at the subject residence. The proposed roof area to be replaced for the residence and detached garage is 3,500 square feet and no changes in roof pitch or height are proposed. Refer to Exhibit 1 for existing plans and elevations, Exhibit 2 for Architectural Cut Sheets and Product Selections, Exhibit 3 for current photos of the residence, and Exhibit 4 for a historic survey record of the property.

V. HISTORICAL SIGNIFICANCE:

¹ San Buenaventura Research Associates, *Phase III Ojai Historic Resources Survey*, July 1985.

The residence at 1580 Garst Lane is significant as an example of an Ojai "weekend retreat" cottage built in this section of Ojai.² It was built in the 1920s for Miss Mabel and Caroline Dimmick, both school teachers from Santa Barbara, who used it on weekends. It was one of the earliest cottages built in the Udall Tract.³

The residence contains a low saddleback roof, an unusual feature for a board and batten cottage of this type.⁴ A trellised arbor extends out over the front porch and is supported by square wood columns. The multi-paned windows have casement openings. The house originally consisted of a simple rectangular shape with several known subsequent additions constructed over time. According to building records, the western wing, covered walk, and courtyard trellis were added in 1986; the garage building was also enlarged around that time. In 2022, additions were made to the western and eastern wings of the residence to add a bedroom and bathroom, respectively. These additions were permitted by Planning Division counter staff, but the plans were not forwarded CHB staff for review. Therefore, the additions were not reviewed for consistency with the Secretary of the Interior's Standards.

VI. CULTURAL HERITAGE ORDINANCE ANALYSIS:

The scope of work proposed at the subject Site of Merit requires a Certificate of Review (COR) from the CHB. Ventura County Cultural Heritage Ordinance (CHO) §1372-2 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 §1372-2(a), using the Secretary's Standards as a guide, the CHB shall review and comment upon the permit application as it relates to potential or designated Cultural Heritage Sites.

Standards	Staff Comments
<p>#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</p>	<p>Differentiation: CHB staff considers the proposed roof design and materials to be different enough so as to be recognizable as new construction. The proposed design would be metal construction while the existing house contains board-and-batten cladding.</p> <p>Compatibility: The height, scale and massing of adjacent buildings should dictate the height, scale</p>

² Ibid.
³ Ibid.
⁴ Ibid.

Standards	Staff Comments
massing to protect the integrity of the property and its environment.	<p>and massing of new construction. The proposed roof appears to be compatible with the height, scale, and massing of the residence’s existing roof profile. Therefore, the proposed construction would not detract from the building’s ability to convey its significance.</p> <p>Based on the above considerations, CHB staff determined the scope of work is consistent with this Standard.</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.⁵</p> <p>It appears that if the proposed roof were to be removed in the future, the essential form and integrity of the historic property would generally remain.</p> <p>Based on the above considerations, CHB staff determined the scope of work is consistent with this Standard.</p>

VII. STAFF CONCLUSION:

Based on the above considerations, the proposed scope of work appears consistent with the Secretary’s Standards. The proposed project appears sufficiently differentiated, yet compatible with the existing residence in terms of materials, height, scale, and massing. Thus, the proposed project would not appear to detract from the building’s ability to convey its significance as a Site of Merit.

VIII. PUBLIC COMMENTS:

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

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

IX. RECOMMENDED ACTIONS:

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

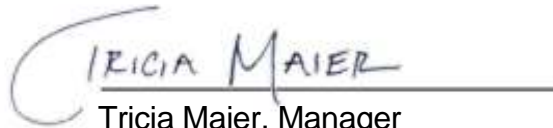
1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1372 based on the preceding evidence and analysis.

Prepared by:



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Reviewed by:



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Exhibits:

- Exhibit 1: Existing Site Plans and Elevations
- Exhibit 2: Architectural Cut Sheets and Product Selections
- Exhibit 3: Photo Exhibit
- Exhibit 4: Historic Survey Record