



Staff Report and Recommendations Agenda of May 13, 2024, Item 9a

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: Sue Hrychyk
Nextects Architects
144 W. Los Angeles Ave #106-369
Moorpark, CA 93021

Property Owner: Kimberly Carr
1468 Bardsdale Avenue
Fillmore, CA 93015

II. REQUEST:

A request for a Certificate of Review for a remodel and addition to a residence located at 1468 Bardsdale Avenue, Fillmore, CA 93015 (Historic Site of Merit). The scope of work includes the remodel of 325 square feet and an addition of 168 square feet on the east side of the single-family dwelling and an addition of 9 square feet on the south side. Additionally, an existing condenser and existing water heater will be relocated as part of the remodel and addition. (Case No. CH23-0032).

III. LOCATION AND PROPERTY INFORMATION:

1468 Bardsdale Avenue, Fillmore, CA 93015
Assessor's Parcel Number (APN): 046-0-214-020
Historic Designation: Site of Merit
Common/Historic Name: N/A

The subject property consists of 7,810 square feet and contains a 1,234-square-foot residence with a 145-square-foot covered porch and detached 682-square-foot garage. The residence is a single-story bungalow built in the late 1890s or early 1900s.¹ The surrounding area is characterized by sparse residential development and agricultural lands primarily devoted to citrus and dotted with ranch houses, barns, sheds, and packing houses.

IV. PROJECT SCOPE:

The proposed scope of work consists of the internal remodel of 325 square feet, the construction of a 168-square-foot addition on the east side of the single-family dwelling, and the construction of a 9-square-foot addition on the south side. The additions are intended to match visual qualities of the existing residence and utilize HardiePlank® lap siding, Milgard vinyl windows, and shingle roofing.

¹ San Buenaventura Research Associates, *Santa Clara Valley Historic Resources Survey (Phase IV, 1987-1988)*, January 1988.

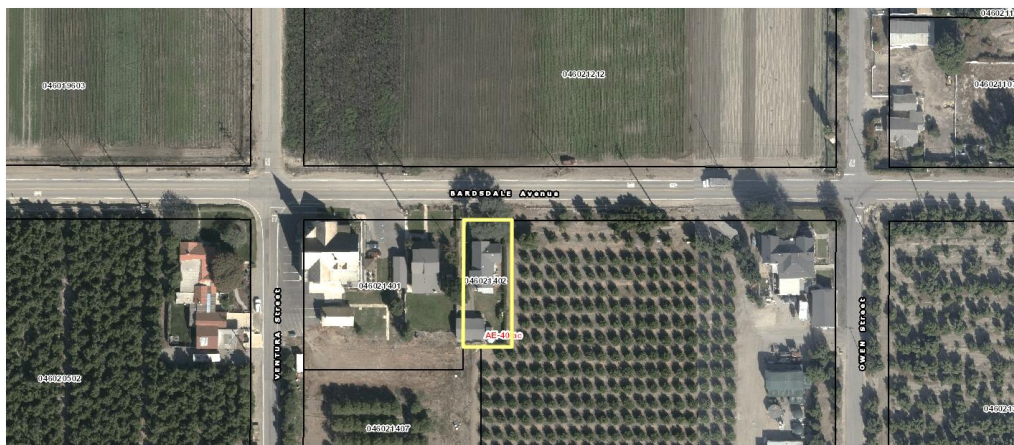
Refer to Exhibit 1 for proposed plans and elevations, Exhibit 2 for product selections, and Exhibit 3 for existing photos.

V. HISTORICAL SIGNIFICANCE:

This house was built in the late 1890s or 1900.² It is uncertain who the original owner was, but the name of J.R. McKee has been given by early resident Harold Dorman. Mr. McKee was the land agent for Thomas Bard.³ The house was originally located at the southeast corner of Bardsdale Avenue and Simi Street. In 1912, Lewis Henry owned that property. It was moved to its present location between 1951 and 1954.⁴ Refer to Exhibit 4 for the historical survey record.

The subject residence, generally rectangular in shape, has a high gable with a side-facing gable wing.⁵ In the rear is another higher gable addition. The eaves are boxed, and the front porch is recessed under the main gable and enclosed with the lower portion of concrete block and the upper portion of screened windows. The entrance is on the side with concrete steps and iron railing. Windows were originally double hung with raised wood moldings, since replaced with vinyl-clad windows. The house rests on a concrete foundation and is covered with wide board siding.⁶ Refer to Figures 1 and 2 below for aerial and street views of the subject property, respectively. Figure 3 demonstrates the location of the proposed additions.

Figure 1 – Aerial View of Subject Property



Credit: Google Maps, 2023

² Ibid.

³ Thomas Bard was a political leader in California who assisted in the organization of Ventura County and represented the state in the United States Senate from 1900 to 1905.

⁴ San Buenaventura Research Associates, *Santa Clara Valley Historic Resources Survey (Phase IV, 1987-1988)*, January 1988.

⁵ Ibid.

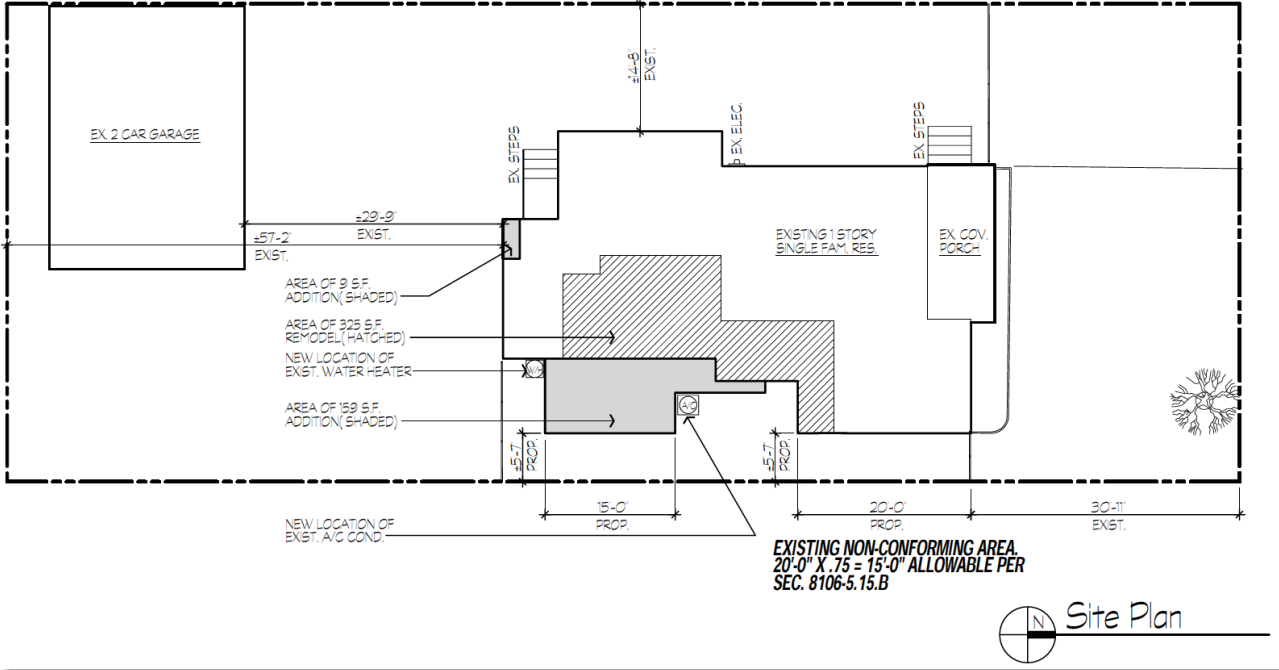
⁶ Ibid.

Figure 2 – View of 1468 Bardsdale Avenue Residence



Credit: Google Maps, 2023

Figure 3 – Proposed Additions



Credit: Nextects Architects, 2024

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. Cultural Heritage Ordinance (“Ordinance”) §1372-2 provides that the CHB uses 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. The COR process consists of voluntary recommendations for the applicant’s consideration in order to better conform to the Secretary’s Standards. CHB staff determined the standards for rehabilitation are appropriate for this request and evaluated the proposed scope of work against the relevant standards below.

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 massing to protect the integrity of the property and its environment.</p>	<p>Differentiation: The proposed design would match visual qualities of the existing residence and utilize HardiePlank® lap siding, Milgard vinyl windows, and shingle roofing. However, the essential form of the primary new addition would be separated from that of the existing residence such that it can be clearly identified as the later addition.</p> <p>CHB staff considers the proposed addition on the residence’s east side different enough so as to be recognizable as new construction. However, the rear addition of 9 square feet, while of limited visibility, is not clearly differentiated or identifiable as a later addition by visual quality or form.</p> <p>Compatibility: The height, scale, and massing of adjacent building should dictate the height, scale and massing of new construction. The proposed additions appear to be compatible with the height, scale, and massing of the residence and would be subordinate to the existing roof profile. Therefore, the proposed construction would not detract from the building’s ability to convey its significance as a contributor to the eligible district.</p> <p>Based on the above considerations, CHB staff determined the scope of work is generally consistent with this Standard.</p>
<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</p>	<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-</p>

Standards	Staff Comments
<p>and integrity of the historic property and its environment would be unimpaired.</p>	<p>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.⁷</p> <p>The proposed additions would be constructed such that, if they were to be removed in the future, the overall form and integrity of the historic property would be maintained. While limited portions of the existing residence would be removed to accommodate the new construction, the additions would be sited on less visually prominent elevations.</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 generally consistent with the Secretary’s Standards. Following implementation of the project, the residence would retain a majority of its remaining character-defining features. The proposed project appears sufficiently differentiated, yet compatible with the existing residence in terms of height, scale, and massing. Further, the historic building would continue to be clearly identifiable, and its physical integrity would not be compromised by the new addition. 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, the applicant proposes the use of vinyl single-hung windows in the proposed new construction. Generally, original windows would consist of double-hung windows with raised wood moldings. The appearance of the new windows should be consistent with the general characteristics of a historic window of the type and period.⁸ In many cases, this may be accomplished using substitute materials.⁹

⁷ Ventura County Ordinance Code, Article 5 of Chapter 3 of Division 1, Section 1363.

⁸ National Park Service, “Replacement Windows that Meet the Standards,” <https://www.nps.gov/subjects/taxincentives/windows-replacement-meet-standards.htm>

⁹ Ibid.

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

- **Recommendation #1: Windows.** The applicant should match the proposed new windows to the historic windows to the extent feasible in terms of configuration, materials, details and finish in order to be more compatible with the overall historic character of the building. The original windows would have consisted of double-hung windows with raised wood moldings.
- **Recommendation #2: Heating and Cooling Equipment.** The applicant should screen any exterior heating and cooling equipment with landscaping to reduce visual impacts.

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; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with Ordinance §1372 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 Elevations
- Exhibit 2: Architectural Cut Sheets and Product Selections
- Exhibit 3: Photos
- Exhibit 4: Historic Survey Record