

Historic Resources Report

for

**3935 Thacher Road
Ojai, California, County of Ventura**

Prepared

for

David and Nancy Yih

By

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February 18, 2025

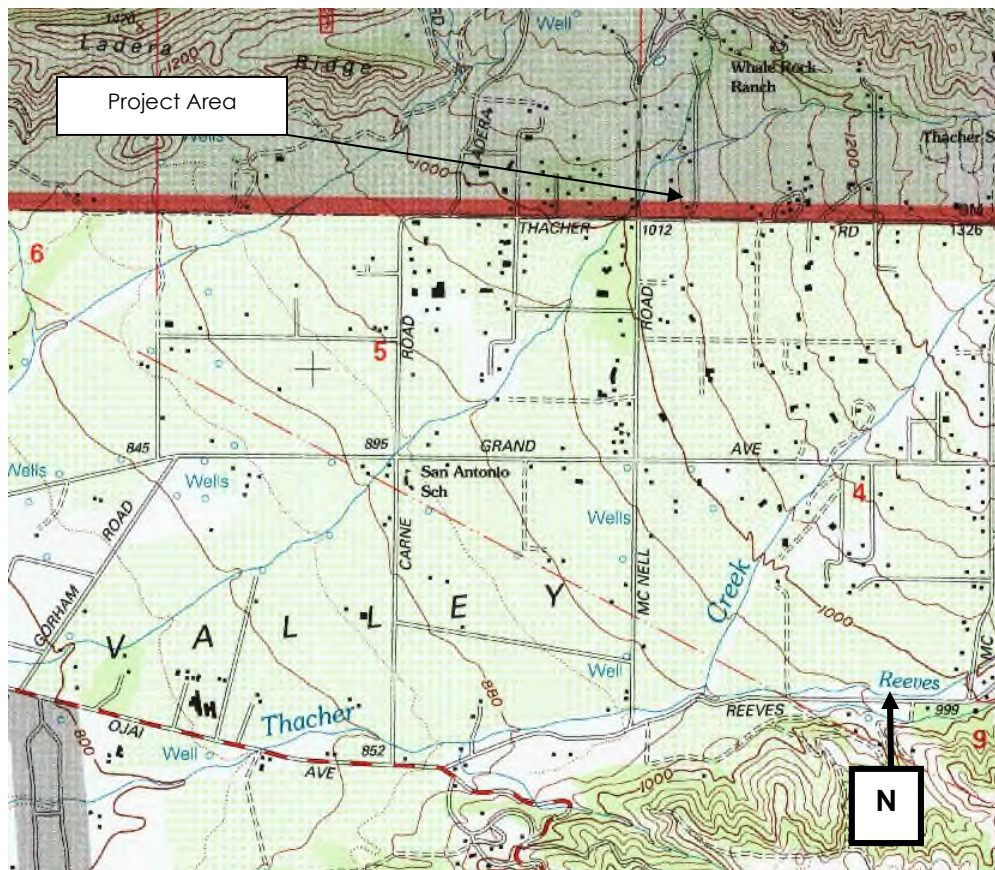
County of Ventura
March 10, 2025
Cultural Heritage Board Meeting
Item 6a, Exhibit 5 – Historic Resources
Report prepared by Post/Hazeltine
Associates, dated February 18, 2025

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1.0 INTRODUCTION

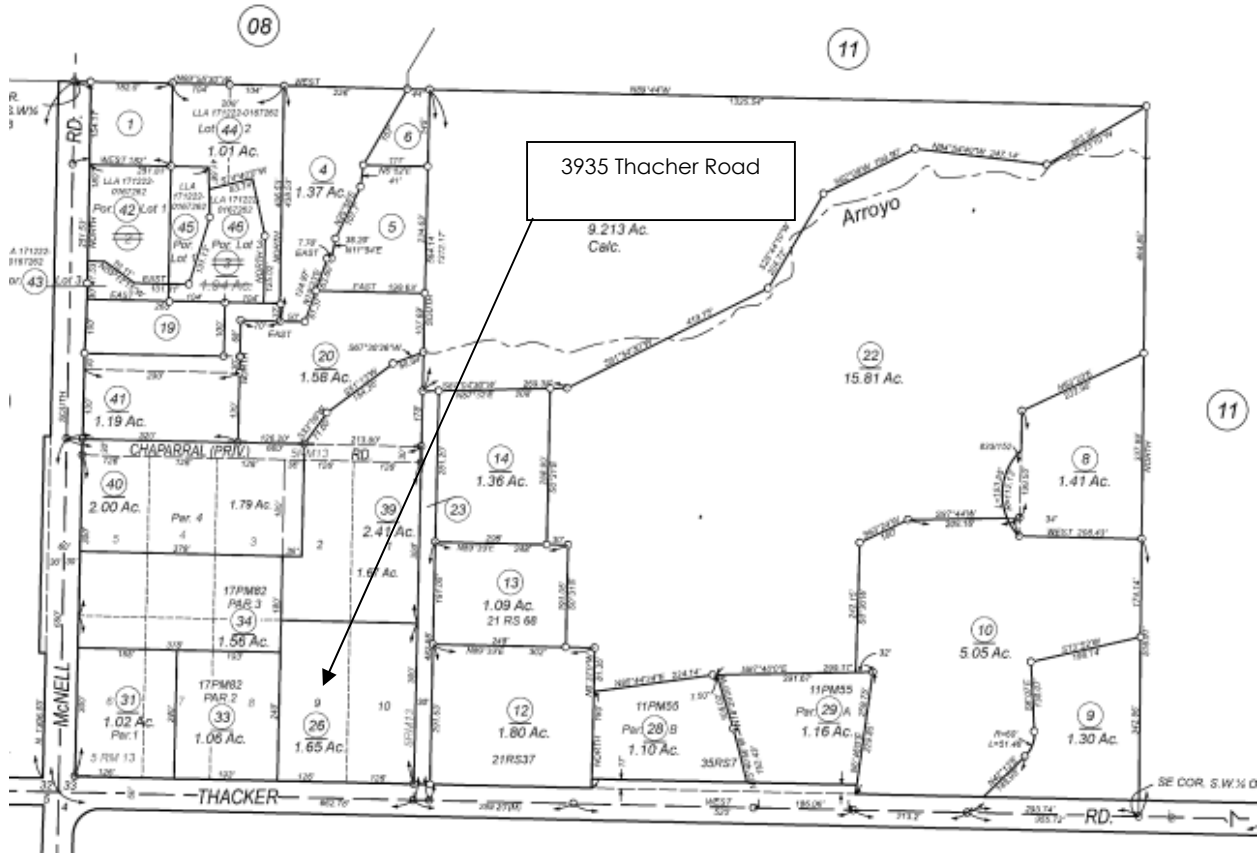
This Historic Resource Report is for a 1.65-acre property at 3935 Thacher Road (APN 014-0-100-260) in Ventura County, California (Figure 1). The applicant proposes alterations to the property and its existing improvements. The purpose of the study is to provide information to the County of Ventura Planning staff to assist in compliance with the California Environmental Quality Act (CEQA) and the County of Ventura Initial Study Assessment Guidelines (ISAGs) for historic resources. The study property's built improvements include a 2,151 square-foot single-family house (Built in 1938), a detached two-story garage with living quarters above (Built in 1938), and a swimming pool. Post/Hazeltine Associates prepared the report for Dan and Nancy Yih. The report was written by Pamela Post, Ph. D., senior author, and Timothy Hazeltine.



Map 1: Location Map for 3935 Thacher Road

RANCHO OJAI
PORTION SECTION 33, T.5N., R.22W.

Tax Rate Area
70051



Map 2: Parcel Map for 3935 Thacher Road

2.0 SUMMARY OF FINDINGS

Previous Designations and Significance

The study parcel at 3935 Thacher Road was a part of a 1985 survey of unincorporated parcels located east of the City of Ojai and in the Upper Ojai area (County of Ventura, Cultural Heritage Survey-Phase III, July 1985, prepared by Judy Triem). The current study has concluded the property is eligible for listing as a County of Ventura Landmark and for listing in the California Register of Historical Resources and the National Register of Historic Places. The application of the Secretary of the Interior's Standards for Rehabilitation has concluded the project is consistent with the Standards provided the guidance outlined in Section 9.0 of this report is implemented. A recommendation to photo-document the property prior to its alteration is included in Section 9 of this report. Therefore, issuance of a Certificate of Appropriateness is recommended.

3.0 ADMINISTRATIVE SETTING

CEQA Section 15064.5 defines historical resources as follows:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

- (2) *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.*

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria.

- *The survey has been or will be included in the State Historic Resources Inventory.*
- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*
- *The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*
- *If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.*

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code) or is identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires an analysis of impacts that may result from project development. These include impacts to listed or potential

historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: "Properties listed in or determined eligible for listing in the California Register of Historical Resources." In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and D) Has yielded or may be likely to yield information important to history or prehistory."

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021. k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions), or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The property must meet one or more of the following California Register of Historical Resources Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2. Is associated with the lives of persons important in our past; 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4. Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1 (c)).

By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places" and certain specified State Historical Landmarks.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of

Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

- A) are associated with events that have made significant contributions to the broad patterns of our history;*
- B) are associated with the lives of persons significant in our past;*
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possesses high artistic values, or that represents a significant and distinguished entity whose components may lack individual distinction;*
- D) have yielded or may be likely to yield information important in prehistory or history.*

While the project property is already a listed Ventura County Site of Merit, the following County of Ventura significance criteria has been applied to clearly identify the historic and architectural significance of the property and its contributing and non-contributing elements.

County Significance Criteria

Ordinance 4225, Sec.1365-5, Definition and Designation Criteria for Cultural Heritage Sites

For the purposes of the Ordinance, an improvement, natural feature, or site may become a designated Cultural Heritage Site if it meets the following applicable criteria:

a) Landmarks – Satisfy one of the following criteria:

- (1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history;*
- (2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;*
- (3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;*
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California, or the nation;*
- (5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;*
- (6) Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.*

b) Sites of Merit satisfy the following criteria:

- (1) Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
- (2) County-approved surveyed sites with a National Register status code of 5 or above.

c) Points of Interest. Satisfy the following criteria:

- 1) That is a site of a building, structure, or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character or architectural style; or
- (2) That it has historical significance but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or
- (3) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at the site and the site is not of sufficient historical significance to justify the establishment of a landmark.

d) District. Meets the criteria below:

- (1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- (2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
- (3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
- (4) Complies with the criteria for integrity contained in Section 1365-5a.6.

Impact Thresholds

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The California Environmental Quality Act (CEQA) requires an analysis of impacts that may result from project development, including impacts to historic resources. The report follows the guidelines for Historic Cultural Resource Studies set forth by the County of Ventura, as well as State and Federal guidelines pertaining to the assessment of impacts to historic resources. These include the State CEQA Guidelines, specifically Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, as well as the CEQA guidelines adopted by the County of Ventura. The methodology for determining whether the property meets the eligibility requirements for listing as a historic resource under County, State, and Federal eligibility criteria was based on archival research to determine the historic context of the properties within the project area, as well as on-site evaluation of the physical and visual integrity of each building. This historic resources study includes the following:

- 1) Documentation of the historic context and physical appearance of the resources within the project site and the individual buildings, structures, and features at 3935 Thacher Road;
- 2) Evaluation of the integrity of the district and its individual components;
- 3) Identification of potential historic, architectural, and cultural resources within the project area;
- 4) Evaluation of potential resources for listing as historic resources at the County, State, and Federal levels;
- 5) Assessment of the direct and indirect impacts of the proposed project on historic resources identified in this study;
- 6) Evaluation of the direct and indirect impacts of the proposed project on the property; and
- 7) Mitigation measures for impacts to historic resources that may result from the project as proposed.

The Lead Agency for the project is the County of Ventura. This report includes required findings regarding the potential environmental impact of the proposed Conditional Use

Plan on the significant historic resources identified in this report. The report meets the requirements of a historical resource survey as outlined in Section 5020.1(k) of the Public Resources Code. Pamela Post, Ph.D., principal investigator, and senior historian, and Timothy Hazeltine prepared this report.

4.0 HISTORICAL CONTEXT

The following section of the report provides a historical context for the property.

4.1 Regional Context and Historic Themes

Historic context themes for Ventura County are defined in Section 3 of the *County of Ventura Historic Preservation Plan*. As detailed below in Section 4.2, the resource's significant historical association is 1938, the year the house was built.

4.2 Historical Context of the Ojai Valley (Pre-Contact to 2022)

Throughout the Spanish and Mexican eras, the east end of the Ojai Valley remained virtually unsettled. Rancho Ojai, granted to Fernando Tico in 1837, did not encompass the study parcel. After California became part of the United States, the project parcel was located within public lands, portions of which passed into private ownership. The greatest impetus to development in the Ojai Valley was the founding, in 1872, of the town of Nordhoff. The community was named in honor of the writer Charles Nordhoff, who did much to popularize California through articles and books, including *California for Health, Pleasure, and Residence, a Book for Travelers, and Settlers*. Until the early 20th century, Nordhoff remained a small community providing goods and services to surrounding farms and ranches). It was not until the early 20th century that Nordhoff, which was renamed Ojai in 1917, began to develop a reputation as a resort and educational center, primarily due to the efforts of two men, the educator Sherman D. Thacher who founded Thacher School in 1889 and the industrialist Edward Libbey, who, in 1914, spearheaded the re-building of Ojai's main street in the Mediterranean style. Enhancing its growing reputation as a resort destination, the opening of the Ojai Valley Inn provided the town with a fashionable resort that could cater to affluent visitors. At the same time, more modest hostleries in and around Ojai offered accommodations to those of more modest means. The arrival of the theosophist Annie Besant and her protégé, Jiddu Krishnamurti, in 1922, as well as the founding of the Krotona Institute of Theosophy in the early 1920s, did much to popularize the community as a center for alternative philosophies. Beginning in the 1920s, the area east of the City of Ojai began to develop with homes, a number of them surrounded by citrus and avocado groves. New residential development in Ojai slowed precipitously, as it did in many other communities, between the early 1930s and 1945, due to the Great Depression and the scarcity of labor and material during World War II.

By the early 1950s, California began a period of profound demographic and economic changes as the region's defense-related economy expanded. These changes, as well

as extensive improvements to Southern California's regional transportation system and the construction of Cachuma Dam and Reservoir in 1954, prepared the way for increased development in Ventura County, including the Ojai Valley. By the early 1960s, Ojai had become a popular home for the affluent, attracted by the area's scenery and cultural activities. However, its agricultural component continued to contribute to the valley's economy. Since then, Ojai has continued to attract the development of individual single-family houses, while tourism has increasingly become a significant source of the community's wealth.

4.3 Historical Context of the Property at 3935 Thacher Road (1938-1940)

In 1938, Mrs. Donald Ryder (Florence) Dickey developed a lot on Rural Route #1 at the east end of the Ojai Valley in the County of Ventura, on what is now 3935 Thacher Road. The architect, Roy C. Wilson, was hired by Florence Dickey to design for the property a Spanish Colonial Revival style house and a detached two-story garage with living quarters above (Architectural Plans, Museum of Ventura County). Mrs. Dickey, a widow, with a young son, continued to own the property until at least 1940 (1940 United States Census).

Mrs. Donald R. (Florence) Dickey (1888-1974)

Florence Van Vechten Dickey was born on August 19, 1888, to parents Mr. & Mrs. Simon Murphy in Michigan (California, U. S. Death Index, 1940-1997). Little is known of her early life. On June 15, 1921, Florence Van Vechten Murphy married Donald Ryder Dickey (1887-1945), the son of Mrs. E. M. Dickey of Pasadena, at her parent's estate, Claymont, in Charlestown, West Virginia (*Pasadena Evening Post*, June 21, 1921, page 7). The couple moved initially to New York, where Dr. Dickey taught zoology. In 1925, the couple had a son, Donald, Jr. A year later, in 1926, the couple and their infant son relocated to Pasadena, where Dr. Dickey was a lecturer, researcher, and writer at the California Institute of Technology (*Oakland Tribune*, April 17, 1932. Page 3). A graduate of Yale University, Dr. Dickey rose to prominence in his field, and at his death in 1932, at the age of 45, he "was credited with owning the largest collection of mammals and birds in the world" (*Oakland Tribune*, April 17, 1932. Page 3). Following her husband's death, Florence and Donald, Jr. moved to Paris, where they lived until at least 1935 (1940 United States Census). A few years later, they moved back to California. By 1940 Florence Dickey was living at the Twin Peaks Ranch in the Ojai Valley on what is now 4403 Thacher Road. Florence Dickey died at age 86 in Nevada on August 19, 1974 (California, U. S. Death Index, 1940-1997).

Spanish Colonial Revival Style

The Spanish Colonial Revival style is one of a number of Period Revival styles that enjoyed great popularity in the United States during the 1920s and 1930s. The Period Revival movement included a diverse range of architectural styles, including Tudor, French Norman, Spanish, Italian Renaissance, American Colonial, and Spanish Colonial styles. In California, attempts to develop a regional motif began in the late 19th century.

Inspired by the remaining examples of Mission period architecture in California and the American Southwest, the Mission Revival style (circa 1895-1915) was an early manifestation of this movement. Among examples of the style in Santa Barbara are Crocker Row (1894-95), located on the 2000 block of Garden Street, the Elkhorn Creamery Building at 17–21 West Ortega Street (1905), and the Santa Barbara Railroad Depot (1905). One of the few surviving examples in Montecito is the Arcady estate (later known as the Knapp Estate), built for Ralph Radcliffe Whitehead in 1894.

While the Mission Revival Style achieved some degree of popularity, it never reached any degree of stylistic prominence in California. It was not until Bertram Goodhue designed a scheme for the Panama Pacific Exposition in San Diego (1913-1915) that a new style, based largely on Spanish Colonial and Mexican antecedents, would gain widespread popularity. Providentially, during this time, Santa Barbara and Montecito were experiencing an expansion of their residential neighborhoods. This growth provided opportunities for architects and designers, such as George Washington Smith, Edwards and Plunkett, Roland Sauter, James Osborne Craig, Winsor Soule, Carlton Winslow, and Reginald Johnson, to design buildings in the Spanish Colonial Revival style in the years between the late teens and the late 1930s. Attributes of the Spanish Colonial Revival style include, among others: 1) use of vernacular materials, such as plaster, stucco, wood, and terra cotta; 2) classically inspired ornamental detailing, ranging from the simple to the ornate; 3) the emphasis on broad, uninterrupted wall surfaces, punctuated by a careful use of openings (fenestration was generally asymmetrical, and 4) an emphasis on the interplay of cubic volume (this interplay was not only picturesque; it emphasized the hierarchical division between the house's utilitarian service areas, and the private and public areas, meant for the use of the family and its guests). The style gained additional impetus in Santa Barbara after 1925, when a devastating earthquake required constructing or repairing hundreds of buildings in the Santa Barbara area.

4.4 Historical Context of the Property at 3935 Thacher Road (1945-2022)

By 1945, the property was owned James N. Atkinson, a rancher, and his wife, Mildred. The Atkinson's continued to own the property until 1960 (1945-1960 Ventura County Phone Directories). The 1.65-acre property was owned by Robert A., and Carole H. Adams in 2976(1976 Ventura County Phone Directory; First American Title Company, Recording Transfer, October 31, 1980). Charles Adams continued to own the property, which was called *Amorita* ("Sweetheart"), until May 3, 2022, when it was purchased by Nancy Yih (First American Title Company, Recording Transfer, May 3, 2022).

5.0 EXISTING CONDITIONS AND BUILDING CHRONOLOGY

The property at 3935 Thacher Road is accessed via a semi-circular driveway that extends in a northly direction to the house. The property is developed with a one-story house and a detached two-story garage with living quarters above. Both the house and the garage were built in 1938.

5.1 Neighborhood Setting (See Photographs #1 & 2).

The study parcel at 3935 Thacher Road is located at the east end of the Ojai Valley in a semi-rural setting comprised primarily of individually built middle-to-upper-middle houses surrounded by citrus orchards, avocado groves, and native oak trees. Many properties, as in the case of the property at 3935 Thacher Road, are lined with low dry-stacked sandstone walls.

5.2 The Street Frontage of the Property at 3935 Thacher Road (See Photographs #3-6)

The front of the property runs parallel to Thacher Road and is accessed by two driveways located at the west and east ends of the property. A low dry-stacked sandstone wall runs between the two driveways. Mortared sandstone piers flank either side of the entrance driveways and at the center point of the wall, which provides pedestrian access through a wrought iron gate. One of the piers, located to the west of the gate, has a plaque attached to the pier inscribed with the name of the property, *Amorita* (Sweetheart), and the name of its previous owner, R. A. Adams, who owned the property from 1976 until 2022.

5.3 The House at 3935 Thacher Road (See Photographs #7-24)

General Description

Designed in the Spanish Colonial Revival style, the 2,151-square-foot single-story house was built in 1938. The u-shaped house is clad in stucco, and windows are comprised primarily of wood-framed multi-light casement type. The roof is comprised of a moderately-pitched side-gabled roof, flanked on either side by projecting front-gabled wings at the east and west ends of the elevation. The roof is covered in c-shaped terra cotta tiles and has shallow eaves with exposed rafter tails.

South Elevation (Street Façade) (See Photographs #7-13)

The south elevation, which is the street façade of the house, is u-shaped in configuration, with projecting wings at the east and west ends of the elevation. The picturesque aesthetic of the house's design is enhanced by the asymmetry of the south elevation's projecting wings and the employment of arcuated, elliptically, and rectangularly shaped windows, doors, and doorways. At approximately mid-point of the elevation, a walkway leads to the entry porch sheltered by a shallow, stucco-clad barrel-vaulted ceiling. Three steps lead to the concrete-covered porch. The wood-planked entry door is slightly curved at the top, repeating the arcuated form of some of the house's other windows and doors. While arcuated and elliptical forms are employed, most of the elevation's fenestration is comprised of wood-framed multi-paned casement windows. A decorative wrought iron light fixture hangs from the ceiling of the entry porch. Stuccoed built-in benches flank on either side of the entry porch. Decorative elements are kept to a minimum and include wrought iron lanterns

and wrought iron grill work covering the window on the projecting east wing of the elevation.

North Elevation (See Photographs #14 & 15)

The north elevation is L-shaped in configuration. Walls are clad in stucco, and fenestration is comprised of a bank of asymmetrically aligned windows of various dimensions. All of the windows are wood-framed multi-light casement type. The moderately-pitched side-gabled roof is covered in c-shaped terra-cotta tiles.

East Elevation (See Photographs #16 & 17)

The east elevation is L-shaped in configuration. Walls are clad in stucco, and fenestration consists of asymmetrically aligned windows of varying dimensions; all windows are wood-framed casement type. A multi-paned French door is located at the north end of the elevation. A low-pitched shed roof covers two-thirds of the roof; an intersecting side-gabled roof covers the remaining one-third of the roof. The shed and side-gabled roofs are covered in c-shaped terra cotta tiles. A shallow stuccoed-clad chimney projects from the center point of the side-gabled roof; the chimney is topped by four triangularly shaped terra cotta forms.

West Elevation (See Photographs #18-24)

The west elevation is made of a series of projections and recession and is the most complex in design of all of the house's elevations. The south end of the elevation consists of a covered porch supported by thick stucco-clad piers. Thick wood timbers help support the porch roof. The open porch's fenestration consists of a multi-paned French door located toward the porch's north end. Just adjacent to the door is an exposed cobbled sandstone chimney. An arched opening at the far south end of the elevation is open to the exterior. Other fenestration is comprised of symmetrically aligned wood-framed casement windows. The moderately-pitched side-gabled roof is covered in c-shaped terra cotta tiles.

5.4 The Detached Two-Story Garage (See Photographs #25-29)

General Description

The detached Spanish Colonial Revival style two-story garage was built in 1938. The rectangularly-shaped garage is clad in stucco. Fenestration is comprised primarily of wood multi-paned casement type windows. The moderately-pitched side-gabled roof is covered in c-shaped terra cotta tiles; a shed roof covers the two-bay garage and also is covered in c-shaped terra cotta tiles; exposed rafter tails are located under the shallow eaves of most of the elevations.

South Elevation

The south elevation, clad in stucco, is linear in configuration. The massing of the south elevation is broken into two components, an attached single-story, two-bay garage, and a recessed two-story living space to the rear of the garage. The single-story garage is dominated by two wood-paneled bay doors and is sheltered by a moderately-pitched shed roof covered in c-shaped terra cotta tiles; under its shallow eave are exposed rafter tails. Above and recessed to the rear of the garage component is a two-story living space. Fenestration on the second floor is comprised of a single, wood-framed multi-paned casement window toward the west end of the elevation and a pair of wood-framed multi-paned casement windows at the east end of the elevation. A truncated chimney projects from the east end of the two-story element; this chimney is identical in style to that of the house's chimney.

North Elevation

The north elevation, which is clad in stucco, is linear in configuration with the second floor cantilevered over the first floor; exposed timber bracing helps support the second-floor element of the garage building. Fenestration on the second floor consists of two windows, a wood-framed multi-paned casement window nearest the west end of the elevation and a second, slightly larger fixed, single-paned window adjacent to and to the east of the casement window. There is a small wood-framed, double-framed sash window at the east end. Fenestration on the first floor is comprised of a single, wood-framed, multi-light casement. The shallow-pitched side-gabled roof is covered in c-shaped terra cotta tiles. Under its shallow eave are exposed rafter tails.

East Elevation

The east elevation is linear in configuration. The elevation is two stories in height, with the exception of the garage component at the south end when it drops down to a single story. The walls are clad in stucco. Fenestration consists of two wood-framed, multi-paned casement windows on the second floor near the north end of the elevation. A single wood-framed, multi-paned casement window is located on the first floor near the south end of the elevation.

West Elevation

The west elevation is linear in configuration. The walls are clad in stucco. Fenestration on the second floor consists of two wood-framed, multi-light casement windows, one located at the north end of the elevation and the other at the south end of the elevation. A flush panel wood door, located adjacent to the window at the north end of the elevation, allows access to the interior. A wood staircase with wood railings leads to the second story living quarters.

5.5 Landscape and Hardscape Features on the Property (See Photographs #30-34)

A below-ground swimming pool is located between the house's east side and the detached garage's west side. Stake fencing partially encloses the swimming pool and its concrete aggregate terrace. Other hardscape features include a sandstone water feature in the front yard. The remaining landscape elements include native oaks, specimen trees, and bushes. The west and north ends of the property consist of lemon and avocado orchards.

6.0 SIGNIFICANCE EVALUATION

The project property embodies elements of a semi-rural setting in an area of nearby citrus groves and avocado orchards. The project parcel is in a setting characterized by agricultural components and a natural landscape composed of native trees and plants.

6.1 Evaluation of Significance

The project property has not been previously surveyed. The following section of the report provides an evaluation of the property at 3935 Thacher Road to see if the property retains sufficient integrity to convey its architectural and historical significance and potential eligibility as a National Register eligible historic district and to identify under which criteria it is eligible for listing and to identify the property's contributing and non-contributing elements.

6.2 County of Ventura Significance Criteria

Landmark Criteria

The following criteria, based solely on the National Register of Historic Places guidelines, are used to determine the eligibility of an improvement, natural feature, or site for Ventura County landmark designation:

- 1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history.*
- 2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States.*
- 3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history.*
- 4. It has yielded or has the potential to yield information important to the prehistory or history of Ventura County or its cities, California, or the nation.*
- 5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.*

6. Integrity. Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Criteria 1: It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history.

The house and detached two-story garage at 3935 Thacher Road are exemplars of the Spanish Colonial Revival Style. A popular style, particularly in southern California, buildings of this type were built in the thousands for the middle, upper middle, and wealthy classes at the height of the style's popularity, between circa-1920 and circa-1940. The house and detached two-story garage at 3935 Thacher Road, built in 1938, are examples of a more simplified interpretation of an upper-middle-class version of the style. Modest in scale and massing, both the house and the detached garage's decorative and construction details are defined by their simple detailing, including its smooth-sided stucco walls and austere, handcrafted details, such as wood-planked entry door, wood-framed multi-paned casement windows, and roofs covered with traditional c-shaped terra cotta tiles. Therefore, because the house and detached two-story garage at 3935 Thacher Road are almost intact and elegant interpretations of the Spanish Colonial Revival style, a style that helped solidify the identity of one of Southern California's most popular regional motifs, the property at 3935 Thacher Road meets Criteria 1.

Criterion 2: It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States.

The property at 3935 Thacher Road does not have any direct link with a specific historic event important to interpreting California or local history. Therefore, the property at 3935 Thacher Road does not meet Criterion 2.

Criterion 3: It is associated with the lives of persons important to Ventura County or its cities, California, or national history.

None of the owners of the property rise to the level of historical importance that would make them significant people to the history of the community, state, or nation. Therefore, the property at 3935 Thacher Road does not meet Criterion 3.

Criterion 4: It has yielded or has the potential to yield information important to the prehistory or history of Ventura County or its cities, California, or the nation.

The application of this criterion to archaeological reports is beyond the purview of this report.

Criterion 5: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The house and detached garage were designed by the regionally important architect, Roy C. Wilson. Designed in the Spanish Colonial style, the two buildings are excellent exemplars of their style and craftsmanship. Therefore, because the house and the detached garage represent the work of a significant architect and possess distinctive characteristics of high artistic values, the property at 3935 Thacher Road meets Criterion 5.

Criterion 6: Integrity. Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

The house and detached two-story garage at 3935 Thacher Road are examples of the Spanish Colonial Revival style. Both built improvements are almost intact exemplars of buildings designed for the consumption of the upper middle classes. While simple in its detailing, craftsmanship can be seen in the house's wood-planked entry door, decorative metal grill work, and a roof covered with traditional terra cotta tiles. Both the house and the detached garage remain in their original location and continue to retain almost all of their original construction materials, including siding, fenestration, roof cladding, and design elements that exhibit the skilled, handcrafted workmanship typical of the time period. Therefore, because the house and detached garage at 3935 Thacher Road are essentially intact examples of their architectural style, the property at 3935 Thacher Road meets Criterion 6.

6.3 California Register of Historical Resources.

Criterion 1 (associated with broad patterns of local history.

Criterion 2 (associated with the lives of persons important in our past)

Criterion 3 (embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values)

Criterion 4 (has yielded, or maybe likely to yield, information important in prehistory or history)

Criterion 1: The house does not have a direct association with the broad patterns of local history. Therefore, the property at 3935 Thacher Road does not meet Criterion 1.

Criterion 2: The property does not have a substantive association with a person or persons significant to the local community. Therefore, the property at 3935 Thacher does not meet Criterion 2.

Criterion 3: The house at 3935 Thacher Road was designed by Roy C. Wilson, a locally significant architect based in Ventura County. Wilson's scheme for the house drew inspiration from the Spanish Colonial Revival style, which featured planer walls, terra cotta tiled roofs, decorative wrought iron lanterns, grill work, and multi-light casement windows. The house is an almost intact example of its stylistic type and an excellent exemplar of the Spanish Colonial Revival style. As an excellent example of one of Roy C. Wilson's designs in the Spanish Colonial Revival style, the house at 3935 Thacher Road meets Criterion 3.

Criterion 4: This criterion, which refers to archaeological deposits, is beyond the purview of this report.

6.4 National Register of Historic Places

Criterion A) are associated with events that have made significant contributions to the broad patterns of our history;

Criterion B) are associated with the lives of persons significant in our past;

Criterion C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;

Criterion D) have yielded, or maybe likely to yield, information important in prehistory or history.

Criterion A): The house is not associated with events that have made significant contributions to the broad patterns of California history. Therefore, the property at 3935 Thacher Road does not meet Criterion A.

Criterion B): The property is not associated with the lives of persons significant to California's past. Therefore, the property at 3935 Thacher Road does not meet Criterion B.

Criterion C) The house at 3935 Thacher Road was designed by Roy C. Wilson, a locally significant architect based in Ventura County. Wilson's scheme for the house drew inspiration from the Spanish Colonial Revival style, which featured planer walls, terra cotta tiled roofs, decorative wrought iron lanterns, grill work, and multi-light casement windows. The house is an almost intact example of its stylistic type and an excellent exemplar of the Spanish Colonial Revival style. As an excellent example of one of Roy C. Wilson's designs in the Spanish Colonial Revival style, the house at 3935 Thacher Road meets Criterion C.

Criterion D: The application of this criterion to archaeological deposits is beyond the purview of this report.

6.5 Summary Statement of Significance

The study property retains sufficient integrity to contribute to the architectural heritage of Ventura County as a Ventura County Landmark, as well as being eligible for listing in the California Register of Historic Places and the National Register of Historic Places. Therefore, the property at 3935 Thacher Road is a significant historic resource for the purposes of environmental review.

Contributors include:

- The House;
- Detached two-story garage;
- Sandstone retaining and boundary walls facing Thacher Road; and
- The property's semi-rural setting.

Non-Contributor includes:

- Detached metal shed adjacent to the garage;
- Swimming pool and pool deck.

7.0 SUMMARY STATEMENT OF SIGNIFICANCE

The current study finds the property at 3935 Thacher Road a historically significant property that meets multiple criteria for listing as a Ventura County Landmark, as well as being eligible for listing in the California Register of Historical Resources and the National Register of Historic Places. The nominated property is depicted on Parcel Map 2 as (APN 014-0-100-260). Therefore, the property is a qualified historic resource for the purposes of environmental review.

8.0 RECOMMENDATIONS/MITIGATION MEASURES (Analysis of Project Impacts)

CEQA guidelines state a *project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment* (CEQA Guidelines subsection 15064.5(b)). The guidelines define a Substantial adverse change as: *physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired* (CEQA Guidelines subsection 15064.5(b)(1)). The significance of an historical resource is materially impaired when a *project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register* (CEQA Guidelines subsection 15064.5(b)(2)).

Application of the following standards known as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, developed by the Department of the Interior will guide the evaluation. In evaluating impacts to the landscape features, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, were consulted. These standards are the accepted framework for determining if a project would (or has) maintains the historic character of a property or has diminished the ability of a property to convey those qualities that make it eligible for listing as a significant historic resource and whether a project is consistent with the County of Ventura historic preservation guidelines.

The Standards define rehabilitation as: *the act or process of making possible a compatible use for a property through, repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

- 1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 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.*
- 4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 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.*
- 7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 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 will 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.*
- 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 will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).*

If a project does not comply with the Standards, it may, but not necessarily, result in a substantial adverse change in the significance of an historical resource, which may require further analysis to determine if implementation of the proposed project would “materially impair the historic resource (CEQA Guidelines 15064.5(b)).

8.1 The Proposed Project

The project's architect of record is Two Trees Architects. The landscape architect of record is Scott Menzel. Project plans are found in Appendix A of this report. The applicant proposes the following alterations to the property:

Alterations to the House

- Alter some of the fenestration on the house's north elevation;
- Insert a door at the west end of the house's south elevation;
- Alter and replace some of the east elevation's doors and windows;
- Alter fenestration on the house's west elevation;
- Construct a paved 845 square-foot terrace off the northwest corner of the house. The terrace would feature a wood pergola and an outdoor fireplace in the Mediterranean style.

Alteration to the Garage Building

- Add a one-story, 375 square-foot addition with a 338 square-foot, second floor porch to the building's rear (north) elevation. The addition would house a pool house and mechanical room;
- Relocate the existing exterior wood staircase from the west elevation to the east elevation;
- Convert the building into a gym, with a toilet, dressing room and laundry for the new swimming pool;
- The building's second floor would be remodeled;
- Some of the existing fenestration would be replaced;
- The existing garage doors would be replaced with French doors.

The Swimming Pool

- Remove the non-historic swimming pool, pool deck and fencing;
- Install and new 15-foot by 60-foot rectangular swimming pool and pool deck off the house's north elevation;

Additional Dwelling Unit (ADU)

- Construct a one-story 1,200 square-foot, ADU at the north west of the house;
- The building with its board and batten style walls and gable roofs is intended to recall the materials and style of an early 20th century outbuilding.

Detached Garage

- Construct a detached one-story, 432 square-foot garage northwest of the house;
- The building with its board and batten style walls and gable roofs is intended to recall the materials and style of an early 20th century outbuilding.

Landscaping

- The existing semi-circular driveway adjacent to the house's south elevation would be replaced with rectangular terrace with a Spanish Revival water feature;
- A paved turn-out meeting Fire Department code requirements is proposed near the southwest corner of the property;
- The driveway at the east end of the street frontage would be removed and replaced with a surfaced pathway and a surfaced, unroofed patio;
- New informal style landscaping is also proposed.

8.2 Analysis of the Proposed Project

Standard 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:

The proposed project would maintain the historic use of the parcel as a residential property.

The house will maintain its existing footprint with modifications confined to alterations to fenestration on the house's rear (north) elevation where three small casement windows near the west end of the elevation would be replaced with a larger casement window to provide light to the remodeled kitchen, a door near the north end of the elevation would be relocated to the north end of the elevation, and a door at the east end of the elevation would be replaced with a small casement window to provide light and ventilation to a bathroom. At the west end of the east elevation, an existing casement window would be replaced with a larger window unit. Alterations to the east elevation would remove two casement windows near the center of the elevation and replace them with a French door. A casement window near the north end of the elevation would be replaced with a French door. On the west elevation, two small casement windows near the north end of the elevation would be replaced with casement windows. A door, opening onto an existing porch would be installed at the west end of the south elevation.

The project would preserve the house's existing footprint, roof, plastered walls, the porches on the south and east elevations. The south elevation facing Thacher Road would not be altered, ensuring the entry façade, which is the side of the building visible

to the public would not be altered. The proposed removal and replacement of some of the windows and doors on the north, east and west elevations will not substantially impair the building's ability to convey its historic appearance because most of the existing fenestration would remain in place and the replacement fenestration will emulate the existing fenestration in design. To ensure the design of the French doors is sympathetic to the house's Spanish Colonial Revival architecture, it is recommended that the lower quarter or third of the doors feature wood panels, a design feature characteristic of early 20th century Spanish Colonial Revival houses that would provide a subtle visual differentiation between the historic windows and the proposed French doors.

The proposed alterations to the garage include a one-story addition to its rear façade, the replacement of west elevation's exterior wood staircase with a plastered staircase located on the building's rear elevation and the replacement of the south elevation's garage bay doors with French doors set into the bay doors' existing openings. Other alterations include replacing a second floor door on the west elevation with a window. The changes, with the exception of the replacement of the bay doors on the south elevation would not be visible from Thacher Road, ensuring the overall form of the building's street façade would remain. While the bay doors would be replaced with fenestration, the bay door opening would retain their existing dimensions. The proposed removal of the west elevation's flight of wood steps would not substantially impact the building's integrity of design because the stairs are a minor feature of the building that are located on a side elevation. The proposed one-story addition to the rear elevation is appropriate in scale and design and its construction would not remove architecturally significant design features. To ensure the design of the French doors is sympathetic to the building's Spanish Colonial Revival architecture, it is recommended that the lower quarter or third of the doors feature wood panels emulating the appearance of the existing wood bay doors, a design feature characteristic of early 20th century Spanish Colonial Revival buildings that would subtly recall the garage's original bay doors.

The location and scale and massing of the ADU and the detached garage, which are one-story in height and located near the west end of the property, will not remove historic landscape features, or impair the setting of the historic house or the dry-stacked stone walls along Thacher Road

The proposed landscaping plan and hardscape improvements including removal of the existing driveway, and a small pond, the installation of terraces for the house and garage, including a wood pergola and exterior fireplace near the house's north elevation, and installation of a swimming pool would not impair setting of the historic resource or remove character-defining landscape features. Moreover, the design, scale and massing of the landscape features are deferential to the historic resource's setting. Therefore, the proposed project meets Standard 1.

Standard 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 the property will be avoided:

As noted above the project does not propose the removal of significant hardscape features or landscaping. The placement of almost all of the proposed improvements to the rear of the property ensures the property's streetscape will remain unimpaired. Therefore, the proposed project meets Standard 2.

Standard 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:

The project does not propose the addition of elements from other historic properties. Also, the additions including the detached garage and ADU and the swimming pool as well as the terraces are differentiated in materials and design from the existing house and garage. Therefore, the proposed project meets Standard 3.

Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved:

No buildings, structures or landscape features on the project parcel postdating the construction of the house and garage have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the proposed project.

Standard 5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved:

For the house, the loss of contributing building fabric is confined to the replacement of several windows and doors, none of which are located on the house's street façade. Because the majority of the house's contributing building fabric will remain, sufficient original materials will be present to convey the character and type of its historic materials and construction techniques. Therefore, the proposed alterations to the house meet Standard 5.

For the garage, loss of contributing architectural features is largely confined to the street façade's bay doors, which would be replaced by French doors. Provided the guidance to revise the design of the French doors to include a reference to the existing garage doors (cladding the base of the doors in wood emulating the design of the existing bay doors), this alteration would meet Standard detailed above, under Standard 1 is implemented

The proposed alterations would leave the dry-stacked walls, gate piers and metal gate on Thacher Road intact. An existing asphalt driveway and a small water feature would be removed. The proposed construction to the rear of the house and garage would not remove character-defining landscape features or elements of a significant designed landscape. Therefore, the proposed project meets Standard 5.

Standard 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:

No deteriorated historic buildings or landscape features are proposed for repair. If such repairs are required in the future, the repair or replacement of historic building materials or the dry-stacked stone walls will be undertaken in consultation with County of Ventura. Provided this guidance is followed the proposed project meets Standard 6.

Standard 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used:

If repairs to the house, garage, or dry-stacked stone walls are required, the applicant shall consult with the County of Ventura to ensure the repairs or treatments will preserve historic materials to the maximum extent feasible. Provided this guidance is followed, the proposed project meets Standard 7.

Standard 8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken:

The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 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:

As detailed above, the proposed project's impacts to historic resources are largely confined to replacement of some of the house and garage's fenestration, the replacement of the garage's bay doors with French doors, and the installation of a swimming pool, outdoor terraces, and a detached garage and ADU. These changes would not substantially impair the historic buildings or their setting provided the guidance to panel the base of the new French doors in wood is implemented. None of

these changes has the potential for substantially altering the character of the property when viewed from Thacher Road or its spatial or visual relationships. Therefore, because the essential character of the property would be preserved with the implementation of this guidance, the proposed project meets Standard 9.

Standard 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:

Standard 10 is met because the proposed project would preserve the footprint of the house and garage and almost all of their contributing building materials and design features. The dry-stacked stone walls would also be preserved. The other proposed improvements such as the detached garage, detached ADU, and the swimming pool and other hardscape improvements could be removed in the future with minimal impact to the historic resource. Therefore, the proposed project meets Standard 10.

8.3 Analysis of Project-Specific Impacts under CEQA

The proposed project complies with all ten Rehabilitation Standards provided the guidance in this report is implemented. It is recommended that the project description include the documentation listed below to preserve a record of the property for the community:

Proposed Documentation

- 1) Photo-document the house, garage, and their immediate setting with large-format black-and-white photography, accompanied by a written report. The recordation shall be of sufficient detail to preserve a visual record of the buildings and their setting and shall meet the Historic American Buildings Survey ("HABS") / Historic American Engineering Record ("HAER") standards for documentation and photo-documentation of historic resources at a minimum Level 1 Recordation. This documentation shall be donated to a suitable repository, such as the Ojai Museum and the Museum of Ventura County.
- 2) The documentation plan for the property and its setting shall be developed and reviewed by a county-approved architectural historian meeting the Professional Qualification Standards contained in the Secretary of the Interior's Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, and with demonstrable experience applying the Secretary of the Interior's Standards for the Treatment of Historic Property, in particular the Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings, to ensure conformance with the standards of Historic American Buildings Survey ("HABS") level documentation.

9.0 SUMMARY STATEMENT OF SIGNIFICANCE AND IMPACTS

The current study has concluded the house, garage, and dry-stacked stone walls at 3595 Thacher Road (APN 014-0-100-260) in Ventura County, California, are a qualified historic resource that maintains its eligibility for listing in the California Register of Historical Resources, the National Register of Historic Places, and its potential designation as a County of Ventura Landmark. Therefore, issuance of a Certificate of Appropriateness is recommended.

The as currently proposed, the project meets the Secretary of the Interior's Standards for Rehabilitation provided the measures outlined in Section 8.3 this report are implemented. Therefore, the project would not result in significant direct or indirect impacts to significant historic resources and residual impacts would be less than significant.

10.0 PHOTOGRAPHS



**Photograph #1: Aerial view of the property at 3935 Thacher Road
(Photo: Courtesy of Ojai Property Group, Inc.)**



Ojai Property Group Inc.

**Photograph #2: Aerial view of the property at 3935 Thacher Road
(Photo: Courtesy of Ojai Property Group, Inc.)**



**Photograph #3: Streetscape for property at 3935 Thacher Road
Driveway at west end of the street frontage (Looking north)**



**Photograph #4: Streetscape for property at 3935 Thacher Road
View of property from street frontage (Looking NE)**



**Photograph #5: Streetscape for property at 3935 Thacher Road
View of property from street frontage (Looking north)**



**Photograph #6: Streetscape for property at 3935 Thacher Road
View of property from street frontage toward second entrance at east end
(Looking NE)**



**Photograph #7 Property at 3935 Thacher Road
South elevation of house (Looking north)**



Ojai Property Group Inc.

**Photograph #8 Property at 3935 Thacher Road
South elevation of house (Looking NW)
(Photograph courtesy of Ojai Property Group Inc.)**



**Photograph #9 Property at 3935 Thacher Road
South elevation of house (Looking NW)**



**Photograph #10 Property at 3935 Thacher Road
South elevation of house (Looking north)**



**Photograph #11 Property at 3935 Thacher Road
South elevation, detail of entry door (Looking north)
(Photograph courtesy of Ojai Property Group Inc.)**



**Photograph #12 Property at 3935 Thacher Road
South elevation, detail of light fixture**



**Photograph #13 Property at 3935 Thacher Road
South elevation, detail of arched doorway**



**Photograph #14 Property at 3935 Thacher Road
North elevation (Looking south)**



**Photograph #15 Property at 3935 Thacher Road
West of north elevation (Looking east)**



**Photograph #16 Property at 3935 Thacher Road
South end of east elevation (Looking west)**



**Photograph #17 Property at 3935 Thacher Road
North end of east elevation (Looking west)**



**Photograph #18 Property at 3935 Thacher Road
West elevation (Looking NE)**



**Photograph #19 Property at 3935 Thacher Road
South end of west elevation (Looking NE)**



**Photograph #20 Property at 3935 Thacher Road
North end of west elevation (Looking SE)**



**Photograph #21 Property at 3935 Thacher Road
North end of west elevation (Looking SE)**



**Photograph #22 Property at 3935 Thacher Road
Detail of the porch on west elevation (Looking NE)**



**Photograph #23 Property at 3935 Thacher Road
Detail of the porch on west elevation (Looking north)**



**Photograph #24 Property at 3935 Thacher Road
Detail of the front porch on the west elevation (Looking south)**



**Photograph #25 Property at 3935 Thacher Road
South elevation of the garage (Looking north)**



**Photograph #26 Property at 3935 Thacher Road
North elevation of the garage (Looking SE)**



**Photograph #27 Property at 3935 Thacher Road
The south elevation of the garage (Looking north)**



**Photograph #28 Property at 3935 Thacher Road
East elevation of the garage (Looking SW)**



**Photograph #29 Property at 3935 Thacher Road
West elevation of the garage (Looking east)**



**Photograph #30 Property at 3935 Thacher Road, the
Swimming pool (Looking south)**



**Photograph #31 Property at 3935 Thacher Road,
the Swimming pool (Looking NW)
(Photo courtesy of Ojai Property Group, Inc)**



**Photograph #32 Property at 3935 Thacher Road
Avocado orchard at the north end of property**



**Photograph #33 Property at 3935 Thacher Road
Water feature in the front garden (Looking SW)**



**Photograph #34 Property at 3935 Thacher Road
Water feature in the front garden (Looking SW)**



Ojai Property Group Inc.

**Photograph #35 Property at 3935 Thacher Road
Living room (Photo courtesy of Ojai Property Group, Inc)**



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**Photograph #36 Property at 3935 Thacher Road
Dining area (Photo courtesy of Ojai Property Group, Inc)**



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**Photograph #37 Property at 3935 Thacher Road
Bedroom No. 1 (Photo courtesy of Ojai Property Group, Inc)**



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**Photograph #38 Property at 3935 Thacher Road
Bedroom No 2 (Photo courtesy of Ojai Property Group, Inc)**



**Photograph #39 Property at 3935 Thacher Road
Kitchen (Photo courtesy of Ojai Property Group, Inc)**



**Photograph #40 Property at 3935 Thacher Road
Bathroom No. 1 (Photo courtesy of Ojai Property Group, Inc)**



**Photograph #41 Property at 3935 Thacher Road
Bathroom No. 1 (Photo courtesy of Ojai Property Group, Inc)**



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**Photograph #42 Property at 3935 Thacher Road
Bathroom No. 2 (Photo courtesy of Ojai Property Group, Inc)**



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**Photograph #43 Property at 3935 Thacher Road
Bathroom No. 2 (Photo courtesy of Ojai Property Group, Inc)**

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