

Appendix C:

Hardison House Phase I/II Historic Resource Report,
Wallace Libbey Hardison Residence
1226 Ojai Road (Tentative Tract Map 5928)
SanBuenaVentura Research Associates, July 28, 2015.

**Phase I/II Historic Resources Report
Wallace Libbey Hardison Residence
1226 Ojai Road (Tentative Tract Map 5928)
Santa Paula, CA**

28 July 2015

Prepared for:

**Williams Homes, Inc.
21080 Centre Point Parkway
Santa Clarita, CA 91350**



Executive Summary

This report was prepared for the purpose of assisting the City of Santa Paula in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources on a parcel totaling approximately 19.27 acres, addressed at 1226 Ojai Road (APN 100-040-01). This parcel is the location of a residence constructed in 1884 (Main Residence), Barn/Stables, Second Residence, and a Garage/Residence. The proposed project involves the subdivision of the property for the construction of 53 single family residences. The existing Main Residence will be preserved in place on a 0.65 acre remainder parcel, and the Barn/Stables relocated near the Main Residence and restored for use as a garage. The Second Residence and Garage/Residence buildings will be removed. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Santa Paula criteria. A determination will be made as to whether significant adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project, and recommend the adoption of mitigation measures, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Williams Homes, Inc., and is based on a field investigation and research conducted in December 2013 and a Phase I Historic Resource Report completed for the property by San Buenaventura Research Associates in March 2014. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The property evaluated in this report was found to be eligible for listing on the NRHP under criteria A, B and C, and the CRHR under criteria 1, 2 and 3, and potentially eligible designation as a City of Santa Paula landmark. Consequently, the property was found to be a historic resource for purposes of CEQA. (impacts and mitigation summary) The proposed project was found to have the potential to have a significant adverse impact on historic resources, which can be reduced to a less than significant impact through the application of the recommended mitigation measures.

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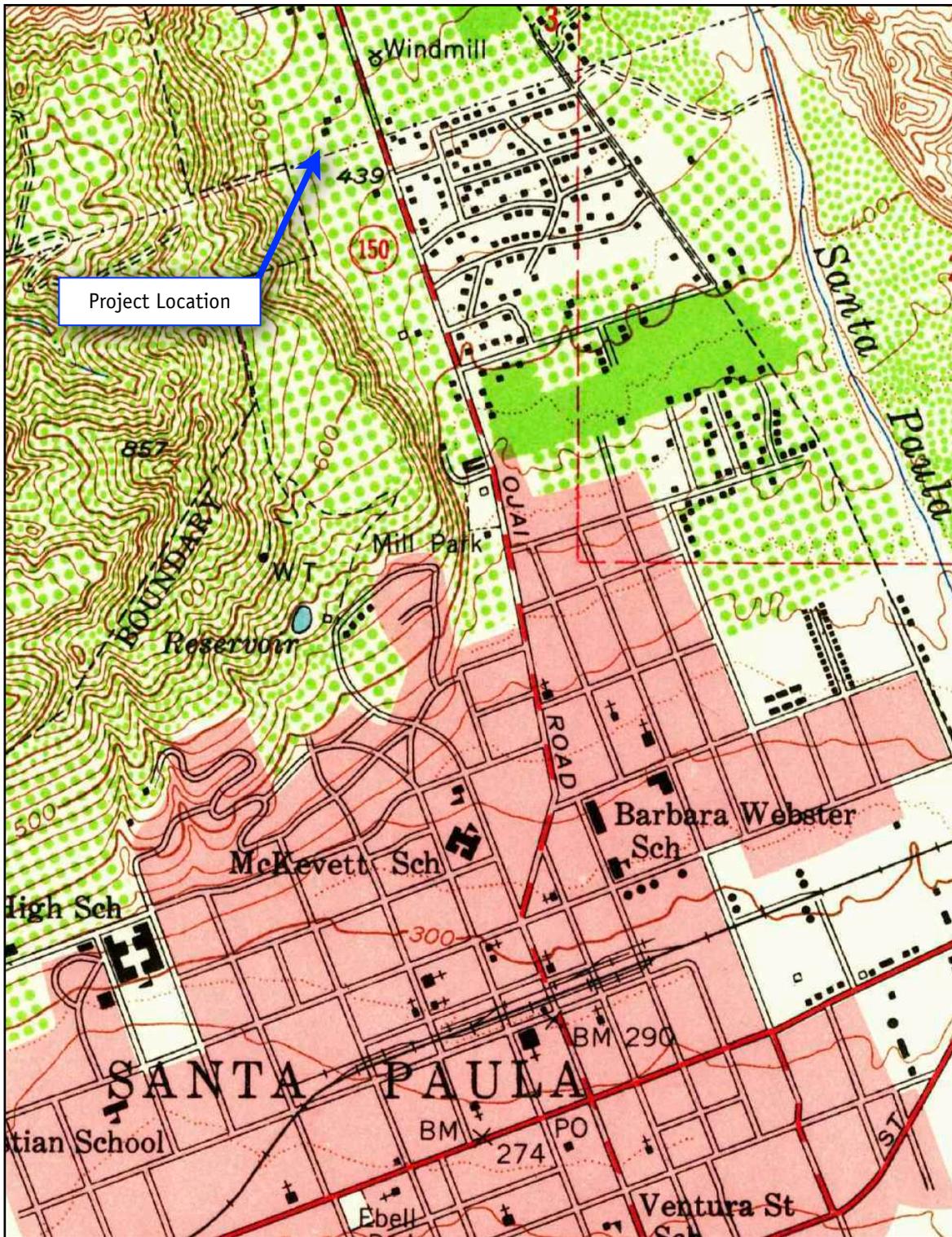


Figure 1. Project Location [Source: USGS 7.5' Quadrangle, Santa Paula, CA, 1951]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. 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; 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 (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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 distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” that define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven “aspects.” The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pat-

tern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

City of Santa Paula Historic Landmark Designation Criteria

City of Santa Paula Ordinance No. 816 adopted on November 19, 1984, provides for the designation of City Landmarks in accordance with the following standards and procedures:

A. Criteria for Designation of Landmark Nomination.

The Design Assistance Committee, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property or structure meets one or more of the following criteria:

- (1) Historical & Cultural Significance

- (a) The proposed landmark is particularly representative of a distinct historical period, type, style, region, or way of life.
 - (b) The proposed landmark is an example of a type of building which was once common, but is now rare.
 - (c) The proposed landmark is of a greater age than most of its kind.
 - (d) The proposed landmark is connected with a business or use which was once common, but now rare.
 - (e) The architect or builder was locally or nationally renowned.
 - (f) The site is the location of a significant local or national event.
 - (2) Historic Architectural & Engineering Significance
 - (a) The construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
 - (b) The overall effect of the design of the proposed landmark is beautiful, or its details and materials are beautiful or unusual.
 - (3) Neighborhood and Geographic Setting
 - (a) The proposed landmark materially benefits the historic character of the neighborhood.
 - (b) The proposed landmark in its location represents an established and familiar visual feature of the neighborhood, community or city.
- B. Any structure, property or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, construction and workmanship to make it worthy of preservation, restoration or rehabilitation. (City of Santa Paula, Ordinance No. 816, Nomination of Landmarks, Santa Paula City Code Sec. 17.55 et. seq.)

2. Impact Thresholds and Mitigation

According to the Public Resources Code, “a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, “demolition, destruction, relocation, or alterations,” such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property’s integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, “an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] 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 an 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.”

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic*

Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

General Historical Context

The western Santa Clara Valley was originally part of two land grants, Rancho Santa Paula y Saticoy and Rancho Ex-Mission San Buenaventura. The portion of the valley running east and west, essentially all of the part located to the south of the present Foothill Road, was located in Rancho Santa Paula y Saticoy, granted to Manuel Jimeno Casarin in 1843. The rancho contained some 17,773 acres and was granted to Casarin as reward for his services to the Mexican government as Secretary of State under Governor Micheltoarena. He apparently never lived on the rancho and died in Mexico in 1853. Rancho Ex-Mission was owned by the San Buenaventura Mission and extended east from Ventura across the foothills of Sulphur Mountain to Santa Paula Creek, where the missionaries established a granary and cattle raising outpost, with labor supplied from the Chumash villages of Sisa and Mupu. This area included all of the north-south running canyons.

Thomas Wallace More and his brothers, Andrew and Henry, purchased Rancho Santa Paula y Saticoy during the 1850s. More had also acquired the neighboring Rancho Sespe in 1854 from the estate of Josefa Carrillo. The California Agriculture Census indicates that by 1860 More had become the largest single landowner in Santa Barbara County, which at the time included all of contemporary Ventura County. T.W. More raised sheep and cattle on the ranchos until the disastrous droughts of the late 1850s and early 1860s forced the brothers to dissolve their partnership and subdivide the rancho lands.

George G. Briggs purchased approximately 15,000 acres of Rancho Santa Paula y Saticoy from More in 1861. Earlier that year Briggs, together with his nephew Jefferson Crane, had visited T.W. More at his adobe residence. All three men had known each other in Ohio where they had lived previously. After purchasing the land from More, Briggs used the two-story adobe built for More by W.D. Hobson as the center of his ranching operations. Briggs, formerly a horticulturist in Marysville, believed he could successfully raise fruit on the land, and planted a 160 acre orchard near the adobe. Discouraged by the continuing drought conditions, and disheartened by the death of his wife, Briggs in 1867 authorized land agent E.B. Higgins to begin subdividing the rancho into 150 acre parcels. These parcels were sold primarily to farmers emigrating from the Northern California gold fields, and the East and Midwest. The survey was prepared by W.H. Norway in 1867.

In 1872 Nathan Weston Blanchard and his silent partner E.L. Bradley purchased 2,700 acres of Rancho Santa Paula y Saticoy from Higgins, and three years later recorded the townsite of Santa Paula on a portion of it. Blanchard, generally considered the founder of Santa Paula, was born in Madison, Maine in 1831. He arrived in northern California in 1854, during the Gold Rush. He gained financial success in the meat butchering business and the lumber trade in Dutch Flat, a Sierra Nevada gold mining boom-town. He married Ann Elizabeth Hobbs in 1864. Following the death of their first child Dean, they moved to Ventura County in 1872. The Santa Paula townsite, surveyed in 1873 and recorded by Blanchard and Bradley in 1875, was bounded on the north by Santa Paula Street, on the south by Ventura Street, on the east by Twelfth Street and on the west by Mill Street. Blanchard planted seedling orange trees in 1874, and during the late 1880s, constructed the first packing house, located adjacent to the railroad.

In addition to the development of agriculture, oil exploration was occurring in portions of the Santa Clara Valley as early as the 1860s. Some of the first oil explorations in the Santa Paula area occurred in Adams Can-

yon, where tunnels were drilled horizontally into the hillsides. Sulphur Mountain was also cited in early geology reports as being one of the major oil prospecting regions in California. Thomas Bard, representing Thomas Scott of the Pennsylvania Railroad, arrived in Ventura in 1867 with the intent of purchasing land for this purpose.

Santa Paula had by the early 1880s become the base of operations for Pennsylvania oil developers Wallace L. Hardison and Lyman Stewart. They established the Hardison and Stewart Oil Company offices on Mupu (Main) Street in 1886. In 1890 several small oil companies owned by Hardison, Stewart and Bard joined forces to become the Union Oil Company.

Despite these pioneering efforts, the growth of Santa Paula's agriculture and oil industries was restrained by transportation considerations, until the Southern Pacific Railroad arrived in the Santa Clara Valley in 1887. Soon afterwards, citrus cooperatives were established to provide the ranchers with efficient methods of shipping and marketing. Agriculture as an industry (as differentiated from traditional family farming) began in 1893, with the founding of the Limoneira Company west of Santa Paula, and the Teague-McKevett Ranch east of the city. Both companies built their own packing houses and warehouses adjacent to the railroad. By 1890 several other large subdivisions had been added to the original 1875 Santa Paula townsite: the McKevett Tract in 1885, the Hardison-Irwin Tract in 1887, the Barkla Tract in 1888, and the Orcutt-Moore Tract in 1892.

Rapid growth of the community followed the establishment of viable oil and agriculture industries, culminating in the incorporation of the city in 1902. The first two decades of the twentieth century were marked by both the maturation of the citrus industry and the opening of the highly productive South Mountain oil fields. The growing profitability of these industries produced Santa Paula's third building wave, the expansive era of the 1920s. Numerous new schools, banks, offices and commercial buildings were built or remodeled. The development of new residential tracts for both the affluent and the working class rapidly transformed Santa Paula's previously rough appearance to one of modernity and respectability.

Property-Specific Historical Context

The property located at 1226 Ojai Road is the site of four buildings: a residence constructed in 1884, stables constructed in 1885, a small residence built circa 1910, and a residence/garage built circa 1920; on property purchased in 1883 by oilman, agricultural businessman, gold miner, and newspaper publisher Wallace Libbey Hardison. Born in 1850 in Caribou, Maine, Hardison was the youngest of eight children. His large and notably industrious immediate and extended family would play a prominent role in his entrepreneurial life and rise to fortune.

At the age of nineteen, Hardison made the long and difficult journey to Humboldt County to work in the California timber industry. He remained no more than a year, returning East in 1870, beckoned by his uncle C.P. Collins, and his brothers James and Harvey, to join in the nation's first commercial oilfields in Pennsylvania. It was a place where an entire industry was in the process of being invented, and where wildcatting fortunes could be made, and lost, with equal rapidity.

Hardison, his brothers, and uncle combined their efforts for substantial success during the 1870s. Hardison, as with other Pennsylvania oilmen, moved around the state as new fields opened, trying their luck and perfecting their methods. During this time Hardison developed what would prove to be an important business relationship with Lyman Stewart, a veteran of the Pennsylvania oilfields. Hardison married Clara McDonald, the daughter of a Pennsylvania farmer, in 1875. The couple had two children in Pennsylvania, Guy Lyman (1876), and

Augusta (1880). A second daughter, Hope, was born in Santa Paula in 1889. A second son, Warren, died in childhood.

Hardison's business interests could never be confined to one industry, an instinct that led him alternately to fortune and disaster over the course of his lifetime. While still living in Pennsylvania in 1880 he invested in a 10,000 acre stock farm in Saline County, Kansas, and also capitalized a bank in the county seat of Salina.

That same year Hardison, at only thirty years of age, was elected as the representative to the Pennsylvania Legislature from Bradford, one of the centers of the state's oil industry. He took office at a time when independent oilmen in Pennsylvania were coming under steadily increasing pressure from John D. Rockefeller's Standard Oil trust. The company was in the process of establishing unassailable monopolistic control over all aspects of the industry, including pipelines, railroads, and refining.

With Rockefeller's political influence in the state augmenting his economic control, independent producers, such as Hardison and Stewart, were faced with the grim options of selling to the trust, or being run out of the business entirely. This state of affairs led directly to the passage of the Sherman Antitrust Act by Congress in 1890, but it came a decade too late for the independent Pennsylvania oil industry.

With opportunities in Pennsylvania all but foreclosed, Wallace Hardison and Lyman Stewart began to investigate oil production in the relatively wide-open California market, where primitive efforts at extracting oil had been attempted since the 1850s, with little commercial success. Developing California oil required expertise and equipment that was to be found only in Pennsylvania, a large but not insurmountable barrier to overcome. In December 1882 Stewart shipped two drilling rigs to Ventura County. With the equipment in place, Stewart set off for California in April 1883 and began making arrangements for oil leases. Hardison joined him shortly after. Hardison, Stewart, Thomas Bard and others incorporated their new venture as the Sespe Oil Company. The company hired and transported experienced drilling crews from Pennsylvania to run their rigs.

Wallace Hardison's wife and children arrived in Santa Paula in July 1883. A month later, he purchased a ten acre parcel in Santa Paula Canyon from Washington Rhoads. Though this area north of the Santa Paula townsite was relatively inaccessible, even by frontier town standards, the year-round flows from the creek were already established as the primary source of the community's water supply. Little is known about Rhoads, beyond that he was a saloon keeper in Santa Paula during the mid-1870s. Hardison purchased domestic and agricultural water rights to Santa Paula Creek from Rhoads in the same transaction, suggesting that Rhoads had previously occupied the property.

The family home, completed in 1884, was designed and constructed by an architect and builder imported from Pennsylvania. The architectural style of the house is an unusually restrained example of the Italianate mode of the Victorian style, which was then nearing the end of its run of popularity. The barn, which according to family lore was completed a year later, is somewhat more characteristic of the style. A large, informal, and apparently professionally-designed landscaped garden was created to the north and east of the house. [Figure 2]

Hardison's in-laws, William Benjamin Harrison and Elizabeth McDonald, followed them from Pennsylvania to Santa Paula, buying the adjacent parcel to the north (1310 Ojai Road). The home built on this property during the 1880s may have preexisted the purchase, and been occupied by the Hardisons prior to the completion of the family home.



Figure 2. Hardison House and landscaping, viewed from northeast, circa 1895 [Source: Procter Family]

Beyond domestic issues, Hardison and his business partners were tackling the difficult problem of recovering California's oil from under deeper and harder strata than they had encountered in Pennsylvania. The company drilled seven dry wells at the cost of nearly \$200,000 without results. Their eighth well, completed on a life-line of credit offered by a Los Angeles banker, finally produced.

In 1885 the investors in the Sespe Oil Company joined with the Mission Transfer Company to form the Hardison and Stewart Oil Company. The Torrey Canyon Oil Company was organized in 1886 to explore in the Piru area. Finally, in 1890, all of these interests were combined as the Union Oil Company, which quickly became one of the world's largest oil companies. The company also operated one of the state's first oil refineries, in Santa Paula.

Conflicting handed-down stories are told about the venue for the signing of the incorporation papers for the Union Oil Company. Some reports have this event taking place at the company headquarters on Main Street in Santa Paula (today's California Oil Museum). Others place this event at Hardison's home in Santa Paula Canyon. Quite possibly both versions contain elements of truth, but neither can be verified by contemporary accounts of the event.

A seemingly tireless businessman, Wallace Hardison could never be limited to pursuing only one venture at a time. In addition to his home property, in 1883 he also acquired 6,400 acres of Rancho Ex-Mission San Buenaventura, a purchase that took in the hillsides along the northern edge of the Santa Clara River Valley from Santa Paula to Saticoy. His wife's sister Annie McDonald Say, and her husband John R.D. Say, joined them in

Santa Paula two years later as neighbors in Santa Paula Canyon, and also as partners in the Santa Paula Horse and Cattle Company, formed to manage the running of livestock on this land.

Drawing family members, near and distant, into his entrepreneurial orbit would become a distinct pattern for Hardison, and prove to be an important factor in the success of his business enterprises, and also the growth and development of the community. Others relations following him to Santa Paula included his older brother Harvey, who became a key player in Hardison's oilfields business. Four of the five sons of his older brother Jacob Hardison relocated to Ventura County, including Pennsylvania oilman Lowell Hardison, in 1883. Other relations pulled into Hardison's oil business included nephew Lewis, the son of his brother Oliver. He became a founding member of the city's Board of Trustees when the town incorporated in 1902, and its first mayor.

Hardison's widowed sister Ida Brown moved from Maine to Santa Paula during the 1880s, building a home in town where she raised two sons, Chester and Fred. Chester Brown would become deeply involved with Hardison's Peruvian gold mining expedition during the 1890s, as would nephew Allan Crosby "A.C." Hardison, who arrived in 1890 after completing his degree in Civil Engineering at the University of Maine. A.C. Hardison became an important figure in agriculture in his own right, both locally and statewide, during his lifetime. Nephews Waldo and Haines Hardison became ranchers in the Fillmore area.

Arguably the most important of Wallace Hardison's relatives to make their home in Santa Paula was great-nephew Charles Collins Teague. Hardison introduced him to the town in 1893, where he began his highly productive lifetime working for the Limoneira Company, which Hardison cofounded the same year. Teague rose to the rank of company director, a position he held for fifty years, becoming over that time perhaps Santa Paula's most influential individual, as well as a preeminent figure in California agribusiness.

Wallace Hardison endured and overcame financial and personal setbacks that might have deterred a less determined individual. In January 1889 Hardison's Mission Transfer Company launched the first oil tanker to operate on the West Coast, designed to haul oil from Ventura to San Francisco. Built at a cost of nearly \$100,000 and christened the *W.L. Hardison*, the ship was destroyed in a spectacular fire at the wharf in Ventura only six months later. A year after this disaster, Harvey Hardison was killed in an explosion at one of the company's oil mines in Adams Canyon, a tunnel driven horizontally into the slope of Sulphur Mountain.

Wallace Hardison was an enthusiastic member of the Universalist Church, his family's faith in Maine. When Hardison settled in Santa Paula, the closest Universalist church was located in Pasadena, a congregation Hardison joined with an eye towards founding a parish in Santa Paula. The Santa Paula Universalist congregation was established in 1889, with Hardison as the first parish president. Numerous other prominent citizens were enlisted as cofounders.

His affiliation with the Universalist congregation in Pasadena paid dividends in other ways. One member with whom he became friends was a wealthy retired businessman and politician from Chicago, Amos Throop, founder of the Throop Institute, a vocational and manual arts school in Pasadena, which evolved into today's Caltech. Hardison's personal relationship with Throop turned into a contribution towards the construction of the Universalist Church in Santa Paula, completed in 1892. Hardison also served on the first board of directors of the Throop Institute, and his son Guy later attended the school.

One of Wallace Hardison's most important but less heralded contributions to the successful development of Santa Paula was his partnership with Nathan Blanchard to establish a domestic and agricultural water system for the town. Blanchard's partnership with Elisha Bradley of San Jose in the recording of the Santa Paula

townsite in 1872 ended with Bradley's untimely death in 1880. Along with the land to create the townsite, the partners had purchased the water rights to Santa Paula Canyon.

With Bradley's death, the water rights were inherited by his widow, Mary Bradley, in San Jose. By that time Blanchard had already planted the county's first citrus trees, pioneering the industry that would later define the region, but the trees were years away from bearing, leaving Blanchard in precarious financial circumstances. When Mary Bradley died in 1885, the rights were to be sold out her estate, where they could easily have come into the ownership of individuals who would be unsympathetic to the community's future.

At the critical moment Wallace Hardison was also financially stressed by his oilfield investments, but he was able to bring his Pennsylvania business associations to bear on the problem, convincing John C. Lineman, general manager of the Ohio Oil Company, to purchase the water rights. Lineman sold a year later to another Pennsylvania oilman.

When financial stability returned for Hardison, he became the majority stockholder in the new Santa Paula Water Works, Ltd., which purchased the water rights and returned them to local control. Formed at the same time was the Thermal Belt Water Company, which constructed a system to deliver Santa Paula Creek water to the west of Santa Paula for agricultural use. Citrus could now be planted on a large scale, leading directly to the founding of the Limoneira Company by Nathan Blanchard, Wallace Hardison, and others in 1893. Over the next three decades, Limoneira became a model for conducting agriculture on an industrial scale. It also became the principal driver of Santa Paula's economic growth for at least three decades.

Never fully satisfied with his accomplishments, Wallace Hardison constantly sought out opportunities to broaden his entrepreneurial horizons, with risk never seeming to be a mitigating consideration. He formed several subsidiary oil companies to explore in California, and outside of the country, in Mexico and Peru. In 1894, while investigating oil development potential in South America, Hardison became more interested in mining for gold. He and nephew Chester Brown set off for a gold mine they learned might be for sale in the Andes Mountains of southern Peru.

The long and dangerous expedition took them over the great divide of the Andes to a poorly-improved gold mining camp near the Bolivian border that turned out to be of little interest. Returning to a more promising mine called Santo Domingo that they had passed earlier, Hardison negotiated to buy it for \$210,000. Leaving \$10,000 in cash as a deposit, Hardison returned home, traveling to New York and London seeking investors. He formed the Inca Mining Company, again enlisting his uncle C.P. Collins, who served as president. Hardison's ability to raise a large sum for such a remote and uncertain venture has to be seen as a testimony to both his reputation as a businessman and his persuasive powers. Hardison would return to Peru, but operations at the mine were entrusted to nephews A.C. Hardison and Chester Brown.

Perhaps the long absences from home had strained their marriage, but whatever the cause, Wallace and Clara Hardison were separated by 1900 and divorced not long afterwards. Remaining ever watchful for new opportunities, Hardison moved to Los Angeles and bought the *Los Angeles Herald*, apparently undaunted by the fact that he had no prior experience in the newspaper business. His niece Florence Collins Porter, did, however, having previously run a newspaper in Maine. As he had done so often before, Hardison drew on family connections, persuading her to move west and work for the *Herald*. His son Guy also joined him.

Determined to reshape the *Herald* into an advocate for the interests of the petroleum industry, Hardison realigned the newspaper's politics from Democratic to Republican. The change set the *Herald* in direct competi-

tion with the city's other Republican newspaper, the *Los Angeles Times*, owned by the powerful and uncompromising Gen. Harrison Gray Otis. A bruising four year battle ensued between Hardison and Otis, in which they traded increasingly bitter barbs in their newspapers. The battle culminated with an exchange of fisticuffs between the two men in a Los Angeles theater in 1903. Accounts suggest that Hardison bested Otis in the fistfight, but as a newspaperman, he was no match for "the General." In June 1904 Hardison capitulated, selling the *Herald* at a huge loss. As much as ninety percent of his amassed fortune had been lost.

Characteristically, Hardison picked himself up and moved on. He remarried, purchased the Stoneman Adobe in South Pasadena, which he took pleasure in restoring, and returned to citrus ranching in the San Fernando Valley. It was there, on April 10, 1909, that his life ended abruptly, when his car was broadsided by a locomotive at a blind Southern Pacific grade crossing.

Apparently, the family's Santa Paula property had been settled on Clara Hardison and their children in the divorce, and thus was not drawn into the *Herald* misadventure. The Hardisons and their direct descendants continued to live on the property until recently. Their youngest daughter Hope married James Norris Procter, a walnut rancher from Saticoy, in 1912. Procter was born in Cincinnati in 1882, and moved with his family to Santa Paula in 1903, later moving to a Saticoy area walnut ranch. He attended Stanford University, graduating with a degree in zoology in 1907. After living in Saticoy for several years, in 1919 the couple moved into the Hardison family home, where they raised their two sons, Edwin Norris (1916) and Robert Alexander (1921). Clara Hardison evidently remained in the family home until 1923, when she purchased the home of Charles C. Teague on Santa Paula Street.

During his lifetime, James N. Procter served as president of the Santa Paula Chamber of Commerce, cofounded the Ventura County Chamber of Commerce, and served as a director of the Santa Paula Citrus Association. The bulk of his community activities were devoted to the Boy Scouts of America. He was involved in founding the Ventura County Boy Scout Council in 1921, served as council president in 1933, as a Ventura County delegate to the National Boy Scout Council beginning in 1928, and also on the executive committee of the regional council. He was the recipient of a number of commendations from the Boy Scouts. He died in 1962.

At some point after the death of his father, Guy Hardison returned to Santa Paula to live in the family home, possibly until 1941, when he inherited his mother's home on Santa Paula Street after her death in 1940. Guy Hardison served on the Santa Paula City Council during the 1930s and 1940s, including terms as mayor. In the early 1950s, Guy returned to Los Angeles, where he lived until his death in 1961. Hope Hardison Procter lived in the family home until her death in 1983, and her son Robert Procter until 2011.

The uses of the property during these time periods are not precisely known. The property once featured a citrus orchard to the south of the residence and east of the stables, which existed from at least the 1910s through the 1950s. The orchard was removed in favor of horse paddocks at some point, perhaps within the last thirty years.

4. Potential Historic Resources

The subject property consists of four buildings constructed from 1884 to circa 1920. [Figure 3]

Main Residence. This building was constructed for Wallace Libbey Hardison and his family in 1884, with additions and alterations as described below.

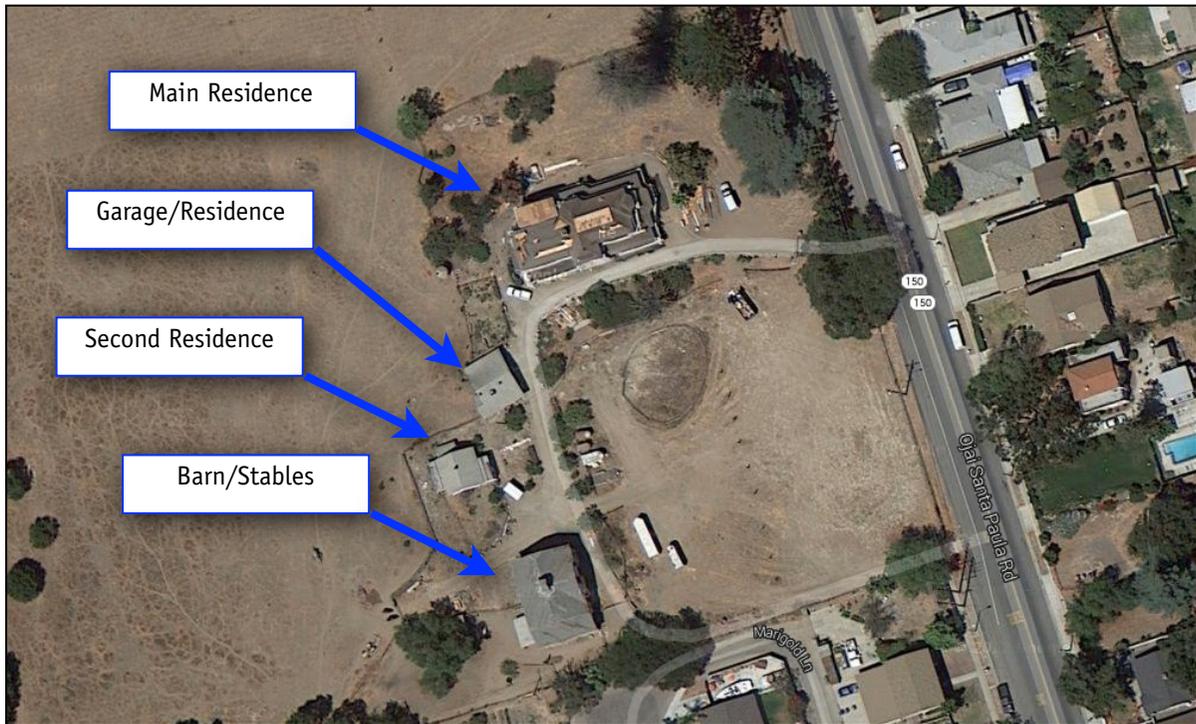


Figure 3. Building Locations [Source: Google Maps]

Description. The Main Residence is two stories in height, features a complex plan, and is clad primarily in wide shiplap siding. The entire eastern and northern elevations, and the majority of the southern elevation, are wrapped with a single-story porch. Roof forms are low and medium-pitched hips. Eaves are moderate in depth, and boxed, with a cornice belt underneath. The house rests primarily on sandstone piers. Steps to the porch constructed of the same material are found on the eastern, southern and northern elevations.

The main (eastern) elevation is dominated by a two-story slanted bay to the north paired with a second story square bay on the south. The entry below the square bay is double-doored with a segmental-arched transom above. The southern elevation features a large two-story wing projection that interrupts the porch on this elevation. This wing is reflected on the northern elevation by a two-story slanted bay.

Windows are mainly narrow, one-over-one wood frame sash, mainly in singles, with plain wood casing and shelf moldings above. The porch is supported by chamfered posts with decorative cornices and capitals and reversed ogee arched brackets between. A solid porch baluster constructed of tongue-and-groove is topped with a wood handrail. The porch on the western end of the northern elevation is enclosed with multi-paned windows with wood muntins. The enclosed porch addition above is constructed of vertical tongue-and-groove and covered with a low gable roof with exposed rafter tails. A concrete perimeter foundation supports the porch addition. A screened service porch covered with a low-pitched shed roof is located on the rear (western) elevation. A large steel above-ground cistern is located at the northwestern corner of the house. [Photos 1-4]

Architectural Style. The architectural style of the Main Residence is an unusually restrained example of the Italianate mode of the Victorian period, which was then giving way to the Stick (sometimes called Eastlake) and Queen Anne Victorian modes that, along with the Colonial Revival, would predominate American domestic architecture until the end of the 19th century. The Italianate style itself was divided into several subtypes, including the tower house, which may present either symmetrical principal elevations with a tower or cupola centered on the main elevation, or asymmetrical elevations centered on a tower.

One of the other common forms of the style is the asymmetrical massed plan Italianate, of which this house is an example. This form is characterized by a combination of gable and hipped roof forms joined together in asymmetrical elevations to create a complex, irregular plan. The various modes of the Italianate, which otherwise vary greatly in their massing, are unified by the details applied around doors and windows, which are typically arched, deeply hooded, or pedimented. Eaves under rooflines are boxed, and often profusely bracketed. Projecting window bays are a common characteristic, and can be treated as slanted or square. Porches are typically supported by chamfered columns or posts with complex cornices and capitals not directly referencing any of the classical orders. Italianate porch bracketing is generally less ornate than is found in the earlier and later Victorian modes, taking on a heavier and more structural appearance, often forming or suggesting arches.

The Italianate style in this building is demonstrated primarily by its massing, bays, and porch detailing, though it lacks some of the other ornamental details that are typically found in Italianate houses. The roof eaves are closed, but unbracketed. Hooding over the windows is pronounced, but with less emphasis than is often seen in other examples of the style. The combination of square and slanted bays is characteristic of the style, as are the chamfered porch posts with their non-historical capital treatments, and the pronounced porch brackets.

Alterations. A number of known and apparent alterations have occurred since the original date of construction. The oldest known alteration was the raising of the house by approximately two feet to enlarge the basement and accommodate a furnace heating system. According to handed-down family stories, this work occurred eleven years after the house was originally completed, or 1895. The contractor is said to have been George Nowak, a well-known builder and stone mason from Santa Paula during that time period. Dressed Sespe sandstone was used to construct the new foundation, piers and stairways. This distinctive purple-hued stone was mined from the Sespe Creek area north of Fillmore and was used extensively locally for both commercial and residential construction during the 1890s, and was also shipped to distant building sites elsewhere in the state. The original decorative wood skirting hung from the house for some years, suspended two feet off the grade level, until it was removed. At least some of this material remains, stored in the rafters of the barn.

Portions of the porch were enclosed with fixed, multi-paned windows, at a presently uncertain date. Sun porches were created on the southern, eastern, and northern elevations by these enclosures. All but the enclosures at the western end of the northern elevation were removed during the recent rehabilitation of the residence. A sun porch covered by a low gable roof was added on the second floor, above the surviving sun porch. It appears that the porch below was extended to the north to accommodate this addition to the second floor. The architectural style of this addition suggests a circa 1920 date of construction, which may also date the other sun porch enclosures. This date also corresponds to the time period when James Norris Procter and Hope Hardison Procter began living in the house.

A solid balustrade consisting of tongue-and-groove planks topped by a handrail was added between the columns of the porch at an unknown date. The porch as originally constructed lacked a balustrade. It can be surmised that the need for a porch railing was created when the house was lifted to roughly four feet off the grade in 1895, or perhaps somewhat later, when the sun porches were created. The method of construction seems to argue for the earlier date, but they were certainly in place by the time the porches were enclosed. Iron cresting was removed from the roof at an unknown date. At least one of the brick chimneys, on the northern elevation, has been removed. Few of the original garden landscape features remain. [Figure 4]

Barn/Stables. This building was constructed for Wallace Libbey Hardison and his family to stable horses and support their ranching operations. The precise date of construction is not documented, but according to family stories, it was completed in 1885, a year after the construction of the Main Residence. The construction is attributed in family stories to a Pennsylvania builder by the name of Andrew Burroughs. No information could be located to verify or document this attribution.

Description. This outbuilding is rectangular in plan. The main body of the building is two stories in height and topped with a moderately-steep pitched side-facing clipped gable roof with somewhat shallow eaves. It is clad primarily in wide shiplap siding. A somewhat lower intersecting clipped gable faces the east, forming what amounts to a large dormer. A tall cupola topped by a cross-gable roof with louvered openings on all four sides is centered on the ridge line. The gable ends on the eastern and northern elevations are clad in fish scale shingles, with a window centered in each. The eastern elevation also features a large, second-story hayloft opening and two barn doors at ground level. A steeply-pitched shed-roofed wing is attached to the southern elevation. Windows on the eastern and northern elevations are narrow, two-over two wood sash. These windows, and doors, are surrounded with plain wood casings with shelf moldings above. Windows on the western elevation are small, square two-by-two, apparently opening on pivots. The interior of the building features horse stalls on the ground floor and a large open hayloft above. [Photos 5, 6]

Architectural Style. The style of this building is essentially Italianate, similar to the Main Residence, but more closely related to the tower house mode, as suggested by the prominent cupola. The shingle treatment under the gable ends is somewhat more characteristic of the Queen Anne mode of the Victorian style, which was emerging during the mid-1880s. The style and configuration of this building is not typical of Western barns, which characteristically consist of a large, central gabled mass flanked by lower shed-roofed wings, and are almost invariably clad with board-and-batten. The design of this building speaks directly to the Pennsylvania origins of its builder and owner.



Figure 4. Hardison House, southeastern corner, probably early 1920s, after the house was raised by two feet and at least one of the porches was enclosed. [Source: Procter Family]

Alterations. This building does not appear to be significantly altered, although it exhibits significant evidence of structural trauma due to foundation settling or failure, particularly at the northeastern corner, and other deterioration issues.

Garage/Residence. This single-story building features an L-plan and a front-facing, low-pitched gable roof with deep, open eaves with exposed rafter tails, and is clad in horizontal lap siding. A double garage opening enclosed with overhead track doors dominates the eastern elevation. An attached residence wing on the southern elevation projects beyond the western elevation of the garage under a separate gable roof. Windows on the northern, southern and western elevations are wood frame sash with plain casings. An entry door is located on the southern elevation above a low concrete stoop. The architectural style is essentially California Bungalow, and it appears to be unaltered. No documented date of construction could be found for this building, but from architectural evidence, it appears to have been constructed circa 1920 as a garage, and an apartment, presumably to be occupied by a ranch employee. This date also corresponds to the time period when James Norris Procter and Hope Hardison Procter began living on the property and apparently began making other alterations. [Photos 7, 8]

Second Residence. This one-story residence features a rectangular plan and a medium-pitched side-facing gable roof with moderately shallow eaves. The single-wall construction is expressed on the exterior as board-and-batten. Horizontal shiplap siding is located under the gable ends. Windows are moderately narrow wood sash with plain wood casing. The entry is on a small porch located on the eastern elevation covered with a shed roof and supported by a wood post. Two small jigsawed bracket details are located under the porch roofline. This roofline also covers a small wing. A board-and-batten utility porch with a shed roof is attached to the rear (western) elevation. The architectural style of the building is most nearly a modest example of the gable-and-wing configuration of the American Folk House. It appears to be unaltered, but substantially deteriorated. Its date of construction is not documented. Ventura County Assessors records estimate a date of construction of 1910, but the architectural evidence suggests an earlier date, perhaps before 1900. [Photos 9, 10]

Landscape Features. The majority of the property is presently unplanted. However portions of the property, particularly to the north and east of the Main Residence, once featured landscaped gardens, probably designed professionally for the Hardison family. Little of this landscape plan is currently in evidence, with the exception of a number of mature specimen trees, most notably along Ojai Road. Based entirely on their size, a number of these trees appear likely to date from the property's historic period. The age and species of the extant landscape materials was not assessed for this report, as this task would be properly completed by a qualified arborist or landscape historian.

5. Eligibility of Historic Resources

Previous Listings or Determinations of Eligibility

The W.L. Hardison House was designated Ventura County Landmark No. 35 in 1977, at a time when the historic preservation program in the City of Santa Paula was operated under a joint powers agreement with the County of Ventura. This agreement lapsed in 1984 when the city adopted its own Historic Preservation Ordinance (City Ordinance No. 816). Since that time, the city has re-designated several County Landmarks located within the city as City Landmarks. It appears that the Hardison House has not been re-designated as a City Landmark, leaving its current local listing status unclear.

National and California Registers: Significance, Eligibility and Integrity

This property is closely associated with a significant historical event: the settlement of Santa Paula Canyon, itself an important event within the overall development of the Santa Paula community. Wallace Hardison was one of the first of a handful of settlers to purchase land in Santa Paula Canyon during the 1880s, build homes, and become longterm residents. The settlement of the canyon, the sole source of domestic water for the entirety of Santa Paula for over two decades, in which Hardison took part, is closely linked to the larger theme of community development. The house and outbuildings is one of only a handful of ranches in the canyon from this period to remain today, and the only intact ranch from this period to include both its original property and associated buildings (NRHP Criterion A and CRHR Criterion 1).

The property was owned from 1883 by Wallace Libbey Hardison and was the site of his home beginning in 1884 until circa 1900. Hardison led a distinguished and significant career in the development of the oil industry, culminating in the founding of the Union Oil Company in 1890, an event of at least statewide if not national significance. Hardison also made significant personal contributions towards the successful development of the Santa Paula community with the establishment of Santa Paula Waterworks, Ltd., the supplier of domestic water to Santa Paula, and the Thermal Belt Water Company. This latter company was key to the founding of the Limoneira Company in 1893, an event in which Hardison was also a major participant. The Limoneira Company would evolve rapidly into one of the state's most prominent agribusiness concerns and a driving force behind the growth and development of Santa Paula for many decades to follow.

Wallace Hardison was a key figure in the establishment of a Universalist congregation in Santa Paula and in the construction of the church building. Hardison's many business ventures led many of his family members to relocate to Santa Paula, several of whom went on to become important figures in their own rights. Most prominent among the individuals who were attracted to Santa Paula by Wallace Hardison were grand-nephew Charles Collins Teague, who became the director of the Limoneira Company for fifty years, and an agriculturist with a national reputation; and nephew A.C. Hardison, who made significant contributions to agriculture both locally and on a statewide level (NRHP Criterion B and CRHR Criterion 2).

The Main Residence and Barn/Stables buildings on the property are representative examples of an architectural style, period, and type of construction that is relatively scarce in Santa Paula. While they are not particularly high-style examples of their architectural types, few Italianate-style buildings from the period before the arrival of the Southern Pacific Railroad in 1887 were ever constructed in Santa Paula, and at most only a handful exist today, and none of this scale and architectural quality (NRHP Criterion C and CRHR Criterion 3).

NRHP Criterion D and CRHR Criterion 4 pertain to archeological resources and consequently have not been evaluated in this report.

The most appropriate period of significance for purposes of the NRHP and CRHR appears to be 1884-1900, the time period during which Wallace Hardison lived on this property and achieved the accomplishments that form the basis of his historical importance. The buildings constructed during this time period are the Main Residence, the Barn/Stables, and possibly the Second Residence (date of construction not fully determined). The Garage/Residence was constructed after the period of significance and consequently would not contribute to the property's eligibility for the NRHP and CRHR.

Integrity Discussion

The property's integrity of *location* from the period of significance is intact (none of the buildings appear to have been moved). The integrity of *design* for the Main Residence appears to be slightly compromised, due to the addition of the sleeping porch on the northern elevation circa 1920 and the addition of the porch balustrade, possibly at the same time, or perhaps earlier. The design integrity for the Barn/Stables and Second Residence are intact. The property's integrity of *setting* is somewhat intact; the undeveloped hillside backdrop that provides the property with its historic rural setting remains, but the setting to the north, south and east are non-historic residential construction dating from the 1920s through the 1970s. To the extent that the buildings are unaltered, their integrity of *materials* and *workmanship* are also intact. The integrity of the property's *feeling* and *association* are essentially intact, as the visual connections of the property to its historic use remain. Taken as a whole, the property appears to retain sufficient integrity to be eligible for listing on the NRHP under criteria A, B and C, and the CRHR under criteria 1, 2 and 3.

Local Significance and Eligibility

For purposes of local significance and eligibility, the appropriate period of significance should be expanded to include the lifetime of James Norris Procter (until 1962). In terms of the ordinance for listing landmarks, the property should be regarded as "particularly representative of a distinct historical period, type, style, region, or way of life" (Criterion A-1-a); as the "site is the location of a significant local or national event" (Criterion A-1-f); and, "represents an established and familiar visual feature of the neighborhood, community or city (Criterion A-3-b). The property also appears to meet the requirements of Criterion B, to "have sufficient integrity of location, design, materials, construction and workmanship to make it worthy of preservation, restoration or rehabilitation."

Conclusion

This property appears to be eligible for listing on the NRHP, CRHR, and for City of Santa Paula Landmark designation. Therefore the property should be regarded as a historic resource for the purposes of CEQA. The contributing buildings for purposes of NRHP and CRHR eligibility are the Main Residence and Barn/Stables. The Garage/Residence and Second Residence also contribute towards City of Santa Paula Landmark designation.

6. Project Description and Impacts

The proposed project is to redevelop 9.72 acres of the 19.28 acre project site, to provide a new residential subdivision with approximately 54 residential lots including 53 new homes and the retention of the Hardison House (Main Residence) and the Barn/Stables. The proposed project will require the demolition of all of the existing buildings on site with the exception of the Main Residence, which will be retained on site in its current location, and the Barn/Stables. The Barn/Stables will be restored and relocated adjacent to the Hardison House to be used as the garage. Approximately 9.56 acres of the Project Site will be retained as open space. The Project will also include the construction of associated access roads, and an unpaved recreational trail on the sloped northwestern side of the property.

The project calls for the Barn/Stables building to be relocated from its existing position on the property a distance of approximately 160 feet north and east, to a location roughly 44 feet to the south of the Main Residence. The elevation facing will remain as existing. The existing lean-to wing attached to the southern elevation and a small wing on the western elevation will be removed. The relocated building will be placed on a concrete slab foundation in its new location and converted to a garage for the house. [Figure 5]

General Approach

All relocation and restoration activities will be conducted in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. Where feasible, existing interior and exterior materials will be repaired rather than replaced. Where deterioration requires replacement, the new feature will match the old in design, and wherever feasible, materials. When feasible, the replacement of missing features will be substantiated by documentary or physical evidence.

Specific Callouts: Relocation of Barn/Stables

- Set cribbing outside the building. (Cribbing is a temporary wooden structure used to support heavy objects during construction including building relocation.)
- Run two main steel beams through the building from end to end and set atop the outside cribbing.
- Run cross beams through the building and rest them perpendicular to the Main beams.
- Install 2 by 10 ledgers on the interior walls above the cross beams at lifting points. (Ledgers are a horizontal framework member that carries joists and is supported by upright posts or by hangers.)
- Install interior crib cross cables for stability during relocation.
- Install interior cribbing from cross beams to 2nd floor.
- Install jacking system under main beams and lift structure approximately 4' feet.
- Install dollies and roll barn to the new location and rest above a new slab, previously constructed along with new sill plates that were preset and bolted onto the new slab.
- Repair any substandard exterior wall studs, and rest wall studs on the new plate material.
- Complete framing and structural tie downs between walls, floors and the new slab foundation.
- All existing conditions will be photographed prior to preparation of relocation activities.

Specific Callouts: Restoration of Barn/Stables

The Barn/Stables building is currently in poor physical condition, evident through significant settlement and raking in the structural frame, and supported by a sub-standard foundation system. Major elements of the building are no longer true and plum. Structural integrity is compromised. The exterior envelope of the building, both wall and roof surfaces are degraded. The asphalt shingle roof is weathered well beyond any realistic ability to deliver weather protection. Wall shingles, board sidings, window and door sash are all in various states of damage and decay. All painted surfaces are in need of re-preparation and repainting. Restoration measures incorporated into the plans to address these issues include:

- Strip existing roof shingles and roof joints. Install new plywood and IX board sheathing at exposed roof areas.
- Install new (non-dimensional) asphalt roof shingles (25 year warranty). Match to existing size and color as closely as possible.

- Repair and replace existing cupola wood roof fascia and trim as necessary. New material shall match existing profiles and dimensions.
- Repair and replace as necessary vertical board siding. Match existing profiles, shapes, and dimensions.
- Repair and replace as necessary main roof fascia trim and freeze board. Match existing profiles shapes and dimensions.
- Replace damaged wall shingles. Match shingle size and profile with existing.
- Exterior horizontal shiplap siding: repair minor dings and abrasions. Replace rotten unusable sections with new lengths matching existing size and profile, and/or with salvage material, when available.
- Repair minor dings and damages to crown and casing around doors and windows. Rotten and unusable sections to be replaced with new material which matches profiles and dimensions of existing material. Door and window heads shall be appropriately flashed with non-corrosive sheet metal.
- Window sash and muntin bars having minor damages shall be repaired. If sash and muntin bars require replacement, the new incorporated material shall match the profiles and dimensions of the existing. Install new window lites as necessary. All broken lites shall be removed and replaced. Glazing install method shall match that of existing glass.
- Restore/rebuild sliding barn doors as necessary. Refurbished doors and hardware shall be fully operational.
- Replace all sheet metal flashing, including, but not limited to: Roof drip edge, counter flashing and door and window flashing.
- Replace all roof gutters and downspouts matching sizes and profiles of existing.
- Replace/restore wood structural members as necessary, including, but not limited to: Exterior wall studs, floor joists, floor decking, stair treads, and roof joists.
- Interior shiplap siding shall be refurbished per 7 above. Interior siding removed for the installation of structural sheet panel shall be replaced and restored. The building is to be placed on a new slab on grade foundation at the location described on Figure 5. This shall facilitate the restoration of macro distortions which are the result of settling and sagging. The original floor to floor and plate dimensions will be made true and plumb by this process.
- All new exterior woodwork, including sidings, trim, doors and windows, shall be primed and painted.
- All materials removed will be salvaged and reused for restoration purposes where feasible. Salvage material suitable for reuse to be stored in a protected location.

Summary Discussion of the Secretary of the Interior's Standards

The following is a discussion of the proposed project activities evaluated in terms of their conformance with the *Secretary's of the Interior's Standards for Rehabilitation*. It should be understood that the *Secretary of the Interior's Standards* are descriptive, not proscriptive in nature. They are intended to provide for a range of design solutions to any given rehabilitation, not to enforce a specific or uniform approach to any given design

problem involving historic resources. The Standards are written purposefully to be interpreted both by architects and decision-makers. Accordingly, multiple design solutions can properly be supported by the application of the *Secretary of the Interior's Standards*. The highly interpretative nature of the Standards provides ample grounds for differences of opinion, between professionals who are familiar with their application, and members of the public. Note also that not every standard necessarily applies to every aspect of a project, nor is it necessary to comply with every standard to achieve conformance.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Discussion. The project represents a continuation of the historic residential use associated with the property. Consequently the project conforms to the general principle stated in the Secretary's Standards, by which it is understood that entirely new uses of historic buildings or properties (often called "adaptive reuse") is less desirable than the continuation of its historic uses, which tend to minimize the degree to which alterations will be required. Much of the historic property and immediate setting will be lost, however.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

Discussion. The proposed project will result in the introduction of new construction within the boundaries of the eligible property and in close proximity to the buildings that contribute to its significance. The Barn/Stables building will be relocated closer to the Main Residence and restored and appropriately re-used as a garage. The two buildings to be removed were not constructed during the property's main period of significance. Consequently, the new construction partially conforms with the Secretary's Standards admonition against the removal of historic features and spaces that characterize a property.

3. *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

Discussion. No conjectural design features are proposed to be added to the historic property.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

This Standard is not applicable to this project.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

This Standard is not applicable to this project.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The project description for the relocation of the Barn/Stables incorporate these requirements of the Secretary's Standards. Future alterations to the Main Residence and Barn/Stables can be reasonably anticipated but are not fully addressed by the project description.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No harmful surface treatments are proposed.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

This Standard is not applicable to this project.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Discussion. Proposed exterior alterations to historic buildings on the property are mainly limited to the rehabilitation of the Barn/Stables building in connection with its relocation. The shed lean-to additions to the building proposed to be removed do not contribute significantly to the historic integrity of the property. The new single-family residences proposed to be constructed on the property are generally compatible with the size, massing and scale of the historic buildings. The two buildings to be removed were not constructed during the property's main period of significance. Consequently, the proposed project partially complies with this Standard's requirement that new construction not destroy any extant historic features.

10. *New additions and adjacent or related new construction shall 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.*

Discussion. To the greatest extent feasible, alterations to historic buildings to accommodate new uses should be reversible. Compliance with this standard is most readily accomplished by avoiding attachments of new construction to historic construction. In this case, no new construction is proposed to be attached to historic buildings. The reduction of the property size on which the historic buildings are located and the relocation of the Barn/Stables is, however, an irreversible change to the integrity of property of the kind that is discouraged by the Standards.

Summary Conclusion

This project as proposed partially conforms with the *Secretary of the Interior's Standards*.

Project Impacts

The proposed project will have a significant adverse impact on the integrity of features that contribute to the significance of the property and its eligibility for listing on the NRHP, CRHR and for Local Landmark designation, due development of the property as a single family residential subdivision. This will result in the reduc-

tion of the eligible property from its existing 19.27 acres to 0.65 acres, (with an additional adjacent 0.46 acres reserved for public open space), the relocation of the Barn/Stables building, the demolition of the Second Residence and Garage/Residence, and the construction of new single family residences within the setting of the Main Residence. These impacts are described in terms of the aspects of integrity as a partial reduction of the property's integrity of location, design, setting, feeling, and association.

7. Mitigation Measures and Residual Impacts

A principle of environmental impact mitigation is that some measure or combination of measures may, if incorporated into a project, serve to avoid or reduce significant and adverse impacts to a historic resource. Per the CEQA Guidelines, a lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." (CCR §15126.4 (b)(4))

In reference to mitigating impacts on historic resources, the CEQA Guidelines state:

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. (CCR §15126.4 (b)(3))

These standards, developed by the National Park Service, represent design guidelines for carrying out historic preservation, restoration and rehabilitation projects. The Secretary's Standards and the supporting literature describe historic preservation principles and techniques, and offers recommended means for carrying out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources. Adhering to the Standards is the only method described within CEQA for presumptively reducing project impacts on historic resources to less than significant and adverse levels.

The demolition of a historic property cannot be viewed as conforming with the *Secretary of the Interior's Standards*. Therefore, the absolute loss of an historic property should generally be regarded as an adverse environmental impact that cannot be mitigated to a less than significant level.

Further, the usefulness of documenting a lost historic resource, through photographs and measured drawings, as mitigation for its demolition, is limited by the CEQA Guidelines, which state:

In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur. (CCR §15126.4 (b)(2))

Implied by this language is the existence of circumstances whereby documentation may mitigate the impact of demolition to a less than significant level. However, the conditions under which this might be said to have occurred are not described in the Guidelines. It is also noteworthy that the existing CEQA case law does not appear to support the concept that the loss of an historic resource can be mitigated to less than adverse impact levels by means of documentation or commemoration. (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* [1997] 52 Cal. App. 4th 896; *Architectural Heritage Association v. County of Monterey* [2004] 19 Cal. Rptr. 3d 469)

Taken in their totality, the CEQA Guidelines require a project that will have potentially adverse impacts on historic resources to conform to the *Secretary of the Interior's Standards*, in order for the impacts to be presumptively mitigated to below significant and adverse levels. However, CEQA also mandates the adoption of feasible mitigation measures that will reduce significant adverse impacts, even if the residual impacts after mitigation remain significant. Means other than the application of the Standards would necessarily be required to achieve this level of mitigation. In determining what type of additional mitigation measures would reduce impacts to the greatest extent feasible, best professional practice dictates considering the level of eligibility of the property, as well as by what means it derives its significance.

Mitigation programs for impacts on historic resources tend to fall into three broad categories: documentation, design and interpretation. Documentation techniques involve the recordation of the site according to accepted professional standards, such that the data will be available to future researchers, or for future restoration efforts. Design measures could potentially include direct or indirect architectural references to a lost historic property, e.g., the incorporation of historic artifacts, into the new development, or the relocation of the historic property to another suitable site. Interpretative measures could include commemorating a significant historic event or the property's connection to historically significant themes.

Accordingly, SBRA recommends including the following mitigation measures in the environmental document for the proposed project:

Interpretive Measures

Interpretive Plan. The applicant shall prepare an interpretative plan for the property. The interpretative plan shall generally consist of a description of the historical significance of the property on a permanently-installed public display to be located on the Lot B public open space area of the Tentative Tract Map. The plan shall be designed in consultation with a qualified historic preservation professional and approved by the City of Santa Paula prior to issuance of building permits for the last phase of the new construction, and installed upon the completion of the Lot B public open space area, or no later than three years after the recording of the final tract map.

Design Measures

Landscape Report Plan. A qualified arborist or landscape architect shall prepare a report and plan to determine the feasibility of retaining and treating the mature landscape materials on the project site. The report shall be completed subject to the approval of the City of Santa Paula prior to the recording of the final tract map, and the recommended treatment measures implemented prior to the issuance of a grading permit for the project.

Fencing and Wall Treatment. To the greatest extent feasible, the wall and fencing treatment surrounding Lot 35 shall be visually compatible with the historic character of the property in terms of scale, details and materials. The fencing between Lot 35 and Lot B shall be visually porous and not unduly obstruct the views of the property from Ojai Road.

Construction Monitoring. A qualified historic preservation professional shall be on-call during the bracing and moving operation for the Barn/Stables building and be available to assure that the project is carried out in accordance with the approved plans and project description.

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Documentation. In consultation with a qualified historic preservation professional, the applicant shall produce a Documentation Report consisting of archival quality photographs and measured drawings of the historic resources on the property, which along with the Historic Resources Report prepared for this property, shall be submitted to an appropriate repository.

Preservation. The conditions of the Tract Map and the CCRs applied to the property shall require that future exterior alterations to the Main Residence and Barn/Stables on Lot 35 be subject to the review and approval of the City of Santa Paula.

Impacts After Mitigation

The Main Residence and Barn/Stables on Parcel 35 will remain eligible for the NRHP, CRHR, and as a City of Santa Paula Historic Landmark. The project as designed, along with the incorporation of the recommended mitigation, will serve to insure future preservation of the eligible property. Consequently, the residual impact of the project on historic resources after mitigation should be regarded as adverse, but less than significant.

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Ventura County Maps of Record.



Photo 1. Main Residence southern and eastern elevations. [12-2-2013]



Photo 2. Main Residence, northern and eastern elevations. [12-2-2013]



Photo 3. Main Residence western and northern elevations. [12-2-2013]



Photo 4. Main Residence, southern and western elevations. [12-2-2013]



Photo 5. Barn/Stables, northern and western elevations. [12-2-2013]



Photo 6. Barn/Stables, northern and eastern elevations. [12-2-2013]



Photo 7. Garage/Residence, eastern and northern elevations. [12-2-2013]



Photo 8. Garage/Residence, western elevation. [12-2-2013]



Photo 9. Second Residence, eastern and northern elevations [12-2-2013]



Photo 10. Second Residence, western and southern elevations. [12-2-2013]

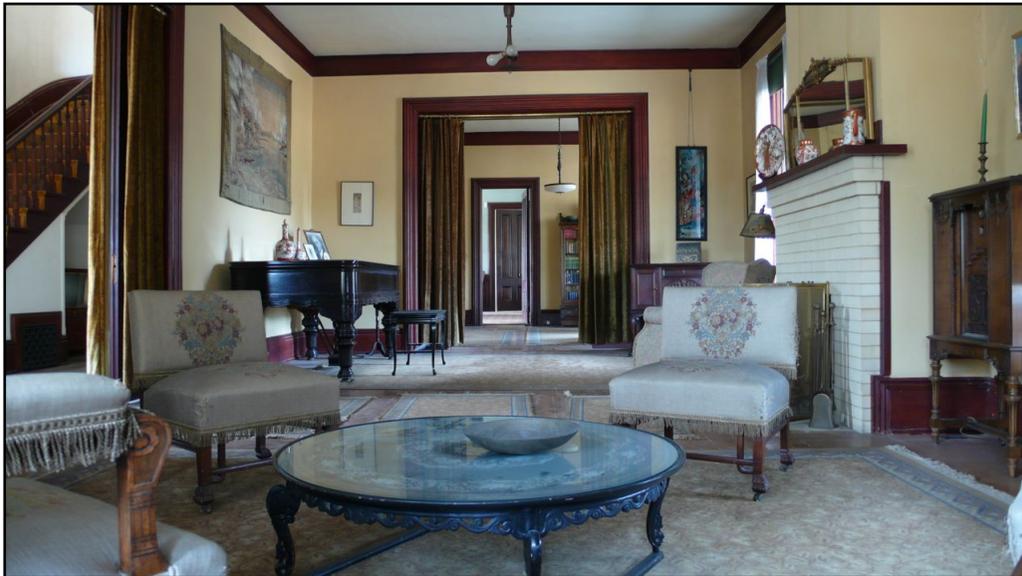


Photo 11. Main Residence, living room. [12-2-2013]



Photo 12. Main Residence, dining room. [12-2-2013]