

Comments on Appendix C Hardison House Phase I II Historic Resources Report (S. Hamlin)

1. On page 2 of Appendix C, the following statement is made:

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

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Page 2 of 26

Please include copy of minutes from these meetings and review of the session by appropriate agencies in the final MND for this project.

2. On page 14, the following statement is made:

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.

SAN BUENAVENTURA RESEARCH ASSOCIATES

Page 14 of 26

The city is obviously violating its own Historic Preservation Ordinance (816) by not reviewing this and other buildings in a regular and timely manner. Please provide dates and minutes of all meetings of the Historic Preservation Commission and the Design Assistance Committee since 1984. If not available digitally, please provide access to copies. If none available, please provide City Attorney's opinion as to why this ordinance has been ignored particularly in light of the following conclusion on page 16 of the Historic Resource document.

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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.

3. Restoration of home and barn.

There is a lengthy discussion about the design and construction standards necessary to renovate/restore the home and barn. These specifications should be written into the Development Agreement as well as an appropriate monitoring schedule.

4. Historic Setting

While the Historic Resource document provides an invaluable and fascinating history of the owners and their contribution to the City of Santa Paula, the county and the State of California, there is no reference to the site itself.

The California Office of Historic Preservation says this ...*The project in our CEQA case-study proposed to turn a historically significant citrus farm into a residential subdivision. The project included relocation of the farmhouse, removal of all trees, and demolition of the landscape features that occupy the site. The Lead Agency prepared a Mitigated Negative Declaration for the proposed but failed to identify the historic farm as a contributing resource of a larger historic vernacular landscape. When dealing with a historic landscape, the building is only one part of the larger resource. Relocating the building and demolishing all other features associated with the setting would result in a significant impact ...*

<http://ohp.parks.ca.gov/pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf>

The Historic Resource document should be amended to include a section on the site and its significance.

5. Relation of Historic Building to new tract

On page 9 of "The Oaks" written by Mitch Stone, there is a discussion of the Harrison Crumrine home, a family who owned much of the property which became the Oaks. The author says:

*"The two-story Crumrine House can still be seen today, on Cadway Street, now on a small parcel **crammed** into the midst of a 1950's subdivision..."*

Clearly the Hardison family and its decedents are equally significant. Why would the city want to subject this history to a fate as dismal as that of the Harrison Crumrine family? The proposed site plan must be redone to eliminate the gridding of homes and rectilinear street layout. The developer should consider using the entire property with a limited density to create a graceful turn-of-the-century community or another adaptive reuse of the entire property.