

**VENTURA COUNTY CULTURAL HERITAGE BOARD  
RESOLUTION NO. 2021-2**

**A RESOLUTION APPROVING THE DESIGNATION OF THE  
BELLA VISTA RANCH PROPERTY  
LOCATED AT 1340 MCNELL ROAD AND 4106 THACHER ROAD, OJAI, CA  
93023  
AS VENTURA COUNTY LANDMARK NO. 180**

**WHEREAS**, the Board of Supervisors adopted the Ventura County Cultural Heritage Ordinance on December 12, 2000 (CHO) (Ordinance No. 4225). The CHO authorizes the Ventura County Cultural Heritage Board (CHB) to designate as a County Landmark any improvements, natural features or sites of historical, architectural, community or aesthetic merit;

**WHEREAS**, the site commonly known as Bella Vista Ranch located at 1340 McNell Road and 4106 Thacher Road, Ojai, CA 93023 and identified as Assessor's Parcel Numbers 029-0-020-310, 029-0-020-260, and 029-0-020-320 ("Property") is under consideration for designation as a Ventura County Landmark;

**WHEREAS**, the owner of the Property, Anne Crawford and Dudley DeZonia ("Owner"), requests the designation and thus have no objection to the Property's designation;

**WHEREAS**, historic resources consultant San Buenaventura Research Associates prepared a Historic Resources Report dated June 18, 2021, for the Property ("Report"). The Report found the Property is significant for its reflection of the settlement and agricultural development of the Ojai Valley as one of the more intact examples of a ranching property from this period, particularly during the latter decades of the 19th century and early 20th century (Criterion 1). The Property is also significant for its association with the development of citrus as an important crop in the Ojai Valley (Criterion 2). Moreover, the residence at 1340 McNell Road embodies the distinctive characteristics of a late Victorian-period ranch house from the 1890s, the residence at 4106 Thacher Road embodies the distinctive characteristics of a California Bungalow farmhouse built circa 1910, and the Western-style barn and implement shed reflect the agricultural character of early 20th century agricultural buildings (Criterion 5).

**WHEREAS**, the Report determined the Property qualifies for Landmark designation under the criteria listed in Section 1365-5(a) of the CHO, specifically Criteria 1, 2, and 5, in addition to retaining sufficient integrity, Criterion 6;

**WHEREAS**, the following components on the Property are contributing features that would comprise the Landmark: residence at 1340 McNell Road, residence at 4106 Thacher Road, barn, and implement shed;

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**WHEREAS**, the designation of the Property as a Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308 as an action taken by a regulatory agency for the protection of the environment; and,

**WHEREAS**, CHB Staff duly noticed the Owner and held a public hearing on September 13, 2021, to consider the designation of the Property as Ventura County Landmark No. 180.

**NOW, THEREFORE, BE IT RESOLVED** that the CHB hereby grants designation of the Bella Vista Ranch site, consisting of the residence at 1340 McNell Road, residence at 4106 Thacher Road, barn, and implement shed, as Ventura County Landmark No. 180, based on the facts presented in the historic resources consultant's Report and the Staff Report to the CHB dated September 13, 2021.

**BE IT FURTHER RESOLVED** that the CHB finds the site meets the following Landmark criteria (1, 2, 5, and 6) listed in CHO Section 1365-5(a) and the additional designation standards listed in CHO Section 1365-6:

Landmark 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;
- 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; and
- 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.

Additional Designation Standards

- a) It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons.

- b) Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
- c) Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this Article.

Staff to the Cultural Heritage Board shall cause this resolution, upon adoption, to be recorded in the Office of the County Recorder of Ventura County.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Ricki Mikkelsen, Chair  
Ventura County Cultural Heritage Board