

**VENTURA COUNTY CULTURAL HERITAGE BOARD
RESOLUTION NO. 2021-3**

**A RESOLUTION APPROVING THE DESIGNATION OF THE
NOBLE OAKS ESTATE PROPERTY
LOCATED AT 76 OAK DRIVE, OJAI, CA 93023
AS VENTURA COUNTY LANDMARK NO. 181**

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 Noble Oaks Estate located at 76 Oak Drive, Ojai, CA 93023 and identified as Assessor's Parcel Number 024-0-031-150 ("Property") is under consideration for designation as a Ventura County Landmark;

WHEREAS, the owner of the Property, John M Cuthbert and Mary St Amer Cuthbert ("Owner"), requests the designation and thus have no objection to the Property's designation;

WHEREAS, historic resources consultant Post/Hazeltine Associates prepared a Historic Resources Report dated September 3, 2021, for the Property ("Report"). The Report found the Property is significant for its reflection of the Spanish Colonial Revival Style, a popular style amongst the middle, upper middle, and wealthy classes in southern California in the early 20th century, as well as those design elements that exhibit the skilled, handcrafted workmanship typical of the time period (Criterion 1). The Property is also significant for its association with John Burnham, an important figure in the early residential development of the Ojai Valley (Criterion 3). As one of the first developers of a planned, residential subdivision, Country Club Estates, in 1926, Burnham along with another visionary, Edward Libby, helped to cultivate the suburban development of Ojai Valley. Moreover, the property is significant for its representation of the work of Harold E. Burkett, a master architect who contributed significantly to the architectural heritage of southern California, and in particular, the County of Ventura (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, 3, and 5, in addition to retaining sufficient integrity, Criterion 6;

WHEREAS, the following buildings, components, and landscape features were identified as contributors to the historic significance of the Property: main residence; sandstone retaining walls, parapets, steps, barbeque, and ornamental water feature; plastered wall and entrance court, including a bedrock mortar and native oak tree; and mature specimen trees.

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 20, 2021, to consider the designation of the Property as Ventura County Landmark No. 181.

NOW, THEREFORE, BE IT RESOLVED that the CHB hereby grants designation of the Noble Oaks Estate, located at 76 Oak Drive, Ojai, CA 93023, as Ventura County Landmark No. 181, based on the facts presented in the historic resources consultant's Report and the Staff Report to the CHB dated September 20, 2021.

BE IT FURTHER RESOLVED that the CHB finds the site meets the following Landmark criteria (1, 3, 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;
- 3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
- 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