



Ventura County Cultural Heritage Board (CHB) Minutes

October 12, 2020 – Item 3b

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 11:00 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT NYE RANCH, 8442 SANTA ANA ROAD, VENTURA, CA 93001 FOR A PUBLIC TOUR

A Public Tour was called to order at 11:00 a.m. by Chair Gary Blum at Nye Ranch, 8442 Santa Ana Road, Ventura, CA 93001. The tour was conducted as part of the project applicant's request for a Certificate of Appropriateness (Case No. CH20-0017).

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), John Kulwicz, Linda Plaks, Miguel Fernandez, and Stephen Schafer.

CHB Members Absent:

Ricki Mikkelsen (Vice-Chair)

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Ventura County Planning Division
Denice Thomas, AICP, Cultural Heritage Program Manager, Ventura County Planning Division

The applicant team was present for the site tour and consisted of Joe Steuer with Studio 4 Design Group and Steve McGillivray with McGillivray Construction. Board Members and CHB Staff conducted a self-guided tour of the property and grounds. Board Members held primary questions of the applicant and discussion until the public meeting to be held at 1:15 p.m. later in the day.

3. ADJOURN UNTIL 1:15 P.M.

4. 1:15 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

5. ROLL CALL AND DETERMINATION OF A QUORUM

County of Ventura
April 25, 2022
Cultural Heritage Board Meeting
Item 8a
Attachment B – Cultural Heritage Board Minutes

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), John Kulwicz, Linda Plaks, Miguel Fernandez, and Stephen Schafer (arrived late).

CHB Members Absent:

None

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Ventura County Planning Division

Denice Thomas, AICP, Cultural Heritage Program Manager, Ventura County Planning Division

6. APPROVAL OF AGENDA AND MEETING MINUTES

6a. Vote to approve the October 12, 2020 Agenda:

Vice-Chair Mikkelsen made a motion to approve the October 12, 2020 Agenda. Board Member Plaks seconded the motion. Motion passed; 5-0.

6b. Vote to approve the September 14, 2020 Meeting Minutes:

Vice-Chair Mikkelsen made a motion to approve the September 14, 2020 Meeting Minutes. Board Member Fernandez seconded the motion. Motion passed; 5-0.

6c. Vote to approve the October 14, 2019 Meeting Minutes:

Vice-Chair Mikkelsen requested that Staff verify whether she was absent from the meeting. Vice-Chair Mikkelsen made a motion to approve the October 14, 2019 Meeting Minutes, pending Staff verification of attendance. Board Member Fernandez seconded the motion. Motion passed; 5-0.

Board Member Schafer arrived at the meeting at this time.

7. PUBLIC COMMENTS

None.

8. CONTINUED ITEMS

None.

9. NEW BUSINESS

9a. Location: Nye Ranch, 8442 Santa Ana Road, Ventura, CA 93001 (unincorporated Ventura County; Supervisorial District 1—Bennett).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) for comprehensive rehabilitation of the existing 5,498-square-foot main house at Nye Ranch in order to partially abate violations associated with unpermitted work. (Case No. CH20-0017).

Disclosures: Board Member Schafer disclosed that he had previously spent many meetings of the Ventura Ad Club at the residence when it was owned by Jim and Kathy Nye.

Presentation by Staff:

Dillan Murray presented a PowerPoint presentation outlining the project location, project description, property background and record, evaluation of historic significance, photos, proposed project components, and consistency analysis with the *Secretary of the Interior's Standards for Rehabilitation*.

Staff provided the CHB with the following sets of optional recommendations:

To Deny the COA:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does not meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and,
3. Based on the preceding evidence and analysis, **DENY** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

To Approve the COA:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and

3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Deliberation and Recommendation:

Joe Steuer and Steve McGillivray of the applicant team were available to answer questions.

Board Member Kulwicz inquired as to why issuance of the COA would only partially abate violations. Dillan Murray, CHB Staff stated that the request came to the Planning Division as a code violation case. Mr. Murray noted that issuance of the COA is one component needed to abate the violation; the applicant must still obtain a zoning clearance and other permits or authorizations from other County of Ventura agencies.

Steve McGillivray stated the owner's intent was to restore the residence to how it was previously and is willing to designate the property as a historical landmark.

Board Member Schafer inquired as to how the applicant arrived at the current stage in their project without the proper permits. Mr. McGillivray noted the embarrassing nature of the violation and stated that the applicant team did not fully know the necessary scope of work at the onset. Mr. McGillivray provided an overview of the condition of the property at the time his firm was brought on board and the alterations that have already been made.

Board Member Fernandez inquired as to which interior wall finish the applicant will pursue (new plaster to match existing/previous or drywall). Mr. McGillivray stated the applicant team is recommending plaster at this time. Board Member Fernandez inquired as to whether there was a desire to make better use of the attic space rather than duct space, including through the use of a split system with cooling lines and an exterior condenser. Mr. McGillivray stated the owner did not like the present use of the attic space either, although the proposed system brings it back closer to what was there previously. Mr. McGillivray stated a mechanical engineer would need to be involved to assess feasibility, but the applicant team would be open to utilizing metal ducting.

Board Member Kulwiec inquired as to whether an active building permit has been issued. Mr. McGillivray stated a plumbing permit and roofing permit have been issued and the Title 24 report is ready to submit. Mr. McGillivray noted that a general building permit has not been issued, per se, and one may or may not be required. The applicant team will follow up with the Building and Safety Division to determine what permits are needed. Mr. Steuer stated the applicant team is in the process of obtaining necessary permits from the Building and Safety Division, although plans will need to be resubmitted to reflect changes.

Vice-Chair Mikkelsen inquired as to what the intended use of the structure will be once work is completed. Mr. McGillivray stated his understanding that the property would not be occupied as a residential structure, but would potentially be used for meetings or business of local non-profit groups or organizations and designated as a historical landmark.

Board Member Plaks inquired as to whether the entire base of the main residence had been excavated and stated her assumption that portions of the residence had been boarded up to prevent damage from vandalism and pests. Mr. McGillivray confirmed the property was boarded up to prevent animals from entering and will be patched with redwood siding to match existing. Mr. McGillivray noted no structural foundation work was completed; rather, a coat of waterproofing was applied to the foundation and a French drain will be installed as part of the proposed scope of work.

Board Member Schafer noted his concerns regarding the windows and his assertion that the project is being approached from the standpoint of contractor preference, which is not necessarily the best plan if the *Secretary of the Interior's Standards* are to be followed. Board Member Schafer noted his view that the interior plaster or drywall may not be as important as the windows, which he stated have the wrong muntin profile and should not be double glazed (noting that single pane would have been allowed per the California Historical Building Code [CHBC]). Board Member Schafer indicated his view that the windows should be done correctly, and he would support an authorization with that condition included. Board Member Schafer stated that he did not feel historic preservation photography is appropriate after character-defining features have already been removed and noted his view that the project had advanced too far in an incorrect direction for a property that is National Register-eligible. In addition, Board Member Schafer noted that if the property will be used for non-residential

purposes, Americans with Disabilities Act (ADA) compliance would be necessary and the CHBC would likely need to be used.

Chair Blum noted his concerns with how the applicant has approached the project, including removing features and adding components prior to obtaining the necessary permits and authorizations.

Board Member Fernandez requested feedback from Staff and the applicant regarding thoughts presented by Board members. Dillan Murray, CHB Staff noted that Staff developed the findings and recommendations presented based on the information prepared by the applicant's historic resources consultant, combined with Staff's intent to strike a balance between meeting the general intent of the *Secretary's Standards* and working with the applicant to attain the benefits that would be brought forward with inclusion of Staff's recommended conditions. Denice Thomas, Planning Division explained the difficult questions the project posed in terms of how to best preserve what is remaining and remedy what was done incorrectly. Ms. Thomas noted that if the use of the property is sought to be changed as indicated by the applicant, such an action may trigger California Environmental Quality Act (CEQA) review and the need for a discretionary permit. Ms. Thomas explained that if the COA was denied, the applicant would be returned to code enforcement and may face substantial civil administrative penalties. Moreover, future changes to the applicant's plans would require review and approval by the CHB.

Vice-Chair Mikkelsen shared her concern that the project has advanced this far without permits, noting the property contains great significance and it is disappointing that the project is before the CHB at this stage.

Board Member Fernandez requested the applicant's input on the CHB's concerns. Mr. McGillivray stated that things would have been done differently if the applicant team could have done so. Mr. McGillivray noted that other than removing the windows and ducting, the residence was severely deteriorated from the onset. Mr. McGillivray stated the porch and veranda had to be removed due to deterioration, although the owner's intent is to restore as much of the property as possible. Mr. McGillivray stated that he believes his company will be able to restore the porches to match previous conditions as closely as possible and will do what is necessary, including removing and replacing windows, if needed.

Chair Blum suggested a potential compromise could be conditioning replacement of the windows on the primary elevation only with proper replicas.

Board Member Schafer noted some windows were previously double hung which are now fixed windows and some contained five lights which are now ten lights, evidence of clear mismatches from the original windows. Board Member Schafer stated many issues with the windows concerned the upper sashes, including the need to install period-appropriate window lugs, installing single pane glass so muntins can be thinner, and installing the appropriate window profile (45-degree angle glazing profile, not ogee). Board Member Schafer noted other details of the structure which demonstrate its unique design should be retained, including the slight cant on the middle stop in the staircase landing (of approximately 4 degrees). Board Member Schafer stated his view that the applicant must retain a historic architect to ensure alterations are done correctly; doing so would fix porches, upper sashes, siding, primary exterior visual and secondary details (hand of architect/contractor).

Denice Thomas, Planning Division recommended that a historic architect provide CHB Staff with an evaluation of the alterations that have already been made and provide recommendations for period-appropriate features or components necessary. Ms. Thomas noted the analysis would be submitted for review and would provide an understanding for what features or components would need to be changed or implemented. Board Member Schafer was amenable to this recommendation and noted that a historic architect would dive into the property record and utilize all available resources, including photographs, to establish the previous condition of the structure and prepare a report as to what changes would need to be implemented to be consistent with the Secretary of the Interior's Standards.

Board Member Schafer made a motion to approve the COA and find that the project does meet the requirements of the CHO and the Secretary of the Interior's Standards provided the following condition is met:

- The applicant shall retain a historic architect who meets the Secretary of the Interior's Professional Qualifications Standards to assess and determine what altered and former character-defining features need to be restored or implemented, what features should be maintained and repaired, and what features can be changed. The

scope of the historic architect's review shall include character-defining features including, but not necessarily limited to, the following: windows and window details, porch and veranda details, and siding.

Board Member Fernandez seconded the motion.

Board Member Plaks noted her appreciation for Board Member Schafer's comments. Board Member Plaks stated her concern as to the open question of the property's ultimate intended use.

Dillan Murray, CHB Staff noted a change of use application is not within the scope of work presented. If pursued, a change of use application would be anticipated to require a discretionary permit path going forward. Denice Thomas, Planning Division suggested the applicant reach out to their client to receive additional information on their intended use of the property. Board Member Schafer noted that his recommendation would not change depending on the intended use.

Dillan Murray, CHB Staff clarified as to whether Board Member Schafer's motion included any of Staff's recommended measures identified in the staff report.

Board Member Schafer amended his motion to include Staff-recommended Measure #3 related to Historic American Building Survey (HABS) photographic documentation. Board Member Schafer noted that while the focus of HABS photography would normally be the main residence, due to substantial alterations, the focus of the documentation should be the larger site context, including outbuildings, retaining walls, and the overall landscape, as well as interior shots of the main residence prior to further construction work. Board Member Schafer also included in his motion Staff-recommended Measure #5 which calls for the applicant to apply for designation of the property as a County of Ventura Landmark.

Board Member Fernandez supported the amended motion and recommended inclusion of stairs and fireplaces in the first condition, which Board Member Schafer supported. The final motion included the following:

Approval of the COA and finding that the project does meet the requirements of the CHO and the Secretary of the Interior's Standards provided the following conditions are met:

- The applicant shall retain a historic architect who meets the Secretary of the Interior's Professional Qualifications Standards to assess and determine what altered and former character-defining features need to be restored or implemented, what features should be maintained and repaired, and what features can be changed. The scope of the historic architect's review shall include character-defining features and their details including, but not necessarily limited to, the following: windows, porch and veranda, siding, fireplaces, and staircases.
- The applicant shall prepare photographic documentation of the structures on the property, including the interior and exterior of the main residence, to Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey professional standards. The photo documentation is intended to document remaining distinctive features prior to further alteration and the focus of the documentation should be the larger site context, including outbuildings, retaining walls, and the overall landscape, as well as interior shots of the main residence prior to further alteration. Documentation shall be provided to CHB Staff for approval and donated to a suitable repository.
- The applicant shall apply for designation of the property as a County of Ventura Landmark.

Vice-Chair Mikkelsen requested clarification as whether the intent of the first condition related to a historic architect is to cover Staff-recommended Measures #1 and #2. Board Member Schafer confirmed that to be the intent of his motion.

All questions from Board members were adequately addressed.

Motion passed; 5-0.

Dillan Murray noted that CHB Staff will prepare a written summary of the Board's adopted motion and condition and will work with the applicant team on explaining the necessary components of each condition.

9b. Location: Unincorporated Ventura County.

Action: Receive a report on the Administrative Approvals and Exemptions issued by Staff from 2018 to 2020 pursuant to CHB Resolution 2017-2.1, provide comment on the information presented, and provide direction to

Staff regarding the issuance of Administrative Approvals and Exemptions within the unincorporated Ventura County.

Presentation by Staff:

Dillan Murray presented a PowerPoint presentation outlining information contained in the staff report regarding Administrative Approvals and Exemptions issued by Staff from 2018 to 2020. Mr. Murray provided a background on the purpose and intent of CHB Resolution No. 2017-2.1 and information regarding a potential consent agenda portion of CHB hearings accomplished through amendment of CHB Resolution No. 2018-1. In addition, Mr. Murray presented Staff conclusions regarding potential pathways forward, including amending CHB Resolution No. 2017-2.1 to modify or expand Staff's administrative approval and exemption authority, amending CHB Resolution No. 2018-1 to create a consent agenda portion of CHB hearings, or no action at this time.

Staff recommended the following actions:

1. **CONDUCT** the public hearing, **HEAR** testimony, **CONSIDER** the oral and written testimony and **REVIEW** the Planning Division Cultural Heritage Board staff report and all exhibits and attachments hereto; and
2. **PROVIDE** comment on the information presented and **PROVIDE** direction to Staff regarding the issuance of Administrative Approvals and Exemptions within the unincorporated Ventura County.

Deliberation and Recommendation:

Vice-Chair Mikkelsen noted she favored creating a consent agenda and inquired as to whether such a procedure would be burdensome to Staff. Denice Thomas, Planning Division noted that neither option would be burdensome to Staff and the direction forward would be at the Board's discretion. Ms. Thomas noted that Staff come across a number of situations that do not squarely fit within the adopted Resolution, hence why this item was brought to the Board. Vice-Chair Mikkelsen noted she favored the consent agenda for its ability to keep the Board informed of administrative approvals.

Board Member Fernandez stated his view that he trusts Staff to continue administering the provisions of the Resolution and a consent agenda would add burden, time, and expense to the application process. Board Member

Fernandez expressed favor for no action, although he noted the value in robust, after-the-fact reporting of approvals to the Board through photographs and descriptions on a frequency that feels appropriate to Staff. Such reporting would enable the Board to be informed of Staff activities and refine or amend the Resolution as appropriate.

Chair Blum expressed favor for amending the Resolution to accommodate additional provisions and trends or common types of applications. Chair Blum noted that the Resolution was intended to be a living document when adopted. In addition, Chair Blum noted that doing so would continue to speed up the application process. Vice-Chair Mikkelsen expressed agreement.

Board Member Schafer noted the value in more leeway for Staff rather than less. Board Member Schafer inquired as to how Staff determine a property is ineligible for listing and exempt. Dillan Murray, CHB Staff stated that in those instances, Staff would utilize supplemental evaluation information prepared by a qualified professional, such as a Historic Resource Report (HRR). Denice Thomas, Planning Division stated that in instances wherein an HRR is not available, survey records are utilized as a reference, in addition to consultations with the CHB Chair and/or the District representative. Board Member Schafer noted the value in the individual consultation with the CHB Chair and District representative as to whether a property is potentially eligible to save time and alleviate the need for an HRR. Denice Thomas provided context for the consultation process currently pursued by Staff and provided for in the Resolution.

Board Member Schafer noted his previous experience with another review body wherein Staff would provide an informal update on prior approvals during Staff comments, which may be valuable going forward. Denice Thomas indicated Staff could do so during the Staff comment period and incorporate photos.

Board Member Kulwiec indicated support for comments expressed during the discussion and left the meeting at this time.

Board Member Fernandez made a motion to direct Staff to prepare an amendment to CHB Resolution No. 2017-2.1 to include additional common minor actions that would qualify for administrative approval or exemption, and to provide ongoing updates to the Board on administrative approvals

through regular Staff reports, including descriptions and photos, when appropriate.

Vice-Chair Mikkelsen seconded the motion. Motion passed; 4-0.

Vice-Chair Mikkelsen suggested revising the bylaws to lower the number required for a quorum to three due to the potential for difficulty meeting a quorum. Denice Thomas suggested the item can be revisited in the future.

10. REPORTS

10a. Board Member Reports:

Vice-Chair Mikkelsen reported that the Stagecoach Inn is continuing with some limited programming. Vice-Chair Mikkelsen noted the difficulties imposed by the ongoing COVID-19 situation. Vice-Chair Mikkelsen thanked Staff on the quality of staff reports and minutes.

Board Member Plaks reported that the Moorpark City Council recently approved a project on High Street. Board Member Plaks noted her view that the project tied into the surrounding area well through architectural detailing and color; the project is currently in the development agreement stage.

Board Member Fernandez did not have anything to report.

Board Member Schafer reported that the project concerning the Scholle farmhouse is going to the Camarillo City Council. The structure will be restored for residential uses. Board Member Schafer also reported his upcoming book with Ken Bernstein on historic preservation photography in California will be published soon.

Chair Blum reported that a residence in the 400 block of G Street in Oxnard appears to still be in violation of prior CHB authorization and City of Oxnard permits. Chair Blum noted his concern regarding the impact of natural elements on the exposed structure. Chair Blum reported that the self-guided tour through Downtown Oxnard and Heritage Square has been successful. Chair Blum noted Otani's Market, a property eligible for listing at the local level for its association with the Japanese American community, was not included in the tour. Chair Blum stated the City of Oxnard did not include the property in the tour since it is not currently listed as a local landmark. The property owner explored landmarking the property; however, the estimated cost of an updated historic resources report would be prohibitive. Lastly, Chair Blum reported that an applicant in the City of Oxnard perhaps

did not understand the requirements of the Downtown Form-Based Code; their recent proposal to replace a Craftsman bungalow on C Street with a multi-story building was not successful.

10b. CHB Program Updates from Staff:

Dillan Murray reported that a video recording of the recent California Historic Building Code training is anticipated to be available for those who missed all or a portion of the session. Mr. Murray reported the Certified Local Government (CLG) 2019-2020 reporting period has come to a close and Staff will be preparing the next Annual Report in the upcoming months. Mr. Murray reported that Staff recently applied for a non-competitive CLG grant; if awarded, a future conversation with the CHB is anticipated in order to determine how the funds are dispersed. Mr. Murray reported that CHB members are required to complete ethics training every 2 years; if members have been contacted by Staff, it is requested they provide a certificate of training completion to Staff. Mr. Murray reported that Staff completed an inventory of adopted Mills Act contracts and will be working to complete annual inspections of all properties under contract before the end of the year. Lastly, Mr. Murray reported on a number of potential cases coming before the CHB, including 739 Main Street in Piru, 421 S G Street in Oxnard, and the Masonic Cemetery in Oxnard.

Denice Thomas noted a few programmatic issues she is working on, including bringing the Board comprehensive information while maximizing Staff's time. Ms. Thomas noted Staff completed a survey of Mills Act contracts; some contract holders are behind on their improvements, which may carry penalties. Ms. Thomas noted she is working with other Staff to develop analytics to better track Mills Act contracts. Ms. Thomas reported the Board can expect to see regular reports on Mills Act contracts once the tracking system is further developed. Next, Ms. Thomas reported that the comment period has closed with the National Park Service (NPS) for the Burro Flats Cultural District National Register Nomination; the County forwarded the CHB Report and Board of Supervisors letter to the NPS as a comment. Next, Ms. Thomas reported the County was eligible for the CLG non-competitive grant due to the County's completion of the 2019-2020 CLG Annual Report. Last, Ms. Thomas reported that she is working to define the relationship between different jurisdictions within the County as it pertains to cultural heritage review, including reviewing precedents, and will share any information with the Board.

11. NEXT MEETING

The next regularly scheduled meeting is October 26, 2020.

12. ADJOURNMENT

At 3:33 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



Denice Thomas, Cultural Heritage Program Manager



Ventura County Cultural Heritage Board (CHB) Minutes

November 9, 2020 – Item 3b

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:16 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), Miguel Fernandez, and Stephen Schafer.

CHB Members Absent:

John Kulwiec, Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner
Denice Thomas, AICP, Planning Programs Manager

3. APPROVAL OF AGENDA AND MEETING MINUTES

3a. Vote to approve the November 9, 2020 Agenda:

Vice-Chair Mikkelsen made a motion to approve the November 9, 2020 Agenda. Board Member Schafer seconded the motion. Motion passed; 4-0.

3b. Vote to approve the October 12, 2020 Meeting Minutes:

Vice-Chair Mikkelsen made a motion to approve the October 12, 2020 Meeting Minutes. Board Member Schafer seconded the motion. Motion passed; 4-0.

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

6a. Location: 169 N. Encinal Avenue, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1—Bennett).

Action: Request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1364-12) for a 595.5-square-foot residential addition at an existing 1,238-square-foot single-family residence. (Case No. CH20-0021).

Disclosures: Board Member Schafer disclosed that he had driven by the subject site and neighborhood earlier in the day.

Presentation by Staff:

Dillan Murray presented a PowerPoint presentation outlining the project location, project description, property background and record, evaluation of historic significance, and photos.

Staff provided the following recommendations:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1364-12 based on the preceding evidence and analysis.

Deliberation and Recommendation:

The applicant's architect, Patrick Nolan, was available to answer any questions.

Board members did not have any questions or discussion.

Board Member Fernandez made a motion to approve the COR. Board Member Schafer seconded the motion. Motion passed; 4-0.

7. REPORTS

7a. Board Member Reports:

Vice-Chair Mikkelsen reported that the Stagecoach Inn is continuing with some programs and working to maintain visibility in the community.

Board Member Fernandez did not have anything to report.

Board Member Schafer reported that the Hardison House in Santa Paula may close escrow soon. Board Member Schafer reported that the Camarillo Planning Commission recently approved the Springville Specific Plan, which includes retention of the Scholle House, and the project will be going to the Camarillo City Council next.

Board Member Fernandez did not have anything to report.

Chair Blum reported that Heritage Square recently had a successful, socially-distanced Halloween event over a three-night period with approximately 300 attendees.

8b. CHB Program Updates from Staff:

i. Farewell from Denice Thomas

Denice Thomas reported that she will be leaving the County and has accepted a position as Community Development Director with the City of Agoura Hills. Ms. Thomas thanked the Board for their work together over the past several years and reflected on her time at the County.

ii. Interim Staffing Update

Denice Thomas noted that Dave Ward, Planning Director intended to join the meeting to make a staffing announcement, but is not available. Ms. Thomas noted that Dave Ward will be supporting Dillan Murray, CHB Staff until a replacement manager has been hired.

8. NEXT MEETING

The next regularly scheduled meeting is November 23, 2020.

9. ADJOURNMENT

At 1:39 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



Denice Thomas, Cultural Heritage Program Manager



Ventura County Cultural Heritage Board (CHB)

February 8, 2021 Meeting Minutes – Item 3b

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:20 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), Miguel Fernandez, Stephen Schafer, Linda Plaks (arrived late), and John Kulwiec (arrived late)

CHB Members Absent:

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Staff Present:

Dillan Murray, Cultural Heritage Program Planner

Dave Ward, AICP, Planning Division Director

3. APPROVAL OF AGENDA AND MEETING MINUTES

3a. Vote to approve the February 8, 2021 Agenda:

Vice-Chair Mikkelsen made a motion to approve the February 8, 2021 Agenda. Board Member Schafer seconded the motion. Motion passed; 4-0.

3b. Vote to approve the November 9, 2020 Meeting Minutes:

Vice-Chair Mikkelsen made a motion to approve the November 9, 2020 Meeting Minutes. Board Member Fernandez seconded the motion. Motion passed; 4-0.

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

Location: 8442 Santa Ana Road, Ventura, CA 93001 (unincorporated Ventura County; Supervisorial District 1—LaVere).

Action: Request to designate a site commonly known as Nye Ranch as Ventura County Landmark No. 179 pursuant to Section 1365 of the Cultural Heritage Ordinance. The subject site is located at 8442 Santa Ana Road, Ventura, CA 93001 and identified as Assessor's Parcel Number 060-0-220-150 in the Ventura County unincorporated area (Supervisorial District 1—LaVere) (Case No. CH20-0024).

Disclosures: None

Presentation by Staff: Dillan Murray presented a PowerPoint presentation outlining the property location, background, and record. Staff provided the following recommendations:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the Property Owner was given a 15-day notice in accordance with CHO Section 1365-2, and that the Property Owner concurs with the designation by the CHB of Nye Ranch as Ventura County Landmark No. 179, and placement of said designation in County lists;
3. **FIND** that the Nye Ranch property meets County Landmark Criteria 1, 3, 5, and 6 as required by CHO Section 1365-5(a), and the additional standards required by CHO Section 1365-6 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and
4. **ADOPT** CHB Resolution No. 2021-1 (Exhibit 5) approving the designation of the Nye Ranch site located at 8442 Santa Ana Road, identified as Assessor's Parcel No. 060-0-220-150, and consisting of the Main House, barn/garage, other single-story structure (presumed to be "Dairy"), sandstone retaining walls, large specimen trees near the house and barn/garage, and specimen planting near the main house as Ventura County Landmark No. 179.

Deliberation and Recommendation:

Board Member Plaks arrived to the meeting during Staff's presentation.

Board members did not have any questions or discussion.

Vice-Chair Mikkelsen made a motion to adopt Staff's recommendations. Board Member Schafer seconded the motion. Motion passed; 5-0.

7. REPORTS

Board Member Kulwicz arrived to the meeting at this time.

7a. Board Member Reports:

Vice-Chair Mikkelsen reported that the Stagecoach Inn is continuing with some programs and working to maintain visibility in the community.

Board Member Plaks did not have anything to report.

Board Member Schafer reported that the Hardison House in Santa Paula is under new preservation-minded ownership.

Board Member Fernandez thanked Board Member Schafer for his recent presentation on aerial photography availability. Dillan Murray, CHB Staff requested Board members to notify him of any trainings completed.

Chair Blum inquired as to the status of two recent projects at residences in Oxnard (G Street and C Street). Staff indicated that follow-up would be initiated with Oxnard City Staff once the County's renewed contract for services with the City has been finalized.

Board Member Kulwicz did not have anything to report.

7b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff reported on a recent development regarding County Landmark #123: The Sanitary Dairy/Clifford Hardison House. Due to recent high wind events, the 40-foot tall wooden silo (prefab from Sears) was severely damaged and therefore taken down by the property owner. Staff will be preparing a summary memo describing what happened for inclusion in the landmark file.

Next, Mr. Murray reported that a few Board members are due to submit proof of completion of required ethics training. Next, Mr. Murray reported that the new CHB member for District 1 has been announced as Tyson Cline, a local architect with experience on the City of Ventura Historic Preservation Committee and Design Review Committee. Last, Mr. Murray reported on several upcoming projects for CHB review in Piru, at Fillmore

library, at Villanova Preparatory School, on Villanova Road near Ojai, and at Limoneira Ranch.

Dave Ward, Planning Director reported that the Planning Division work plan will be presented to the Board of Supervisors on February 23, 2021 for further direction; pertinent updates will be provided to the CHB at a future hearing. One item contained in the work plan is an update effort for the Cultural Heritage Ordinance.

8. NEXT MEETING

The next regularly scheduled meeting is February 22, 2021.

9. ADJOURNMENT

At 1:39 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



02/22/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

February 22, 2021 Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency • Planning Division

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), Tyson Cline, Miguel Fernandez, Stephen Schafer (arrived late), and Linda Plaks

CHB Members Absent:

John Kulwiec

Staff Present:

Dillan Murray, Cultural Heritage Program Planner

3. APPROVAL OF AGENDA AND MEETING MINUTES

3a. Vote to approve the February 22, 2021 Agenda:

Vice-Chair Mikkelsen made a motion to approve the February 22, 2021 Agenda. Board Member Plaks seconded the motion. Motion passed; 4-0 (Cline abstained).

3b. Vote to approve the February 8, 2021 Meeting Minutes:

Vice-Chair Mikkelsen made a motion to approve the February 8, 2021 Meeting Minutes. Board Member Plaks seconded the motion. Motion passed; 4-0 (Cline abstained).

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

Board Member Schafer arrived at the meeting at this time.

6a. Location: 739 Main Street, Piru, CA 93040 (unincorporated Ventura County; Supervisorial District 3— Long).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) for the demolition of an unpermitted rear addition, a non-conforming accessory dwelling unit or “cabin”, a carport, a covered patio, and a detached garage at an existing 560-square-foot residence (Site of Merit). The scope of work also includes the construction of a 640-square-foot rear addition to the residence, a 513-square-foot, two-car tandem carport, and a 12-foot-wide driveway (Supervisorial District 3— Long) (Case No. CH21-0001).

Disclosures: Board Member Schafer disclosed he conducted additional research on the property via Google Maps Street View.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, and project evaluation against the *Secretary of the Interior’s Standards*. Pursuant to CHO Section 1366, Staff identified steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior’s Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior’s Standards*.

Deliberation and Recommendation:

Charice Guerra, property owner, was available for any questions.

Board Member Schafer noted the former landscaping on the property using Google Maps Street View, including three large palm trees in the front yard.

Board Member Schafer inquired as to why these trees, apparent contributors to the historic significance of the property, were removed.

Dillan Murray, CHB Staff stated that items are routed for the CHB's review when a permit is triggered, which did not happen in that instance. Ms. Guerra stated tree removal was necessary in order to construct the driveway to the residence. Board Member Schafer requested future discussion or attention to the issue of tree removal at cultural heritage sites.

Vice-Chair Mikkelsen noted the historic evaluation letter stated the property should not be regarded as a Site of Merit. Dillan Murray, CHB Staff stated the property is identified as a Site of Merit in County lists and, even if not designated, would require a COA from the CHB for demolition activities due to its apparent architectural and associate value. Vice-Chair Mikkelsen inquired as to the cost difference between wood-clad and vinyl windows. Ms. Guerra stated that, according to her contractor's estimate, wood-clad windows are substantially more expensive.

Board Member Schafer stated his desire to see any evaluation of work at a historic property avoid using what can be seen from the public right of way as a measure of what is appropriate or inappropriate treatment. However, given the proposed vinyl windows would be included as part of the new construction as opposed to the original main residence, the material is less of a concern.

Board Member Schafer noted the original survey record for the property evaluated the residence in conjunction with three other California-style bungalows, almost like a district. As such, the residence is less significant individually and more so in conjunction with nearby structures. Board Member Schafer inquired as to what the applicant planned to do with the adjacent cleared lot. Ms. Guerra stated that there are no current plans, although they could sell the lot or build on it. Board Member Schafer stated his desire to see any future development on that lot be evaluated for compatibility with the potential district.

Dillan Murray, CHB Staff stated that the Site of Merit designation is associated with the parcel number. Per the Cultural Heritage Ordinance, future development at a Site of Merit would be subject to the Certificate of Review process whereupon the CHB is provided an opportunity to review and comment; the applicant's adherence to any recommendations coming out of that process is voluntary. Mr. Murray stated he would need to look into

the issue of whether a new lot created from an existing Site of Merit carrying a separate parcel number would still maintain the Site of Merit designation. If that is the case, future proposed development would be routed to the CHB.

Board Member Cline inquired as to the number of new proposed vinyl windows. Ms. Guerra clarified, and noted some existing windows are already vinyl. Ms. Guerra asked whether she needed to remove existing, single-pane windows to meet current energy code requirements. Board Member Schafer stated that original windows can remain if they're being repaired, but new windows must meet current energy code requirements.

Board Member Schafer made a motion to adopt Staff's recommendations and approve the COA. Board Member Fernandez seconded the motion. Motion passed; 5-0.

7. REPORTS

7a. Board Member Reports:

Vice-Chair Mikkelsen reported that the Stagecoach Inn is continuing with some programs, including outdoor tours.

Other Board Members did not have anything to report.

7b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff reported on Board Members' requirements related to ethics training every two years.

8. NEXT MEETING

The next regularly scheduled meeting is March 8, 2021.

9. ADJOURNMENT

At 1:53 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



03/22/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

March 22, 2021 Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency • Planning Division

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:17 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), Tyson Cline, John Kulwicz, Miguel Fernandez, Stephen Schafer, and Linda Plaks

CHB Members Absent:

None

Staff Present:

Dillan Murray, Cultural Heritage Program Planner
Dave Ward, AICP, Planning Director

3. APPROVAL OF AGENDA AND MEETING MINUTES

3a. Vote to approve the March 22, 2021 Agenda:

Board Member Fernandez made a motion to approve the March 22, 2021 Agenda. Board Member Plaks seconded the motion. Motion passed; 7-0.

3b. Vote to approve the February 22, 2021 Meeting Minutes:

Board Member Schafer made a motion to approve the February 22, 2021 Meeting Minutes. Board Member Fernandez seconded the motion. Motion passed; 7-0.

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

6a. Location: 11085 Azahar Street, Ventura, CA 93004 (unincorporated Ventura County; Supervisorial District 1 — LaVere).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) for façade alteration and demolition activities in order to partially abate violations at a masonry commercial building located at 11085 Azahar Street in the unincorporated community of Saticoy (Site of Merit). The scope of work also includes authorization of an existing concrete block wall along the property’s primary frontage (Case No. CH20-0007).

Disclosures: None.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, project evaluation against the *Secretary of the Interior’s Standards*, and Staff-recommended conditions. Pursuant to CHO Section 1366, Staff identified steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior’s Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior’s Standards*.

Deliberation and Recommendation:

Frank Rogue and Francisco Gutierrez of the applicant team were in attendance.

Frank Rogue stated that he did not have a chance to previously review Staff findings and recommendations. Mr. Rogue noted that the property owner purchased the building and did not know it was a historic property since it

didn't have a marker. Mr. Rogue noted that the applicant team will do what is necessary; however, he stated his view that any recommendations should consider the local context and whether the cost of implementation is warranted.

Board Member Schafer inquired as to whether the property owner would have known if the property was historic if they had applied for a permit. Dillan Murray, CHB Staff responded in the affirmative; however, since the work was unpermitted, that conversation did not take place.

Board Member Fernandez noted the impracticality of putting markers on all historic properties. Board Member Fernandez stated the property owner would've experience substantially less economic hardship if the unpermitted work hadn't been done in the first place.

Board Member Schafer inquired as to whether the submitted plans address the violations. Dillan Murray, CHB Staff stated in the affirmative, noting the proposed demolition of internal improvements are intended to address zoning violations. However, the submitted plans propose to legalize the façade modifications.

Dave Ward, Planning Director noted the applicant team hasn't had the opportunity to review Staff recommendations with the property owner. Therefore, Mr. Ward requested the CHB Chair continue the item to a future meeting to provide the applicant team the opportunity to do so.

Chair Blum supported the suggestion. Chair Blum noted the block wall issues appear to be a Planning Division matter as opposed to CHB purview. Mr. Blum noted his support for a potential compromise wherein the primary façade is addressed, although plaster could remain. Board Member Fernandez noted his view that he is unsure the plaster is reversible. Board Member Schafer noted his concern with the placement of the block wall in relation to the building.

Frank Rogue noted that accessibility requirements for the building will need to be addressed by the Building & Safety Division. Mr. Rogue noted his concern that he will need to return to the Planning Division if ADA requirements aren't met.

Dillan Murray, CHB Staff stated that it is up to the design professional how they propose to meet ADA requirements; however, if following standard code requirements would threaten to damage or destroy a character-defining

feature such as the recessed entryway, the State historic building code may be an available tool to avoid doing so. If the applicant proposes to use the State historic building code or an alternate approach, the Building & Safety Division would need justification for doing so in the form of CHB findings or recommendations.

Board Member Cline inquired as to the elevation difference between the finished floor and sidewalk. Mr. Rogue stated that it is approximately 5 inches. Board Member Cline noted it is the applicant's responsibility to meet all relevant codes concurrently; ADA is not specifically within the purview of the CHB.

Board Member Schafer inquired as to whether an additional CHB meeting with revised plans would be required after the continuation hearing. Dave Ward, Planning Director stated the intent of Staff-recommended conditions are that any revisions, with the exception of Condition #4, could be handled at the Staff level should they be adopted by the CHB.

Chair Blum continued the item until the April 12, 2021 meeting.

7. REPORTS

7a. Board Member Reports:

Vice-Chair Mikkelsen left the meeting at this time.

Board Member Kulwicz reported that the Santa Paula homeless shelter has received electric battery panels.

Board Member Plaks stated that the Strathearn Historical Park is open for tours and outside events with some restrictions. In addition, a new restaurant on historic High Street in Moorpark is in the planning stage.

Chair Blum reported via the Association of Museums that a few museums are slowly reopening in modified ways.

Other Board Members did not have anything to report.

7b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff reported that in addition to the continued item, the CHB will be hearing next a proposal at Limoneira Ranch and conducting a Section 106 review for a proposed structure demolition at Naval Base Port

Hueneme. Next, Mr. Murray reported that the 2020 CLG Report will be brought to the CHB for review and comment in April. Lastly, elections for CHB chair and vice-chair will be held in April.

Dave Ward, Planning Director reported that the Planning Division 2-year workplan was brought the Board of Supervisors and supported, including a Cultural Heritage Ordinance amendment to take place this calendar year. Next, Mr. Ward reported that Tricia Maier will be returning as Planning Programs Manager.

8. NEXT MEETING

The next regularly scheduled meeting is April 12, 2021.

9. ADJOURNMENT

At 2:15 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



04/26/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

April 12, 2021 Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency • Planning Division

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. **10:30 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT THE LIMONEIRA COMPANY MAIN OFFICE BUILDING, 1141 CUMMINGS ROAD, SANTA PAULA, CA 93060 FOR A PUBLIC TOUR**

2. **ROLL CALL AND DETERMINATION OF A QUORUM**

CHB Members Present:

Gary Blum (Chair), John Kulwicz, Miguel Fernandez, and Stephen Schafer

CHB Members Absent:

Ricki Mikkelsen (Vice-Chair), Linda Plaks, and Tyson Cline

Staff Present:

Dillan Murray, Cultural Heritage Program Planner

Tricia Maier, Planning Programs Manager

Mica Beving from the applicant team provided a walking tour of the building and an explanation of proposed alterations. Major points of discussion and inquiry from the CHB during the tour were later summarized as part of the disclosure period for the item at the hearing held later in the day.

3. **11:57 A.M. ADJOURN UNTIL 1:15 P.M.**

4. **1:29 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

5. **ROLL CALL AND DETERMINATION OF A QUORUM**

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), John Kulwicz, Miguel Fernandez (arrived late), and Stephen Schafer

CHB Members Absent:

Linda Plaks and Tyson Cline

Staff Present:

Dillan Murray, Cultural Heritage Program Planner

Dave Ward, AICP, Planning Director

6. APPROVAL OF AGENDA

Vote to approve the April 12, 2021 Agenda

Vice-Chair Mikkelsen made a motion to approve the April 12, 2021 Agenda with Item 7 – Election of Officers continued until the April 26, 2021 hearing. Board Member Kulwiec seconded the motion. Motion passed 4-0.

7. ELECTION OF OFFICERS

Nomination and election of Chair and Vice-Chair of the Ventura County Cultural Heritage Board

This item was continued until the April 26, 2021 hearing to allow more Board Members to attend.

8. PUBLIC COMMENTS

None.

9. CONTINUED BUSINESS

9a. Location: 11085 Azahar Street, Ventura, CA 93004 (unincorporated Ventura County; Supervisorial District 1 — LaVere).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) for façade alteration and demolition activities in order to partially abate violations at a masonry commercial building located at 11085 Azahar Street in the unincorporated community of Saticoy (Site of Merit). The scope of work also includes authorization of an existing concrete block wall along the property's primary frontage (Case No. CH20-0007).

Disclosures: None.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, project evaluation against the *Secretary of the Interior's Standards*, and Staff-recommended conditions. Pursuant to CHO Section 1366, Staff identified steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA with Staff-recommended conditions:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Deliberation and Recommendation:

Frank Rogue of the applicant team was in attendance.

Board Members discussed the need for replacement of the display windows and removal of the stucco cladding. Ultimately, a consensus of the Board opted against those Staff recommendations. All questions from Board members were adequately addressed.

Board Member Schafer made a motion to approve the COA and find that the project does meet the requirements of the CHO and the Secretary of the Interior's Standards with inclusion of the following conditions:

- **Condition #1: Front Entry Restoration.** Prior to issuance of zoning clearance, the applicant shall submit revised plans reflecting replacement of the missing recessed front entryway based on documentary and physical evidence. The plans shall reflect replacement of missing features consisting of the recessed entry, splayed returns, transom, glazing, bulkhead, and side display windows. Materials shall be appropriate to context, such as masonry exterior cladding, transom, and door glazing.
- **Condition #2: Concrete Block Wall.** Prior to issuance of zoning clearance, the applicant shall submit revised plans reflecting the wall and gate's conformance to the height, transparency, and cladding requirements of Sec. 8119-1.8.3 of the Old Town Saticoy Development Code, using similar stucco coating as the existing building and/or metal material meeting the *Secretary of the Interior's Standards*.

Board Member Kulwiec seconded the motion. Motion passed 4-0.

10. NEW BUSINESS

Items heard out of order

10a. Location: 1011 W. La Loma Avenue, Somis, CA 93066 (unincorporated Ventura County; Supervisorial District 3 — Long).

Action: Request to Conduct a Review (Cultural Heritage Ordinance (CHO) §1364-12) for the Planning Director's consideration of a Zoning Clearance (Case No. ZC20-0948) to demolish a 798-square-foot farmworker housing unit on an agricultural property that will retain one single-family residence, three additional farmworker housing units, a barn and other accessory structures (Case No. CH21-0007).

Disclosures: None.

Presentation by Staff: Dave Ward, Planning Director presented a PowerPoint presentation outlining the property location, project description, record, and Planning Director determination. Staff recommended the CHB take the following steps regarding the request:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto; and
2. **REVIEW** and **PROVIDE COMMENT** on Zoning Clearance Case No. ZC20-0948 to the Planning Director for his consideration on the proposed project in accordance with CHO §1364-12.

Deliberation and Recommendation:

Barbara Macri-Ortiz of the applicant team was in attendance.

The Planning Director determined that the loss of the subject farmworker unit, with three other farmworker housing units to remain, would: (1) continue to provide the Context Theme of Agricultural Development with a subtheme of Labor Housing, depicting the importance of labor to the agricultural development of the Oxnard Plain as contained in the 2014 Eastern Oxnard Plain Historic Context and Reconnaissance; and, (2) the relevance and importance of labor housing to the County's Agricultural Development would continue with the proposed replacement of the existing farmworker housing unit with a safe and sanitary housing unit also intended for use by a

farmworker and their family. Consistent with the County General Plan, specifically the 2013-2021 Housing Element (Goal 3.3.1-5(5) and Policy 3.3.2-2(3)), Land Use Element (LU-8.5 Farmworker Housing) as well as the underlying importance of farmworker housing in State Law (Government Code Section 65580).

Barbara Macri-Ortiz spoke in support of the request.

CHB Members provided supportive comments to the Director's determination.

Vice-Chair Mikkelsen made a motion to support the Director's determination. Board Member Schafer seconded the motion. Motion passed 4-0.

10c. Location: Naval Base Ventura County, Port Hueneme, CA 93043 (Supervisory District 5 — Ramirez).

Action: Request from the United States Department of the Navy (Navy) for a Section 106 Environmental Review for the proposed demolition of the Quarters D buildings at Naval Base Ventura County, Port Hueneme, CA; Project Ser N0000CV/132.

Disclosures: None.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, and Staff-recommended conditions. Staff recommended the CHB take the following steps regarding the request:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed undertaking would have an adverse effect to a historic resource; and
3. **ADOPT** the Staff-recommended mitigation along with any Cultural Heritage Board recommendations determined necessary.

Deliberation and Recommendation:

Dr. Kristina Erlandson and Dave Sproul from the U.S. Department of the Navy were in attendance.

Board Member Fernandez arrived to the meeting at this time.

Board members questioned Navy representatives on their plans for the property, their intended approach to treatment of the eligible resources on site, and their receptibility to various mitigation. All questions from Board members regarding the proposed demolition were adequately addressed.

Board Member Schafer made a motion to find that the proposed undertaking would have an adverse effect to a historic resource and recommended inclusion of the following mitigation to reduce the impacts of the proposed demolition, to the extent feasible:

- **Recommendation #1: Avoidance through Adaptive Reuse.** Retain and adaptively reuse the Edward and Mary Farrell House for an alternative use, such as Navy or contractor office space.
- **Recommendation #2: HABS Photographic Documentation.** In the event avoidance is not pursued, the Navy should prepare photographic documentation of the resources proposed for demolition, including the interior and exterior of the Farrell house (Quarters D), the barn (PH-581), and context views of the area of potential effects (APE) with landscaping, to Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey professional standards and pursuant to National Park Service consultation procedures. Digital copies of final film negatives and prints should be provided to Ventura County CHB Staff.
- **Recommendation #3: Avoidance through Identification of Alternatives.** The Navy should pursue a design alternative to avoid demolition of the eligible Quarters D buildings, including through the identification of alternative locations to carry out the appropriate mission requirements. Further, it is recommended that the Navy retain and rehabilitate the eligible structures in place given the significance of the property and rarity of this architectural type in the region.
- **Recommendation #4: Avoidance through Relocation.** Relocate the Edward and Mary Farrell House to an alternative suitable location. It should be noted that the cost of demolition may instead be utilized for relocation activities.
- **Recommendation #5: Enhanced Interpretive Display.** Create an interpretive display to commemorate the former structures in a suitable location, such as the Seabee Museum. Include salvaged materials, including, but not limited to, siding, beams, and other materials.

Vice-Chair Mikkelsen seconded the motion. Motion passed 4-0.

10b. Location: Limoneira Ranch, 1141 Cummings Road, Santa Paula, CA 93060 (unincorporated Ventura County; Supervisorial District 3 — Long).

Action: Request for a Certificate of Appropriateness (COA) (CHO §1366) for various tenant improvements, demolition activities, and other alterations to the East Wing of the Limoneira Ranch Main Office building (Site of Merit). The scope of work includes interior tenant improvements of approximately 8,556 square feet for office use in addition to exterior modifications, including the replacement and modification of exterior doors and windows and construction of a 139-square-foot single-story covered entryway (Case No. CH21-0002).

Disclosures: Board Member Kulwiec disclosed he is a shareholder in the Limoneira business and recused himself from this item.

Dillan Murray, CHB Staff, summarized the major points of discussion and inquiry from the CHB during the public tour earlier in the day. Those consisted of the following:

- The importance of maintaining the central corridor and exterior doors as a feature of the original bunkhouse;
- A request that the applicant utilize historical site plans and photography to better understand what changes have occurred;
- Questions on how the new stairs at the northeast corner of the building would be engineered were raised;
- Questions on roofing issues and possible appropriate materials;
- Questions on water and gutter issues at the northwest entrance;
- Consider greater removability of the proposed covered entry through the creation of free standing columns with a gap between the building;
- Identification of an original window on the West Wing Building that appears suitable to match for new, proposed windows on the subject building; and
- Suggestion to design a simpler covered entry that, while complementary to the main building, does not match materials in all ways.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, project evaluation against the *Secretary of the Interior's Standards*, and

Staff-recommended conditions. Pursuant to CHO Section 1366, Staff identified steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Deliberation and Recommendation:

Mica Beving of the applicant team was in attendance.

All questions from Board members regarding this project were adequately addressed during deliberation.

CHB Members provided design recommendations to the applicant regarding the window specifications, fenestration pattern, roofing material, and covered entryway. The applicant was agreeable to the recommended changes.

Board Member Schafer made a motion to continue the item to a future hearing to allow the applicant time to incorporate design revisions. Board Member Fernandez seconded the motion. Motion passed 4-0.

11. REPORTS

11a. Board Member Reports:

Board Members did not have anything to report.

11b. CHB Program Updates from Staff:

Dave Ward, Planning Director reported that Tricia Maier will be returning as Planning Programs Manager.

Dillan Murray, CHB Staff reported that the CHB elections will be held at the next meeting. Mr. Murray also reported that the County has renewed its contract for cultural heritage services with the City of Oxnard.

12. NEXT MEETING

The next regularly scheduled meeting is April 26, 2021.

13. ADJOURNMENT

At 5:10 p.m. the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



05/24/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

April 26, 2021 Meeting Minutes – Item 3c

County of Ventura • Resource Management Agency • Planning Division

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Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:16 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum (Chair), Ricki Mikkelsen (Vice-Chair), Tyson Cline, John Kulwiec, Linda Plaks, Miguel Fernandez, and Stephen Schafer (arrived late)

CHB Members Absent:

None

Staff Present:

Dillan Murray, Cultural Heritage Program Planner
Tricia Maier, Planning Programs Manager

3. APPROVAL OF AGENDA

3a. Vote to approve the April 26, 2021 Agenda

Vice-Chair Mikkelsen made a motion to approve the April 26, 2021 Agenda. Board Member Kulwiec seconded the motion. Motion passed 6-0.

3b. Vote to approve the March 22, 2021 Meeting Minutes

Vice-Chair Mikkelsen made a motion to approve the March 22, 2021 Meeting Minutes with a revision. Board Member Fernandez seconded the motion. Motion passed 5-0 (Board Member Cline abstained).

4. ELECTION OF OFFICERS

Nomination and election of Chair and Vice-Chair of the Ventura County Cultural Heritage Board

Chair Blum made a motion to nominate Ricki Mikkelsen as Chair and Miguel Fernandez as Vice-Chair. Board Member Plaks seconded the motion. Motion passed 6-0. Elected officers assumed their positions immediately thereafter.

5. **PUBLIC COMMENTS**

None.

6. **CONTINUED BUSINESS**

None

7. **NEW BUSINESS**

7a. **Location:** Unincorporated Ventura County.

Action: Review, provide comments, and direct staff to forward the County of Ventura Cultural Heritage Board Certified Local Government Annual Report for 2019–2020 to the California State Office of Historic Preservation.

Disclosures: None.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the CLG program, report components, and goals/priorities for the subsequent reporting period. Staff recommended the CHB take the following steps:

1. **CONDUCT** the public hearing, **HEAR** testimony, **CONSIDER** the oral and written testimony and **REVIEW** the Planning Division staff report and all exhibits and attachments hereto;
2. **REVIEW** and **CONSIDER** the Planning Division staff report and 2019–2020 County of Ventura CLG Annual Report; and
3. Based on the preceding evidence and analysis, **PROVIDE** comments, and direct staff to **TRANSMIT** the 2019–2020 County of Ventura CLG Annual Report to the California State Office of Historic Preservation.

Deliberation and Recommendation:

Board Member Schafer arrived to the meeting during the Staff report.

Board Members identified several revisions and additions to the CLG report and goals/priorities list. Board Member Schafer recommended creating a future agenda item solely focused on the goals/priorities list.

All questions of the Board were addressed by Staff.

Board Member Blum made a motion to adopt Staff's recommendations. Vice-Chair Fernandez seconded the motion. Motion passed 7-0.

8. REPORTS

8a. Board Member Reports:

Board Member Blum inquired from Staff the needed steps to be reappointed to the CHB. Dillan Murray, CHB Staff stated he would reach out to Supervisor Ramirez's staff. Board Member Blum also reported that he's received a high number of inquiries from interested buyers of historic properties as to the review process in place.

Board Member Plaks reported that Strathearn Park will hold an upcoming antique sale.

Board Member Schafer reported that the City of Ventura will have a city-wide historic context statement prepared in the near future as a basis for a city-wide survey.

Other Board Members did not have anything to report.

8b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff reported that the Ventura County Fair has been cancelled again this year due to COVID-19, which means the CHB will not have an exhibit.

Tricia Maier did not have anything to report.

9. NEXT MEETING

The next regularly scheduled meeting is May 10, 2021.

10. ADJOURNMENT

At 2:12 p.m., the Cultural Heritage Board concurred to adjourn.



Ricki Mikkelsen, Chair

ATTEST:



05/24/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

May 24, 2021 Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

Note: The following is a summary of actions taken by the CHB at their public meeting and not a verbatim transcription.

1. 1:16 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Ricki Mikkelsen (Chair), Miguel Fernandez (Vice-Chair), Tyson Cline, Gary Blum, and John Kulwiec (arrived late)

CHB Members Absent:

Stephen Schafer and Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner

Tricia Maier, Planning Programs Manager

3. APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETING(S)

3a. Vote to approve the May 24, 2021 Agenda

Vice-Chair Fernandez made a motion to approve the May 24, 2021 Agenda. Board Member Blum seconded the motion. Motion passed 4-0.

3b. Vote to approve the April 12, 2021 Meeting Minutes

Board Member Fernandez requested that CHB Staff revise the minutes to reflect when he arrived to the meeting. Board Member Blum made a motion to approve the April 12, 2021 Meeting Minutes with that revision. Vice-Chair Fernandez seconded the motion. Motion passed 3-0 (Board Member Cline abstained).

3c. Vote to approve the April 26, 2021 Meeting Minutes

Vice-Chair Fernandez made a motion to approve the April 26, 2021 Meeting Minutes. Board Member Blum seconded the motion. Motion passed 4-0.

Board Member Kulwiec arrived to the meeting at this time.

4. PUBLIC COMMENTS

None.

5. CONTINUED BUSINESS

- 5a. Location:** Limoneira Ranch, 1141 Cummings Road, Santa Paula, CA 93060 (unincorporated Ventura County; Supervisorial District 3 — Long).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) for various tenant improvements, demolition activities, and other alterations to the East Wing of the Limoneira Ranch Main Office building (Site of Merit). The scope of work includes interior tenant improvements of approximately 8,556 square feet for office use in addition to exterior modifications, including the replacement and modification of exterior doors and windows, reroof of the East Wing building, and construction of a 139-square-foot single-story covered entryway (Supervisorial District 3 – Long) (Case No. CH21-0002).

Disclosures: Board Member Kulwiec disclosed he is a shareholder in the Limoneira business and recused himself from this item.

Board Member Kulwiec left the meeting at this time.

Presentation by Staff: Dillan Murray, CHB Staff presented a PowerPoint presentation outlining the property location, project description, record, project evaluation against the *Secretary of the Interior's Standards*, and Staff-recommended conditions. Pursuant to CHO Section 1366, Staff identified steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project does meet the requirements of the Ventura County Cultural Heritage Ordinance and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior's Standards*..

Deliberation and Recommendation:

Mica Beving and Mike Hause of the applicant team were in attendance.

Board Members discussed components of the proposed request, including the replacement windows and roofing material. A consensus of the Board favored revising the plans to reflect the original window to be matched, including dimensions, mullion profile, window depth, etc. Board Members suggested the applicant explore alternative exterior window cladding, such as wood or vinyl, to more closely match the original. In addition, a consensus of the Board favored using a roofing material with a longer warranty and recreating the “thatched” effect by using a double layer of shingles per historical photos.

Board Member Blum made a motion to adopt Staff’s recommendations and approve the COA with inclusion of the following conditions related to the scope of work in order to conform to the *Secretary of the Interior’s Standards*:

- **Condition #1: Fenestration Pattern.** The applicant shall retain the existing pattern of fenestration by avoiding to the greatest extent feasible construction of the window opening where it is not documented to have existed previously. Prior to issuance of a zoning clearance, the applicant shall submit revised plans for Staff review.
- **Condition #2: Replacement Windows.** The applicant shall utilize replacement windows matching the original in appearance as closely as possible. The windows shall be replaced in-kind to the original. Prior to issuance of a zoning clearance, the applicant shall submit revised plans for Staff review reflecting accurate dimensions of the original window to be matched.
- **Condition #3: Roofing Material.** The applicant shall utilize the same composite asphalt roof shingle material as implemented for the East Wing building for any future re-roof of the Limoneira Ranch Main Office Buildings.
- **Condition #4: Roofing Material.** The replacement roof shall be a 40-year roof and recreate the thatched effect by using a double layer (scaled per historical photos). The material shall be composition shingle material.

Vice-Chair Fernandez seconded the motion. Motion passed 4-0.

6. NEW BUSINESS

None

7. REPORTS

7a. Board Member Reports:

Chair Mikkelsen reported on recent programming events at the Stagecoach Inn.

Board Member Blum inquired from Staff regarding the 527 North Mckinley Avenue project in the City of Oxnard. Dillan Murray, CHB Staff reported that the project involves interior improvements, so it is likely outside the purview of cultural heritage review.

Other Board Members did not have anything to report.

7b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff reported the California Preservation Foundation annual conference will be held next month. The conference is titled “Reframing Preservation: Leading from the West Coast” and will be held Tuesday, 6/8/21 through Thursday, 6/10/21. The first day will cover historic preservation case studies with a focus on diversity. The second day will have a number of discussion round tables: community, health, shelter, and climate, and the last day will be a training day with a primary focus on protecting historic buildings and components from vibration damage. Mr. Murray requested that Board Members indicate their interest in attending.

Next, Mr. Murray reported that William Maple, a former member of the CHB, provided information related to the Timber School and Auditorium, both City (#12) and County (#166) landmarks in the City of Thousand Oaks. Development plans for the site are in progress and will hopefully involve restoration of the 1924 and 1948 Roy C. Wilson landmark buildings, although the City hasn’t set a hearing date yet for the project.

In addition, Mr. Murray reported that two City of Oxnard projects (421 South G Street and a C street house) are currently being processed and will likely be forwarded to the CHB in the future.

Lastly, Mr. Murray reported that he will be out of the office in late June. Should a CHB hearing be scheduled at that time, John Kessler, CHB Staff backup, will take his place.

Tricia Maier, CHB Staff noted that the CPF conference will be virtual and sessions will be recorded and available to those who can't join or who miss a portion.

8. NEXT MEETING

The next regularly scheduled meeting is June 14, 2021.

9. ADJOURNMENT

At 2:35 p.m., the Cultural Heritage Board concurred to adjourn.


_____ for
Ricki Mikkelsen, Chair

ATTEST:  07/26/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

July 26, 2021 Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.

1. 1:22 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Miguel Fernandez (Vice-Chair), Gary Blum, John Kulwiecek, Stephen Schafer, and Linda Plaks (arrived late)

CHB Members Absent:

Ricki Mikkelsen (Chair) and Tyson Cline

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division

Judie Gilli, Associate Planner, Planning Division

Tricia Maier, Planning Programs Manager, Planning Division

3. APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETING

3a. Vote to approve the July 26, 2021 Agenda

Dillan Murray, CHB Staff noted that the agenda contained one error. The next regularly scheduled CHB meeting will be Monday, August 9th. Board Member Kulwiecek made a motion to approve the July 26, 2021 Agenda. Board Member Blum seconded the motion. Motion passed 4-0.

3b. Vote to approve the May 24, 2021 Meeting Minutes

Acting Chair Fernandez made a motion to approve the April 12, 2021 Meeting Minutes. Board Member Blum seconded the motion. Motion passed 4-0.

4. PUBLIC COMMENTS

None.

5. CONTINUED BUSINESS

None.

6. NEW BUSINESS

6a. Location: California Resources Corporation (CRC) Tenby Facility, 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 5 – Ramirez).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) from the Cultural Heritage Board (CHB) to authorize decommissioning activities at the CRC Tenby Facility located at 3450 East 5th St., Oxnard, CA 93033. The request would enable the removal of any remaining contents from the existing tanks and vessels onsite; demolition and removal of tanks, vessels, mechanical and electrical equipment, piping, facility structures, and utilities; and recycling/removal of scrap metals. The request is related to Zoning Clearance Case No. ZC21-0385 in order to partially abate code violations identified in Notice of Violation CV19-0177 (Case No. CH21-0005).

Presentation by Staff: Dillan Murray, CHB Staff, presented a PowerPoint presentation outlining the property location, project description, record, significance evaluation, and Staff conclusions and recommended conditions. Pursuant to CHO Section 1366, Staff identified the recommended steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1366-3(d); and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1364-12) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Board Member Plaks arrived to the meeting during presentation of the staff report.

Disclosures: Board Member Schafer stated that he had previously worked with the applicant's historic consultant on a different project.

Deliberation and Recommendation:

Zachary Dransoff and Joe Ashley with California Resources Corporation (CRC), Jennifer Leighton with Padre Associates, and Shannon Davis with ASM Affiliates, Inc were present to answer any questions.

Board Member Schafer inquired as to the property owner's future plans for the site. Zachary Dransoff stated the goal will be to maintain the oil and gas extraction and agricultural uses consistent with the approved Conditional Use Permit (CUP) 186. Mr. Schafer inquired from Staff as to the extent of the project scope. Dillan Murray, CHB Staff stated that the proposed decommissioning activities would clear the site and bring the site into compliance with the approved CUP 186, which permits oil and gas extraction, but not refining. Further, all identified contributors to the eligible historic district would be demolished.

Board Member Blum stated that he had no concerns with the proposal.

Board Member Fernandez inquired as to whether the oil derrick is still integral to the functioning of the well beneath it.

Joe Ashley said the derrick is no longer functional. Rather, different drilling technology is used today, although the well bore underneath the derrick is still useful. Mr. Ashley stated the derrick would need to be removed to accommodate new drilling equipment.

Board Member Schafer posed questions about the integrity evaluation in the applicant's historic resources report (HRR). Mr. Schafer noted that the HRR stated the site's design integrity was impacted by the removal of tanks, alteration of permanent buildings, and addition of tanks and structures outside period of significance. Mr. Schafer noted that he was less concerned about site design because it was a site that evolved over time; alterations over time would be expected given the site's wide period of significance. Further, Mr. Schafer noted his view that workmanship is the character of the materials appropriate to the time and the property retains evidence of 1950s and 1960s workmanship and materials of a utilitarian nature. Mr. Schafer stated his view that sufficient integrity remains at the property for California Register district eligibility. Finally, Mr. Schafer noted that a Phase II historic evaluation would provide more information on how to best interpret the historic significance of the site. Mr. Schafer inquired as to whether it is possible to retain the oil derrick as an interpretive site.

Shannon Davis noted that her team would be happy to reconsider whether there is sufficient integrity remaining for National/California register and revise, if appropriate, with additional findings one way or the other. This information could be included in any HAER documentation prepared for the property.

Board Member Plaks stated her view that the oil derrick is an iconic symbol of Ventura County's oil industry and would like to see it retained, if possible.

Acting Chair Fernandez noted his desire to see the derrick retained somewhere on site. Mr. Fernandez suggested high resolution 3D scanning be prepared for the site and made available for historical research purposes. In addition, photographic imagery can be integrated with 3D modeling to replicate the structures.

Board Member Schafer stated that the site is probably not an engineering marvel. Rather, it is significant for its associative value; thus, 3D scanning may not be necessary. Instead, a drone fly-through on video could similarly capture the setting and spatial relationships of the site. Further, Mr. Schafer stated his view that 50-70 photographic views in HAER documentation are not necessary; rather, what is more important are the district-wide views.

Shannon Davis noted that an interpretive plaque could include a QR code that directs the viewer to drone footage of the site.

Board Member Blum noted potential issues with retaining the derrick, including structural requirements, cost of maintenance, and liability. Mr. Blum suggested that repurposing some on-site components into public art could be a way of interpreting the site's historic significance.

Board Member Schafer made a motion to adopt Staff's recommendations and approve the COA with inclusion of the following conditions related to the scope of work in order to conform to the *Secretary of the Interior's Standards*:

- **Condition #1: HABS/HAER/HALS Photo Documentation.** Prior to issuance of a zoning clearance for demolition, the project applicant shall submit photographic documentation of the property prepared to the Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER)/ Historic American Landscapes Survey (HALS) standards by a qualified professional familiar with HABS/HAER/HALS guidelines. A digital proof of the photo documentation shall be provided to CHB Staff for approval and determination of consistency with *The Secretary of Interior's Guidelines*

for Architectural and Engineering Documentation. The photo documentation shall consist of the following:

- As determined by the HABS/HAER/HALS professional, a sufficient number of photographic views so as to convey the property and its identified historic contributors following clearance of overgrowth and debris and removal of plywood coverings/obstructions;
 - Photographs should include character-defining features. The historic consultant shall assist in identifying features and views to be included in the photo documentation;
 - HABS/HAER/HALS standards will require the original negatives having a minimum size of 4"x5" and production of one set of large-format, black-and-white, film photography on 8.5 x 11 inkjet mount cards;
 - Photographs must include a photo key index and photo key map.
- Submission of one set of digital scans in PDF digital form to CHB Staff;
- Donation of final film negatives and prints to both the Library of Congress and Museum of Ventura County accompanied by the photo key index, photo key map, and written data report (historic resources report); and
- Provide to CHB Staff a letter from the library/museum acknowledging receipt of the photo documentation.
- **Condition #2: Cultural Heritage Site Designation.** The project applicant shall apply for designation of their property as a County of Ventura Point of Interest. If the CHB finds that the property currently meets the criteria of a Point of Interest, the applicant shall apply for designation prior to the issuance of a zoning clearance. If the CHB finds that the property does not currently meet the criteria for designation as a Point of Interest, the applicant shall apply for designation following the completion of demolition activities. A commemorative plaque is recommended to be placed at the site by the applicant describing the site's historic significance, with review and comment to be provided by the CHB at a future date.
- **Condition #3: Retain oil derrick on site.**
- **Condition #4: Create an interpretive program related to the historic significance of the site.**
- **Condition #5: Prepare aerial drone videography of the site for interpretive purposes prior to demolition of structures.**

Dillan Murray, CHB Staff noted his concern with a condition that required retaining the derrick on site. COA conditions are generally created to be accomplished prior to issuance of zoning clearance; some level of coordination is necessary with the Building and Safety Division as to what their structural requirements are, which could affect the viability of retaining the derrick. Mr. Murray suggested that the CHB either create the condition with the caveat that the derrick be retained to the greatest extent feasible or continue the item to a future hearing date.

Tricia Maier, Planning Programs Manager suggested that the applicant may wish to provide a structural or engineering report on the derrick to provide a basis regarding a possible COA condition concerning the structure.

Joe Ashley stated his team can prepare an engineering assessment of the derrick and his team was okay with continuing the item to a future hearing.

Board Member Schafer stated that the additional requested information from the applicant team consists of a structural/engineering assessment and more thought on potential interpretive approaches from the historic consultant.

Board Member Schafer withdrew his prior motion and made a motion to table the item until additional information is received. Board Member Plaks seconded the motion. Motion passed 5-0.

7. REPORTS

7a. Board Member Reports:

Board Member Plaks reported that the Simi Valley Historical Society has new buildings and is now open for viewing.

Board Member Schafer reported that the City of Ventura is still working on a City-wide historic survey and context.

Board Member Blum reported on the challenge of finding suitable replacement roofing material for red cedar shingle at Heritage Square in Oxnard.

Acting Chair Fernandez noted that there are options for replacement of shake roofs, but very limited options are available for shingles, likely due to their thinner and smoother characteristics.

Other Board Members did not have anything to report.

7b. CHB Program Updates from Staff:

Dillan Murray, CHB Staff, reported that the California Preservation Foundation (CPF) conference was recently held in June. Mr. Murray requested that Board members inform him of sessions they attended. Mr. Murray noted that the annual Board training will likely take place in person in the fall.

Mr. Murray reported that no projects in the City of Oxnard are ready for review, although two projects in the County are in the review pipeline. The first project is a landmark request and COA application at a residence on Thacher Road in the Ojai Valley and the second is a COA application at the Preston-Butler Residence, a landmark and Mills Act property also located in the Ojai Valley.

Last, Mr. Murray reported that CHB Staff are resuming the Cultural Heritage Ordinance (CHO) Update project. Staff plan to bring that item to the CHB in late September/early October and to the Board of Supervisors in late 2021/early 2022.

Board Member Schafer and Acting Chair Fernandez offered assistance in identifying recommended changes due to their involvement in the previous CHO Update study sessions. Tricia Maier, Planning Programs Manager, noted that the project is on an expedited timeline and Staff are working to identify feasible changes and fixes to the Ordinance. As part of this, discussions with previous study session members prior to the CHB hearing may likely be warranted.

8. NEXT MEETING

The next meeting is scheduled for August 9, 2021.

9. ADJOURNMENT

At 2:55 p.m., the Cultural Heritage Board members concurred to adjourn.



Miguel Fernandez, Acting Chair

ATTEST:



08/23/2021

Dillan Murray, Cultural Heritage Program Planner



Ventura County Cultural Heritage Board (CHB)

August 23, 2021 Final Meeting Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.

1. 1:18 P.M. CALL TO ORDER THE MEETING OF THE CULTURAL HERITAGE BOARD USING VIDEO/TELECONFERENCE FORMATS

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Ricki Mikkelsen (Chair), Miguel Fernandez (Vice-Chair), John Kulwiecek, Gary Blum, and Stephen Schafer

CHB Members Absent:

Tyson Cline and Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division
Tricia Maier, Planning Programs Manager, Planning Division

3. APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETING

3a. Vote to approve the August 23, 2021 Agenda

Board Member Schafer made a motion to approve the August 23, 2021 Agenda. Board Member Kulwiecek seconded the motion. Motion passed 5-0.

3b. Vote to approve the July 26, 2021 Meeting Minutes

Board Member Fernandez made a motion to approve the July 26, 2021 Meeting Minutes. Board Member Schafer seconded the motion. Motion passed 4-0 (Chair Mikkelsen abstained).

4. PUBLIC COMMENTS

None

5. CONTINUED ITEMS

None

6. NEW BUSINESS

6a. Location: Preston-Butler Residence, 1190 El Toro Road, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

Action: Request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1366) from the Cultural Heritage Board for the installation of exterior awnings totaling 286 square feet of covered area at the Preston-Butler Residence (Ventura County Landmark No. 174). The awnings would consist of one large fixed awning, two small fixed awnings, and two retractable roof deck awnings (Case No. CH21-0013).

Disclosures: Board Member Fernandez disclosed that he received informal word that this item would come to the CHB, although Mr. Fernandez was not aware of anything beyond what is included in the submittal.

Presentation by Staff: Dillan Murray, Planning Staff, presented a PowerPoint presentation outlining the property location, significance evaluation, project description, and Staff conclusions and recommendations. Pursuant to CHO Section 1366, Staff identified the recommended steps for approval and denial of the COA; however, based on the findings and considerations presented, Staff recommended the CHB take the following steps to approve the COA as presented:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance §1366-3(b) and the *Secretary of the Interior's Standards*; and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] § 1366) with any Cultural Heritage Board or Staff recommendations determined necessary to conform to the *Secretary of the Interior's Standards*.

Deliberation and Action:

David Shelton, architect, and Emily Duskow with the applicant team were available to answer any questions.

Board Member Schafer inquired as to the applicant team's approach to the ironwork design. David Shelton stated that the intent with the custom

ironwork design was to develop something compatible with the residence that used existing motifs to show that the work is an appropriate addition.

Board Member Schafer noted his view that an ironwork design that more closely resembled the simple, pointed design shown in the 1945 historical photograph would better meet Standards #3 and #6.

Board Member Fernandez stated that matching the hardware would be preferable, if it is doable; if not, Mr. Fernandez did not take issue with the new proposed hardware.

Board Member Blum noted his view that the awnings are replacing something that was taken away and some design inspiration is acceptable in order to reflect the current era the work is being completed. Mr. Blum appreciated the awnings being returned.

Board Member Kulwiec found the proposed work acceptable.

Chair Mikkelsen found the proposed work acceptable and appreciated the awnings being returned.

Board Member Fernandez made a motion to approve the COA as presented with the recommendation that, if desired, the applicant recreate the historical ironwork on the awnings. Board Member Blum seconded the motion. Motion passed 5-0.

7. REPORTS

7a. Board Member Reports

Board Member Blum reported that Heritage Square has a college intern to help research what was on the block occupied by Heritage Square prior to 1991 as part of its 30th anniversary. The information will be shared at future programming at Heritage Square.

Board Member Schafer reported that the City of Ventura is working on their General Plan Amendment. Next, Mr. Schafer reported that downtown Ventura, which holds the city's largest concentration of historic buildings, is still blocked off for pedestrian traffic and implications will continue to be reviewed. In addition, Mr. Schafer reported that new development is popping up around the City of Ventura, although not necessarily at historic

properties. Finally, Mr. Schafer reported that work on the city-wide historic survey and context statement is continuing.

Board Member Fernandez reported that the City of Oxnard has renewed their contract for cultural heritage services with the County and there will be a new Oxnard staff liaison for cultural heritage projects. Mr. Fernandez requested a meeting with the Oxnard Planning Manager and new staff to meet and discuss alignment of goals and other pertinent information at a future CHB hearing.

Chair Mikkelsen reported that the Stagecoach Inn has gotten more active in programming with a collaboration between the performing arts and Conejo Recreation and Park District. In addition, Chair Mikkelsen stated she may be unavailable for portions of September.

Other Board members did not have anything to report.

7b. CHB Program Updates from Staff

Dillan Murray, Planning Staff, reported on upcoming CHB projects, including a requested landmark designation and COA at a residence on Thacher Road in the Ojai Valley and a request for a Certificate of Review (COR) and Section 106 review for the Fillmore Library Expansion Project in the City of Fillmore.

Tricia Maier, Planning Staff, reported that a new Assistant County Counsel, David Edsall, has been assigned to the CHB.

8. NEXT MEETING

The next regularly scheduled meeting is September 13, 2021.

9. ADJOURNMENT

At 1:58 p.m., the Cultural Heritage Board was adjourned.



Ricki Mikkelsen
Chair, Cultural Heritage Board

ATTEST:



Dillan Murray
Cultural Heritage Program Planner

11/08/2021

Date



Ventura County Cultural Heritage Board (CHB)

September 20, 2021 Final Meeting Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.

1. **8:43 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT 4106 THACHER ROAD, OJAI, CA 93023 FOR A PUBLIC TOUR**

2. **ROLL CALL AND DETERMINATION OF A QUORUM**

CHB Members Present:

Miguel Fernandez (Vice-Chair), Gary Blum, Stephen Schafer, and John Kulwicz (arrived late)

CHB Members Absent:

Ricki Mikkelsen (Chair), Tyson Cline, and Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division
Tricia Maier, Planning Programs Manager, Planning Division

Anne Crawford and Dudley DeZonia, property owners, and Odom Stamps and Judith Triem of the applicant team were present. The applicant team led CHB Members and Staff on a tour of the property.

At 9:44 a.m., Acting Chair Fernandez adjourned the site tour at the 4106 Thacher Road residence. At 9:51 a.m., Acting Chair Fernandez reconvened the site tour at the 1340 McNell Road residence.

3. **10:19 A.M. ADJOURN UNTIL 10:30 A.M.**

4. **10:41 A.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT 76 OAK DRIVE, OJAI CA 93023 FOR A PUBLIC TOUR**

5. **ROLL CALL AND DETERMINATION OF A QUORUM**

CHB Members Present:

Miguel Fernandez (Vice-Chair), Gary Blum, Stephen Schafer, and John Kulwicz

CHB Members Absent:

Ricki Mikkelsen (Chair), Tyson Cline, and Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division
Tricia Maier, Planning Programs Manager, Planning Division

John and Mary Cuthbert, property owners, and Tim Hazeltine of the applicant team were present. The applicant team led CHB Members and Staff on a tour of the property.

6. 11:23 A.M. ADJOURN UNTIL 1:15 P.M.

7. 1:20 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS

8. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Ricki Mikkelsen (Chair), Miguel Fernandez (Vice-Chair), Tyson Cline, Gary Blum, Stephen Schafer, and John Kulwiec (arrived late)

CHB Members Absent:

Linda Plaks

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division
Tricia Maier, Planning Programs Manager, Planning Division

9. APPROVAL OF AGENDA

9a. Vote to approve the September 20, 2021 Agenda

Board Member Schafer made a motion to approve the September 20, 2021 Agenda. Acting Chair Fernandez seconded the motion. Motion passed 5-0.

10. PUBLIC COMMENTS

None

11. CONTINUED ITEMS

None

12. NEW BUSINESS

ADJOURNED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENED AS THE FILLMORE CULTURAL HERITAGE BOARD

12a. Location: Fillmore Library, 502 Second Street, Fillmore, CA 93015 (unincorporated Ventura County; Supervisorial District 3 – Long).

Action: A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1364-12) and Section 106 environmental review for the construction of a 2,494-square-foot, one-story addition to the Fillmore Library to accommodate a new meeting room/innovation lab, classroom, reading room, computer room, study rooms, and toilet rooms. The scope of work includes construction of a decorative metal fence at the front entry, new paved areas, and various structural upgrades and site improvements. Further, the applicant proposes to remove an existing rear courtyard area and surrounding concrete block wall, various concrete curbs, steps, a portion of the existing sidewalk on site, and five existing trees (Case No. CH21-0025).

Presentation by Staff: Dillan Murray, Planning Staff, presented a PowerPoint presentation outlining the property location, project description, significance evaluation, and Staff conclusions and recommendations. Pursuant to CHO Section 1364-12, Staff recommended the CHB take the following actions regarding the request:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** by motion based on the evidence presented to agree with the Finding of No Adverse Effect for the proposed undertaking; and
3. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1364-12 based on the preceding evidence and analysis.

Board Member Kulwicz arrived to the meeting during presentation of the staff report.

Disclosures: Board Member Kulwicz recused himself from this item due to his prior association with the applicant's architecture firm.

Deliberation and Action:

Devi Nallamala, Project Manager and Brian D'Anna, Deputy Director of Engineering Services with Ventura County Public Works Agency were in attendance, as well as Nancy Schram, Library System Director.

CHB Members discussed the rationale of the proposed design with Mr. D'Anna. Mr. D'Anna confirmed that no changes to the main building façade are proposed.

Board Member Schafer made a motion to find based on the evidence presented to agree with the Finding of No Adverse Effect for the proposed undertaking. Board Member Cline seconded the motion. Motion passed 5-0.

In addition, a consensus of the CHB provided the following comments and advice on the proposed project as part of the COR:

- The proposed scope of work appears consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards);
- The proposed addition is not overwhelming and is located on the rear of the building, thus minimizing visual impacts;
- Apparent character-defining features should continue to be maintained on the main building, including signage/lettering; roof canopy, form, and penetrations; and fieldstone cladding; and
- Any future proposed alterations should be reviewed to ensure proper treatment of the resource.

ADJOURNED AS THE FILLMORE CULTURAL HERITAGE BOARD

CONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

12b. Location: Bella Vista Ranch, 1340 McNell Road and 4106 Thacher Road, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

Action: A request to designate property located at 1340 McNell Road and 4106 Thacher Road, Ojai, CA 93023, collectively known as Bella Vista Ranch, as Ventura County Landmark No. 180 (CHO §1365-5) and a request for a Certificate of Appropriateness (COA) (CHO §1366) for a mix of new construction, demolition activities, interior and exterior alterations, and various site improvements to the existing two-story, 5,374-square-foot,

single-family residence located at 4106 Thacher Road, Ojai, CA 93023 (Site of Merit). The project would result in an additional 689 square feet of habitable space for a total of 6,063 square feet (Case No. CH21-0012).

Disclosures: Dillan Murray, Planning Staff, disclosed the major points of discussion at the site tour. These consisted of the following:

1. The applicant team led CHB Members and Staff on a tour of the 4106 Thacher Road property and identified prior alterations, character-defining features, and areas of proposed work;
2. The proposed configuration of the interior staircase;
3. Proposed exterior site improvements around the pool area;
4. The location of the original wall plane on the rear elevation and how the new construction could be differentiated;
5. How to further differentiate the proposed roofline on the living room addition (west elevation) from the main house;
6. The applicant team led CHB Members and Staff on a tour of the 1340 McNell Road property and identified prior alterations and character-defining features of the residence and barn; and
7. The recommended procedure regarding designation of the property as a Cultural Heritage Site.

Presentation by Staff: Dillan Murray, Planning Staff, presented a PowerPoint presentation outlining the property location, project description, significance evaluation, and Staff conclusions and recommendations. Mr. Murray identified the following two corrections to the staff report: (1) an addition to the requested scope of work consisting of “garden retaining walls, steps, and fencing at the north elevation of the residence” that was identified in the architectural plans, and (2) a revision to the Staff recommendation regarding designation to limit designation to the 4106 Thacher Road residence (Assessor’s Parcel No. 029-0-020-260) and to revise Exhibit 9 accordingly prior to adoption. The revision regarding designation is suggested because these are two separate legal lots. Creating two separate Landmark designations would provide needed clarity and prevent potential conflict with any future decisions related to the adoption of a potential Mills Act contract at the subject property.

Pursuant to CHO Section 1366, Staff identified the recommended steps for approval and denial of the COA. Based on the revised findings presented below, Staff recommended the CHB approve the COA with inclusion of the

recommended conditions identified in the staff report and take the following actions regarding designation of Bella Vista Ranch at 4106 Thacher Road only, with a future public hearing to be held to consider designation of 1340 McNell Road:

A. To Approve Designation as a Ventura County Landmark:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** that the designation of the Property as a Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15308 as an action taken by a regulatory agency for the protection of the environment;
3. **FIND** that the Property Owner was given a 15-day notice in accordance with CHO §1365-2, and that the Property Owner concurs with the designation by the CHB of Bella Vista Ranch as Ventura County Landmark No. 180, and placement of said designation in County lists;
4. **FIND** that the Bella Vista Ranch property meets County Landmark Criteria 1, 2, 5, and 6 as required by CHO §1365-5(a), and the additional standards required by CHO §1365-6 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and,
5. **ADOPT** CHB revised Resolution No. 2021-2 (Exhibit 9) approving the designation of the Bella vista Ranch site located at 4106 Thacher Road, Ojai, CA 93023, identified as Assessor's Parcel Number 029-0-020-260, and consisting of the residence at 4106 Thacher Road, as Ventura County Landmark No. 180.

B. To Approve the COA:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project, with the added conditions set forth above in section IX, meets the requirements of the *Secretary of the Interior's Standards*;

3. **FIND** that the proposed project, with the added conditions set forth above in section IX, will neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the site, in accordance with Ventura County Cultural Heritage Ordinance §1366-3(a);
4. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (CHO §1366) with the conditions set forth above in section IX, determined necessary to conform to the *Secretary of the Interior's Standards* and CHO Section 1366-3.

Deliberation and Action:

Anne Crawford and Dudley DeZonia, property owners, and Odom Stamps and Judith Triem of the applicant team were present.

Mr. Stamps addressed the portions of the project identified in the Staff report as partially inconsistent with the Secretary's Standards. Mr. Stamps noted that the property owners have now agreed to retain the original window in the dining room. Mr. Stamps noted that one original window in the master bedroom is proposed to be replaced with a door, although the framing will remain. This window will now be relocated to the adjacent bathroom and will replace a non-original window. The new window proposed in the bathroom dressing area will match this window in visual appearance. Mr. Stamps noted that all other original windows on the main residence will be preserved. Next, Mr. Stamps stated that the applicant team could support retaining the existing board and batten siding on a portion of the garage and using staggered clapboard siding on the new addition to maintain a sense of differentiation between old and new. In addition, Mr. Stamps noted the roof on the living room addition (west elevation) will match the pitch of the adjacent roof but will now be held back approximately 6 inches to distinguish where the original house ends and where the living room addition begins. Next, Mr. Stamps noted the interior stairways would be reconstructed in their original orientation. Finally, Mr. Stamps noted a hedge is proposed to surround the exterior A/C condenser units.

Judith Triem noted her view that the proposed scope of work, including identified changes, appear consistent with the Secretary's Standards.

Board Member Schafer suggested that the applicant take the dimensions of the master bedroom window proposed to be reused in the bathroom and have the new proposed window in the bathroom match this window in size and design. Odom Stamps stated that this is a possibility.

Board Member Schafer and Odom Stamps discussed where the original break would have been on the rear (south) elevation. Board Member Schafer indicated his opposition to a new break or hyphen due to the ambiguity as to the residence's original footprint location.

Chair Mikkelsen closed the public hearing and opened CHB deliberation.

Board Member Schafer made a motion to adopt the Staff-recommended findings to approve designation as a Ventura County Landmark, with the revised CHB Resolution No. 2021-2. Board Member Cline seconded the motion.

Board Member Schafer inquired as to whether both residences at the property could be designated at the hearing. Tricia Maier, Planning Staff, noted that it would be cleaner to instead continue separate designation of the 1340 McNell Road residence to a future hearing date. Dillan Murray, Planning Staff, presented a revised version of CHB Resolution No. 2021-2 that limited designation to the 4106 Thacher Road residence.

Motion passed 6-0.

Board Member Schafer made a motion to table consideration of designation of the 1340 McNell Road residence as a Ventura County Landmark until a future hearing.

Board Member Fernandez inquired as to whether there is any interest in designating the property as a district. Dillan Murray, Planning Staff, clarified that, based on the provisions of the Cultural Heritage Ordinance as currently adopted, the landmark designation is one of five categories of sites for which a Certificate of Appropriateness is required. Thus, should the site be designated as a landmark, future requests for alterations would be routed for cultural heritage review.

Board Member Fernandez seconded the motion. Motion passed 6-0.

Board Member Schafer stated that due to past alterations to the residence, there is too much ambiguity as to where the original footprint was located.

Thus, Mr. Schafer noted his view that the proposed addition does not warrant a hyphen or architectural break. Mr. Schafer noted that the master bedroom window to be converted to French doors may not be large enough for French doors and a single door may be more appropriate. Next, Mr. Schafer stated that new proposed windows should use the current originals as a template to be replicated. Mr. Schafer stated that the applicant's decision to retain the dining room window is appropriate. Other components of the project scope appear appropriate.

Board Member Schafer made a motion to adopt the Staff-recommended findings to approve the requested COA with the following conditions:

- **Condition #1: Windows.** The applicant shall maintain the visual character and appearance of the original windows on the windows proposed for alteration and/or replacement, including dimensions and other characteristics.
- **Condition #2: Living Room Roofline.** The applicant shall ensure the design of the living room addition roofline (west elevation) is subordinate to and differentiated from the main residence.
- **Condition #3: Air Conditioning (A/C) Condenser Units.** The applicant shall ensure exterior A/C condenser units are screened with landscaping

Board Member Fernandez seconded the motion. Motion passed 6-0.

12c. Location: Noble Oaks Estate, 76 Oak Drive, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

Action: A request to designate property located at 76 Oak Drive, Ojai, CA 93023, commonly known as Noble Oaks Estate, as Ventura County Landmark No. 181 (CHO §1365-5) (Case No. CH21-0023).

Disclosures: None.

Presentation by Staff: Dillan Murray, Planning Staff, presented a PowerPoint presentation outlining the property location, significance evaluation, and Staff conclusions and recommendations. Staff recommended the CHB take the following actions regarding designation:

A. To Approve Designation as a Ventura County Landmark:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** that the designation of the Property as a Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15308 as an action taken by a regulatory agency for the protection of the environment;
3. **FIND** that the Property Owner was given a 15-day notice in accordance with CHO §1365-2, that the Property Owner concurs with the designation by the CHB of the Noble Oaks Estate property as Ventura County Landmark No. 181, and placement of said designation in County lists;
4. **FIND** that the Noble Oaks Estate property meets County Landmark Criteria 1, 3, 5, and 6 as required by CHO §1365-5(a), and the additional standards required by CHO §1365-6 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and,
5. **ADOPT** CHB Resolution No. 2021-3 (Exhibit 4) approving the designation of the Noble Oaks Estate, located at 76 Oak Drive, Ojai, CA 93023, as Ventura County Landmark No. 181.

Deliberation and Action:

John and Mary Cuthbert, property owners, and Tim Hazeltine of the applicant team were present.

John Cuthbert indicated his support for designation.

Board Member Schafer inquired as to whether the designation could be renumbered to Ventura County Landmark No. 182 to accommodate future designation of the 1340 McNeil Road residence as Ventura County Landmark No. 181. Dillan Murray, Planning Staff, stated the CHB would need to specify that any finding to adopt CHB Resolution No. 2021-3 included such revisions. The property owner indicated they did not oppose this change. Board Member Schafer noted the spelling of the architect's name as "Harold Burket" and that the resolution should be revised to reflect this.

Board Member Cline made a motion to adopt the Staff-recommended findings to approve designation as a Ventura County Landmark and adopt CHB Resolution No. 2021-2 with the aforementioned revisions. Board Member Kulwicz seconded the motion. Motion passed 6-0.

Board Member Schafer requested photos of the residence be used in the next Ventura County Fair exhibit.

13. REPORTS

13a. Board Member Reports

Board Member Schafer reported that he has fielded questions on the Scholle House in Camarillo. Mr. Schafer noted the residence was documented for the Historic American Building Survey (HABS) which will be donated to the Library of Congress. Next, asbestos and lead abatement will occur. The plan for the house is to move it approximately 50 yards on the same property and rehabilitate it for re-sale as a residence.

Board Member Blum reported the City of Oxnard has American Rescue Plan funds to use on renovations/repairs to buildings at Heritage Square and related programming. Next, Mr. Blum reported that social media postings have been circulating regarding the Henry T. Oxnard historic district.

Chair Mikkelsen reported that programs at the Conejo Valley Historic Society have been held successfully.

Other Board members did not have anything to report.

13b. CHB Program Updates from Staff

Dillan Murray, Planning Staff, reported that City of Oxnard staff are still processing two applications for cultural heritage review, but those are two cases on the horizon that will likely be forwarded to the CHB for review. At the same time, Planning Division staff will try to coordinate having Oxnard city staff attend a CHB hearing for a conversation with the CHB.

Next, Mr. Murray reported that Planning Division staff will poll the CHB on a few different training options to choose from for viewing at an upcoming hearing.

Last, Mr. Murray reported that Planning Division staff are working ahead on the Cultural Heritage Ordinance Update Project. This project will likely take longer than anticipated due to the complex nature of the issues.

Tricia Maier, Planning Staff, did not have anything to report.

14. NEXT MEETING

The next regularly scheduled meeting is September 27, 2021. Dillan Murray, Planning Staff, noted that there are no items are slated to be heard at the upcoming meeting; therefore, it will likely be cancelled.

15. ADJOURNMENT

At 4:01 p.m., the Cultural Heritage Board was adjourned.



Ricki Mikkelsen
Chair, Cultural Heritage Board

ATTEST:



Dillan Murray
Cultural Heritage Program Planner

11/08/2021

Date