



# Staff Report and Recommendations

## Agenda of May 13, 2024, Item 9b

### County of Ventura • Resource Management Agency

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

#### I. **REQUEST:**

Approve the adoption of proposed resolutions granting eight separate preservation awards to individuals and organizations during the month of May for Historic Preservation Month 2024. The awards would be formally presented to the recipients at a later date.

#### II. **BACKGROUND:**

The Cultural Heritage Board (CHB) identified the development of a Preservation Award Program as a priority for 2024. In past years, the CHB has issued preservation awards to property owners of successful rehabilitation projects in order to both acknowledge good treatment practices and promote the field of historic preservation. The awards, which may be listed on the CHB website, are intended to promote quality historic preservation work occurring in the community and to engage more widely with the stakeholders involved.

At the March 25, 2024, hearing, the CHB established an ad hoc committee to develop a Preservation Award Program for 2024. The ad hoc committee met across April and May of this year in order to define the program parameters, establish eligibility categories and criteria, and identify worthy 2024 award recipients for the full CHB's consideration. The ad hoc committee envisioned a Preservation Award Program to involve the granting of an undetermined number of preservation awards each May during Historic Preservation Month. Consistent with this vision, the CHB would form an award jury ad hoc committee around January of each year, as desired, in order to identify worthy award recipients to present to the full CHB for consideration in a public hearing. The ad hoc committee developed the following possible historic preservation award categories:

- Excellence in Rehabilitation
- Excellence in Restoration
- Excellence in Preservation
- Excellence in Reconstruction
- Excellence in Grassroots Organizing and Community Development
- Excellence in Organizations Supporting Historic Preservation
- Excellence in Individuals Supporting Historic Preservation
- Excellence in the Promotion and Implementation of Historical Programming

#### III. **PROPOSED HISTORIC PRESERVATION AWARD RECIPIENTS:**

The Preservation Award Program ad hoc committee identified the following eight property owners, individuals, and organizations as worthy of special recognition in

2024. Each proposed recipient is noted below, along with the intended award category and a description of the historic property and/or work they are associated with.

1. Dudley and Anne Crawford DeZonia for Excellence in Rehabilitation of the Bella Vista Ranch, 4106 Thacher Road, Ojai, CA.
  - In September 2021, the CHB designated the property as Ventura County Landmark No. 180. It was found significant for its reflection of the settlement and agricultural development of the Ojai Valley as one of the more intact examples of a ranching property from this period, particularly during the latter decades of the 19th century and early 20th century. The Property is also significant for its association with the development of citrus as an important crop in the Ojai Valley. Moreover, the residence at 4106 Thacher Road embodies the distinctive characteristics of a California Bungalow farmhouse built circa 1910.
  - In September 2021, the CHB approved a Certificate of Appropriateness 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, resulting in an additional 689 square feet of habitable space for a total of 6,063 square feet. Figure 1 shows the residence at Bella Vista Ranch before rehabilitation, while Figure 2 shows the residence while rehabilitation was in progress.
  - In November, 2022, the Board of Supervisors approved a Mills Act contract for the property.

Figure 1 – Residence at Bella Vista Ranch Before Rehabilitation



*Credit: San Buenaventura Research Associates*

Figure 2 – Residence at Bella Vista Ranch During Rehabilitation



*Credit: Alex Wilson, VC Reporter*

2. Oxnard Historic Farm Park for Excellence in Restoration of the Gottfried Maulhardt/Albert Pfeiler Farm Site, 1251 Gottfried Place, Oxnard, CA.
  - The Oxnard Farm Park Historic Site contains the original Maulhardt/Pfeiler residence, carriage house/garage, brick winery, farm equipment display barn, patio with trellis, and utility structures. In May 2020, the CHB approved a Certificate of Appropriateness for the comprehensive restoration of the existing 1,818-square-foot main house. The scope of work is currently permitted and awaiting full funding. Figure 3 shows the current Farm Park.

Figure 3 – Oxnard Historic Farm Park, City of Oxnard



*Credit: Oxnard Historic Farm Park*

3. John and Mary Cuthbert for Excellence in Preservation of the Noble Oaks Estate, 4106 Thacher Road, Ojai, CA.
  - In September 2021, the CHB designated the property as Ventura County Landmark No. 182. It was found significant for its reflection of the Spanish Colonial Revival Style, its association with John Burnham, an important figure in the early residential development of the Ojai Valley, and for its representation of the work of Harold E. Burket, a master architect who contributed significantly to the architectural heritage of southern California.
  - In November, 2022, the Board of Supervisors approved a Mills Act contract for the property. As part of the proposed contract, the property owners demonstrated over \$1,000,000 in preservation work completed since their ownership began in 1999. Figure 4 shows the Noble Oaks Estate property.

Figure 4 – Residence at Noble Oaks Estate, Ojai



*Credit: Stephen Schafer*

4. San Buenaventura Conservancy and Pleasant Valley Historic Society for Excellence in Organizations Supporting Historic Preservation (Scholle Farmhouse, Camarillo, CA).
  - The main house at Scholle Farm was determined a significant historic resource eligible for listing in the National Register, California Register, and as a local historic resource.
  - The Scholle Farmhouse is a rare example of a late-nineteenth residence constructed as an Italianate cottage, which was directly associated with the agricultural history of Ventura County and the German community in the Springville and Pleasant Valley area of present day Camarillo.
  - The San Buenaventura Conservancy and Pleasant Valley Historic Society successfully advocated for the planned preservation and rehabilitation of the Scholle Farmhouse within a larger master planned residential development.
  - Prior to its relocation within the development, the residence was documented to HABS standards. Figure 5 shows the Scholle Farmhouse while HABS documentation was in progress.

Figure 5 – Scholle Farmhouse, City of Camarillo



*Credit: Dennis Hill*

5. William Maple for Excellence in Individuals Supporting Historic Preservation (Timber School, Newbury Park, CA).
  - The original two-room Timber School was built ca 1924 by Adolph Schroeder and designed by Roy C Wilson, master architect, and is the second school building to occupy the site. There is a later classroom which was added to the east side in 1955, and to the west is the auditorium structure added in 1948. The auditorium was also designed by Roy C. Wilson, providing a link both aesthetically and historically to the earlier 1924 building.
  - Mr. Maple has been instrumental in successfully advocating for the preservation of the Timber School, commemorating the building through the planned installation of plaques, and sharing the significance of the property throughout the community. Figure 6 shows William Maple in front of the historic Timber School.

Figure 6 – William Maple in front of the Timber School



*Credit: Thousand Oaks Acorn*

6. Ronald Reagan Presidential Foundation and Institute for Excellence in the Promotion and Implementation of Historical Programming (Ronald Reagan Presidential Library, Simi Valley, CA).
  - In addition to the permanent collections on display by the National Archives, the Ronald Reagan Presidential Foundation and Institute routinely displays temporary exhibits and installations at the Ronald Reagan Presidential Library.
  - One recent exhibit, titled "Auschwitz. Not Long Ago. Not Far Away," reached over 200,000 people, renewing a community interest in historical education. This exhibit led to an expansion of the historical record through the interviewing of Holocaust survivors and Jewish leaders, made history accessible, and engaged the public in new ways.
  - Figure 7 shows the Ronald Reagan Presidential Library in Simi Valley, CA.

Figure 7 – Ronald Reagan Presidential Library



7. Stagecoach Inn Museum for Excellence in the Promotion and Implementation of Historical Programming (Stagecoach Inn, Newbury Park, CA).
- The inn is a Monterey style structure of northern California redwood with a wraparound porch and balcony. The original structure functioned as a school, post office, steak house, church, gift shop and movie set. It is situated on four acres containing a 200-year-old sycamore tree, and recreations of a carriage house, 3-room pioneer house, blacksmith shop, working windmill and Timber School, Spanish adobe and outdoor beehive oven, and Chumash Indian bulrush hut.
  - From the Museum: “Travel back in time to the late 1800s, when the West was still wild and the Conejo Valley’s wide-open spaces beckoned to pioneers. Step into the parlour of the Stagecoach Inn, where costumed docents will lead you on a guided tour and entertain you with tales of history and legend. Rooms at the Inn are decorated with antique furnishings and display all the awesome knick knacks that Victorians loved. The elegant dining room is set for dinner and the Innkeepers' rooms upstairs are fitted out just as they would have been in 1876. Many items were donated by the families of original Conejo Valley pioneers.”
  - The Museum regularly hosts events, activities, and exhibits at the inn and engages the community widely in sharing the value of historic preservation. Figure 8 shows the Stagecoach Inn in Newbury Park, CA.

Figure 8 – Stagecoach Inn



*Credit: Stagecoach Inn Museum*



8. Strathearn Historical Park and Museum for Excellence in the Promotion and Implementation of Historical Programming (Strathearn Historical Park, Simi Valley, CA).
  - The Strathearn Historical Park and Museum includes many pieces of Simi Valley history, including the Strathearn home, which is outfitted with period-appropriate furniture and open for docent-led tours. The park grounds are open to the public.
  - The Museum regularly hosts events, activities, and exhibits at the park and engages the community widely in sharing the value of historic preservation. Some events include a Civil War Days Encampment, concerts, and more.
  - Figure 8 shows the Strathearn Historical Park in Simi Valley, CA

Figure 9 – Strathearn Historical Park



*Credit: Ventura County Museums*

**IV. PUBLIC COMMENTS:**

No public comment regarding this item has been received to date.

**V. RECOMMENDED ACTIONS:**

CHB staff recommends the CHB take the following actions:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **ADOPT** CHB Resolution No. 2024-1 (Exhibit 1) granting an award to Dudley and Anne Crawford DeZonia for Excellence in Rehabilitation (Bella Vista Ranch, 4106 Thacher Road, Ojai, CA);
3. **ADOPT** CHB Resolution No. 2024-2 (Exhibit 2) granting an award to Oxnard Historic Farm Park for Excellence in Restoration (Gottfried Maulhardt/Albert Pfeiler Farm Site, 1251 Gottfried Place, Oxnard, CA);
4. **ADOPT** CHB Resolution No. 2024-3 (Exhibit 3) granting an award to John and Mary Cuthbert for Excellence in Preservation (Noble Oaks Estate, 76 Oak Drive, Ojai, CA);
5. **ADOPT** CHB Resolution No. 2024-4 (Exhibit 4) granting an award to the San Buenaventura Conservancy and the Pleasant Valley Historical Society for Excellence in Organizations Supporting Historic Preservation (Scholle Farmhouse, Camarillo, CA);
6. **ADOPT** CHB Resolution No. 2024-5 (Exhibit 5) granting an award to William Maple for Excellence in Individuals Supporting Historic Preservation (Timber School, Newbury Park, CA);
7. **ADOPT** CHB Resolution No. 2024-6 (Exhibit 6) granting an award to the Ronald Reagan Presidential Foundation and Institute for Excellence in the Promotion And Implementation of Historical Programming (Ronald Reagan Presidential Library, Simi Valley, CA);
8. **ADOPT** CHB Resolution No. 2024-7 (Exhibit 7) granting an award to the Stagecoach Inn Museum for Excellence in the Promotion And Implementation of Historical Programming (Stagecoach Inn, Newbury Park, CA); and
9. **ADOPT** CHB Resolution No. 2024-8 (Exhibit 8) granting an award to the Strathearn Historical Park and Museum for Excellence in the Promotion And Implementation of Historical Programming (Strathearn Historical Park, Simi Valley, CA).

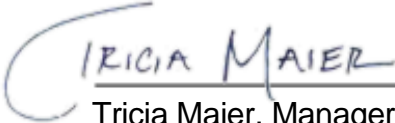
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Exhibits:

- Exhibit 1: Proposed CHB Resolution No. 2024-1
- Exhibit 2: Proposed CHB Resolution No. 2024-2
- Exhibit 3: Proposed CHB Resolution No. 2024-3
- Exhibit 4: Proposed CHB Resolution No. 2024-4
- Exhibit 5: Proposed CHB Resolution No. 2024-5
- Exhibit 6: Proposed CHB Resolution No. 2024-6
- Exhibit 7: Proposed CHB Resolution No. 2024-7
- Exhibit 8: Proposed CHB Resolution No. 2024-8