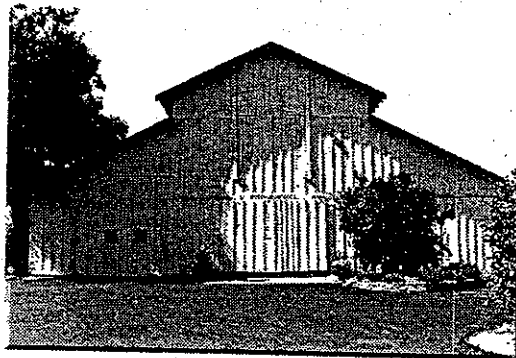
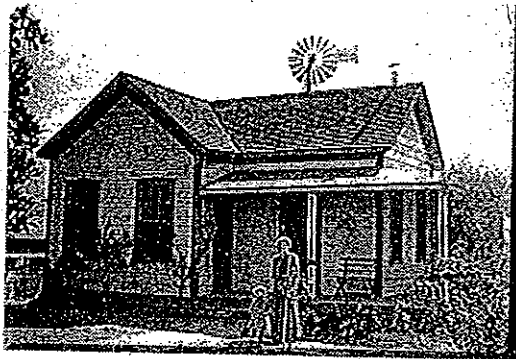


County of Ventura

HISTORIC PRESERVATION PLAN



COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY
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VENTURA CA 93003

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1. Goals

Introduction: Purpose of Goals

According to the American Planning Association's publication, *Preparing a Historic Preservation Plan*,

A statement of goals is the backbone of a historic preservation plan. It provides direction to the community and helps rank various elements of the preservation program. The statement of goals is also the outline for the work program for the community in the area of preservation. It is a statement of the philosophy by which the other provisions of the preservation plan and the preservation program are guided. (White and Roddewig, 1992: 5)

Background

Ventura County's rich heritage predates its establishment as a county in 1873. Remains of the region's Chumash Indian heritage date back several thousand years. During the last decades of the Eighteenth Century, the Spanish Missionaries and colonists developed an extensive mission system throughout Alta (upper) California. Following the dissolution of the mission system by the Mexican government in 1834, the pastoral rancho culture was established, creating some of the County's earliest remaining privately constructed buildings and sites. An influx of Europeans, South Americans and Euro-Americans beginning during the mid-nineteenth century introduced the determination and skills to fully develop the region's rich soil, Mediterranean climate and mineral resources.

For nearly all of the last 150 years, both agriculture and oil have served as the dominant economic resources of Ventura County. Governmental uses of the land gained importance in the Twentieth Century, with the establishment of the Los Padres National Forest in the vast back country of the northern half of the County, and the military installations established just prior and following World War II. Geographically isolated until the establishment of the freeway system in the late 1950s, the County has retained a large number of historic resources, especially in the rural areas, where many of the buildings, structures and sites continue to be directly associated with the dominant County themes of agriculture and oil.

The establishment of the Ventura County Cultural Heritage Board in 1966, followed by other preservation commissions throughout the County, resulted in a large number of declared historic landmarks and points of interest. In addition, numerous surveys have identified individual historic resources and historic districts.

The adopted Ventura County General Plan recognizes the importance of considering historic resources within the planning process. Section 1.8.1 of the Goals, Policies and Programs document (1988, amended to 1995) provides the following related goals:

1. Identify, inventory, preserve and protect the paleontological and cultural resources of Ventura County (including archaeological, historical and Native American resources) for their scientific, educational and cultural value.
2. Enhance cooperation with cities, special districts, other appropriate organizations, and private landowners in acknowledging and preserving the County's paleontological and cultural resources.

Goals Statements

The Historic Preservation Plan now under development should link with these currently adopted goals by expanding upon them, and by amplifying, implementing, and clarifying these previously established goals

statements. Accordingly, the following goals are intended to address the more specific issues related to preserving historic resources in Ventura County:

1. Identify and preserve Ventura County's cultural resources, including buildings, structures, sites, landscape features and districts representing the significant prehistoric and historic periods and themes of the County's development.
2. Complete and continuously maintain a systematic inventory of historic resources in both urban and non-urban areas of Ventura County for purposes of designating potential Ventura County Landmarks, listing properties on the National Register of Historic Places and ensuring consideration of impacts on historic resources within the development permit processing and environmental review processes.
3. Foster an awareness and appreciation of Ventura County's rich history and variety of cultural resources among both residents and visitors and among cities.
4. Promote the economic benefits of historic preservation through the development of programs that result in the rehabilitation and preservation of historic buildings, encouragement of heritage tourism, conservation of resources and the adaptive reuse of buildings.
5. Encourage city/county cooperation in the preservation of historic resources.
6. Preserve the historic land uses and historic buildings associated with agricultural activities.
7. Preserve the character of historic urbanized areas.

2. Administrative History of Historic Preservation Efforts, 1966-1996

Establishment of Cultural Heritage Board

The idea of establishing a Cultural Heritage Board was initiated by the Conejo Valley Historical Society's Landmark Committee in 1965-66. Their efforts were assisted by the newly formed Council of Ventura County Historical Societies during the summer of 1966. On October 11, 1966 Dr. J. Michael Hagopian presented a resolution to the Board of Supervisors from the Council requesting the establishment of a Cultural Heritage Board (CHB). The resolution was passed by the Board of Supervisors, who formally approved the establishment of the concept of a Cultural Heritage Board on November 9, 1966. The first Board members were officially appointed on December 27, 1966 and included: Mrs. W. H. Hoffman, Jr., District 1; Dr. J. Michael Hagopian, District 2; Dr. Charles T. Butler, District 3; and Mrs. Dorothy Ramirez, District 5. Mrs. Lou C. Wright was appointed from District 4 on January 3, 1967.

Prior to the adoption of the resolution, members of the newly formed Cultural Heritage Board met twice monthly during 1966. Their meetings dealt with the identification of potential landmarks, site visits to the potential landmarks, and the development of a cultural heritage protection ordinance. Staff support services were provided to the CHB by the Chief Administrative Office, the Public Works Department, and the General Services Agency (GSA) until July of 1996, when the CHB and Ventura County historic resources management program was transferred to the Planning Division of the Resource Management Agency (RMA).

Cultural Heritage Ordinance

The first Ventura County Cultural Heritage Ordinance was approved by the Cultural Heritage Board on February 5, 1968 and adopted by the Board of Supervisors on February 13, 1968. The stated purpose of the ordinance was to "promote the economic and general welfare of the County of Ventura by preserving and protecting landmarks and points of interest ... be they public or private ownership and having a specific historical or aesthetic character or interest" (Ventura County Ordinance Code, §1361). The ordinance provided for the CHB with the direct authority to designate landmarks.

During that year, the first three Ventura County Landmarks were approved, others were reviewed for future designation, the first marker was placed (on the site of the Santa Gertrudis Chapel), and the first CHB advisors appointed. The first marker was purchased by the Native Daughters of the Golden West, and a fund was established by the CHB for the purchase of landmark plaques.

The rate of designation of landmarks and points of interest has remained fairly constant over the nearly thirty-year period, with an average of about five designations occurring in any given year. Larger numbers of designations occurred in some years after 1980, as a result of the historical survey process beginning that year. Because the surveys generated lists of potential local landmarks and the historical documentation required to support a nomination, designation became mainly a matter of obtaining property owner consent.

Over its nearly thirty-year history, the ordinance has been subject to a series of amendments, and was re-enacted in 1973. The re-enactment in 1973 resulted in two major amendments: the role of the CHB was changed with respect to the declaration of landmarks (it became an advisory board to the Board of Supervisors who took on the authority of landmark declaration), and the protective period for landmarks was extended from 90 days to 180 days. Amendments made in 1981 included adding the designation categories of Point of Interest and Structure of Merit. In 1986 amendments to the ordinance specified circumstances and procedures for the removal of landmark status and set an expiration period for property owner requests to alter or demolish a County Landmark. The most recent substantive amendments to the ordinance occurred in 1991, with the adoption of the Certified Local Government provisions (see below).

Joint Powers Agreements

Goal #5: Encourage city/county cooperation in the preservation of historic resources.

At the time the Cultural Heritage Ordinance was being drafted in 1968, the involvement of the cities in the protection of historic properties was discussed by the CHB and interested individuals. It was suggested that cities might wish to delegate cultural heritage functions to the County CHB rather than create their own ordinance and protection procedures.

A number of cities throughout Ventura County adopted joint powers agreements and used the CHB as their historic preservation commission. These cities and the dates of ordinance adoption and readoption were: Ojai (1974), Santa Paula (1974), Oxnard (1978; revised 1990), Port Hueneme (1977), Simi Valley (1977), Thousand Oaks (1972, 1975), and Fillmore (1975). The City of Camarillo declined to participate and the City of Ventura formed its own Historic Preservation Commission. In 1984 the City of Santa Paula developed its own historic preservation ordinance and terminated the joint powers agreement with the County. The City of Ojai did the same in 1990, followed by the City of Thousand Oaks in 1996. As of March 1997, the cities of Oxnard, Port Hueneme, Simi Valley, and Fillmore retain their joint powers agreements with the County. Each participating city has adopted the Ventura County Cultural Heritage Ordinance, or modifications thereof, to meet their particular needs. The CHB recommends landmark designations to the various city councils, who retain final approval authority.

Certified Local Government

The National Historic Preservation Act of 1966 was amended in 1980 to provide for the establishment of a Certified Local Government (CLG) program in each of the fifty states. California's CLG program was adopted by the State Historic Resources Commission in 1985. This program required the California Office of Historic Preservation (OHP) to direct a minimum of 10% of the state's share of the National Historic Preservation Fund to local governments participating in the CLG comprehensive historic preservation planning program. After 1985, special matching grants were awarded by the OHP to CLGs on a competitive basis. The OHP may certify any local government, provided that the local government demonstrates commitments to:

1. Enforce appropriate state and local legislation for the designation and protection of historic resources.
2. Establish an adequate and qualified historic preservation review commission/board by local law.
3. Maintain a system for the survey and inventory of historic properties.
4. Provide for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register of Historic Places.
5. Satisfactorily perform the responsibilities delegated to it by the State.

In order to participate in the Certified Local Government program, and remain eligible for grants from the OHP, the CHB staff consulted with the OHP in order to produce the necessary amendments to the local preservation program and cultural heritage ordinance. The Board of Supervisors approved these changes and additions to the Cultural Heritage ordinance on April 30, 1991 and the CHB was designated as a CLG by the state on March 30, 1992. The key provisions of the Ventura County Cultural Heritage Ordinance amended at that time included establishing qualifications for appointments to the CHB, the creation of a Certificate of Appropriateness permit, a revised and strengthened landmarks and permit review procedure, and the addition of references to the State Historic Building Code and Survey process.

Cultural Heritage Surveys

A Countywide Cultural Heritage Survey Schedule for Ventura County has been developed by the CHB. The

Schedule divides the County into twenty-one priority survey areas. In 1980 the CHB approved the first application for an historical survey grant to the OHP. The application was approved, and the first surveys were completed in the cities of Santa Paula and Oxnard in 1981. Additional OHP-funded surveys were conducted in Fillmore and Ventura in 1983; in the unincorporated eastern end and upper Ojai Valley in 1985; in the eastern end of the Santa Clara Valley (including Bardsdale and Piru) in 1987, and in the western end of the Santa Clara Valley in 1996. All of the surveys were funded by grants from the OHP except for the 1987 survey, which was funded by the County of Ventura.

The CHB has adopted the Historic Preservation Element Guidelines from the State Office of Planning and Research for the Countywide Survey program. All survey results are made a part of the public record, and are on file at public libraries, historical museums, County departments, local planning agencies, and available for sale upon request.

There are internal procedures for notification of proposed projects on sites which may contain historical, cultural, and/or archeological resources, as well as projects which may affect potential, proposed, and existing County landmarks. The CHB maintains an automated inventory system along with a hard copy file on all County landmarks. Copies of the inventory have been sent to city and county departments. There are internal procedures for informing county and city departments of additions, changes, and/or corrections to the County's Historic Resources Inventory, and for city or county departments to report applications for permits and changes which affect County historical landmarks.

CEQA and historic resource protection processes

The California Environmental Quality Act (CEQA) mandates that local governments incorporate into their decision-making process consideration of the potential for development projects to have adverse impacts on environmental resources. By definition, historic properties are regarded as environmental resources for purposes of the CEQA regulations.

The Ventura County Planning Division maintains procedures for the assessment of project-related impacts on historic resources within its staff Policy and Procedures Manual. These procedures indicate an effort to define historic resources for the purpose of evaluating potential impacts within the Initial Study and EIR processes. These procedures were formalized in 1990. Prior to 1990, the internal environmental review procedures for historic resources appear to have been generally similar, but implemented in an ad hoc fashion.

The adopted procedures require staff case planners to consult the County's land use management database for known, recorded historic properties either on the project site or on adjacent parcels. In the absence of recorded historic properties, the case planner is directed to determine if any resources of "interest or merit" are located on the site or within the project vicinity. The case planner then forwards these findings to a New Case Committee composed of Planning Division department heads. The New Case Committee is charged with the responsibility of determining if the CHB should be consulted. The Policy and Procedures Manual does not explicitly state the criteria which are to be employed by the New Case Committee in determining when CHB consultation should occur.

In the event that the New Case Committee determines a need for consultation, the staff planner forwards the project description to the CHB staff for consideration at its next monthly meeting. The CHB staff usually contacts the CHB Board Member within the appropriate supervisory district prior to the CHB review of the project application. Following the meeting, the case planner incorporates the CHB findings into the initial study.

For the first six years of its existence, the CHB mainly reviewed proposed changes to designated County Landmarks. In 1974 the CHB began to review and comment upon Draft Environmental Impact Reports (DIERS) submitted to them by various city, county and state agencies. It is presently unclear if the

Administrative History

process of routing DEIRs to the CHB was a product of a formally adopted administrative policy to involve the CHB in the environmental review process, or a casual policy evolving out of a desire to utilize the CHBs technical expertise.

The 1991 amendments to the Cultural Heritage Ordinance added language which formalized and strengthened the CHB's role in the environmental review and permit process, though without establishing formal policies for implementing these procedures. The CHB was clearly charged with the responsibility for reviewing all permits and environmental documents pertaining to both designated or potential County Landmark properties. Also implicit in the ordinance is CHB participation in the Section 106 process, whereby the potentially adverse environmental impacts of federally funded projects on historic resources are assessed.

3. Historic Context

Goal #1: Identify and preserve Ventura County's cultural resources, including buildings, structures, sites, landscape features and districts representing the significant prehistoric and historic periods and themes of the County's development.

Determining the significance of historic resources located within Ventura County requires a broad understanding of California and local history. However, the preparation of an in depth history that addresses all the important themes of Ventura County's past is not the purpose of this document. Rather, a condensed, thematically organized version of this history has been prepared in order to define the historic periods, themes and potential historic resource types that are likely to be encountered within Ventura County.

The seven prehistoric and historic periods described below correspond to the broad developmental themes encountered in California as a whole. These themes were refined and localized with specific brackets of years reflecting the defining historical events which marked major changes in Ventura County's physical and cultural landscape. Examples of the types of historic properties which were typically produced by the historic periods are listed as potential property types, meaning that the likelihood for encountering these types of resources within Ventura County is substantial.

1. Prehistoric

At the time of European settlement, the Chumash people had been present on the central California coast for several thousand years. Of the estimated 310,000 Native Americans occupying California, some 18,500 people speaking Chumash languages lived along the coast between San Luis Obispo and Los Angeles counties and inland to the Central Valley. They occupied most of what is now Ventura and Santa Barbara counties. The Chumash developed an extensive trading network between the mainland, the islands and inland settlements. Each of these regions, with its own ecology, provided them with a variety of natural resources. The Chumash lived in both large and small villages throughout what is now Ventura County. Archeological remains of those villages have been discovered throughout the county and some of the sites have been recognized as Points of Interest and as Historical Landmarks.

2. Mission (1769-1821)

This historical period constitutes the first organized attempt on the part of Europeans to colonize the remote western extent of the New World. The Mission/Pueblo/Presidio triad, a settlement strategy representing the clerical, civilian and military authority of the Spanish Crown, was implemented during the decades following the overland exploratory expeditions of Alta California conducted by Gasper de Portola in 1769-70. Although the Missions are the most obvious surviving evidence of the period, other artifacts related to this period are known to remain in some areas:

Defining events:

1769	Portola Expedition begins
1782	Mission San Buenaventura founded
1795	First Spanish Rancho granted in Santa Barbara County

Potential property types:

adobes	missions
mission outbuildings	water systems
transportation routes	coastal shipping locations
tanneries	aboriginal villages

3. *Rancho (1822-1847)*

Mexico's independence from Spain, and the political disarray which followed, resulted in the Mexican government's diminished will to retain active interests in Alta California. The Mission system was abandoned, and the lands granted to Mexican loyalists, and to a lesser extent, Anglo settlers. Land use during this period was characterized primarily by extensive cattle ranching and limited dry farming conducted over a wide expanse of Southern California. Within the Ventura County region, 19 ranchos were granted, two by the Spanish government, and the balance by the Mexican government.

Defining events:

1822	Mexican independence from Spain First Mexican land grants in Alta California
1834	Mission secularization proclaimed
1841	Gold discovered in San Feliciano Canyon
1846	Mexican-American War begins

Potential property types:

adobes/ranchos	water systems
transportation routes	coastal shipping locations
aboriginal villages	agricultural outbuildings
walls and fences	mines

4. *Anglo-Mexican (1848-1875)*

Mexico's tenuous hold on Alta California came to an end with the Mexican-American War of 1846-48. The influx of Euro-Americans during the decades immediately thereafter rapidly overwhelmed Hispanic cultural influences in Northern California; however, the far less frenzied migration of Euro-Americans to Southern California during this period produced a polyglot Anglo-Hispanic culture. Urban settlements tended to coalesce around the previous centers of Spanish colonial life and commerce: the mission, pueblos and presidios. Rancho life dwindled as disputes erupted over rancho land titles, and a series of drought years drained the profitability from cattle and sheep ranching.

This period marks the birth of Ventura County's highly important oil and agricultural industries. Beginning in the 1860s, dozens of oil companies established a presence in the Ventura County backcountry, led by entrepreneurs Thomas Scott, Thomas Bard, George Gilbert, and the Stanford brothers. The Ventura Basin was the source of this oil. Created over seventy million years ago, the basin contains sedimentary rock over 50,000 feet thick and is a significant source of rich petroleum deposits.

At the same time, one of the County's ranchos, Rancho Santa Paula y Saticoy, was subdivided into large parcels, attracting families from the East and Midwest to the county. Agriculture flourished in region's rich alluvial soil and Mediterranean climate. Development followed on a large scale with the dry farming of grains and livestock raising, followed by tree crops such as apricots, walnuts and citrus. In addition, the lima bean and other row crops became economically viable beginning in the 1860s and 1870s. This economic activity led to the establishment of communities and the platting of the first townsites during the 1860s and 1870s. These towns functioned as the commercial centers for farmers, ranchers and oilworkers.

The droughts of the 1860s and 1870s underlined the need for steady water supplies. Water companies were organized to bring water from the creeks and rivers as well as to develop artesian and underground wells for cities and agricultural purposes.

The earliest long-distance transportation methods available to Ventura County residents were ship and stagecoach. The first wharves were built in Ventura and Hueneme in 1872-73. Prior to the construction of the wharves, passengers and goods were shuttled between the shore and ocean-going ships by small boats called "lighters," and some goods, including lumber, were often floated in on the tide. Stagecoaching along the coast route began in 1861.

Although transportation was crude in the days before the railroad, this did not deter tourists and healthseekers from discovering the Ventura County region, especially after the publication in 1873 of Charles Nordhoff's book, *California for Health, Pleasure and Residence. A Book for Travellers and Settlers*. The town of Nordhoff (later called Ojai) was named in his honor. The Oak Glen cottages and Nordoff Hotel, the first hostleries specifically catering to tourists, were both opened in Nordoff in 1874.

Defining events:

- 1848 Treaty of Guadalupe Hidalgo ends Mexican-American War
- 1850 California Statehood
- 1861 Beginning of oil exploration in County
- Beginning of coastal staging
- 1862 Prolonged drought begins
- 1865 First oil well sunk near Piru by Thomas Bard
- 1866 Ventura Townsite recorded
- 1867 First agricultural subdivision of Rancho Santa Paula y Saticoy
- 1869 Transcontinental railroad connects San Francisco to the Eastern U.S.
- Hueneme Townsite recorded
- Farmer's Canal & Water Company formed in Santa Clara Valley
- 1871 Santa Paula Grist mill established near Santa Paula Creek
- 1872 Saticoy Townsite founded
- 1872 Matilija Hot Springs resort established
- 1872-3 Wharves constructed at Ventura and Hueneme
- 1873 Ventura County separates from Santa Barbara County
- Santa Paula Water Company formed to bring water for irrigation and domestic uses in town
- 1874 Nordhoff (Ojai) Townsite recorded
- 1875 Santa Paula Townsite recorded

Potential property types:

- adobes
- commercial buildings
- mines
- water systems
- townsites
- wharves granaries
- agricultural outbuildings
- oil-related structures
- wood frame and brick dwellings
- churches
- mills
- transportation routes
- public buildings
- walls and fences

5. Euro-Americanization (1876-1912)

The connection of Southern California to the national railroad network in 1876 gave rise to a period of unprecedented regional growth and development. A mass migration from the Eastern United States and Europe beginning in 1885 was precipitated by a rate war between the Southern Pacific and Santa Fe railroads, and by the heavy promotion of the Southern California climate, agricultural potential and

arcadian image—frequently by the railroads themselves. The real estate speculative bubble deflated abruptly in 1888, but not before scores of townsites had been platted along the Southern Pacific rail lines. By the close of this period, the rail system in Southern California would be completed and the economic foundation for future growth firmly established.

The Southern Pacific railroad completed its first line in Ventura County, through the Santa Clara Valley to Ventura and along the coast north to Santa Barbara, in 1887. Along the way, the towns of Piru, Bardsdale, Fillmore and a second townsite of Saticoy were established along the railroad line. In 1898 the Southern Pacific constructed a branch line to Nordhoff (Ojai) and Oxnard, when the sugar beet factory was built and the Oxnard townsite platted. The first large citrus agribusiness, the Limoneira Company, was founded in 1893 on 400 acres west of Santa Paula. A railroad spur was constructed to the packing house at ranch headquarters.

By 1904 the Southern Pacific completed the new Coast Route through present-day Camarillo and the Simi Valley, quickly relegating the original Santa Clara Valley line to branch status. Along the new route, the towns of Moorpark and Santa Susana were established in 1900, followed by Camarillo in 1910, providing a community focus for the farmers throughout the Las Posas and Simi valleys.

The arrival of the railroad provided better and faster access for the farmers to bring their crops to market. Packing houses, warehouses and beet dumps were built along the railroad corridors. The railroads also provided access to the county for tourists and immigrants alike. A small depot was completed at Rancho Camulos in 1887, and the rancho was immediately inundated with tourists seeking Ramona, the fictitious character in Helen Hunt Jackson's best-selling novel of the same name, published in 1884. The railroad also brought sightseers and healthseekers to Ojai, to lodge at the Foothills Hotel and the Gally cottages.

In 1892 the federal government set aside 1,144,594 acres in Ventura and Santa Barbara counties as the Pine Mountain and Zaca Lake Reserve. The reserve was renamed the Los Padres National Forest in 1938, and now accounts for nearly half (forty-six percent) of Ventura County's land area.

The first movie studio in Ventura County was established by French director Gaston Melies and his Star Film Stock Company in Santa Paula in 1910. That same year movie director D.W. Griffith made his movie version of Helen Hunt Jackson's novel *Ramona*, starring Mary Pickford, at Camulos and the nearby community of Piru.

Defining events:

1876	Southern Pacific Railroad inland route to Los Angeles completed
1884	Helen Hunt Jackson publishes her best selling novel <i>Ramona</i>
1885	Santa Fe Railroad to Los Angeles completed
1887	Oil pipeline built from Newhall down the Santa Clara Valley to tidewater in Ventura "Railroad Boom" period peaks; Southern Pacific Railroad extended to Ventura and Santa Barbara
	Bardsdale Townsite recorded
1888	Fillmore and Piru townsites recorded
1890	Union Oil Company founded
1892	Creation of Pine Mountain & Zaca Lake Reserve (Los Padres National Forest)
1893	Limoneira Company founded
1898	Oxnard Townsite recorded and Oxnard Brothers sugarbeet factory opened Railroad branch line to Nordhoff (Ojai) built
1900	Moorpark and Santa Susana townsites recorded
1904	Southern Pacific Railroad coast route from Los Angeles to San Francisco completed
1910	Camarillo Townsite recorded Beginning of a statewide road system Gaston Melies establishes Star Film Stock Company in Santa Paula

1911 Montebello Oilfield discovered, Fillmore refinery built

Potential property types:

wood frame and brick dwellings	roads
commercial blocks	townsites
churches	mills
agricultural outbuildings	wall, fences, windbreaks
railroad rights-of-way	rail-related buildings, structures, objects
public buildings	oil-related buildings, structures, objects
harbors, wharves	industrial buildings
packing houses	railroad depots
street car lines	bridges
tunnels warehouses	
stables	

6. *Regional Culture (1913-1945)*

This period is characterized by the establishment of a well defined regional image in economic, social and cultural terms. The successful importation of water from the Owens Valley in 1913 was at once a bold and ingenious engineering feat—an indication of Southern California's leaders' resolve and a clear signal of the limitless potential of the land. While the boom of the 1880s proved fragile and short-lived, the expansive period of the 1920s was broad-based, and secured by a diversity of industries, particularly petroleum, entertainment, aircraft, automobile and agriculture. A regional commerce based primarily on oil and agriculture thrived throughout the period, particularly when compared to the rest of the nation.

By the 1930s, citrus had become the dominant tree crop, principally in the Santa Clara Valley, with sugarbeets, beans and hay the prime row crops on the Oxnard Plain. The success of these crops brought economic growth to the small communities in the Santa Clara Valley and also created a demand for seasonal farm labor. Following the various exclusionary acts of the 1880s and 1890s directed against the Chinese workers, Japanese laborers became important members of the agricultural work force, until they were sent to relocation camps in 1941, in reaction to the Japanese bombing of Pearl Harbor. During the teens, Mexicans began to enter the farm labor work force in large numbers and eventually, during World War II, began to characterize it as a whole.

During the 1920s, the Ventura Avenue oil field surpassed all others in Ventura County in production, aided by the development of new extraction technologies and spurred on by the demands of both World Wars.

World War II brought major changes to Ventura County. During this time, the Port Hueneme Harbor was completed only to be converted to a military base, the Naval Construction Battalion Center. The populations of Oxnard and Port Hueneme soared with the development of new housing tracts, brought on by military-related activities.

Defining events:

1913	Rincon Causeway completed along the coast
1914	Ventura Avenue Oilfield established
1916	Federal Highway Act adopted
	South Mountain Oilfield discovered near Santa Paula
1917	U.S. enters World War I
1924	Highway 118 paved through Saticoy, Moorpark and Simi Valley

1928	St. Francis Dam disaster
1929	State Highway 1 opened between Santa Monica and Oxnard Stock Market crash
1933	Maricopa Highway (State Route 33) over Pine Mountain constructed
1937	Corriganville movie set established in Simi Valley
1940	Port Hueneme Harbor completed
1941	U.S. enters World War II
1942	Naval Construction Battalion Center established

Potential property types:

wood frame and brick dwellings	warehouses
commercial blocks	tunnels
churches	agricultural outbuildings
wall, fences, windbreaks	roads, highways
railroad rights-of-way	public buildings
harbors, wharves	industrial buildings
packing houses	railroad depots
airports bridges	
military facilities	rail-related buildings, structures, objects
labor housing	oil-related buildings, structures, objects

7. *Postwar Suburbanization and Cold War (1946-1960)*

Following the Second World War, the military presence in Ventura County continued to expand. New commands were added to the base at Port Hueneme: the U.S. Naval School for Civil Engineer Corps Officers, the U.S. Naval Ship Missile Systems Engineering Station, and the U.S. Naval Civil Engineering Lab, which engaged in naval research, testing, evaluation and development. Two other major facilities were built on former farmland: the Naval Air Missile Test Center at Point Mugu in 1946, and the Oxnard Air Force base in Camarillo in 1952. These bases attracted many professional people, including engineers, scientists, mathematicians and physicists, and stimulated private Cold War industries through the establishment of such firms as Raytheon, Bendix Aviation and Douglas Aircraft in Oxnard; North American Aviation in Simi Valley; and Northrop in Thousand Oaks.

The construction of the 101 freeway through Thousand Oaks and Camarillo brought opportunities for development in those communities, and vast tracts of farmland were replaced by freeways and housing tracts during the 1950s and 1960s, especially in Simi Valley and Thousand Oaks. These communities became giant commuter suburbs for Los Angeles and the San Fernando Valley.

Defining events:

1946	Point Mugu Naval Air Missile Test Center established
1950	United Water Conservation District created
1952	Ventura River Municipal Water District created Oxnard Air Force Base established
1953	Calleguas Water District created
1954	Freeway completed from Conejo Grade to Camarillo
1955	Santa Felicia Dam built
1958	Casitas Dam built

4. Regulatory Setting for Historic Resources Management

Local Regulations: Ventura County Cultural Heritage Ordinance

The local regulation of historic properties in Ventura County is governed by the Cultural Heritage Ordinance, first adopted by the Board of Supervisors in 1968, and amended on numerous subsequent occasions (see additional discussion in Chapter 2). The ordinance as it is currently constituted (§§ 1360-1374 of the Ventura County Code), generally provides for the designation of Ventura County Landmarks within the unincorporated territory and within participating cities.

The Ventura County Cultural Heritage Board (CHB) recommends designation of landmarks to the Board of Supervisors, who retain the legislative authority to declare or not declare. Landmarks may be listed over the objections of property owners, though an objection filed within 15 days of the CHB's action will automatically result in the scheduling of a public hearing before the Board of Supervisors. In practice, this occurs only rarely. The ordinance provides for a temporary, 90-day stay of demolition and alterations during the interim period between the Cultural Heritage Board and Board of Supervisors hearings.

The criteria included in the ordinance for establishing findings of eligibility for listing properties as Ventura County Landmarks are modeled after the National Register of Historic Places criteria. The ordinance also provides criteria for listing properties as County "points of interest," a designation generally reserved for the locations of historically important buildings which are no longer extant, altered buildings of historical importance, or sites of relatively minor historic events. A "structures of merit" classification for "structures of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest but which are deserving of special interest" is also authorized in the ordinance, although this category explicitly imposes no restrictions, and to date no properties have been so designated.

The Cultural Heritage Ordinance provides a method of regulating changes (including alterations, restorations, rehabilitation, remodeling, addition, change of use, demolition or rehabilitation) to designated landmarks, the Certificate of Appropriateness. The criteria for reviewing the question of issuing a Certificate of Appropriateness are the *Secretary of the Interior's Standards for Historic Preservation Projects*, which are adopted by reference in the ordinance. The ordinance provides for hardship relief from these standards, and specifies findings for denial of a Certificate of Appropriateness.

Property owners are prohibited from taking any further action on requested demolitions and alterations for 180 days after the denial of a Certificate of Appropriateness. This delay functions as a limited "stay of demolition" provision. If not acted upon by the applicant, a Certificate of Appropriateness expires after one and a half years from the date of issuance.

Apart from the landmark designation process, the Cultural Heritage Ordinance provides broadly for the adoption of standards for "reviewing applications for permits to construct, change, alter, modify, remodel, remove or significantly affect any cultural, natural, and/or historical resources." Included in this "review and comment" procedure are programs and projects "undertaken by any agency as they relate to survey results," permit applications and environmental documents pertaining to "designated or potential landmarks." (§1364-12)

The language of this section is rather inexact, and has therefore been subject to staff interpretation. Staff has consistently interpreted the review procedures mandated by this section as applying to all permits (both ministerial and discretionary) requested for properties included in any cultural heritage survey, five of which have been conducted since 1980. When permits are requested for a property to which the regulations are deemed to apply, the property is scheduled for discussion at the next regular CHB meeting. The CHB may then choose to either set a hearing for designating the property as a landmark at a future meeting, or to immediately issue a Certificate of Appropriateness for the requested

activity. Note that applications for discretionary planning permits involving the alteration or demolition of historic resources are generally subject to additional CEQA review.

Miscellaneous provisions of the Cultural Heritage Ordinance include a description of the composition of the Cultural Heritage Board, terms of office, and public hearing requirements. The ordinance encourages the CHB to recommend to the state the listing of State Historic Landmarks and Points of Interest, is encouraged to publicly identify County Landmarks through a marker program, to maintain an inventory of historic properties and to conduct surveys. The ordinance also specifies that the state historic building code applies to County Landmarks.

The ordinance provides the CHB with the ability to serve within incorporated areas of the County upon the request of a city and under a joint powers agreement executed between the County of Ventura and the city. The CHB presently serves in this capacity for the cities of Oxnard, Port Hueneme, Simi Valley and Fillmore. The cities of Ojai, Santa Paula and Thousand Oaks are former participants in the County CHB program. The severing of the joint powers agreements by these cities has generally resulted in a loss of protection for previously designated county landmarks within these jurisdictions.

While the City of Santa Paula, for example, formed its own historic preservation commission, the Santa Paula historic preservation ordinance addressed the issue of County Landmarks by stating that "structures and sites designated as Ventura County Landmarks prior to the effective date of this ordinance will remain Ventura County Landmarks." (Santa Paula City Codes, § 17.55.280). However, these properties are no longer covered by the provisions of the Ventura County Cultural Heritage Ordinance, and landmark protections must be reestablished by redesignation under the Santa Paula ordinance.

However, since the cities approved the properties as landmarks under the previous terms of a Joint Powers Agreement, these properties must still arguably be regarded as historic resources for the purposes of CEQA.

State Regulations: The California Environmental Quality Act

The California Environmental Quality Act establishes a two-step procedure to determine if a project will have an adverse impact on historic resources. First, CEQA defines those properties which must be considered as historic resources for purposes of the Act. The California Register law, enacted in 1992, resulted in the establishment of several significant provisions within the Public Resources Code relating to the California Environmental Quality Act and historic properties. Amongst these provisions was the creation of the California Register of Historical Resources, which is intended to be "an authoritative guide... to identify the state's historical resources and indicate what properties should be protected" [PRC § 5024.1 (a)]. The legislation provided for the automatic inclusion of certain properties in the California Register and for the direct nomination of other properties to the Register based upon listing criteria adopted by the State Historical Resources Commission.

Included in the class of properties automatically listed in the California Register and enumerated in PRC § 5024.1 are "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). The OHP staff generally utilizes historical background materials and evaluations prepared by historians in the field for purposes of rendering formal determinations of eligibility. Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to the absence of owner consent.

The California Register may also include a wide variety of other properties, provided that they are nominated and reviewed by the Office of Historic Preservation. This classification includes properties

meeting any of the four National Register criteria, and those listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in § 5020.1 (k), as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions.

The applicability of the language of the California Register law to the implementation of the California Environmental Quality Act should be viewed within the larger context of CEQA's legislative intent, and other statements contained within the Public Resources Code and CEQA guidelines relating to historic resources. Section 21098.1 of the PRC states that, "an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources, as defined in subsection (k) of Section 5020.1 (cited above), are presumed to be historically significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section."

While the use of the "shall not preclude" language somewhat complicates the interpretation of this section, its general purpose is to provide for a broad definition of potential historical resources, and to place the burden of evidence on the lead agency to determine whether historical resources are present and whether they might be adversely effected by a project. This requirement for factual evidence is present elsewhere in CEQA and case law. In the opinion of the courts, CEQA mandates the "documentation of the factual basis for [a] finding... that a project will not have a significant adverse effect on the environment." This "fact based" decision-making and disclosure requirement implies that a credible level of analysis must support local agency determinations of no adverse effect, particularly when they are made in connection with an initial study.

Second, the Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. According to PRC § 21084.1, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired [PRC § 5020.1(6)].

Federal Regulations: Section 106 of the Historic Preservation Act of 1966

Section 106 of the Historic Preservation Act of 1966 (36 CFR Part 800) requires that federal agencies take into account the effects of their undertakings on historic properties, and to provide the Advisory Council with an opportunity to comment on such undertakings when the effects are considered to be adverse.

By reference, Section 106 reporting responsibilities also apply to local agencies utilizing federal funds for local projects, such as housing rehabilitation projects conducted with Community Development Block Grant funding. The federal agency undertaking the project is technically responsible for compliance with the Section 106 regulations; however, in practice, the technical steps required to comply are delegated to the local agency expending the federal monies.

The first step in the Section 106 process is the identification and evaluation of historic properties within the Area of Potential Effect (APE). This impact zone is defined in the regulations as "the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if

any such properties exist," and will vary depending on the scope of the undertaking and the character of the site and environs. Historic properties are defined for the purposes of Section 106 as properties listed, or eligible for listing, on the National Register of Historic Places, and may include individually eligible buildings, structures, objects, sites, or districts. Agencies are encouraged to consult with local governments, groups and individuals with knowledge and interest in historic properties during the determination of eligibility phase.

The agency is required to consult with the SHPO on determinations of eligibility, who is granted a limited period during which the SHPO may state concurrence or non-concurrence with the agency's opinion. Failing any stated view by the SHPO, the SHPO is presumed to agree with the agency. Unresolved disagreements between the SHPO and the agency on the question of eligibility are resolved by a request by the agency to the Keeper of the National Register for a formal determination of eligibility.

If historic properties are found to exist within the APE, the agency must determine if the undertaking will have an effect on the historic properties. An undertaking is seen to have an effect on an historic property, "when the undertaking may alter the characteristics of the property that may qualify the property for inclusion in the National Register." [36 CFR 800.9(a)] The agency is required to characterize the undertaking as having either "no effect," an "adverse effect" or "no adverse effect," based on the Criteria for Adverse Effect detailed at 36 CFR 800.9(b). Adverse effects include the physical destruction, damage, alteration of the historic property, isolation from its historic setting, the introduction of out-of-character visual, audible or atmospheric elements, or the neglect, transfer, sale or lease of the historic property. Federal agencies are once again encouraged to consult with local governments, groups and individuals with knowledge and interest in historic properties during the determination of effects phase.

If an adverse effect occurs, the agency is required to consult with the SHPO in order to develop methods to reduce the harmfulness of the undertaking. This consultation process will sometimes result in a Memorandum of Agreement between the agency and SHPO. Failing agreement between the SHPO and the agency, the regulations provide for the Advisory Council to provide written comments to the agency, which must consider the Advisory Council's comments within its final decision-making process.

5. Historic Preservation Incentives

Goal #4. Promote the economic benefits of historic preservation through the development of programs that result in the rehabilitation and preservation of historic buildings, encouragement of heritage tourism, conservation of resources and the adaptive reuse of buildings.

The various direct economic incentives available to promote historic preservation activities vary depending on the types of historic designations applied to a property. The following is a list of those incentives and which designations apply.

- a. County historic landmark/district or listed in an historic survey
- b. State historic landmark
- c. National Register of Historic Places listed property or district

State Historic Building Code (a, b and c)

The State Historical Building Code of 1979 with amendments 1988 and 1990 (SHBC) located in Part 8 of Title 24 of the California Administrative Code is an alternative building code providing equivalent life safety standards for repairs, alterations and additions necessary for the preservation of historic buildings. The renovation of historic buildings is often complicated by the requirements for older buildings to meet the standards of modern building codes whose regulations are designed for state-of-the-art construction technologies.

The SHBC allows building officials considerable latitude in applying the Uniform Building Code to historic buildings, and permits the building official to recognize the structural values of archaic building materials and techniques. This flexibility can reduce the costs of rehabilitation and insure that the process of achieving code compliance does not unnecessarily compromise a building's historic character.

The SHBC is one of the most broadly available tools, and is applicable to buildings which have been recognized locally as being of historic importance, though not necessarily listed as landmarks.

Federal Rehabilitation Tax Credits (c only)

The Economic Recovery Act of 1981 created major new incentives to encourage the rehabilitation of Federally certified historic buildings. The Tax Reform Act of 1986 revised the tax incentives for preservation. The currently available tax credits amount to ten percent of rehabilitation expenditures for commercial buildings over 50 years in age, or 20 percent for certified historic structures. At least 20 percent of the property must be used for income-producing purposes, either residential-rental, commercial, or industrial. Additional information on tax credits is included at the end of this section.

Historic Preservation Easements (a, b and c)

One of the most time-tested strategies for historic preservation is the historic preservation easement. An easement insures the preservation of a property's significant architectural and natural (if any) features while allowing the owner to continue to occupy and use the property subject to the provisions of the easement. A preservation easement is created by deed and is typically donated or sold to a public or private preservation organization. Either the agency or a qualified preservation group can hold title to the easement, which allows the property owner a one-time tax deduction and the owner the right to review any changes to features covered by the easement.

Property Tax Reductions (a, b and c)

The Mills Act, adopted in 1972 and amended in 1984, provides for a reduction in property taxes on an

historic property when certain conditions are met. Owners of designated historic properties must enter into a preservation contract directly with the local government in which the owners agree to restore the property if necessary, maintain its historic character, and use it in a manner compatible with the historic character. Use of the Mills Act requires that this contract be professionally prepared. The County of Ventura has already adopted the implementing ordinance required to issue Mills Act contracts, but to date, no contracts have been executed.

Local governments have the option to choose which properties are suitable for the incentive by evaluating various factors including the significance of the building to the community, development pressure on the site, or the need for rehabilitation.

Preservation grants (c only)

The National Historic Preservation Act (NHPA) provides for the State of California and the Federal Government to appropriate funds for the rehabilitation of historic buildings listed on the National Register of Historic Places. These are distributed on a competitive basis and require a 50/50 match. Other grants are available from time to time directly to National Register properties. The availability of these grants depends upon the level of available Federal funding. Two NHPA grant programs are available for preservation purposes through local governments: the Historic Preservation Fund and the Certified Local Government Programs. These grants are mainly used for conducting surveys, National Register applications and architectural drawings.

Marks Historical Rehabilitation Act (a, b and c)

This act provides authority for cities, counties and redevelopment agencies in California to issue tax-exempt revenue bonds for the purpose of financing historical rehabilitation of buildings of local, state or national significance. The act specifies the conditions and criteria under which the bonds can be issued.

Transfer of Development Rights (TDR)

The purpose of Transfer of Development Rights, broadly defined, is:

...to relieve the market pressure that threatens low density uses, such as landmarks, with construction of high density buildings that provide a greater economic return. The concept is similar to "urban amenity" bonus programs that permit greater densities when certain open space or public places are provided with the development. Development Rights Transfer considers the historic building the "urban amenity" and, using an enlarged area around the immediate development parcel, allows density or development transfer to other parcels within a designated district in return for preservation of the historic building. (California Office of Planning and Research, 1976: 48)

Transfer of development rights programs can be utilized in Ventura County as a tool for partially relieving the pressure to develop rural historic areas by transferring the rights to convert agricultural lands to urban uses to either established urban areas or non-historic rural areas.

Zoning Incentives

Zoning can serve as either an important preservation tool or a detriment to historic preservation activities. This universally employed mechanism for directing land use patterns and can be used to promote the preservation of historic landmarks and districts. Downzoning in an area where a potential historic district exists, for example, may assist in the preservation and stabilization of single family residences, whereas higher land use densities may lead to the replacement of single family residences with multi-family developments.

In Ventura County, zoning ordinance regulations can be designed to promote historic preservation activities by providing relief from regulations which create disincentives for the preservation of historic properties. Areas where these disincentives now occur are in non-conforming use and building regulations, lot coverage, second-unit standards and parcel size minimums.

6. Future Surveys, Methodologies and Priorities

Goal 2: Complete and Continuously maintain a systematic inventory of historic resources in both the urban and non-urban areas of Ventura County for purposes of designating potential Ventura County landmarks, listing properties on the National Register of Historic Places and ensuring consideration of impacts on historic resources within the development permit processing and environmental review processes.

Several intensive level historic resources surveys have been conducted throughout Ventura County since 1980. These surveys have been conducted within the cities of Ventura, Oxnard, Santa Paula and Fillmore. Rural surveys have been completed in portions of the Santa Clara and Ojai valleys. [table prioritizing surveys and map illustrating the status of surveys]

Two distinctive types of surveys are identified in the *Secretary of the Interior's Standards and Guidelines for Identification of Historic Resources*: reconnaissance surveys and intensive surveys. A reconnaissance survey is a "windshield survey" of a community, where every street is driven in order to locate historic buildings and note their distribution, architectural styles and period of construction. An intensive survey is a careful inspection of each building in a specific area. Generally an architectural field form and a photograph are taken of each building fifty years of age or older. Finally, if the survey is conducted according to OHP standards, a DPR 523 form set is completed for each building and a ranking is provided to each building based on National Register criteria.

The following is a list of potential survey areas. A priority ranking has been established based on the age, number of potentially historic buildings and development pressures. Also discussed are whether an intensive level or reconnaissance survey would be a more appropriate first step in conducting a survey of these areas.

Camarillo & Santa Rosa Valley

A reconnaissance level survey should be conducted in the pre-1950 sections of Camarillo. In order for this program to be eligible for CLG survey funding, the City of Camarillo would need to enter into a Joint Powers Agreement (JPA) with the County of Ventura. A reconnaissance survey should also be conducted in the unincorporated areas adjacent to Camarillo, and the Santa Rosa Valley Greenbelt area east of Camarillo. A small number of pre-1900 farmhouses and outbuildings remain in this area. Because of the small number of potential historic resources in this area, this survey should presently be considered a low priority.

Oxnard Plain/east

This area includes the 27,000 acre Oxnard/Camarillo Greenbelt and other unincorporated agricultural lands east of Oxnard and south and east of Camarillo, including the communities of El Rio and Nyeland Acres. This area contains a significant number of pre-1950 farmhouses and outbuildings. A reconnaissance survey should be conducted in the greenbelt portions of this area, and an intensive survey conducted in the non-greenbelt sections. This should presently be considered a high priority survey area due to the high concentration of potentially significant resources and the level of development pressures in this portion of Ventura County, particularly in the non-greenbelt areas, which while unincorporated, can be readily annexed to the cities in connection with development proposals.

Oxnard Plain/west

This area is dominated by the 4,600 acre Oxnard/Ventura Greenbelt, and also includes unincorporated lands west of Oxnard and south of Ventura. A significant number of pre-1900 farmhouses are located in this area. A reconnaissance survey should be conducted in the greenbelt portions of this area, and an

intensive survey conducted in the non-greenbelt sections. This should presently be considered a high priority survey area due to the high concentration of potentially significant resources and the level of development pressures in this portion of Ventura County, particularly in the non-greenbelt areas, which while unincorporated, can be readily annexed to the cities in connection with development proposals.

Las Posas Valley/west and Somis

The unincorporated agricultural areas surrounding the village of Somis should be the subject of an intensive level survey due to the concentration of pre-1950 farmhouses located within this area. This area is not within an adopted greenbelt, where it might receive some level of protection from development. The unincorporated village of Somis should be included in this survey in order to document the significant concentration of pre-1950 residences and commercial buildings within the townsite. This area should be regarded as a high priority survey area due to development pressures and the lack of greenbelt protections.

Las Posas Valley/east and Moorpark

In order for a survey program to be conducted within the Moorpark city limits to be eligible for CLG survey funding, the City of Moorpark would need to enter into a Joint Powers Agreement (JPA) with the County of Ventura. Otherwise, the adjacent unincorporated areas should be surveyed at the reconnaissance level in order to document pre-1950 farmhouses and out buildings that remain within this area, which should include Grimes and Balcom canyons. This area should be regarded as a medium to high priority ranking.

Santa Clara Valley/central and east (Santa Paula to Hall Canyon Road, and east of Piru to the Los Angeles County line)

This unincorporated agricultural area is the last portion of the Santa Clara Valley to be the subject of a survey. It includes a portion of the Santa Paula/Fillmore Greenbelt, the largest in the county, and includes perhaps the largest number of significant, agriculturally-related historic resources in Ventura County. The western Santa Clara Valley has already been determined to be eligible for listing on the NRHP as a rural historic landscape district. Portions of this area are presently being considered for urban development and the reduction in the size of the greenbelt. Because of the level of threat and the resources at stake, the completion of this survey should receive the highest priority level.

Thousand Oaks/unincorporated areas

The City of Thousand Oaks is a relatively recent community, developed primarily after World War II, and therefore presently has very few potential historic resources. The majority of significant historic resources have been declared County Landmarks during the years when the city was a member of the county's JPA. As the ranch style houses built during the 1940s and 1950s become fifty years of age, more of the city's housing stock may become potentially historic. The earlier post-war developments should be the subject of a survey with the next ten years or so, but this survey should be regarded as a low priority for the purposes of this plan.

The unincorporated area surrounding the City of Thousand Oaks be the subject of a reconnaissance survey to identify historic resources. This survey should be regarded as a low priority at the present time, as few resources appear to exist.

Simi Valley and surrounding unincorporated areas

The City of Simi has identified a number of significant historic resources within their corporate limits, and has listed several as County Landmarks. A reconnaissance survey should be conducted within the city

limits and the surrounding unincorporated areas to determine if any other significant historic resources remain. At present this should be regarded as a low priority survey because of the apparently lack of significant numbers of historic resources.

Port Hueneme

Although Port Hueneme is one of the earliest cities in Ventura County, very few historic buildings remain due to several decades of aggressive redevelopment programs. A reconnaissance level survey would be appropriate within the city limits. Because many of the most significant remaining buildings have already been designated Ventura County Landmarks, this should be regarded as a low priority survey.

Saticoy and surrounding unincorporated areas

This unincorporated community is one of the oldest in Ventura County. A number of historic buildings dating from the 1880s through the 1940s remain. A partial survey of the buildings located along State Route 118 and adjoining side streets was conducted by Caltrans in 1984 as part of the environmental review process. However, an intensive survey should be conducted of this townsite. This survey should be regarded as a medium to high priority.

Santa Paula

Santa Paula, as one of the earliest settlements in Ventura County (1875), has among the largest number of historic resources extant within its city limits. Only the oldest portions of the city have been the subject of an intensive level survey (1980). Since that time, the City of Santa Paula has established its own historic preservation ordinance and has ended its JPA with the County.

Several additional areas within the city should be the subject of an intensive survey. These include McKeveitt Heights and the "Oaks" districts, two areas where residential development began in the 1920s. Both are potential historic districts. In order for the City of Santa Paula to obtain additional survey grant funds, they would need to become a Certified Local Government, fund the project themselves, or rejoin the County program under a JPA. This area should be currently regarded as a low priority.

Oxnard

The original townsite of Oxnard was the subject of an intensive level survey in 1980-81, although this survey did not include the commercial district. This district as well as other outlying areas contain a significant number of pre-1950 buildings. A reconnaissance survey should determine which areas within the city warrant further intensive-level survey work. This survey should be regarded as a low-medium priority.

Ojai and adjacent unincorporated areas

The City of Ojai conducted its own historic resources survey after establishing its own historic preservation commission following its dissolution of its JPA with the County. Only the eastern, unincorporated sections of the Ojai Valley and Upper Ojai Valley have been surveyed. The unincorporated area west of the City of Ojai contains a significant number of historic buildings. A reconnaissance survey should be conducted in this area. This survey should also include the Meiner's Oaks and Mira Monte areas of the Ventura River Valley, where scattered historic buildings remain. This survey should be regarded as a low-medium priority.

Ventura River Valley/east

The unincorporated Ventura River Valley contains a number of scattered historic resources relating to

both the oil and agricultural areas north of the City of Ventura. A reconnaissance survey should be conducted within the valley between the City of Ventura and the City of Ojai. This survey would also include the small unincorporated communities of Oak View, Live Oak Acres, Casitas Springs and Foster Park. This large area should receive a low-medium priority.

Ventura River Valley/west

A reconnaissance survey should be conducted to identify historic resources in the unincorporated area west of the Ventura River. The beach-front communities should also be included in this area. This area includes a scattering pre-1950 buildings reflecting both the oil and ranching history of Ventura County. This should be given a low priority.

City of Ventura

The City of Ventura completed an intensive survey of the original townsite. Ventura has its own Historic Preservation Commission, and has never been a party to the County's JPA, and is not a Certified Local Government. Therefore, further surveys would have to be funded by the city. A number of areas throughout the city should be intensively surveyed. These include the residential sections of the city that developed between 1920 and 1950, during Ventura's oil boom years. These include the portions of the city between the Sanjon Baranca and Seward Avenue, and the Ventura Avenue area. A reconnaissance level survey of outlying areas should be conducted in order to identify farmhouses built during the 1880s and later. These surveys should be regarded as a medium priority.

7. Preservation Education

Goal #3: Foster an awareness and appreciation of Ventura County's rich history and variety of cultural resources among both residents and visitors and among cities.

Publicity

A number of methods are available to educate the public about historic preservation, and the Ventura County Cultural Heritage Board currently promotes the importance of preservation in several ways. The most obvious is the declaration of historic landmarks. When a landmark is declared, a press release is issued to inform the public about the declaration and the property's historical and architectural significance. In the instances where a landmark property owner wishes to obtain a landmark plaque, another education opportunity is produced at the public plaque presentation ceremony. Additional newspaper articles are often generated, and the ceremony provides the owner with a chance to show their pride in the building.

Publications

The Cultural Heritage Board and staff have published a booklet of Ventura County Historical Landmarks and Points of Interest. This booklet has been marketed successfully throughout the County. The booklet contains information on each landmark, maps, photographs of a sampling of the variety of landmarks, and is cross indexed for ease in use. The format allow for changes and additions to occur when new landmarks are added. As an excellent preservation education tool, the County should continue to market the booklet and keep it current.

The Cultural Heritage Surveys that were conducted have all been published and distributed to planning departments, historical museums and libraries. These documents have provided the general public with the survey results and have been used by residents on a regular basis when researching the history and architectural significance of their houses.

Each time a historic resources survey has been conducted in Ventura County, training sessions have been held for the volunteers to educate them about historic architecture and community history. These volunteers become imbued with an understanding of the built environment that many of them did not have before they started the training. Volunteers learn to "see things through new eyes" and have a better appreciation for older buildings and what makes them historically significant. They learn to be more discerning about the built environment, and in the process they also learn a great deal about their community's history. Some of these survey volunteers also become important members of the County's constituency for historic preservation.

Speaking Engagements

After the completion of the survey, newspaper articles publicizing the results are often published. Lectures may be presented to discuss the results and the variety of architecture discovered in the survey. Lectures on a community's architecture and history often draws significant audiences. Several of these lectures have been held over the years since 1981 following the completion of the first surveys in Santa Paula and Oxnard. The Cultural Heritage Board should promote and sponsor more of these lectures throughout the county by setting up a speaker's bureau and encouraging the CHB advisors (architects, archaeologists, architectural historians) or the members themselves present lectures on various preservation topics.

School programs

The Cultural Heritage Board and the participating cities should take a more active role in promoting

preservation through the school systems. Methods for advancing historic preservation education in the primary and secondary schools should be made available to teachers, in order to educate them about historic preservation. A curriculum should be developed that can impart a deeper connection to the built environment and an understanding of importance of history to the community. If this level of education occurs at a young age, children may be less likely to destroy property when they reach their teen years. It is important for them to have a stake in their community and to point to it with pride.

As a culturally diverse county, it is very important to recognize buildings and sites that are part of this culture. A few of the Ventura County Landmarks do recognize our Native American, Hispanic and Asian heritage. More needs to be accomplished in the area of educating our community about its diversity and the significance of ethnic landmarks.

Tours and Events

National Historic Preservation Week is celebrated every May. To date, the Cultural Heritage Board has not tie local events into this national celebration. In the future, the CHB and the Board of Supervisors should endeavor to coordinate in some of its preservation activities with this nationally designated event.

Another method of educating the public about the architecture and history of Ventura County landmarks and historic districts is to develop walking tours or house tours. Some cities within Ventura County have taken this important step. The City of Ventura published a self-guided walking tour booklet during the 1984 Olympics to introduce visitors to its historic buildings. Walking tours have been developed in Santa Paula within the downtown area and adjacent residential historic district.

Oxnard residents, in cooperation with the local Carnegie art museum, hold an annual fall home tour within its historic residential district. Lectures on the architecture and history of the area are held prior to the event in order to provide visitors with an indepth background about the district.

Agenda for Future Action**8. Agenda for Future Action**

Goal 1: Identify and preserve Ventura County's cultural resources, including buildings, structures, sites, landscape features and districts representing the significant prehistoric and historic periods and themes of the County's development.

Actions:

1. Continue to update and amend the existing County and city cultural heritage surveys.
2. Pursue funding to further these preservation goals and implement the actions and policies of this general plan.

Goal 2: Complete and continuously maintain a systematic inventory of historic resources in both urban and non-urban areas of Ventura County for purposes of designating potential Ventura County Landmarks, listing properties on the National Register of Historic Places and ensuring consideration of impacts on historic resources within the development permit processing and environmental review processes.

Actions:

1. Complete the comprehensive Cultural Heritage Survey Program identified in Chapter 6.
2. Continue to promote the designation of potential landmarks and historic districts identified in the County Cultural Heritage Surveys.
3. Encourage the County and participating cities to nominate and list buildings identified on the surveys as eligible for the National Register of Historic Places.

Goal 3: Foster an awareness and appreciation of Ventura County's rich history and variety of cultural resources among both residents and visitors and among cities.

Actions:

1. Encourage the development of heritage tourism programs which accurately depict and interpret the County's broad historical themes, specific historic sites and significant historic events. Promote the publication of walking tour brochures, plaque programs and other awareness tools that publicize historic resources.
2. Continue to produce, update and make available to the public listings of historic properties, including designated Ventura County Landmarks, properties listed on the National Register of Historic Places and other properties of historical interest.
3. Promote and sponsor lectures and events, including cooperative programs between the Cultural Heritage Board and local historical societies and historic preservation organizations, which educate the public on historic preservation issues and the County's architecture and the history.
4. Encourage the development and promotion of historic preservation primary and secondary education programs in cooperation with the Cultural Heritage Board, school districts and local organizations.

Goal 4: Promote the economic benefits of historic preservation through the development of programs that result in the rehabilitation and preservation of historic buildings, encouragement of heritage tourism, conservation of resources and the adaptive reuse of buildings.

Actions:

1. Encourage the County and participating cities to promote and use the State Historical Building Code.
2. Develop and promote economic incentive programs within the County and participating cities which serve to encourage property owners to seismically retrofit unreinforced masonry and other substandard buildings.
3. Promote the use of the County's Mills Act tax relief program for landmarks and buildings within historic districts.
4. Encourage and promote the use of the Federal Rehabilitation Tax credits within the County and participating cities for buildings listed on or eligible for listing on the National Register of Historic Places.
5. Continue to investigate and advertise the use of federal, state, local and private funding sources available for historic preservation activities.

Goal 5: Encourage city/county cooperation in the preservation of historic resources.

Actions:

1. Promote the Cultural Heritage Board Joint Powers Agreement (JPA) program to the non-participating cities, and strengthen existing relationships with JPA cities.
2. Review the existing Joint Powers Agreements and recommend updates to ordinances, programs and procedures as needed to permit greater coordination between local and County preservation programs.

Goal 6: Preserve the historic land uses and historic buildings associated with agricultural activities.

Actions:

1. Within the public works improvement process, encourage the County and participating cities to preserve significant elements of the rural historic landscape, including roads, bridges, buildings and structures, ditches and other irrigation features, walls and fences.
2. Establish goals, policies, plans, programs and standards within the County Codes and long range planning documents which explicitly recognize the importance of Ventura County's historic rural landscape, and encourage its preservation.

Goal 7: Preserve the character of historic urbanized areas.

Actions:

1. Adopt land use policy and regulations within the County and participating cities that recognize, maintain and promote historic development patterns and urban form in both the downtown

commercial areas and residential neighborhoods.

2. Encourage the preparation design guidelines for the downtowns and historic neighborhoods to guide rehabilitation efforts and new development.
3. The County and participating cities shall set an example for the community by acting as stewards of their public buildings by maintaining and preserving landmarks or buildings within a historic district or those listed on the National Register of Historic Places.

A. Glossary of Preservation Terms

Archaeological District. An area defined by a significant concentration, linkage, or continuity of sites.

Archaeological Site. A bounded area of real property containing archeological deposits or features, defined in part by the character and location of such deposits or features.

Building. A building, such as a house, barn, church, hotel, or similar construction, that is created principally to shelter any form of human activity.

Certified Local Government (CLG). A local government officially certified to carry out some of the purposes of the National Historic Preservation Act, as amended.

Culture. A linkage of people possessing shared values, beliefs, and historical associations, coupling social institutions and physical materials necessary for collective survival.

Cultural Resources. See historical resources.

Conservation. The act of preserving, guarding or protecting. The official care and protection of natural resources, such as forests.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Historic Context. An organizing structure for interpreting history that groups information about historical resources sharing a common theme, common geographical area, or a common chronology. The development of historic context is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historical resources, based upon comparative historic significance.

Historical Resource. Any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

National Register of Historic Places, The National Register. The official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture, maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (amended). (16 USC 470-470t. 36 CFR Secs. 60-63).

National Register Criteria. The federally established standards for evaluating the eligibility of properties for inclusion on the National Register of Historic Places.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, such as a sculpture or fountain.

Preservation (treatment). The act or process of applying measures to sustain the existing form, integrity, or historic fabric of an historical building or structure or the existing form and vegetative cover of a site. It may include stabilization work, as well as ongoing maintenance of the historic fabric.

Protection (treatment). The act or process of applying measures to affect the physical condition of an historical resource by guarding it from deterioration, loss or attack by natural causes or to cover or shield it from threat of danger or harm. In the case of buildings or structures these measures are usually temporary, while in the case of archeological resources, protective measures may be temporary or permanent.

Preservation Commission. A city or county board of appointed citizens with assigned responsibilities for surveying, designating and protecting historical resources. May also be called a historic review board, design review board, landmarks commission or cultural heritage commission.

Reconstruction (treatment). The act or process of reproducing through construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specified period of time.

Rehabilitation (treatment). The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structures.

State Historic Resources Inventory. Compilation of all identified and evaluated historical resources maintained by the State Office of Historic Preservation. It includes all those historical resources evaluated in surveys that were conducted in accordance with criteria established by the Office, and were thereafter determined eligible for, or listed in the National Register of Historic Places, or designated as California Registered Historical Landmarks, California Points of Historical Interest, or the California Register of Historical Resources.

State Historical Building Code (SHBC). The State Historical Building Code is contained in Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historic structures, districts and sites, designated under federal, state or local authority. It provides alternatives to the Uniform Building Code in cases consistent with building regulations for the rehabilitation, preservation, restoration or relocation of qualified historic structures designated as historic buildings.

Stabilization (treatment). The act or process of applying measures designed to establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property or one which has the potential to deteriorate or to become unsafe while maintaining the essential form as it exists at present.

Structure. A functional construction made for purposes other than creating shelter, such as a bridge or a dam.

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