



Ventura County Cultural Heritage Board May 13, 2024 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on Monday, May 13, 2024, at **11:00 a.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public tour to be held at **1468 Bardsdale Ave, Fillmore, CA 93015.**

Following the tour, the CHB will break before reconvening for Public Hearing at **1:15 p.m.** to be held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room. Members of the public are welcome to attend the tour and the public hearing.

PROVIDING PUBLIC COMMENT

Public comments may be provided using the following options: (1) e-mail public comment in advance of the meeting; and/or (2) in-person public comment.

Option 1 – If you wish to make a comment on a specific item in advance of the meeting, please submit your comment for that item via email by 10:00 a.m. on the day of the hearing to Dillan Murray, staff, via email at Dillan.Murray@Ventura.org. Please indicate the Agenda Item Number on which you are commenting in the Subject Line of your email. Your comment will be provided to the Cultural Heritage Board and placed into the item's record at the Cultural Heritage Board hearing.

Option 2 – If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on.

AGENDA

1. **11:00 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT 1468 BARSDALE AVE, FILLMORE, CA 93015 FOR A PUBLIC TOUR**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **ADJOURN UNTIL 1:15 P.M.**
4. **1:15 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**
5. **ROLL CALL AND DETERMINATION OF A QUORUM**

6. APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES

6a. Vote to approve the May 13, 2024 Agenda

6b. Vote to approve the April 22, 2024 Meeting Minutes

7. PUBLIC COMMENTS

This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Cultural Heritage Board (CHB). Speakers wishing to address the CHB shall be allowed a maximum of three minutes for their comments. The CHB is prohibited from taking action on any item that is not part of the printed and published agenda.

8. CONTINUED ITEMS

None

9. NEW BUSINESS

9a. Location: 1468 Bardsdale Avenue, Fillmore, CA 93015 (Supervisory District 3 – Long)

Action: A request for a Certificate of Review for a remodel and addition to a residence located at 1468 Bardsdale Avenue, Fillmore, CA 93015 (Historic Site of Merit). The scope of work includes the remodel of 325 square feet and an addition of 168 square feet on the east side of the single-family dwelling and an addition of 9 square feet on the south side. Additionally, an existing condenser and existing water heater will be relocated as part of the remodel and addition. (Case No. CH23-0032).

9b. Action: 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.

10. ELECTION OF OFFICERS

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

11. REPORTS

11a. Board Member Reports

11b. CHB Program Updates from Staff

12. **NEXT MEETING**

The next regularly scheduled meeting will be held June 10, 2024.

13. **ADJOURNMENT**

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, staff, at 805-654-5042 or Dillan.Murray@Ventura.org or the California Relay Service at (866) 735-2929. Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



Ventura County Cultural Heritage Board

April 22, 2024 **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

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

1. **10:00 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT THE REYES ADOBE FOR A PUBLIC TOUR**

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

CHB Members Present:

Miguel Fernandez (Chair), Gary Blum, and Anthony Angelini

CHB Members Absent:

Tyson Cline, John Kulwicz, Herbert Gooch, and Mike Winters

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division

Christy Huynh, RMA Technician, Ventura County Planning Division

Philip Hess, RMA Technician, Ventura County Planning Division

The CHB did not have a quorum and were advised by staff to hold discussion until the afternoon hearing. Chris Ardan and Otoño Lujan of the applicant team and Shannon Davis, historic consultant, led CHB members and staff on a walk-around of the subject property to receive information on the proposed project.

3. **ADJOURN UNTIL 1:15 P.M.**

4. **1:16 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

CHB Members Present:

Miguel Fernandez (Chair), Tyson Cline, Mike Winters, Gary Blum, and Anthony Angelini

CHB Members Absent:

John Kulwicz and Herbert Gooch

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division

Christy Huynh, RMA Technician, Ventura County Planning Division

Philip Hess, RMA Technician, Ventura County Planning Division

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

Robert Mullane, Director, Resource Management Agency

Dillan Murray, staff, introduced Mr. Robert Mullane to the CHB as the new Director of the Resource Management Agency.

6. APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES

6a. Vote to approve the April 22, 2024 Agenda

Board Member Winters made a motion to approve the April 22, 2024 Agenda. Board Member Cline seconded the motion. Motion passed 5-0.

6b. Vote to approve the March 25, 2024 Meeting Minutes

Board Member Cline made a motion to approve the March 25, 2024 Meeting Minutes. Board Member Winters seconded the motion. Motion passed 4-0 (Board Member Angelini abstained).

7. PUBLIC COMMENTS

None

8. CONTINUED ITEMS

None

9. NEW BUSINESS

9a. Location: Reyes Adobe, Located Along Lockwood Valley Road, 2 miles east of Highway 33 at Reyes Creek (Ventura County Landmark #21: Rafael Reyes Adobe) (Supervisory District 1 – LaVere).

Action: A request for a Certificate of Appropriateness to demolish an existing adobe structure and preserve an existing smokehouse building at a property located on Lockwood Valley Road, 2 miles east of Highway 33 at Reyes Creek (Ventura County Landmark #21: Rafael Reyes Adobe). The scope of work is intended to partially abate code violation case no. CV23-0403. An interpretive exhibit is proposed to be installed at the location of the adobe using salvageable adobe bricks and/or other building materials (case no. CH23-0043).

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project

description, staff conclusion, and recommended actions. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance §1371-4(d); and
3. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance §1371) with any Cultural Heritage Board or staff recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

Disclosures:

Chair Fernandez disclosed that he, Board Member Blum, and Board Member Angelini attended the site visit at the subject property earlier in the day.

Dillan Murray, staff, disclosed some points of conversation that occurred at the site visit concerning the applicant's plans for the smokehouse building, the recommended preservation of the original adobe footprint as an archaeology site, and the technical requirements for HABS photo documentation, all of which are reflected in the staff report for this item, as well as the condition of the cabin and washroom structures, which are not included in the project scope.

Public Speakers:

None

Discussion and Deliberation:

Chris Ardalan, Otoño Lujan, and Graham Stephens of the applicant team and Shannon Davis, historic consultant, were in attendance.

Chris Ardalan, property owner, spoke on how he acquired the property and his desire to abate the code violations. Mr. Ardalan also noted his concern regarding the estimated expense of HABS photo documentation.

Board Member Angelini noted his view that the deterioration of the structure is a sad situation, but the building is not uplifting the history of Ventura County or the legacy of Rafael Reyes in its current state.

Board Member Blum noted his view that there is little worth in retaining and using previous building materials on site, such as the adobe bricks, in a new fashion. However, Board Member Blum recognized the value of retaining the adobe stone footprint and completing HABS photography.

Board Member Winters inquired whether it would be possible to stabilize a remaining adobe wall? Chair Fernandez noted that the main adobe is structurally compromised and that preserving the adobe smokehouse accomplishes this desire.

Board Member Cline noted his preference that the interpretive plan come back to the CHB for review at a future date and echoed the value of HABS photography. Board Member Cline noted that the HABS photography could be completed at a lower cost than was quoted by the property owner.

Chair Fernandez noted the importance of quickly securing the smokehouse building. Chair Fernandez stated that the main adobe walls likely have a stone foundation that can be preserved as an archaeology site, either above or below ground. Lastly, Chair Fernandez also preferred that the interpretive plan come back to the CHB for review at a future date.

Board Member Winters stated that county museums may have a desire to display some of the original adobe bricks and recommended the applicant team explore that route. Board Member Angelini noted that there may be a relation with the Reyes Adobe in Agoura Hills and that property may have an interest in receiving bricks.

Board Member Angelini made a motion to adopt staff's recommended actions on this item with the inclusion of the following recommendations on the scope of work:

1. **Recommendation #1: Archaeology Site.** As an alternate to stabilizing localized wall segments, the greatest number of the walls feasible should be taken down to the foundation stones. The base of the walls should be left and protected to show the historic footprint of the Reyes Adobe.

2. **Recommendation #2: HABS Photo Documentation.** Prior to demolition activities, the project applicant should submit photographic documentation of the property prepared to the Historic American Buildings Survey (HABS) standards by a qualified professional familiar with HABS guidelines. A digital proof of the photo documentation should be provided to CHB staff for approval and determination of consistency with *The Secretary of Interior's Guidelines for Architectural and Engineering Documentation*. The photo documentation should consist of the following:
- As determined by the HABS professional, a sufficient number of photographic views so as to convey the property and its identified historic contributors following clearance of overgrowth and debris and removal of plywood coverings/obstructions;
 - Photographs should include character-defining features. The historic consultant may assist in identifying features and views to be included in the photo documentation;
 - HABS standards will require the original negatives having a minimum size of 4"x5" and production of one set of large-format, black-and-white, film photography on 8.5 x 11 inkjet mount cards;
 - Photographs must include a photo key index and photo key map.
 - Submission of one set of digital scans in PDF digital form to CHB staff;
 - Donation of final film negatives and prints to both the Library of Congress and Museum of Ventura County accompanied by the photo key index, photo key map, and written data report (historic resources report); and
 - Provide to CHB staff a letter from the library/museum acknowledging receipt of the photo documentation.
3. **Recommendation #3: Interpretive Display and Program.** The applicant should create an interpretive display and program related to the historic significance of the site to be reviewed by the CHB at a future date. An interpretive exhibit should be installed at the subject property using salvageable adobe bricks and/or other building materials and explain the significance of the site. As part of the interpretive program, the applicant should prepare aerial drone videography of the site prior to demolition. Videography may be stored on the CHB website.

Board Member Winters seconded the motion. Motion passed 5-0.

10. REPORTS

10a. Board Member Reports

Board Member Angelini reported that he recently attended the “Little House on the Prairie” 50th anniversary event held at Big Sky Ranch outside Simi Valley.

Board Member Blum reported that a potential buyer of the Bank of A. Levy building in downtown Oxnard recently backed out of the purchase.

Chair Fernandez reported on progress made by the ad hoc committee comprised of himself, Board Member Winters, and Board Member Angelini that is developing a preservation awards program for the upcoming month of May. The ad hoc committee plans to present 1-2 preservation awards during Preservation Month to the full CHB.

10b. CHB Program Updates from Staff

Dillan Murray, staff, reported that May is Historic Preservation Month. In commemoration, a few efforts are planned. Staff will be installing the cultural heritage program banner and board display in the Hall of Administration. In line with the CHB’s adopted priorities, and in recognition of the month as both Historic Preservation Month and Asian American and Pacific Islander Heritage Month, staff will be launching a new speaker series titled “A Shared History: Diverse Voices Across Ventura County.” The intent of the series is to promote meaningful public humanities learning and community dialogue focused on traditionally underrepresented voices and stories and their contribution to Ventura County’s history. The first speaker event is planned to be held Thursday, May 16th at 1:30pm in the Hall of Administration at the Government Center. Dr. Lily Anne Welty Tamai, assistant professor of history at California State University, Sacramento, will discuss the history of Asian American and Pacific Islander communities in Ventura County, including settlement patterns and historic context, personal stories, and significant sites and places.

Next, Mr. Murray reported that the California Preservation Foundation conference will be held in downtown Los Angeles from May 29th to June 1st this year. Session titles are available online to review. Board Members interested in attending were asked to reach out to staff to complete registration.

In addition, Mr. Murray reported that an upcoming board item will involve a proposed residential addition to a Site of Merit property in the Bardsdale community. Staff is currently looking at whether a site visit would be possible.

Finally, Mr. Murray reported that staff is targeting to hold elections for CHB Chair and Vice-Chair in May.

11. NEXT MEETING

The next regular CHB meeting was reported to be scheduled for May 13, 2024, if there are items to be reviewed.

12. ADJOURNMENT

At 2:02 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date