



# Ventura County Cultural Heritage Board Agenda

## Monday, January 28, 2013

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

Notice is hereby given that on Monday, January 28, 2013; the Ventura County Cultural Heritage Board will convene at 1:15pm to hold a public hearing at the Ventura County Government Center, Administration Building, Third Floor, Santa Cruz Conference Room (a.k.a. Room 311) located at 800 S. Victoria Avenue, Ventura, CA. Members of the public are welcome to attend.

### 1. ROLL CALL

Patricia Havens, Ricki Mikkelsen, John Kulwicz, Don Shorts, Gary Blum, Stephen Schafer, and Miguel Fernandez

### 2. ORAL COMMUNICATIONS

Discussion is limited to items not on this agenda which are within the purview of the Board. Each speaker is allowed 5 minutes. Board may question the speaker but there will be no debate or decision. Staff may refer the matter for investigation and report.

### 3. APPROVAL OF MINUTES

September 10, 2012 Minutes

### 4. CONVENE THE MEETING OF THE OXNARD CULTURAL HERITAGE BOARD

a) Proposed wall, gate and stairs at 301 S F Street, Oxnard - Landmark No. 161.

**Action:** Consider Request for a Certificate of Appropriateness to replace the existing wall, stairs and gate with a new wall, stairs and gate.

### 5. CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD

a) Review Draft 2011-2012 Certified Local Government (CLG) Annual Report.

**Action:** Review, provide comments, and forward to the State Office of Historic Preservation the CLG Annual Report.

### 6. DISCUSSION

a) Board Discussion

b) Staff Comments

### 7. MEETING ADJOURNMENT

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Nicole Doner at 805-654-5042. Reasonable advance notification of the need for accommodation prior to the meeting (48 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



# Ventura County Cultural Heritage Board Minutes

## September 10, 2012 at 10:00a.m.

County of Ventura • Resource Management Agency • Planning Division  
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1. Meeting was called to order at 10:05am by Chairman Blum.  
Commissioners Present: Patricia Havens, Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, Stephen Schafer, Miguel Fernandez, and Mr. John Kulwicz  
Planning Staff Present for entire meeting: Nicole Doner, Tricia Maier and Kathleen Middlebrook  
Planning Staff Present for Tour only: Kim Prillhart, Planning Director and Winston Wright, Discretionary Permit Coordinator
2. Oral Communications: **None.**
3. Minutes: **No minutes.**
4. Convene the Meeting of the Ventura County Cultural Heritage Board:
- 4a. Tour of the Warring Stone House located at 837 Park Street, Piru, CA in Consideration of Future Request for Landmark Designation and Mills Act Contract.

Mr. Wiseman, property owner, and Mr. Fisher, historian, representing the property owner attended the meeting.

Schaf mentioned that the period of significance is 1935 but there are reconstructed elements, doors, roof, ceiling joists, etc. that are not period. Board members mentioned that they need more detail of what was replaced. Judy Triem thought that the applicant should review the Roy Wilson plans to determine what's original and what's not. If the interior is lacking integrity, then does that effect the landmark designation and who was the actual architect working under Wilson who signed the plans? The exterior maintenance should be added to the Mills Act Contract.

### **No Action Taken.**

- 4b. Tour of the Cook Mansion located at 829 Park Street Piru, CA in Consideration of Future Request for Mills Act Contract Request.

Mr. Tashjian, property owner, attended the meeting.

Nicole Doner, staff, stated that there is no action requested, however, staff requests that the Board discuss which historic period (Cook or Newhall) should

be adhered to when the applicant proposes rehabilitation items for the Mills Act Contract.

- Schaf stated that the Cook Mansion Landmark versus the Newhall Mansion Landmark is a complex issue because of the fact that the replicated Mansion is too accurate of a replica.
- Mr. Tashjian stated he plan to replace what David Hill removed from the Newhall Mansion period.
- Blum stated his concerns on how to interpret new facilities for the proposed wedding event venue and the impact on the existing setting.
- Mr. Tashjian stated that he wanted to use the 1988 aerial photo of the landscaping and the Board members commented that it depends on what is left of the integrity of the remaining landscaping.

**No Action Taken.**

- 4c. Adohr Milk Farms/Conejo Creek Properties Draft EIR/Specific Plan located at Pleasant Valley Road and Calleguas Creek (Brucker Farm, Calleguas Land Company and Hiji Properties)

**Action:** Consider the Historic Resources Report and Provide CEQA Comments

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Based on the preceding analysis, Staff recommends that the CHB find that those structures within Areas A, B, and C that were determined to be eligible for local landmark designation by San Buenaventura Research Associates are historically significant as local historic resources.
3. Staff recommends that the CHB find that the project would cause a substantial adverse impact to the eligible historic resources and provide comments and mitigation measures.

Board provided the following comments:

- The San Buenaventura Research Associates Draft historic resource report should be finalized.
- The Specific Plan should identify with more specificity the proposed uses at Howard Ranch and the Adohr Dairy Farm. The EIR mitigation measures should include the specific locations for the providing the documentation, archival quality photos and interpretative plan for the park such as Ventura County Museum. All of the documentation could be put together in a published document and distributed to every library in the County.

- The several members stated that they consider the extant Adohr Dairy buildings and associated park/tree row that is attached to the Dairy parking lot to have a high degree of architectural, material and association integrity under the County level.
- Schaf volunteered to provide staff with language to the City of Camarillo with suggested changes to the Mitigation Measures identified in the Draft EIR for Cultural Resources.

5. Board Comments/Discussion

6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.

# Oxnard Cultural Heritage Board

## Staff Report and Recommendations

### Agenda of January 28, 2013, Item 4a

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County of Ventura · Resource Management Agency · Planning Division

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#### **SUBJECT:**

Landmark No. 161, 301 South F Street, Oxnard, Request for a Certificate of Appropriateness for Replacement of the Plaster Wall/Retaining Wall, Gate, Hedge and Stairs.

#### **APPLICANT/OWNER:**

James and Angelica Mulvihill  
301 South F Street  
Oxnard, CA 93030

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness (COA) to replace the existing five foot high plaster wall, three foot high wooden gate, 7-8 foot tall hedge and concrete stairs with a six foot high concrete block wall, and salvaged brick stairs leading to a new six foot high wood gate setback five feet from the public sidewalk.

#### **LOCATION AND PARCEL NUMBER:**

301 South F Street, Oxnard, CA/APN: 202-0-074-010

#### **BACKGROUND:**

In 1980, the County of Ventura commissioned a cultural heritage survey which included this area and this house. The Oxnard City Council established the Oxnard Historic Landmark Area subsequently on F and G Streets. The area is listed as a Historic District on the National Register of Historic Places. (Oxnard Survey, F St., DPR, 1981).

The 1923 Mediterranean style single story residence was built for Albert and Millie Percy. The residence has two bedrooms, one and a half bathrooms of approximately 1,624 square feet and features a gabled tile portico which has an arched entry. Window arrangements add detail to the smooth surface stucco. The garage is a simple, stucco'ed rectangular box; flat roofed consisting of 432 square feet. The lot is 50 feet wide by 219 feet long.

## **PROJECT ANALYSIS**

- Existing concrete stairs and wood (3ft high x 24in. wide) gate to be replaced with salvaged/recycled brick stairs (6" rise and 15" tread), and a wood gate (6 foot high x 36in. wide) setback from the sidewalk.
- Existing 85 foot long by five foot high plastered redwood wall and concrete formed retaining wall to be replaced by a six foot high concrete block wall covered in smooth stucco (materials board to be provided by owner).
- 7-8 foot high hedge above existing wall to be removed. Owner intends to plant a new hedge.



**Existing gate and wall.**



**Existing Trellis/Arbor above gate**



**Existing 85 foot long by five foot high plaster wall**



**Bird's eye view of 301 S F Street looking east.**



## **The Significance of the New Construction and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties (the Standards) Review**

As required by the Cultural Heritage Ordinance, the Standards have been used to review this project and the Cultural Heritage Board's (the Board) review must be based on consistency of the project with them. The Standards are used to determine if the work respects its historic features.

Specifically, Standards 9 and 10 apply to new wall/gate/fencing:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Staff Comment: The existing wall consists of a redwood fence covered in plaster supported by the concrete formed retaining wall. It is not clear from the County records whether the existing wall is original to the landmark's period of significance. The owner is requesting to replace the plaster/wood fencing, retaining wall and the wooden gate due to significant deterioration. The existing arbor/trellis and the vine covered wire fencing that runs along the street side but closer to the front of the property will remain.

The Standards indicate that material selection for new construction of walls and fencing is very important. Wood, plaster and iron were traditionally the materials used for fence installations. As designed, the property owner's fencing project proposes smooth stucco walls and a wooden gate with antique wrought iron lattice panels (Exhibits 3 and 5 - Elevations) that appear to be compatible with the design of the Mediterranean-style house. However, the proposed salvaged brick stairs would be more compatible with Colonial architecture rather than Mediterranean/Spanish style residence.

## 2. "Setting"-

*"The setting is the area or environment in which a historic property is found...The elements of setting, such as the relationship of the buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood."*

(The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, p. 76)

Staff Comment: The location of the proposed wall would be in the same area as the existing wall. The gate would be located approximately five feet from the public sidewalk to meet current setbacks and moved slightly closer toward the garage. Staff considers these proposed changes minor. Therefore, the relationship between the residence and the wall/gate feature within the setting would be retained.

The proposed gate would be slightly wider to meet current code and higher (six feet in height) than the existing three foot high gate to provide for privacy. Also, the proposed six foot high wall would be higher than the existing wall (5ft high). However, staff considers these changes to the scale of the wall and gate minor.

The proposed gate design would contain an antique wrought iron lattice panel within each door. The proposed plaster wall will have the same smooth finish as the existing residence. The applicant has agreed to provide a sample board of the plaster finish for the Board's review and approval. As proposed, the plaster wall and wooden gate appear to be consistent with the Standards.

As previously mentioned, the use of salvaged brick for the new stairs would appear to be inconsistent with the Mediterranean design of the existing site/residence. Staff recommends that concrete be used for the proposed stairs.

### **Cultural Heritage Ordinance**

In taking the steps noted above your Board must also make the specific Ordinance finding which logically follows to approve or deny the project.

For **approval** the following finding must be made:

Section 1366-3(a) states: "*The proposed work will neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the Cultural Heritage site.*"

OR For **denial** one or both of the following findings must be made:

Section 1366-7(a) states: "*The proposed project is to remove or demolish a Cultural Heritage site that is determined by the Cultural Heritage Board to be significant and important to the history of the County.*"

### **PUBLIC COMMENTS**

No public comment regarding this application has been received

No public comment regarding this application has been received

**RECOMMENDATION ACTIONS:**

1. Conduct public hearing and hear testimony;
2. Find the project proposal of the replacement of the wall, gate and stairs with new wall, gate and stairs is consistent with the Standards and the Cultural Heritage Ordinance.
3. Based on the preceding evidence and analysis, Staff recommends that your Board make Ordinance findings by motion based on the evidence presented, to approve the COA for all project elements **except for the brick stairs**.

The owner must be given the opportunity to plead economic hardship as provided by Ordinance Section 1366-3.(d). The Cultural Heritage Board's action will be final unless appealed to the Oxnard City Council within 15 days of notification of the decision (Section 1366-7.c).

Prepared by:



Nicole Doner, Senior Planner  
805-654-5042

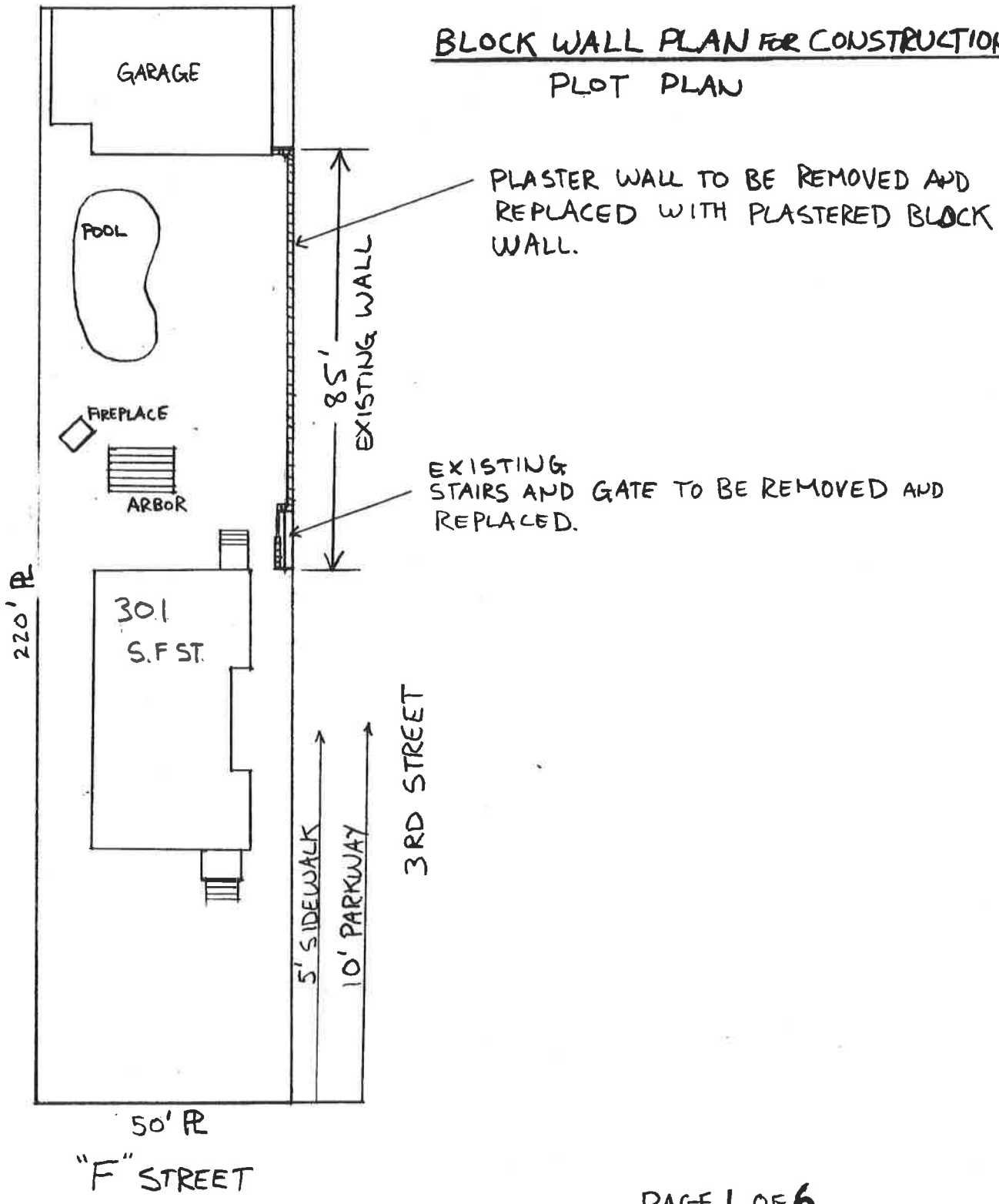
**Attachments:**

- Exhibit 1: Existing Site Plan
- Exhibit 2: Proposed Site Plan
- Exhibit 3: Proposed Wall and Gate Elevation
- Exhibit 4: Top View of Proposed Wall, Gate and Stairs
- Exhibit 5: Detail of Wooden Gate

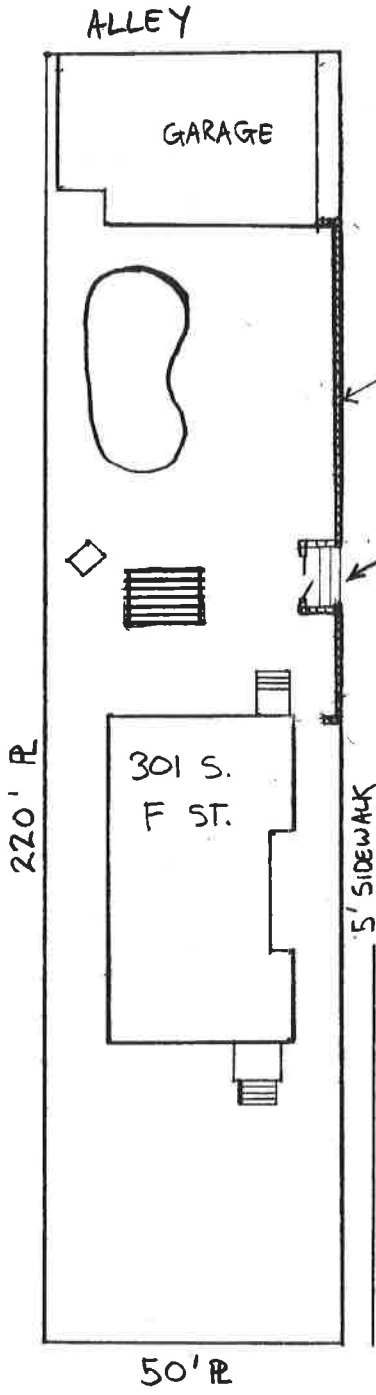
OWNER: JAMES AND ANGELICA MULVIHILL  
ADDRESS: 301 SOUTH F STREET  
OXNARD, CA 93030  
PHONE: (805) 486 - 4796


ALLEY

BLOCK WALL PLAN FOR CONSTRUCTION  
PLOT PLAN



OWNER: JAMES AND ANGELICA MULVIHILL  
301 SOUTH F STREET  
OXNARD CA 93030  
(805) 486-4796



NEW WALL 

NEW PLASTERED BLOCK WALL  
6 FEET HEIGHT FROM SIDEWALK  
PLASTER TO BE SMOOTH TO MATCH HOUSE

NEW GATE LOCATION  
SEE ELEVATION PAGE 3, 4 AND 5

\* PAGE 6 ALTERNATE FOOTING B  
IN THE CONCRETE BLOCK WALL  
DETAIL FROM THE CITY OF  
OXNARD DEVELOPMENT  
SERVICES

301 S.F. ST.  
WALL AND GATE ELEVATION  
(VIEW FROM 3RD ST.)

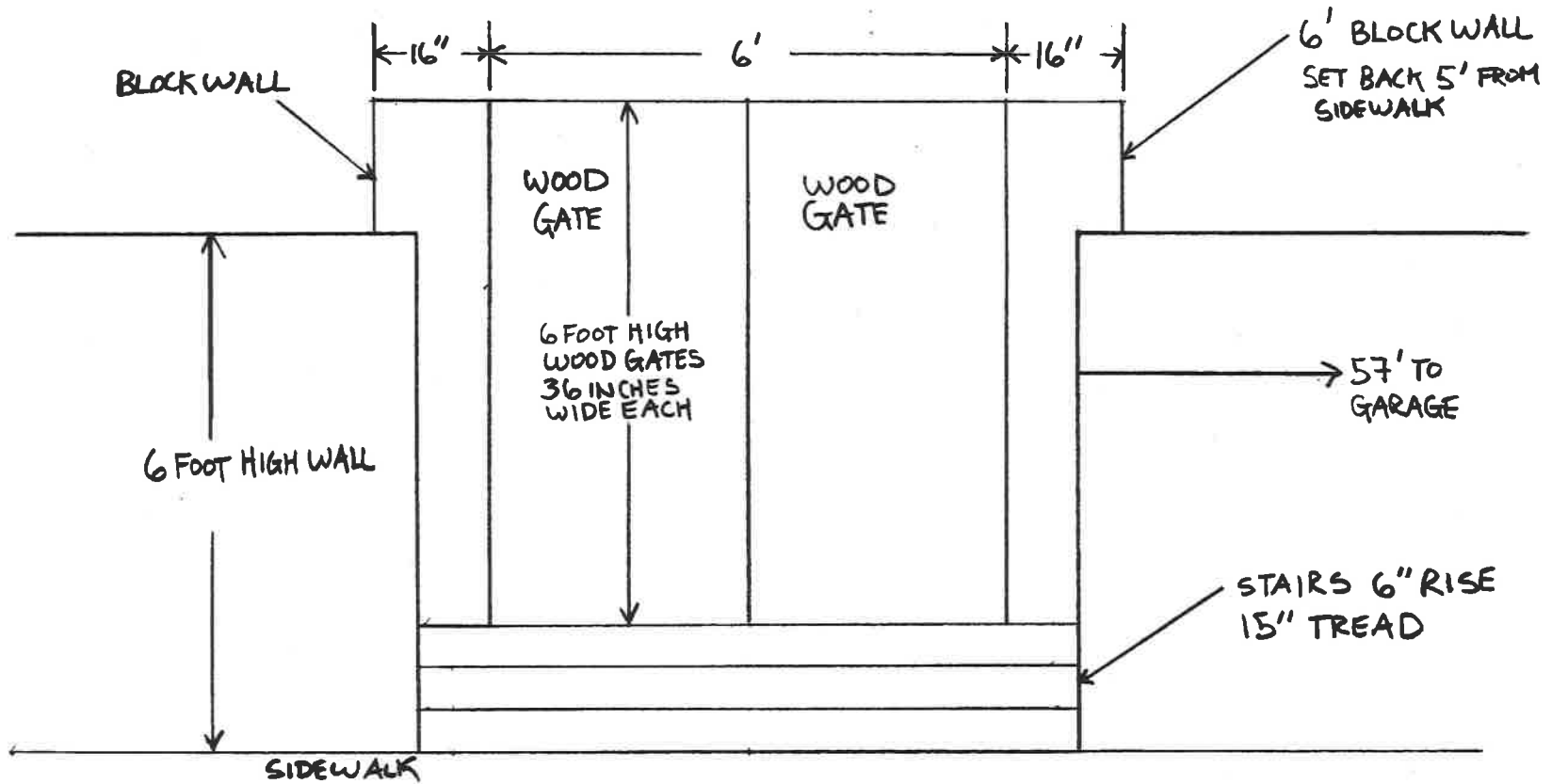


EXHIBIT 3

WALL, GATE, AND STAIRS  
301 S.F. ST.  
TOP VIEW ELEVATION

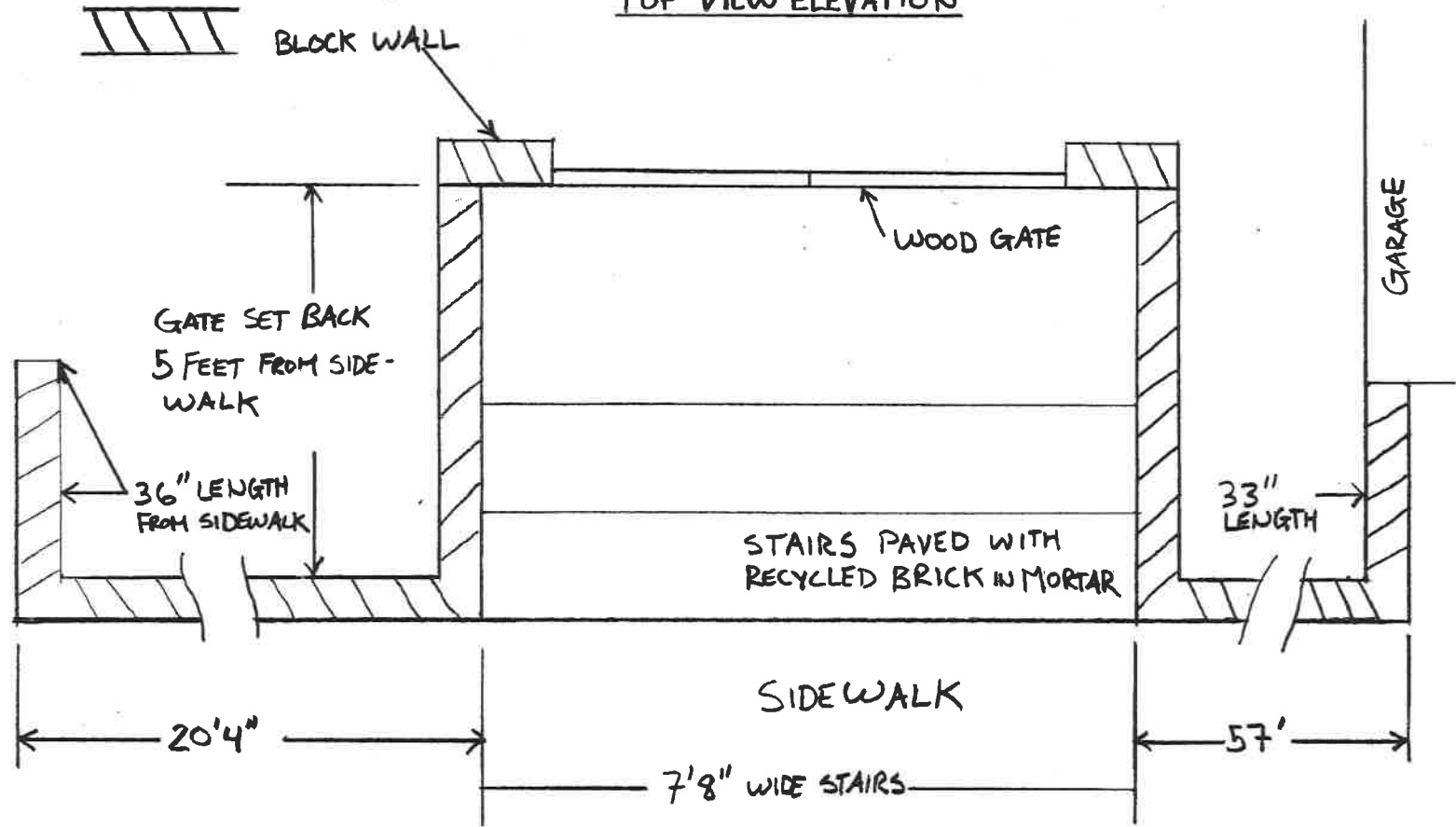
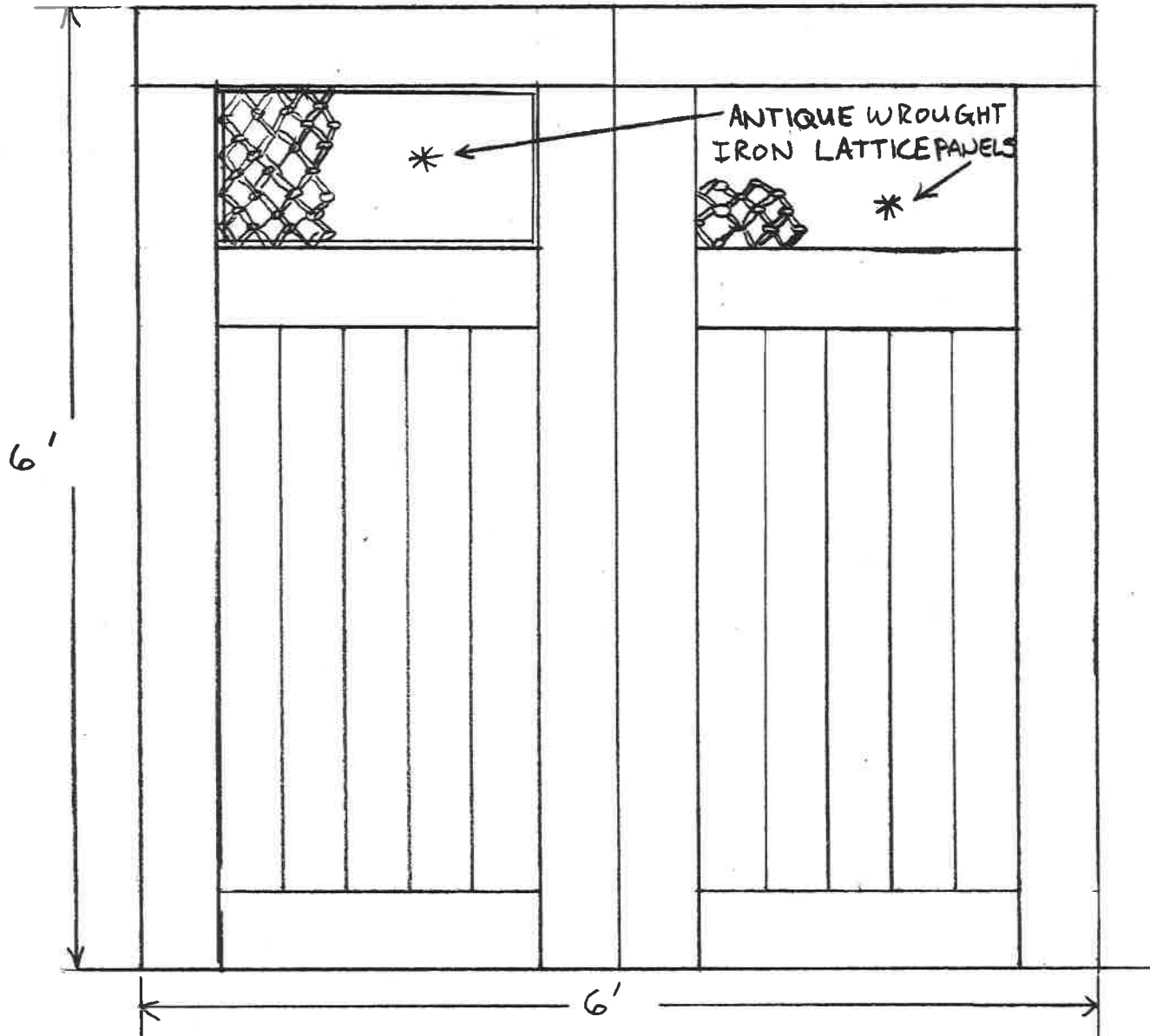


EXHIBIT 4

301 SO. F ST.  
WOOD GATE ELEVATION

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EXHIBIT 5







# Staff Report and Recommendations

## Agenda of January 28, 2013, Item 5a

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

### **SUBJECT:**

Review, provide comments, and forward to the State Office of Historic Preservation the County of Ventura's Certified Local Government Annual Report for 2011-2012

### **BACKGROUND:**

The National Historic Preservation Act of 1966 (as amended) provides for the establishment of a program to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promote the integration of local preservation interests and concerns into local planning and decision-making processes. The Certified Local Government (CLG) program is a partnership among local governments, the State of California's Office of Historic Preservation (OHP), and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program.

### **DISCUSSION:**

Ventura County Cultural Heritage Board as a CLG is responsible for preparing an Annual Report. The Annual Report covers the Federal fiscal year (October 1st – September 30th) and is due January 31st of each year. The Annual Report should provide, as applicable, the following:

#### **A. Local Preservation Laws/Ordinances:**

1. A copy of any new ordinances, and amendments or proposed amendments made to the local Cultural Heritage ordinance.
2. A copy of any changes or proposed changes regarding historic preservation to the local General Plan.

No new ordinance or amendments to the existing Cultural Heritage Ordinance or the Cultural Heritage Section of the Ventura County General Plan have been completed this year.

#### **B. Local Cultural Heritage Board/Commission:**

1. A list of current member of the Cultural Heritage Board, and any changes in the board's membership.
2. A resume for professional members (archaeologist, historian, architectural historian or architect), staff and non-professional members.
3. A list of commission vacancies. Noting duration and efforts to fill them.
4. A list with dates of commission meeting, attendance and copies of the meeting minutes.

5. A list of CLG training sessions or workshops attended by Board/Commission members and staff.
6. Attendance chart for each Cultural Heritage Board member.

No changes in Cultural Heritage Board membership since the past report. CHB attendance records are attached to the Annual Report. The training component has been met by each member of the Cultural Heritage Board this year.

**C. Survey and Inventory of Historic Properties:**

1. A summary of local survey activity, including the number and types of new surveys conducted.
2. A count of new historic properties/districts recorded and reported.
3. A summary of the results of each survey conducted, including type of resources recorded, the number of new sites or structures recorded, the number of properties investigated during the survey, and the number of volunteers and property owners involved.
4. A list of properties or districts that have been de-designated.
5. Changes and corrections to inventory.

No new surveys and no corrections or changes to the inventory have been completed. One Ventura County Landmark (#172) has been designated and a Point of Interest (#10) has been recommended for designation to the Oxnard City Council which has not yet taken action on this item.

**D. Historic Preservation Element/Plan Activities:**

1. A summary of progress updating the local preservation plan.
2. The current status of the plan.

No changes or updates have been completed.

**E. National Park Service Annual Products Report:**

1. Additions to the CLG Inventory for all programs (local, state and Federal).
2. A list of properties added to the Mills Act program.
3. Identification of local grant and loan program.
4. Identification of design review and local regulatory program
5. Identification of local property acquisition program.

As mentioned above, Ventura County Landmark #172 was designated and a Point of Interest (#10) in the City of Oxnard was recommended for designation. No new Mills Act Contracts have been approved within the term of the Annual Report. No grant or loan program nor a property acquisition program was initiated.

**F. Protection of Historic Properties (CEQA and Section 106):**

1. A count of local projects reviewed for CEQA and Section 106 impacts on cultural resources by the commission, its staff, or by other city staff.

2. The role of the staff or commission in reviewing CEQA and Section 106 projects.

46 properties were reviewed and issued either Certificates of Review or Certificates of Appropriateness. Another approximately 32 properties were reviewed for CEQA review or Section 106 program.

**G. Summary of Local Preservation Programs:**

1. Critical preservation planning issues.
2. Goals/Accomplishments
3. Successful Preservation Projects
4. Training needed.

Preservation is a high priority in most communities (There are ten cities, five that the Ventura County Cultural Heritage Board serves). In the face of declining revenues, minor fee changes were adopted for Mills Act Contracts so that the Cultural Heritage Board program would not be reduced or eliminated. The goals and accomplishments for the Cultural Heritage Board are outlined in detail on page 16 of the Annual Report for the Board's review and approval.

**H. Public Participation and Outreach:**

1. A list of public education outreach addressing historic preservation conducted by the CLG

The Cultural Heritage Board has provided numerous public outreach events that are outlined in detail on page 10 of the Annual Report.

**PUBLIC COMMENTS**

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

**RECOMMENDATION ACTIONS:**

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff report and CLG Annual Report; and
2. Based on the preceding evidence and analysis, PROVIDE comments, and FORWARD to the State Office of Historic Preservation the CLG Annual Report.

Prepared by:



Nicole Doner, Senior Planner  
805-654-5042

**Attachments:**

Exhibit 1: CLG Annual Report for 2011-2012

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

INSTRUCTIONS: This a WORD form with expanding text fields and check boxes. It may open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened and edited.

This WORD form will behave generally like a regular Word document **except that the font, size, and color are set by the text field.**

- Start typing where indicated to provide the requested information. You can also copy and paste from another document into a text field.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.
- To add new lines in tables, tab past the last text box and a new row will appear. Or right click to insert new rows as with other tables.

Save completed form and email as an attachment to [lwoodward@parks.ca.gov](mailto:lwoodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select *Create and Attach to Email*. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in additional emails.

Report Prepared by: **Nicole Doner**

Date of commission/board review: **January 28, 2013**

## Minimum Requirements for Certification

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.  
**REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

**None contemplated**

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal code.  
[http://www.ventura.org/rma/planning/pdf/programs/cult\\_heritage\\_ord.pdf](http://www.ventura.org/rma/planning/pdf/programs/cult_heritage_ord.pdf)

#### B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)

1. During the reporting period, did you have a local register program to create local landmarks/local districts (or a similar list of designations) created by local law?  Yes  No

## Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

2. If the answer is yes, then, during the reporting period, what properties/districts have been locally designated?

Property Name/Address	Date Designated	Number of Contributors in District	Date Recorded by County Recorder
<i>Colonial House Point of Interest No. 10 701 through 747 North Oxnard Boulevard, Oxnard, CA 93030</i>	<i>Recommended to Oxnard City Council on Nov 14, 2011</i>	<i>N/A</i>	<i>Not yet.</i>
<i>County Agricultural Commissioner's Office 815 and 845 East Santa Barbara Street, Santa Paula, CA 93060</i>	<i>May 14, 2012</i>	<i>Two</i>	<i>Not yet</i>

**REMINDER:** Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."

3. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
<i>None.</i>	<i>N/A</i>

### C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?  No

Yes, in a separate historic preservation element.

<http://www.ventura.org/rma/planning/pdf/plans/Goals-Policies-and-Programs.pdf>

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

Also, each area plan has a similar section:

**Ojai Valley Area Plan.**

**[http://www.ventura.org/rma/planning/pdf/plans/Ojai\\_Valley\\_Area\\_Plan\\_Web1.pdf](http://www.ventura.org/rma/planning/pdf/plans/Ojai_Valley_Area_Plan_Web1.pdf). See Sec. 1.7.**

**Piru Area Plan. [http://www.ventura.org/rma/planning/pdf/plans/Piru\\_Area\\_Plan\\_12-16-08.pdf](http://www.ventura.org/rma/planning/pdf/plans/Piru_Area_Plan_12-16-08.pdf). See Sec. 1.4.**

**El Rio/Del Norte Area Plan.**

**[http://www.ventura.org/rma/planning/pdf/plans/El\\_Rio\\_Del\\_Norte\\_Area\\_Plan.pdf](http://www.ventura.org/rma/planning/pdf/plans/El_Rio_Del_Norte_Area_Plan.pdf). See Sec. 1.6.**

**Oak Park Area Plan. [http://www.ventura.org/rma/planning/pdf/plans/Oak\\_Park\\_Area\\_Plan.pdf](http://www.ventura.org/rma/planning/pdf/plans/Oak_Park_Area_Plan.pdf). See Sec. 1.5**

**Thousand Oaks Area Plan.**

**[http://www.ventura.org/rma/planning/pdf/plans/Thousand\\_Oaks\\_Area\\_Plan.pdf](http://www.ventura.org/rma/planning/pdf/plans/Thousand_Oaks_Area_Plan.pdf). SEE Sec. 1.5.**

**Lake Sherwood/Hidden Valley Area Plan.**

**[http://www.ventura.org/rma/planning/pdf/plans/Lk\\_Sherwood\\_Area\\_Plan.pdf](http://www.ventura.org/rma/planning/pdf/plans/Lk_Sherwood_Area_Plan.pdf). SEE Sec.2.2.**

Yes, it is included in another element.

Provide an electronic link to the historic preservation element.

**<http://www.ventura.org/rma/planning/pdf/programs/Historic-Preservation-Plan-12-5-2000.pdf>**

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan?  Yes  No If you have, provide an electronic link. Type here.
3. When will your next General Plan update occur? ***Nothing major scheduled.***

## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

***Nicole Doner, CHB Program staff, schedules all reviews and COAs for Cultural Heritage Board action.***

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? ***Only very minor items are reviewed by staff and the remainder by the Board. At the discretion of the Cultural Heritage Board via an adopted Resolution that provides guidelines for exempt and administrative type projects that can be approved by staff. All other projects require Cultural Heritage Board Review.***

### 2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? ***If a project affects potential or designated sites, the Board reviews the environmental document and provides comments in adherence with the Ventura County Initial Study Assessment Guidelines***

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? ***If a project affects potential or designated sites, the Board reviews the outside agency environmental document and provides comments in adherence with the Ventura County Initial Study Assessment Guidelines.***

### 4. Section 106 of the National Historic Preservation Act



# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? ***If a project affects potential or designated sites, the Board reviews the Section 106 document and provides comments.***
  
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? ***If a project affects potential or designated sites, the Board reviews the Section 106 document and provides comments.***

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### **A. Commission Membership** *No changes in membership since the past report (and year before as well):*

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Gary Blum, Chair District 5	Public Member	January 1995	January 2013	<a href="mailto:garyaths@aol.com">garyaths@aol.com</a>
Don Shorts, District 1 Vice Chair	Historian	January 2001	January 2013	<a href="mailto:ventmont@msn.com">ventmont@msn.com</a>
Ricki Mikkelsen, District 2	Attorney	March 2006	January 2013	<a href="mailto:mikkelsenr@aol.com">mikkelsenr@aol.com</a>
W. John Kulwiec, District 3	Architect	February 6, 2007	January 2013	<a href="mailto:john@kulwiecgroup.com">john@kulwiecgroup.com</a>
Patricia Havens, District 4	Historian	January 1975	January 2015	<a href="mailto:pjhavens@sbcglobal.net">pjhavens@sbcglobal.net</a>
Miguel Fernandez, At Large	Architect	April 4, 2006	January 23, 2015	<a href="mailto:archtmig@adelphia.net">archtmig@adelphia.net</a>
Stephen Schafer, At Large	Public member	November 2008	.January 23, 2015	<a href="mailto:schaf@west.net">schaf@west.net</a>

Attach resumes and Statement of Qualifications forms for all members.

1. If your do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **N/A**

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

**B. Staff to the Commission/CLG staff**

1. Is the staff to your commission the same as your CLG coordinator?  Yes       No
2. If the position(s) is not currently filled, why is there a vacancy? Type here.

Attach resumes and Statement of Qualifications forms for all new staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Nicole Doner, Senior Planner	Urban Planning	Ventura County Planning Division	<a href="mailto:Nicole.doner@ventura.org">Nicole.doner@ventura.org</a>

**C. Attendance Record**

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Gary Blum, Chair District 5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Don Shorts, District 1 Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ricki Mikkelsen, District 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
W. John Kulwiec, District 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Certified Local Government Program -- 2011-2012 Annual Report

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Patricia Havens, District 4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Miguel Fernandez, At Large	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stephen Schafer, At Large	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Doner, staff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Gary Blum, Chair District 5	Webinar - Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
Don Shorts, District 1 Vice Chair	Webinar - Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
Ricki Mikkelsen, District 2	Webinar - Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
	Webinar - Why Save Windows	1 hour		February 28, 2012
W. John Kulwec, District 3	Webinar - Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
Patricia Havens, District 4	Webinar -Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
	Webinar - Why Save Windows	1 hour		February 28, 2012

# Certified Local Government Program -- 2011-2012 Annual Report

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Miguel Fernandez, At Large	Webinar - Architectural styles	1 hour	CA Preservation Foundation	December 12, 2011
Stephen Schafer, At Large	1. Provided a behind the scenes tour of the Hearst Castle with APT (Association for Preservation Technology).	1 hour	3., 4.CA Preservation Foundation	1. APT May 26 2012
	2. Gave a lecture on historic documentation for preservation professionals at USC in the Arch 552 class.	1 hour		2. USC Sept 21, 2012
	3. Attended Architectural styles webinar	1 hour		3. December 12, 2011
	4. CA Preservation Conference Old Roots, New Growth Building Communities	3 days		4. May 3-6, 2012
Nicole Doner, staff	1 Webinar- Architectural styles	1 hour	CA Preservation Foundation	1 December 12, 2011
	2 Webinar - What Style is it?	1 hour		2 January 24, 2012
	3 Conference - Old Roots, New Growth Building Communities	3 days		3 May 3 – 6, 2012
	4 Webinar - Preservation Advocacy: The Who, What, When, How and Why	1 hour		4 April 10, 2012
	5 Webinar - Public Participation and Outreach for	1 hour		5 September 25, 2012

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

	Historic Preservation Programs -		
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### **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

**A. Historical Contexts:** initiated, researched, or developed in the reporting year

**NOTE:** California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report. *-No new Historical Contexts were initiated, researched or developed.*

Context Name	Description	How it is Being Used	Date Submitted to OHP
Type here.	Type here.	Type here.	Type here.

**B. New Surveys or Survey Updates (excluding those funded by OHP)**

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report. ***New surveys or survey updates were not developed.***

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Type here.	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

How are you using the survey data? Type here.

**C. Corrections or changes to Inventory: *No changes or corrections to the Inventory were initiated.***

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
Type here.	Type here.	Type here.	Type here.	Type here.

**IV. Provide for Adequate Public Participation in the Local Historic Preservation Program**

**A. Public Education**

What public outreach, training, or publications programs have you undertaken? Please provide copy of (or an electronic link) all publications or other products not previously provided to OHP.

Item or Event	Description	Date
<b>Ventura County Cultural Heritage Board held the following site tours:</b>	November 28, 2011 – Tour of the San Buenaventura Mission Aqueduct project completion March 12, 2012, Tour of Landmark No. 25 – Matilija Hot Springs located at 788 West Matilija Hot Springs Road, Ventura County April 23, 2012, Tour of the US Navy Seabee Museum, located at Naval Base Ventura County. May 14, 2012 – Tour of the Piru Valle Naranjal site in Piru, CA June 25, 2012 – Historical Presentation and Tour of Ivy Lawn Cemetery located at 5400 Valentine Road, Ventura, CA 93003 July 23, 2012 - Tour of the Hueneme Masonic Cemetery at Pleasant Valley Road and Etting Road, Oxnard, CA	Various

## Certified Local Government Program -- 2011-2012 Annual Report

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Item or Event	Description	Date
	September 10, 2012 – Tour of the Cook Mansion, Piru, CA	
<b>“Christmas In July” fundraiser at the 2012 Oxnard Salsa Festival</b>	“Nativity Restoration Fund”. The Friends of Old Oxnard raised funds toward a complete restoration of the camels including new saddles for this upcoming holiday season which will be our nativity’s 60th anniversary. Our “Christmas In July” fundraiser at the 2012 Oxnard Salsa Festival raised over \$400 towards our \$2000 goal.	July 28 and 29, 2012.
<b>Oxnard Autumn Home Tour 2012</b>	The Ventura Co. Cultural Heritage Board provided their Fair booth display at the Annual Oxnard Autumn Historic Home Tour which featured five homes in the historic heart of Oxnard. This fundraising event benefited the Fifth Street Beautification Project, an ongoing, community-based effort to re-landscape 5th Street between H Street and C Street, one of Oxnard's primary thoroughfares and the main entry to the Henry T. Oxnard Historic District and the	September 23, 2012
<b>The Port of Hueneme 75 year anniversary and the First Annual Banana Festival 105 East Port Hueneme Rd. Port Hueneme, CA</b>	Free admission festival celebrates the Port of Hueneme’s anniversary and provides visitors the inner workings of the Port of Hueneme	Sept. 29, 2012
<b>Christmas Tree Lane in the Henry T. Oxnard National Historic District.</b>	Christmas Tree Lane in the Henry T. Oxnard Historic District - Sunday, Dec. 9th through Friday, Dec. 26th. Nightly displays from 6 p.m. to 10 p.m. You can stroll or take a “sleigh ride” in your car through one of Ventura County’s largest holiday light displays. “F” & “G” Streets between 5th & Palm, in the Henry T. Oxnard National Historic District. All holiday decorations and lighting are provided by the participating residents.	Dec. 9th through Dec. 26th 2012. Nightly displays from 6 p.m. to 10 p.m.

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

## V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2011).

**NOTE:** OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at [www.nps.gov/hps/clg/forms.html](http://www.nps.gov/hps/clg/forms.html).

### A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your CLG inventory as of September 30, 2011? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal during the report year. **N/A**

### B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2011, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law?  Yes  No **N/A**
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2011? **N/A**

### C. Local Tax Incentives Program

1. As of September 30, 2011, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)?  Yes  No **N/A**
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2011? **N/A**

### D. Local "Bricks and Mortar" Grants/Loans Program

1. As of September 30, 2011, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? **N/A**



# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2011? **N/A**

## E. Local Design Review/Regulatory Program

1. As of September 30, 2011, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district?  Yes  No **N/A**
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2011? **N/A**

## F. Local Property Acquisition Program

1. As of September 30, 2011, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?  
 Yes  No **N/A**
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2011?  
**N/A**

## VI. Additional Information for National Park Service Annual Products Report for **CLGs (certified before September 30, 2011).**

**NOTE:** OHP will forward this information to NPS on your behalf. **Please read** "Guidance for completing the Annual Products Report for CLGs" located at [www.nps.gov/hps/clg/forms.html](http://www.nps.gov/hps/clg/forms.html).

### A. CLG Inventory Program

During the reporting period (October 1, 2011-September 30, 2012, how many historic properties did your local government add to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Point of Interest No. 10 in the City of Oxnard	One recommendation to City Council
Ventura County Landmark No. 172	One

**B. Local Register (i.e., Local Landmarks and Historic Districts) Program**

(This information is captured under I.B. above.)

**C. Local Tax Incentives Program**

1. During the reporting period, October 1, 2011-September 30, 2012, did you have a Local Tax Incentives Program, such as the Mills Act?  Yes  No
  
2. If the answer is yes, how many properties have been added to this program since October 1, 2011?

Name of Program	Number of Properties that have Benefited
Ventura Co. and City of Oxnard Mills Act Program	None

**D. Local “bricks and mortar” grants/loan program**

1. During the reporting period, October 1, 2011-September 30, 2012, did you have a local government historic preservation grants/loan program for rehabilitating/restoring historic properties?  Yes  No
  
2. If the answer is yes, then how many properties have been assisted under the program(s) after October 1, 2011? Type here.

Name of Program	Number of Properties that have Benefited
N/A	N/A

**E. Design Review/Local Regulatory Program**

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

1. During the reporting period, October 1, 2011-September 30, 2012, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to, or impacts on, properties with a historic district?  Yes  No
  
2. If the answer is yes then, since October 1, 2011, how many historic properties did your local government review for compliance with your local government's Historic preservation regulatory law(s)? **46 properties were reviewed and issued either Certificates of Review or Certificates of Appropriateness. Another approximately 32 properties were reviewed for CEQA review or Section 106 program.**

## F. Local Property Acquisition Program

1. During the reporting period, October 1, 2011-September 30, 2012, did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means?  Yes  No
  
2. If the answer is yes, then how many properties have been assisted under the program(s) since October 1, 2011?  
**None.**

Name of Program	Number of Properties that have Benefited
Ventura County Cultural Heritage Program	NONE

## VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **Preservation is a high priority in most communities (There are ten cities, five that the Ventura County Cultural Heritage Board serves). In the face of declining revenues, minor fee changes were adopted for Mills Act Contracts so that the Cultural Heritage Board program would not be reduced or eliminated.**
  
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **Creating awareness of the Ventura County Historic Landmarks by creating a County Landmark Map.**

# Certified Local Government Program -- 2011-2012 Annual Report

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C. What recognition are you providing for successful preservation projects or programs? **Occasional Historic Preservation Awards given to outstanding projects.**

D. How did you meet or not meet the goals identified in your annual report for last year?

**Met the following goals:**

- **Completed site improvements to the Mission Aqueduct to include a new parking lot and new signage installed by the Ventura County General Services Agency.**
- **Made available all historic resource surveys on the County's website.**
- **Continued our public awareness and education efforts through such venues as the Ventura County Fair and exhibits displayed at the County Government Center for National Preservation Month and at the Oxnard Historic Home Tour**
- **Continued to identify potential historic resources through the California Environmental Quality Act (CEQA) process.**

**Did not meet the following goals:**

- **Create and make available rehabilitation guidelines and brochure for Henry T. Oxnard Historic District.**
- **Review the Cultural Heritage Ordinance and Historic Preservation Plan and make recommendations for appropriate amendments.**
- **Explore potential for grant funding to update Historic Context Statements in Historic Preservation Plan as necessary.**

E. What are your local historic preservation goals for 2012-2013?

- **Create and make available rehabilitation guidelines and brochure for Henry T. Oxnard Historic District.**
- **Meet with the Henry T. Oxnard Historic District neighborhood and provide information on the Certificate of appropriateness process.**
- **Review the Cultural Heritage Ordinance and Historic Preservation Plan and make recommendations for appropriate amendments.**

# Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

- **Explore potential for grant funding to update Historic Context Statements in Historic Preservation Plan as necessary.**
- **Create and make available on the County's website the Certificate of Appropriate application and brochure and Mills Act Contract application and brochure.**

F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **The importance of context statements, how to use them as a tool, and the best method for developing them.**

G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
<b>Historic Context Statements</b>	<b>Webinar</b>

H. Would you be willing to host a training working workshop in cooperation with OHP?  Yes  No

## XII Attachments

- Resumes and Statement of Qualifications forms for all commission members/alternatives and staff**
- Minutes from commission meetings**
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications**

When report is completed, save and email as an attachment to [lwoodward@parks.ca.gov](mailto:lwoodward@parks.ca.gov) .

**Certified Local Government Program -- 2011-2012 Annual Report**  
(Reporting period is from October 1, 2011 through September 30, 2012)

**Attachment A: Resumes and Qualifications  
Review Forms**

## Statement of Qualifications

for

### Certified Local Governments Commissioners and Staff

Local Government: Ventura County Cultural Heritage Board

Name: Miguel Fernandez

Commissioner  Staff

Date of Re-appointment: January 23, 2012

Date Term Expires: January 23, 2015

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

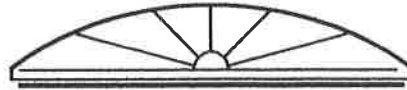
Are you a professional in one of the disciplines associated with historic preservation?

\_\_\_\_ No

\_\_\_x\_\_\_ Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Professional degree in architecture and at least two years full time professional experience in architecture.



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Miguel V. Fernandez  
ARCHITECT

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## Professional Resumé

### Education

Bachelors of Architecture, Cal Poly, San Luis Obispo,  
1986

Masters of Architecture, Cal Poly, San Luis Obispo, 1987

### Professional Licensure

Registered Architect, California, Lic. No. C-21015, 1990

### Work Experience

Employment with local architectural firm for 11-1/2  
years. Duties performed include Project Architect,  
Project Manager, fee negotiation, working drawings  
production, specifications, cost analysis and marketing  
and promotion.

Self employed as of January, 1999

Area of concentration includes commercial office,  
retail, food service, communications and data tech,  
building rehabilitation and historic structure  
preservation.

### Other professional pursuits

Current Member at Large, Ventura County Cultural  
Heritage Board

Past part time instructor, architectural program,  
Ventura Community College



## Statement of Qualifications

for

### Certified Local Governments Commissioners and Staff

Local Government: Ventura County Cultural Heritage Board

Name: Stephan Schafer

Commissioner  Staff

Date of Re-appointment: January 23, 2012

Date Term Expires: January 23, 2015

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

\_\_\_\_ No

\_\_\_x\_\_\_ Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

At large member of the public who is a professional photographer.

**Stephen Schafer**

Schaf Photo • PO Box 24218 • Ventura, CA 93002

(805) 652-1000 • E-mail: schaf@west.net

Stephen Schafer, owner of Schaf Photo, is a respected photographer who has received worldwide acclaim for his accomplishments in photography and media production. Specializing in architectural and documentary photography. Combining his training and talent, he established a thriving commercial photography studio, Schaf Photo, in 1987. Since 1999 he has also been active in the preservation community in the region, serving on the San Buenaventura Conservancy and as an appointee to the City of Ventura Public Art Commission for 8 years.

Using his Midtown studio as a base, he produces location photographs and multi-media presentations that have been used in books, magazines, annual reports, architectural portfolios, and museum and trade expositions. Mr. Schafer's distinguished client list includes Disney, Kinko's, The Macerich Company, Saudi Aramco Oil, Avon, Technicolor, Standard Pacific Homes, Pepperdine University, and Alliance Business Centers, as well as numerous architecture and planning firms and Southern California cities. Many of these cities require Historic American Building Surveys (HABS), which are documentary photographic reports of historically significant structures. HABS photographs must conform to Library of Congress standards, and are usually combined with measured drawings and historical analysis as mitigation documents. Recently he has been working with cities on recording projects to document the built environment from the air and through specialized wide-angle photo surveys. One of his larger projects was the comprehensive photo documentation of the 3200 buildings and lots in Ventura's downtown that were photographed for a GIS 3D model, and are currently being used to illustrate existing conditions in Planning Commission and City Council meetings.

Mr. Schafer's work has earned him considerable artistic distinction in his field, allowing him to travel to Europe, the Middle East, Africa and Asia, working for international clients and teaching photography around the world. In 1997 Mr. Schafer was asked to teach on the University of Pittsburgh's Semester at Sea program. Since then he has taught classes at Ventura College and independent photography workshops. He has created historic resource photography tutorials and guidelines for the City of Los Angeles comprehensive historic survey, SurveyLA. Mr. Schafer received his education from Brooks Institute of Photography, in Santa Barbara, and the University of Cape Town, South Africa.

Mr. Schafer is a member of the American Society of Media Photographers, a past board member of the Ventura Advertising Club, current president of the San Buenaventura Conservancy. He lives in downtown Ventura with his wife Sherry, and together they produce the San Buenaventura Architectural Then & Now calendar series. Through application of the Secretary of the Interior Standards, they have rehabilitated their home — an 1881 Folk-Victorian farmhouse — in downtown Ventura. They were able to satisfy current code requirements and use modern construction techniques to update the house to current building standards while keeping the "character defining features" of the house intact.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government: Ventura County Cultural Heritage Board

Name: Patricia Havens

   Commissioner       Staff

Date of Appointment: January 1975

Date Term Expires: January 3, 2015

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

   No

  x   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Historian

## Pat's Resume of local history experience

Patricia Havens      Phone 805-526-0879  
1647 Deodora Street  
Simi Valley CA 93065-3922

Updated December 2009

Born in Arkansas in 1930; lived in Ventura County since 1937, attended Ventura County schools (Mill School near Foster Park, Ventura Junior High School, Simi Valley High School).

Spent teenage years in Simi Valley; acquainted with pioneer families; interested in local history from that time on.

Graduated from Whittier College in 1951 (Bachelor of Arts); major in history and minor in education. Schoolteacher in Simi Valley Schools with a life credential.

Founding member (1964) and former president Simi Valley Historical Society; Museum Director since that time (Strathearn Historical Park and Museum founded in 1970). Taught a class called "History of Simi Valley" from 1974-2004 for Simi Valley Adult School.

Interviewed, tape-recorded, videotaped more than 130 members of pioneer family members, plus others of more recent vintage and expertise, on a wide variety of topics.

Served on Ventura County Cultural Heritage Board since 1975, appointed by successive County Supervisors: Ted Grandsen, Jim Dougherty, Vicky Howard, Judy Mikels, and currently Peter Foy.

Appointed City Historian by Simi Valley City Council in 1981.

Assisted in applications for National Register of Historic Places (Strathearn House and Colony House). Applied for and successful in State Landmark (No. 979) status for Rancho Simi, Spearheaded year-long celebration of Bicentennial for El Rancho Simi in 1995.

Five-hundred page composite history book called Simi Valley, A Journey Through Time published in 1997, which brought together scientific contributors dealing with paleontology, anthropology and plants and animals. My periods of emphasis were the Spanish period and the Pioneer period.

A second Simi history was completed in 2009, a 393-page, full color book based on 360 letters that were sent home by Strathearn family members. All its contents are within the Strathearn collection at Strathearn Historical Park. The title is Simi Valley, STRATHEARN LETTERS, Windows on the Past.

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Patricia Havens

## Statement of Qualifications

for

### Certified Local Governments Commissioners and Staff

Local Government: Ventura County Cultural Heritage Board

Name: Don Shorts

Commissioner  Staff

Date of Appointment: January 2001

Date Term Expires: January 3, 2013

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

\_\_\_\_ No

\_\_\_x\_\_\_ Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Historian



**BOARD OF SUPERVISORS  
COUNTY OF VENTURA**  
GOVERNMENT CENTER, HALL OF ADMINISTRATION  
800 SOUTH VICTORIA AVENUE, VENTURA, CALIFORNIA 93009

MEMBERS OF THE BOARD  
JUDY MIKELS  
Chair

STEVE BENNETT  
LINDA PARKS  
KATHY I. LONG  
JOHN K. FLYNN

**STEVE BENNETT**  
SUPERVISOR, FIRST DISTRICT  
(805) 654-2703  
FAX: (805) 654-2226  
E-mail: [steve.bennett@mail.co.ventura.ca.us](mailto:steve.bennett@mail.co.ventura.ca.us)

September 16, 2003

Board of Supervisors  
County of Ventura  
800 S. Victoria Ave.  
Ventura 93009

**SUBJECT:** Appointment of Don Shorts to the Cultural Heritage Board

**RECOMMENDATION:** Appoint Don Shorts to fill the unexpired term of the First District seat on the Cultural Heritage Board.

**DISCUSSION:**

Mr. Shorts is an extremely well qualified candidate for this appointment. In addition to meeting the federal guideline of having a degree in history, he is a former member of the City of Ventura's Historic Preservation Committee and has won a State award for his historic preservation efforts. Mr. Shorts is a resident of and business owner in the City of Ventura.

Cordially,

A handwritten signature in cursive script, appearing to read "Steve Bennett".

Steve Bennett  
Supervisor, First District

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government: Ventura County Cultural Heritage Board

Name: Ricki Mikkelsen

Commissioner  Staff

Date of Appointment: March 2006

Date Term Expires: January 3, 2013

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Are you a professional in one of the disciplines associated with historic preservation?

\_\_\_\_ No

\_\_\_x\_\_\_ Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Attorney



County of Ventura  
Application for Appointment to County  
Boards, Commissions and Committees

(For County Use Only)

Return completed application to:

Linda Parks, Supervisor Second District  
2100 East Thousand Oaks Boulevard, Suite C  
Thousand Oaks, California 91362

Agency/Dept  
Interest \_\_\_\_\_

Supv. Dist. \_\_\_\_\_

Instructions: Please answer each question that applies to you as completely as possible. Additional information may be required for some boards, commissions and committees. This application will be maintained for a period of one year. After one year, it is necessary to file a new application for another year of eligibility. (Please type or print using black ink)

Your commitment to our community and your willingness to serve your fellow citizens is greatly appreciated.

1. Name of board, commission or committee for which you are applying: Cultural Heritage Board

2. Your name:  Ms.  Mrs.  Mr. Ricki B. Mikkelsen  
(FIRST) (MIDDLE) (LAST)

3. Residence Address: 461 Havenside Avenue Newbury Park 91320  
(NO.) (STREET) (CITY) (ZIP)

4. Home Phone Number: (805) 498-4486

5. Address where you get your mail (if different): same

6. Occupation/Title: Attorney

7. Your Employer: Self

8. Business Address: 461 Havenside Avenue Newbury Park 91320  
(NO.) (STREET) (CITY) (ZIP)

9. Business Phone Number: (805) 469-3323

10. Your E-mail Address: mikkelsenr@aol.com

11. Are you a citizen of the United States?  Yes  No If no, country of citizenship: \_\_\_\_\_

12. Are you a registered voter?  Yes  No If yes, county where you are registered: Ventura  
Name: Alene G. Mikkelsen

13. Check the supervisorial district in which you live:\*  First  Second  Third  Fourth  Fifth

14. Summarize your qualifications for appointment (i.e., education, training, employment, experience, licenses, etc.):

Conejo Valley Historical Society: Board Member, 2nd Vice

President, Chair of La Fiesta del Triunfo

City of Thousand Oaks: <sup>Former</sup> Member of Architectural Design Review

Committee. Former commissioner for Traffic and Transportation Commission

Attorney in private practice: Estate Planning

\*If necessary, call the Elections Division at 654-2664 for this information.

(OVER)



## Statement of Qualifications

for

### Certified Local Governments Commissioners and Staff

Local Government: Ventura County Cultural Heritage Board

Name: W. John Kulwicz

Commissioner  Staff

Date of Appointment: February 6, 2007

Date Term Expires: January 3, 2013

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Are you a professional in one of the disciplines associated with historic preservation?

No

Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Professional degree in Architecture and at least two years full time professional experience in architecture.

<b>Education</b>	<ul style="list-style-type: none"> <li>■ Illinois Institute of Technology, Bachelor of Architecture (BArch), 1959</li> </ul>
<b>Registration and Affiliations</b>	<ul style="list-style-type: none"> <li>■ <b>Registered Architect</b> - California C-3978, NV, AZ, WA and CO</li> <li>■ <b>AIA</b> - American Institute of Architects</li> <li>■ <b>NCARB Certified</b> - National Council Architectural Registration Board</li> <li>■ <b>AIAVC</b> - American Institute of Architects, Ventura County</li> <li>■ <b>AAMA</b> - American Architectural Manufacturers Association</li> <li>■ <b>CSI</b> - Construction Specification Institute</li> <li>■ <b>VCEDA</b> - Ventura County Economic Development Association</li> <li>■ <b>ICBO</b> - International Conference of Building Officials</li> </ul>
<b>Experience and Responsibilities</b>	<ul style="list-style-type: none"> <li>■ <b>Professional Experience:</b> 30+ years architectural practice, every phase of a project, Expert Witness, Construction Documents, Construction Administration, Construction Specifications (previously a Licensed Contractor in California).</li> <li>■ <b>Forensic Expertise:</b> Post Construction Building Autopsy, Professional Standard of Care, Construction Documents Analysis, Failure Analysis (Water Infiltration / Roofing Failures), Communication Analysis between Client, Architect &amp; Contractor, Change Orders &amp; Correspondence Clarification.</li> <li>■ <b>Architecture Expertise:</b> New Facilities Organization of Projects, Construction Management, Government Agencies Submittals</li> <li>■ <b>Types of Buildings Experience:</b> Corporate Office, Higher Educational Facilities, Industrial, Medical, Retail, Residences, Apartment Projects, Condominium Complexes, Worship Facilities Recreational Facilities, Financial Institutions, Restaurants</li> <li>■ <b>Responsibilities:</b> Forensics, Principal Design, Project Administration, Construction Administration, Marketing, Financial Management</li> </ul>
<b>Cases</b>	<ul style="list-style-type: none"> <li>■ <b>Services Rendered in Recent Cases:</b> Extensive Arbitration Testimony, Mediation, Jury Trial, Exhibit Preparation, Analysis of Documents, Destructive Building Autopsy, Non-Destructive Building Autopsy, Reconstruction Documents, Depositions, Building Code Review, Americans with Disabilities Act (ADA) Review.</li> <li>■ <b>Recent Cases:</b> Superior Court Jury Trials, Four Extensive Arbitration and Mediation Hearings.</li> </ul>
<b>Continuing Education</b>	<ul style="list-style-type: none"> <li>■ <b>Continuing Education:</b> National Roofing Association Training National Council of Architectural Registration Board, Energy Conscious Architecture AIA California Council, 1995 &amp; 1998 Conference Over 115 Learning Units</li> <li>■ <b>Forensic Training:</b> National Forensic Center, National Conference of Expert Witness, Litigation Consultants and Attorneys, Palm Springs, California and Tampa, Florida.</li> </ul>
<b>Professional Activities</b>	<ul style="list-style-type: none"> <li>■ Member of Board of Directors VCEDA</li> <li>■ Past President of the Board of Directors for Ventura County Campus Life</li> <li>■ Past Board Member of Ventura County Youth Connection</li> <li>■ Chairman and Former Member of the Santa Paula Planning Commission</li> </ul>

KULWIEC  
(cont.)

- Past Member of the New West Symphony Board
- Past Member of the Board of Directors of the Ventura Counseling Center
- Past President of the American Institute of Architects, Ventura Co. Chapter

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government: Ventura County Cultural Heritage Board

Name: Gary Blum

   Commissioner       Staff

Date of Appointment: January 25, 1995

Date Term Expires: January 3, 2013

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

   No

   x    Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Experienced Self Employed Finish Carpenter.

## Gary E. Blum

### HOME:

818 West Fifth St  
Oxnard, CA 93030  
(805) 486-4379

### OFFICE:

730 South "B" ST. ste.10  
Oxnard, CA 93030  
(805) 486-6074

### SUMMARY OF QUALIFICATIONS

Board Member of Ventura County Cultural Heritage Board, 1-25-95 to present  
Heritage Square Site Superintendent, 1992 to present  
Vice-President, Heritage Square Property Owners Association , 1991 to present  
Assistant Events coordinator, Downtown Events & Promotions, 1991 to present  
Friends of Heritage Square, Assistant Docent Coordinator ,1991 to present  
Oxnard Downtowners ,( Marketing and Promotions committee member)  
Carnegie Art Museum member  
Ventura Co. Museum of History & Art member  
National Trust for Historic Preservation member

### EXPERIENCE

1985 — present *Self Employed Finish Carpenter*

Since 1985 I have been self employed doing a variety of restoration and construction jobs. My expertise has been specifically finish carpentry with emphasis on identifying and matching period style woodwork and finishes as well as other aspects of period construction detailing.

The following are some of my completed projects since 1985:

- 1985 Assisted with Restoration Carpentry and Landscaping of Ventura Co. Landmark #86 The Moranda House, Port Hueneme, CA
- 1986 Oversaw the preparation for, and two mile move of the Justin Petit Ranch House for Oxnard's *Heritage Square* Project, Oxnard, CA
- 1987 Purchased and Restored a 1926 Mission Revival house at 818 W 5th St., Oxnard, CA
- 1989 Purchased and Restored a 1932 Period Revival home in Oxnard's Historic Wilson Neighborhood at 461 So. "G" St, Oxnard, CA
- 1991 Personally oversaw all aspects of a \$750,000.00 restoration of the Justin Petit Ranch House. Which included rehabilitation of the building into a commercial office building and community theater (Ventura County Landmark #100) at *Heritage Square*, Oxnard CA.
- 1992 Designed and acted as Construction Manager for a 1920's period kitchen Remodel at 464 Deodar in Oxnard's Historic Wilson neighborhood Oxnard, CA
- 1992 Contracted by the City of Oxnard To oversee the maintenance and repairs to eleven turn of the century structures at *Heritage Square Oxnard*

### EDUCATION

Cal Poly Pomona /Landscape design  
Ventura College/ Landscape design and maintenance program  
Ventura High/1980 Graduate

# **Certified Local Government Program -- 2011-2012 Annual Report**

(Reporting period is from October 1, 2011 through September 30, 2012)

## **Attachment B: Cultural Heritage Board Minutes**

Ventura County Cultural Heritage Board Draft Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
October 10, 2011

1. Meeting was called to order at 1:20p.m. by Chairman Blum.  
Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, Miguel Fernandez,  
Ms. Pat Havens, and Mr. Stephen Schafer  
Staff Present: Nicole Doner, Tricia Maier, and Kim Prillhart.  
County Counsel Present: Roberto Orellana  
Absent: Ms. Ricki Mikkelsen and Mr. John Kulwicz
2. Oral Communications – None.

*Items Taken Out of Order:*

4. Convene the meeting of the Ventura County Cultural Heritage Board (CHB)
- 4a) Landmark No. 94, 19737 Maricopa Highway, Rose Valley, Project No.11-344, Sespe Creek Ranch, LLC., 19737 Maricopa Highway, Rose Valley, Ventura County,

Recommendation: Reconsider the applicant's request for a Certificate of Appropriateness for the proposed project described in the June 27, 2011 hearing packet and the August 22, 2011 hearing packet.

Nicole Doner, staff to the Cultural Heritage Board, presented the staff report. She provided the background of the two previous CHB meetings on this project and the current request of the applicant. She discussed the September 15, 2011 meeting between the Planning Division staff, the applicant, and their counsel where the applicant stated that the 90-day time frame for COA review had passed. Furthermore, at this meeting, they discussed that the project's CEQA review of the existing environment (after the fact demolition and alteration) of the landmark site. She also mentioned that the applicant submitted an alternate scheme (Plan B) on September 26, 2011, submitted an October 3, 2011 review by Post/Hazeltine, and then withdrew the alternate scheme on October 6, 2011. Ms. Doner discussed the CEQA two part test review requirements and informed the CHB of their options of either take no action or deny the COA for the project before the CHB, known as Plan A.

Hollee King, applicant's representative, Pamela Post, historian and Nancy Schreiner, land use attorney were in attendance. Ms. King discussed Plan B that was withdrawn which proposed to alter the existing home to meet many of the historical standards (including but not limited lowering the roof, removing the clerestory windows, extending the porch to be longer and narrower, and installing metal clad windows), as recommended by Ms. Post. Ms. King discussed a compromise on the solid concrete foundation which would be to take out one part of the concrete and place glass to show the floor boards. Ms. King discussed the applicant's interest in including mitigation measures as part of the project description, but was informed by staff that this was not acceptable and therefore, Plan B was withdrawn. Ms. Schreiner provided the CHB members and staff with a copy of page 25 of the Ventura County Landmark booklet

which gave a short description of the County Landmark 94. Ms. Schreiner reasoned that this short description demonstrated that the property had been significantly altered by past owners. Ms. Schreiner stated that she and County Counsel had disagreed on a number of legal issues. Specifically, Ms. Schreiner stated she believed that the 90 day time limit had already past because staff had recommended approval of the COA in the June 27, 2011 staff report, and therefore, the Board can take no action on the COA. Ms. Schreiner also claimed that the COA is a ministerial project and that CEQA does not apply. Ms. Schreiner believes that CEQA only applies to a permit for a use.

Mr. Schafer stated that he honored the 1984 CHB decision to designate this site a landmark with all of the previous changes over time. He also stated that if the applicant had come to the board before completing the alterations with the intent to make the buildings "green," the Board could have worked with the applicant. He also asked if the Board denied the COA, could the applicant could return with Plan B of revising the project to make it more appropriate to the Secretary of Interior's Standards. Staff stated yes they could.

County Counsel Orellana provided clarification on the CEQA environmental baseline once the COA is denied by the Board. Once the COA project is denied and the building permit is issued, then there is a new baseline.

Mr. Fernandez stated that this was the first time that he had heard that the applicant was willing to make changes and somewhat dismayed that the Board was now in a legal bind to act on those changes.

Ms. Schreiner stated her argument again that the 90 day timeline has already passed and that the lapse of the 180 day timeframe would allow the existing historical structure to deteriorate from the weather. She stated that what should have occurred at the June meeting is a discussion of what changes could be accomplished. Mr. Fernandez responded that the applicant wasn't open to that kind of discussion.

Mr. Blum stated that it was obvious that more information was needed based on the first meeting and the Board attempted that and there was a concept of Plan B and that's not going in that direction because they want to get the project done.

Mr. Fernandez stated that if the applicant was willing to compress the process and do a Plan B, then he didn't think they had to wait for 180 days.

Mr. Schafer made a motion to deny the COA. Ms. Havens seconded the motion.

Motion passed 5-0.

*Adjourned as the Ventura County Cultural Heritage Board*

5. Convene the meeting of the Simi Valley Cultural Heritage Board
- 5a) Rancho Simi Recreation and Park District (RSRPD), 137 Strathearn Place, Simi Valley, Banaga Barbershop

Recommendation: Consider a Certificate of Appropriateness to repair the Barbershop and add a wooden boardwalk.

Nicole Doner, staff to the Cultural Heritage Board, presented the staff report. Applicants, Doug Duran and Wayne Nakaoka, Development Supervisor of RSRPD were in



attendance and explained the project plans to repair the walls with drywall; remove concrete path and replace with a wooden boardwalk between the barbershop and gift shop; add a 5 foot wide ramp extension, and provide educational displays within partitions of the building showing the lathe and plaster and electrical knob and tube wiring in the walls.

Mr. Fernandez asked if there were any actions being taken to decorate the interior of the barbershop. Ms. Havens stated yes and Mr. Duran explained that the barber chair had been obtained.

Mr. Schafer discussed the appropriate size, length, and placement of the dual displays. Mr. Fernandez made a motion to accept the proposed project as appropriate with the understanding that the applicant will make a diligent effort to locate the displays in places where they do not conflict with other items. Schafer seconded the motion. Motion passed 5-0.

- 5b) Rancho Simi Recreation and Park District, 137 Strathearn Place, Simi Valley, Haigh/Talley Colony House – Landmark No. 41/National Register No. 78000824

Recommendation: Consider a Certificate of Appropriateness to remove a beehive.

Nicole Doner, staff to the Cultural Heritage Board, presented the staff report. Applicants, Doug Duran and Wayne Nakaoka, Development Supervisor of RSRPD were in attendance.

Mr. Schafer made a motion to approve the COA and Mr. Fernandez seconded the motion.

Motion passed 5-0.

Ms. Havens asked the applicant if they could remove the pipe that was located on the outside of the building that was not of the 1888 era. Mr. Nakaoka stated yes, that the pipe was probably not from the fire alarm system and sprinkler system.

6. Discussion

- 6a) Board discussed the Museum of Neon Art (MONA) Los Angeles' interest in accepting Wagon Wheel Signage. Mr. Fernandez thought that the developer may be concerned with meeting the Specific Plan and EIR mitigation measures. Mr. Schafer mentioned receiving calls from the Museum who were concerned with the outcome of the Wagon Wheel signs. Mr. Blum thought that Mr. Fernandez work with MONA Museum to take one side of the sign, own it and have a future agreement to bring it back to Oxnard at a later date. Schaf suggested that the CHB draft a letter to the City of Oxnard stating that the Board considers a better mitigation measure to save the Wagon Wheel sign is to donate it to MONA and to return to the Board on the next agenda to finalize the letter. Mr. Blum offered to discuss a solution of the Wagon Wheel neon sign with Curtis Cannon, Oxnard Redevelopment Agency Director.

- 6b) Comments from Board Members

Mr. Shorts spoke about swallows building their nests at Matilija Jr High School.

Ms. Havens brought cedar shingles from the Strathearn Park library building roof that was failing.

Mr. Fernandez – nothing to report

Mr. Schafer – San Buenaventura Mission Tour coming up on Nov. 5<sup>th</sup>.

Mr. Blum discussed his concerns that the City would allow composition roof at the Heritage Square buildings' mansard roof instead of Class B fire rated cedar shingles.

- 6c) Staff discussed that the Landmark criteria found in the County's Cultural Heritage Ordinance do not necessarily require integrity.
- 7. Adjournment of the Meeting of the Ventura County Cultural Heritage Board

Ventura County Cultural Heritage Board **Draft** Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
November 14, 2011 at 1:15p.m.

1. Meeting was called to order at 1:15pm by Chairman Blum.  
Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, John Kulwiec (late arrival), Ricki Mikkelsen, Miguel Fernandez, and Steve Schafer (late arrival) and Pat Havens

Staff Present: Nicole Doner  
Architectural Historian, Judy Triem, was present.

2. Oral Communications  
None.

*Items out of Order*

4. Convene the Oxnard Cultural Heritage Board
- 4a) 701 through 747 North Oxnard Boulevard, Oxnard – Site of the former Colonial House Motel and Restaurant. Project No. 10-381.

Recommendation:

Consider designation of the former Colonial House Motel and Restaurant site as Point of Interest (POI) No. 10 to the Oxnard City Council and recommendations for design and contents of Kiosk, Historical Marker Design Signage, and deconstruction of brick fireplace and securing/storing the brick remnants.

Ms. Nicole Doner, CHB staff presented the staff report to the Board for their recommendations to the City Council to designate the site as a Ventura County Point of Interest No. 10. Furthermore, staff provided recommendations regarding the location, design, and content of the kiosk for the Ventura County Point of Interest No.10.

In attendance was Mr. Michael Sanchez, architect, who represented the developer. The current project was described by Mr. Sanchez as a mixed use project of 44 apartments on a podium with parking on the ground level located behind 14,000 square feet of commercial space. Mr. Fernandez provided a larger aerial photo for the Board review.

Ms. Havens asked about the location of the kiosk and asked about the potential of placing a County aluminum plaque.

Mr. Shorts stated that the Board should push to preserve the brick fireplace intact. Per Ms. Triem, the fireplace was constructed in the 1940-50's.

Mr. Sanchez stated that the developer's intention is to relocate the fireplace and reuse the brick into the mailbox kiosk and that has never changed. The mailbox is an outside element and could be shaped similar to the fireplace and the brick could be used as the materials of the mailbox located at the corner of Roderick and A Street.

Mr. Schafer stated he had a problem with the proposed kiosk location at A Street as it was not a prominent public location and thought the plaque needed to be on the Oxnard

Boulevard. Mr. Blum agreed with Mr. Schafer and considered recycling the brick is not creative. Mr. Fernandez asked what the proposed building setback from Oxnard Boulevard would be. Mr. Sanchez stated it is 12 feet.

Ms. Havens thought this is the place to tell the story of Bud Smith's life story since the Wagon Wheel site has not worked out.

Mr. Schafer made a motion that the Board recommend to the City Council to approve the Ventura County Point of Interest designation. Ms. Havens seconded the motion. Motion carried 7-0.

Mr. Schafer asked to continue the remaining item to the November 28<sup>th</sup> meeting to discuss the kiosk location and the commemorate element with the developer and Mr. Sanchez. Per Mr. Schafer, the bricks may have originated from the Sugar Beet Factory.

- 4b) 701-703 South Oxnard Boulevard, Oxnard, Façade Improvements at Golden Chicken Inn, Mona Lisa Bar, and Jesse's El Taco de Mexico, Project No. 10-380.

Recommendations: Consider Certificate of Review and provide comments to the applicant regarding façade improvements at Golden Chicken Inn, Mona Lisa Bar, and Jesse's El Taco de Mexico.

Ms. Nicole Doner, staff presented the staff report and recommendations.

Per Ms. Triem, the building's rear addition was completed in 1959 (now Jesse's). The addition is painted brick and has a different sized brick. Will the brick soldier course over the windows remain? The second story aluminum windows (with wood trim) are retrofitted in the original openings.

Per Mr. Sanchez, the Jesse's storefront will remain the same configuration with the one door. The only difference is the upper band of transom windows will be there but the door to the right will not be there and the bulkhead will continue right across. The second floor transom windows will remain. The bulkhead (green band) will continue across the building.

Oxnard Boulevard Storefront of Mona Lisa –Mr. Schafer asked if the building been structurally upgraded. Mr. Sanchez thought it had not. Staff mentioned that the CHB required the southerly portion of the building to be treated similarly to this side of the building but with two separate entryways.

Mr. Schafer mentioned he had an issue with the post in the middle of the storefront. Discussion arose regarding the Board's concerns with the proposed 8-inch tile on the bulkhead which was considered too modern. Mr. Blum asked if the tile on the post was original? Per Mr. Sanchez, the tile on the post looks like a 1970s replacement and is in a deteriorated condition. Multi-colored may be original per Mr. Blum. Mr. Fernandez stated it would be a shame to cover it up with brick. Fernandez asked, Is the tile in a deteriorated condition? Yes per Mr. Sanchez. Mr. Sanchez stated that above the Golden Chicken sign is replacement brick. On the left of the door, is a painted plywood enclosure.

Mr. Fernandez asked if the Seventh Street tile would be more of the green tile.

Mr. Kulwicz stated that he would like to see the bulkhead and the window system to be like the adjacent (705 Oxnard Blvd) building because there is no distinction between the two buildings. Is it possible to lower the bulkhead to be the same elevation as the current bulkhead?

Per Mr. Schafer, the central brick post doesn't fit and there is an entirely new approach to that entrance. Per Mr. Fernandez stated that the applicant is trying to create a visual separation between the Golden Chicken and Mona Lisa entries. Ms. Triem stated that the storefront glass windows on two sides previously existed with a recessed entry to go upstairs to Mona Lisa should be kept as original as possible rather than enclosing it. Mr. Kulwicz suggested that glass could be installed with a wall behind it (inside) for future tenants. Mr. Schafer stated that he would like to see the ghost of the side wall window proposed to be covered up located adjacent to the exhaust fan. Rather than a decorative colored louvered or a lattice infill, just infill it with brick offset from the face of the wall.

Per Mr. Blum, tile on the bulkhead is much more resilient and subway or period (4x4) tile or column tile (green) could be introduced on the bulkhead.

Mr. Sanchez asked the Board members if there ever was a corner sign running on a diagonal? Ms. Triem did not recall but suggested he go through an old photo collection at the Oxnard Library.

Mr. Schafer asked about the storefront recess which currently has an original non-right angle and is proposed to be removed with a right angle. Mr. Sanchez asked how would we make handicapped access with the original angle? Mr. Fernandez stated that the wall line would need to be expanded to get handicapped access, flip the door, and pull the same angle 24-inches to the south to create the strike edge, as a non-right angle to the recessed door. Mr. Fernandez asked Mr. Sanchez how he knew that the wall lines are original. A tile bulkhead would harmonize with the tile column. Mr. Schafer stated that installing a storefront post changes the architectural style of the building. A post between the two businesses as a separation of entrance is what the client wants per Mr. Sanchez.

Window frame material proposed is aluminum but wood is more appropriate per Messrs. Kulwicz and Fernandez. Golden Chicken entry replacement of what exists with three-foot wide doors. Mr. Fernandez suggested fiberglass made to look like wood for the doors and operable transoms. Board members discussed the flexibility of allowing either single or two plates of glass for the Mona Lisa storefront windows. Soldier course over the windows are behind the awnings but should be carried over with this project.

Mr. Fernandez preferred the painted sign on the brick than the box letters proposed as he considered the painted letters historic (1940s)? Mr. Blum stated that without exceeding the signage amount, there would not be a way of duplicating the design and proportions of the sign with a raised letter element. Per Schafer, proposed signage letters are too contemporary; the Board could consider the signage as historic and allow for a larger size that would be lit. Per Mr. Sanchez, refurbishing the existing painted signage and up-lighting or down-lighting it is acceptable. When the Golden Chicken business leaves, the sign needs to stay per Mr. Schafer.

Mr. Fernandez made a motion and moved as described to approve the following: Front building brick proposed with a clear coat. The Seventh Street is a painted brick where the applicant will use water blasting to clean it. Seventh street side of the brick should be of a lite brick color. No issues with the awnings except reintroducing the soldier course. Telephone booth will be removed. Keep the penetration of the Seventh street window using the brick as an infill. Front of the building, lower the bulkhead to match existing, use subway tile or 4x4 tile or brick on the bulkhead. Option to look to save tile at the corner column and harmonize with new tile at the bulkhead. Mona Lisa front display angle at the entry will be same profile as the existing except widened so they can accommodate handicapped access. No tile wall above the bulkhead, glass is proposed and no center post. Wood storefront window and fiberglass doors and transoms to match the wood. Divided windows are acceptable at the Golden Chicken and Mona Lisa storefronts. CHB preferred painted "Golden Chicken *Inn*" as historic sign to be maintained. Re-establish the soldier course on the front. Soft water blasting on the Seventh Street. Down lighting or up lighting of the signage must be discrete and in the character of the building.

Applicant should seek future clarification from old photographs (from Oxnard Library) for guidance of the front of the Golden Chicken Inn.

Ms. Mikkelsen seconded the motion.

6-1 Motion carried. Mr. Kulwiec opposed.

5. Discussion

Board members reports:

Mr. Shorts mentioned the San Buenaventura Conservancy's tour of the Mission rectory.

Ms. Mikkelsen - nothing to report

Mr. Kulwiec – stated Santa Paula bike walking trail is 90% complete.

Ms. Havens - nothing to report.

Mr. Schafer mentioned that he received Dept of the Navy's Section 106 review for PM 55 (removal of gantry).

Mr. Fernandez mentioned the food trucks at Heritage Square.

Ms. Triem – opening of the Santa Paula Agricultural Museum. She also mentioned the recent Ramona Days event at the Rancho Camulos.

Mr. Blum - nothing to report

Staff provided updates to the Mission Aqueduct project currently underway. When the Aqueduct wall was up righted, a portion of the wall collapsed. Upcoming Aqueduct tour of November 28<sup>th</sup>.

6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.

Ventura County Cultural Heritage Board Minutes  
November 28, 2011 Special Meeting  
10:00 a.m. Tour of the Mission Aqueduct -234 Canada Larga Road,  
Unincorporated Ventura County and  
1:15 p.m. Public Hearing at Ventura City Hall,  
Second Floor, Anacapa Conference Room  
501 Poli Street, Ventura, CA 93001

1. Meeting was called to order at 10:30a.m. at the Mission Aqueduct -Landmark No. 28 located at 234 Canada Larga Road, Ventura County by Vice Chair Shorts

Commissioners Present: Don Shorts-Vice Chair, Patricia Havens, John Kulwiec, Stephen Schafer, and Judy Triem. Miguel Fernandez attended at 1:15p.m. John Kulwiec did not attend the public hearing for Item 4a but returned for Item 5a.

Absent: Gary Blum and Ricki Mikkelsen

Staff Present: Nicole Doner and Theresa Lubin, Program Administrator for the County General Services Agency, Parks Department

Tour of the Mission Aqueduct Stabilization Project site given by Theresa Lubin, Program Administrator of the General Services Agency and Kim Hocking, a member of the public.

*Break for Lunch at Natures Grill located at 566 E Main Street, Ventura, CA*

2. Oral Communications  
None.
3. Approval of Minutes  
None
4. Convene the Public Business Meeting of the Ventura County Cultural Heritage Board
- 4a) San Buenaventura Mission Aqueduct, 234 Canada Larga Road, Unincorporated Ventura County

CHB staff provided the introduction of the San Buenaventura Mission Aqueduct Stabilization and Preservation Project and requested County General Services Agency, Parks Department Program Administrator, Theresa Lubin to provide the staff report for the Mission Aqueduct project. Ms. Doner informed the Board that the November 14, 2011 minutes and the November 21, 2011 Memorandum from the Architectural Resources Group (ARG) Conservation Services regarding the

Mission Aqueduct project progress were sent out to the Board members by email a week prior to this hearing.

Ms. Lubin explained that the County GSA Parks Department is requesting recommendations from the Board to restoring the Aqueduct. Ms. Lubin stated that during the construction project, a portion of the lower Aqueduct fell into the opening and the Aqueduct shifted back out of alignment by 13%. Per Ms. Lubin, discussed the consultant's three options for each portion of work. The three options for the Aqueduct work are as follows: 1<sup>st</sup> is to set the Aqueduct back down again to the position it original was prior to repair, 2<sup>nd</sup> is to support it and permanently shore it at 13% out of alignment and 3<sup>rd</sup> is to incrementally jack the structure back up-right, stabilize it in place, and pour concrete piers as permanent supports. The 3<sup>rd</sup> option is recommended by ARG Conservation Services. The consultant prepared the following three options for the stone buttress relocation: 1<sup>st</sup> is to leave it in place, 2<sup>nd</sup> is to bury the buttress, 3<sup>rd</sup> is to up right it in its current location or upright and move it to its original location.

Mr. Schafer stated that if ARG had attended the meeting, he would have liked to ask whether or not returning the buttress upright would be detrimental to the wall (erosion of a non-vertical surface). Mr. Schafer also stated that he would like to see the buttress not buried. Ms. Havens had concerns with the buttress being stabilized as it sits would be weaker/vulnerable but thought that the buttress being buried would be an acceptable option.

Mr. Fernandez thought the wall would be more stable if it was vertical. Mr. Fernandez was not thrilled with the Aqueduct being higher nor is he thrilled about it being pushed 3-4 feet to the north. The jacking of the Aqueduct concerns him due to the potential for busting up the wall. Fernandez also mentioned about the potential for the Aqueduct veneer eroding away.

Mr. Fernandez moved that the Board recommend that the County GSA move forward with Aqueduct Option 3 as suggested by the experts. Ms. Havens seconded. Motion carried 5-0. Mr. Schafer moved that the Board recommend that the County GSA move forward with Buttress Option 3 on the East side but give the flexibility to the contractor if funds run out then move forward with Option 2 as the next option, then Option 1 as the last option based on the amount of funds available. Mr. Fernandez seconded the motion. Motion carried 5-0.

*Adjournment of the Meeting of the Ventura County Cultural Heritage Board*

- 5) Convene the Meeting of the Oxnard Cultural Heritage Board
- 5a) 701 through 747 North Oxnard Boulevard, Oxnard, Ventura County Point of Interest No. 10's historical signage and brick fireplace deconstruction and securing/storing the brick remnants, Project No. 10-381.



Recommendations: Consider options available for Historical Signage Content and Method of Fireplace Deconstruction and Brick Storage

Ms. Doner, staff to the Cultural Heritage Board (“CHB”), presented the staff report.

Mr. Fernandez asked if the kiosk could be moved to another location other than the one at the mailboxes. Ms. Havens stated that the brick kiosk doesn’t bear any resemblance to the original fireplace. Ms. Havens discussed the type of signage for the Point of Interest and stated that the County’s plaque is an 18” x 24” aluminum sign in the shape of Ventura County. Mr. Fernandez discussed the project’s limited landscape area where the development rises from the property line with little setback. Mr. Fernandez stated that there is minimal street landscape around the perimeter and above the parking garage. The second floor shows an outdoor space/community area but it does not appear to be accessible to the public. Several members stated that the proposed location of the mailbox kiosk is not appropriate because it would be next to the trash compactor and loading zone.

Mr. Fernandez motioned that the Board strongly recommend the fireplace should be moved in whole to a suitable landscaped area and should be treated as an historical artifact and saved, recognized, and not taken apart as such with the appropriate signage. If necessary, the fireplace relocation would sacrifice as many as three diagonal parking stalls on the northwest corner of A Street in order to create a much more prominent landscape location for a distinguished member of the community. Mr. Kulwiec seconded the motion. Motion carried 5-0.

Per Schafer, using the bricks from the fireplace is not a suitable interpretation of the life and work of Martin V Smith; rather it’s a back drop. The 2008 mitigation measure of CR1 has not been dealt with in a meaningful way.

Mr. Kulwiec stated that the landscape area should include benches, a plaque, and a bronze bust of Smith.

Mr. Schafer requested clarification by the Board on the plaques, the small County-shaped Point of Interest plaque on Oxnard Boulevard and the larger rectangular plaque on A Street. The Board discussed the specific wording of the two plaques. Mr. Shorts asked that the wording for the plaques be sent by email to all of the members for their review and approval. Once approved, the recommended wording would be sent to the City of Oxnard Planning Director.

6. Discussion:

6a) Comments from Board Members: Nothing to report

6b) Staff Update Board members report: None

7. Adjournment of the Meeting of the Cultural Heritage Board by Vice Chair Shorts.

Ventura County  
Cultural Heritage Board Minutes Meeting  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
Monday, December 12, 2011. 12:00 p.m.

1. Meeting was called to order at 12:p.m. by Chair Blum

Commissioners Present: Gary Blum- Chair, Don Shorts-Vice Chair, Patricia Havens, Miguel Fernandez, John Kulwiec, Stephen Schafer, and Ricki Mikkelsen

Staff Present: Nicole Doner, Franca Rosengren, and Tricia Maier

California Preservation Foundation Webinar - Architectural Styles 12:00 -1:30 PM  
by Diane Kane, Phd.

2. Oral Communications  
None.

3. Approval of Minutes  
None

4. Convene the Public Business Meeting of the Oxnard Cultural Heritage Board

- 4a) Oxnard 1981 Survey Area, 527 West Fifth Street, Oxnard, Project No. 10-318

Recommendation: Consider Certificate of Review, Renovation of existing front residence and construction of a two-story rear residence and four-car garage, Project No. 10-318

Ms. Doner, staff to the Cultural Heritage Board ("CHB"), presented the staff report.

Mr. Schafer stated that the City of Oxnard should use the provisions in the California's State Historical Building Code for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, relocation, and related construction of this potentially eligible historical building. Mr. Kulwiec mentioned that if the City required the replacement of the curved concrete steps fronting the existing main residence with square concrete steps require a stair rail to be installed, then the railing should be made of wrought iron, detached from the existing structure, but located close to the structure.

Mr. Schafer motioned that the proposed new rear structure of approximately 22 ½ feet in height to the peak should be built to be compatible with the historic

materials (wood windows), features, and architectural style of the existing front residence using single hung wood windows framed with 1x4 trim, hipped roof, 4-inch redwood siding on all elevations and a stairway that is enclosed on the bottom with an outside wall of 36 inches in height and handrail. Mr. Fernandez seconded the motion. Motion unanimously carried.

*Adjourn the Meeting of the Oxnard Cultural Heritage Board*

5. Convene the Meeting of the Ventura County Cultural Heritage Board.
- 5a) CEQA Review of Coastal Planned Development Case No. LU11-0061, 12220 Cotharin Road, Santa Monica Mountains. Project No. 11-380  
Recommendation: Consider staff recommendations for CEQA compliance

Ms. Doner presented the staff report regarding the CEQA project review and recommendations

A motion was made by Mr. Schafer and seconded by Mr. Fernandez that the single family residence was considered historically significant based on the findings presented in the staff report. Motion carried. Another motion was made by Mr. Schafer and seconded by Mr. Fernandez that the proposed project (CPD Case No. LU11-0061) would not cause a substantial adverse change in the significance of the resource based on the analysis in the report. Motion carried. Mr. Schafer discussed with the applicant the possibility of the applicant obtaining a Mills Act Contract, which would provide the applicant an annual property tax credit as the single family dwelling at that point would be considered an historical landmark. The Board did not specifically address whether the proposed additional construction of the CPD Area did conform to the Secretary of Interior's Standard's.

- 5b) U.S. Naval Base, Ventura County, Point Mugu, Proposed Navy Removal of Gantry Cranes from Rooftop of Building PM55, Project No.11-381  
Recommendation: Consider staff recommendations for NEPA Section 106 review

Ms. Doner presented the staff report regarding the proposed gantry cranes removal. Email from the President of the San Buenaventura Conservancy sent to the U.S. Navy and State Office of Historic Preservation and copied to the Cultural Heritage Board staff stated that the gantry cranes were historically significant, should be maintained, to remove them would be a significant adverse impact.

Per Mr. Schafer, the U.S. Navy's first letter stated that the proposed undertaking involves the removal of five gantry cranes because they were obsolete, no longer in use, and they did not have the public funds to maintain and certify the cranes. According to the Navy, Building PM55 is a National Register eligible building and since the cranes are not original to the building, then the cranes are not important

to the historic significance of the building. However, Schafer stated that since the cranes were installed within two years from the date of construction, the cranes became a standard staple of the building and are character defining elements. The Navy later provided a different story by stating that they wanted to launch different missiles off the building and the cranes in the way.

Schafer made a motion that the cranes are considered character defining features of Building PM55 and should be dealt accordingly in the Section 106 process. Motion passed - 4 ayes (Fernandez, Schafer, Blum and Shorts) and 3 nays (Kulwiec, Havens and Mikkelsen).

6. Discussion:

6a) Comments from Board Members

District 1 – Mr. Shorts discussed an upcoming tour of Ventura County's Tudor Revival homes in January of 2012.

District 2 – Ms. Mikkelsen – Nothing to report

District 3 - Mr. Kulwiec – nothing to report

District 4 – Ms. Havens - Bell choirs from Presbyterian church will be combined on all three churches (Methodist, Presbyterian and Trinity Lutheran) at the Simi Valley Town Center Mall.

At large member, Mr. Fernandez nothing to report.

At large member –Mr. Schafer nothing to report

District 5 – Mr. Blum reported that the Teatro theater building is wrapped in scaffolding for the façade improvement project. Neon sign company found a different color behind one of the signs. In addition, they found an unusual bulkhead that they found during sandblasting: "Sandler building 1928" corner stone.

- 6b) Staff Update Board members reports: Staff mentioned a minor change to the tile on the 705 Oxnard Boulevard front columns to be a 4x4 black glossy tile. Staff requested that the board members sign two thank you cards, one for Theresa Lubin of GSA and the other for Kim Hocking, previous CHB staff for all of their work on the Mission Aqueduct.

7. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.

Ventura County Cultural Heritage Board Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
January 23, 2012

**1. Meeting was called to order at 1:12p.m. by Chairman Blum.**

Commissioners Present: Don Shorts -Vice Chair, Gary Blum - Chair, Miguel Fernandez, Stephen Schafer, Ricki Mikkelsen, Pat Havens and John Kulwiec  
Staff Present: Nicole Doner  
Absent: None.

**2. Oral Communications – None.**

**3. Approval of the Minutes –**

August 22, 2011 Minutes - Correct last paragraph on Page 2 to state “resurvey areas that haven’t been surveyed in 5 yrs” Motion by Mr. Fernandez to approve the minutes with the correction. Mr. Kulwiec seconded the motion.

Motion carried 7-0.

September 15, 2011 Minutes - Ms. Mikkelsen motioned to approve minutes, Mr. Kulwiec seconded the motion. Motion carried 7-0.

October 10, 2011 Minutes – Mr. Schafer motioned to approve the minutes. Ms. Havens seconded the motion. Motion carried 6-0 with 1 abstention.

**4. Convene the meeting of the Ventura County Cultural Heritage Board (CHB)**

a) Review Draft 2010-2011 Certified Local Government (CLG) Annual Report.

Recommendation: Review, provide comments, and forward to the State Office of Historic Preservation

Discussion:

Mr. Fernandez requested changes to the goals (under Item F). Continue our awareness and educational efforts such as the Ventura County fair.

Mr. Schafer asked if there was a possibility of that the Board can require historic preservation policy for making demolitions a discretionary. Staff suggested the Board place it on the next agenda to discuss implementation of an Ordinance amendment regarding demolitions. Mr. Schafer stated that it might be time to update the Cultural Heritage Ordinance No. 4225.

Schafer mentioned that a CLG grant is good when the Board has identified areas to develop a historic context statement.

Ms. Mikkelsen stated that she thought a review of the Cultural Heritage Ordinance would be a goal.

Mr. Fernandez motioned to approve with changes the CLG Annual Report, Ms. Mikkelsen seconded the motion. Motion passed 7-0.

4b) Consider Re-appointment of the at-large Cultural Heritage Board members, Miguel Fernandez and Stephen Schafer.

Recommended: Reappoint both as at large members.

Ms. Mikkelsen motioned to approve both at-large members. Mr. Shorts seconded the motion. Motion passed 5-0. (two abstentions).

**5. Discussion**

5a) Comments from Board Members

Ms. Havens discussed the potential for designating the School Street homes on the California Register.

Ms. Mikkelsen – Stagecoach Inn is a California landmark.

Mr. Kulwiec

Mr. Shorts – No comments

Mr. Fernandez – Provided a presentation on the LaJanelle shipwreck built in 1930 on the East Coast off of Silverstrand Beach. The luxury cruise ship was previously named Borinquen, the luxury cruise ship and named Bahama Star

Mr. Schafer – SHPO wants to revive a signage program for identifying CA Landmarks. February 7 CPF Workshop in Los Angeles – Designation and Documentation of Historic Resources.

Mr. Blum –

**6. Adjournment of the Meeting of the Ventura County Cultural Heritage Board**

Ventura County Cultural Heritage Board Draft Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
February 13, 2012

1. **Meeting was called to order at 1:20p.m. by Chairman Blum.**  
Commissioners Present: Don Shorts -Vice Chair, Gary Blum - Chair, Miguel Fernandez, and Mr. Stephen Schafer  
Staff Present: Nicole Doner and case planner, Franca Rosengren  
Absent: Ms. Ricki Mikkelsen, Ms. Pat Havens and Mr. John Kulwicz
2. **Oral Communications – None.**
3. **Minutes – None**
4. **Convene the meeting of the Ventura County Cultural Heritage Board (CHB)**

*Items Taken Out of Order:*

- 4b) **U.S. Department of the Navy – Naval Base Ventura County Cultural Resources Metrics Questions**

Recommendation: Consider the CR Metrics questionnaire and provide comments.

The following comments were received from Board member Schafer:

- Communication with the Navy Installation is adequate but not great and could be improved.
- Does the installation incorporate cultural resources early in the project development? At times, the stakeholder is notified of building improvements (such as window replacement) after the fact that were deemed as maintenance by the Navy. The Navy installation considers these maintenance improvements to have no effect on the cultural resources but in fact alter the basic integrity of the resource.
- The Navy installation seems to have little understanding of the Secretary of Interior Standard's for Rehabilitating Historic Buildings. It appears that it is because the Naval Base Ventura County Cultural Resource Officer is an archaeologist.
- Are mitigation requirements associated with Section 106 agreements being successfully met, monitored..... and consulting parties notified of completion? The stakeholder has never been notified of completion of mitigation requirements. For example, the Bard Pool mitigation measures were changed but the consulting party (CHB) was never notified.
- Does the Navy have adequate Navy Cultural Resources Management support to meet the installation's current cultural resources compliance requirements? - The CHB considers the Navy installation's response to

archaeological impacts is excellent; however, since there is currently no architectural historian working on-site at the Naval Base Ventura County, the response to historical impacts is not adequate.

**4a) 4227 East Hueneme Road, Unincorporated Area of Ventura County, CUP  
Case No. LU11-0116, Project No. 12-381**

Recommendation: Consider the Historic Resource Report dated January 24, 2012 and the Conditional Use Permit Case No. LU11-0116 for purposes of the California Environmental Quality Act compliance and provide comments.

Nicole Doner, CHB staff, presented the staff report. Staff discussed the fact that the two freestanding signs are no longer permitted within the AE zone in accordance with the Non-Coastal Zoning Ordinance Section 8110-7. The applicant may choose to file a variance to keep the signs, but a recommendation from the CHB that the signage is a potential historic resource would be necessary for approval of the variance. Schafer stated that site may be considered an important potential historic resource as a roadside business along the original Highway 101. The signs could meet the Point of Interest designation criteria since there are no integrity standards. Mr. Shorts, Mr. Fernandez and Mr. Schafer stated that they really liked the signage and wanted the applicant to keep the signage but understood that the applicant would need to keep the signs in an arrested decay (i.e. the structures will be maintained, but only to the extent that they will not be allowed to fall over or otherwise deteriorate in a major way.)

Mr. Fernandez offered to speak at the Planning Commission hearing to recommend approval of the sign variance.

Mr. Shorts made a motion for the Board to find that the subject property is recommended as a potential Point of Interest and that the project has no effect.

Mr. Schafer seconded the motion.

Motion passed 4-0.

**5. Discussion**

**5a) Comments from Board Members**

Mr. Shorts – No comments

Mr. Fernandez asked if the agenda was emailed to members – Yes.

Mr. Schafer – The City of Ventura is still working on the Westside Community Survey. The San Buenaventura Conservancy is looking at a members-only BBQ and tour at the Shell clubhouse (also known as Alice Grubb Hall circa 1938) located on the Aera Lease of the Ventura Avenue Field. Building was built with ruffle brick.

Mr. Blum –Wilson Neighborhood met and discussed that halfway houses are being developed in the neighborhood. St John's is considering selling the convent house (originally Major Driffill's house) at the corner of F and Magnolia Streets. Facebook page should be created for the County's Mission Aqueduct.



**5b) Staff provided an update on the Mission Aqueduct:** The parking lot and improvements have been completed and that proposed signage will be coming to the Cultural Heritage Board soon. The County Planning Division is in the process of placing all of the historic surveys online at the Planning Division website. Mr. Schafer asked that a link be sent to him so that he could add that to the San Buenaventura Conservancy website.

**6. Adjournment of the Meeting of the Ventura County Cultural Heritage Board**

Ventura County Cultural Heritage Board Minutes  
788 West Matilija Hot Springs Road, Ventura County and  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
March 12, 2012 at 10:15a.m.

*Board members toured Landmark No. 25 – Matilija Hot Springs located at 788 West Matilija Hot Springs Road, Ventura County at 10:15a.m. Then, Board members returned to Ventura County Government Center, Administration Building, Third Floor, Room 311, 800 S. Victoria Avenue, Ventura at 1:10p.m.*

**1. Meeting was called to order at 1:15 pm by Chairman Blum.**

Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, Miguel Fernandez, Patricia Havens, John Kulwiec, Steve Schafer, and Ricki Mikkelsen

Absent: None

Staff Present: Nicole Doner

Advisors Present: Judy Triem

**2. Oral Communications**

None.

*Items taken out of order*

**4. Convene the Ventura County Cultural Heritage Board**

- a) Review the Watershed Protection District Project at Matilija Hot Springs, 786 and 788 West Matilija Hot Springs Road, Ventura County Landmark No. 25 (Matilija Hot Springs)

Ms. Doner, staff presented the staff report and the following recommendation: Consider Request for a Certificate of Appropriateness to demolish certain structures and correct building code violations; Find that the Certificate of Appropriateness application is incomplete and require further review and documentation via an Historic Resource Report by an Architectural Historian to complete the application and to determine the environmental impact and provide any appropriate mitigation measures for the project.

Board Discussion:

Mr. Schafer asked if this is this a federally funded project under Section 106 review. Per applicant, Karl Novak, Deputy Director of the Operation and Maintenance Division of the County Watershed Protection District, no, only county funds would be used.

Mr. Novak informed the board members that the Dam project has stalled and the facility is in maintenance mode. The current request is a result of a tree falling on the dining hall and damaging it beyond repair. The County's first responsibility is to make the facility safe and the County also knows there is a flooding problem out there. A number of the facilities are shown as yellow striped areas after the dam was installed and fall within observed flooding areas including the Post Office. Mr Novak stated that a number of the other facilities are located within the flood area so he asked members why restore those facilities when the County knows they will be flooded again?

Judy asked what is happening to the Matilija dam and is the facility open to the public?

Per Mr. Novak, no, because there is only one road in/out, the facility cannot be publicly used with the existing one way in and out due to Fire hazards but there are trespassers. The property was only acquired because of the Dam project. Mr. Novak mentioned that the County Watershed Protection District is interested in getting the Post Office on the National Register.

Mr. Kulwicz asked how Mr. Novak defined demolition.

Mr. Novak stated he would remove the structure around the Post Office, and the toilet building.

Mr. Kulwicz asked if Mr. Novak planned to take out the foundation, restore the pad, remove the utilities and restore the Post Office? Mr. Novak stated that they haven't laid out all of the steps for demolition.

Mr. Schafer stated the project request is to seal and secure but stabilization is an option that was not mentioned. The Post Office is clearly historic but there are other items there such as the circulation patterns, pool, trees, landscape, buildings, and cultural landscape. Mr. Schafer stated that he is reluctant to allow removal of structures at this point. Mr. Schafer's worry is that the demolition is permanent and we don't have enough information at this point.

Mr. Schafer motioned that the CHB require further review and more information on potential future uses and require the County's detailed demolition plan including a Phase I Architectural Historian review. Mr. Kulwicz seconded the motion. Motion passed 7-0.

#### *Adjournment of the Ventura County Cultural Heritage Board*

### **5. Convene the Simi Valley Cultural Heritage Board**

- a) Review the Simi Valley Elementary School Structural Retrofit Project at 2956 School Street, Simi Valley, CA

Ms. Doner, staff presented the staff report and the following recommendation: Find that the project meets the requirements of the Simi Valley Cultural Heritage Ordinance and that the project is consistent with the Secretary of Interior's Standards conditioned upon the project conforming with provisions outlined in the Preservation Brief No. 41; and Approve the Certificate of Appropriateness

#### Board Discussion:

Mr. Tony Joseph from the Simi Unified School District introduced Will Lambert of Li & Assoc., and Bill Amador and Paulina Natera of Amador Whittle Architects.

Per Mr. Amador, they propose to use shotcrete on the inside of the building to strengthen the building and remove the barrel tile roof to connect the walls and the roof. The roof will be reinstalled and they will reuse the barrel tiles or match with similar tile in style and materials. The doors and windows are to remain except for a few exterior doors where the student restrooms on the south side of the building are to be replaced with panel door that are fully accessible. In the School's interior where the entrance

corridor is located, there are architectural columns that are closed off. These columns are proposed to be reopened. Mr. Amador further stated that there are cracks in the exterior concrete 12-inch walls where they plan to add rebar and 4-inch shotcrete on the inside. New foundation element on the exterior will be 8-inches below grade and won't be seen.

Per Mr. Joseph, the State may have comments on their plans.

Ms. Havens wondered if there was any damaged to the school from the past earthquakes. No significant damage per Mr. Lambert.

Mr. Fernandez asked whether they were going to furr out from the shotcrete to run the electricity. Mr. Amador stated that they hope to run the electricity in the shotcrete within the 16-inch thick wall. Sidewalk and low wall (16 inches) will be removed for accessibility and raised as a sloped meandering path. Canopy will have a 4 inch gap from the existing school building. The classroom floors will be carefully saved and reused. The nurses area and main office is proposed to have a new wood floor.

Mr. Fernandez motioned to approve the Certificate of Appropriateness. Mr. Shorts seconded the motion. Motion passed 7-0.

3. **Review of the November 14, 2011 Minutes – Minutes were continued to the next meeting.**
6. **Discussion:**  
Board members reports given.
7. **Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.**

Ventura County Cultural Heritage Board **Draft** Minutes  
Ventura County Government Center, Administration Building,  
Third Floor, Room 311, 800 S. Victoria Avenue, Ventura  
April 09, 2012 at 1:15p.m.

1. Meeting was called to order at 1:15pm by Chairman Blum.  
Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, Patricia Havens,  
John Kulwiec, Steve Schafer, and Ricki Mikkelsen  
Absent: Miguel Fernandez  
Staff Present: Nicole Doner

2. Oral Communications  
None.

*Items out of Order*

4. Convene the Ventura County Cultural Heritage Board

- b) Review the revised application for a Conditional Use Permit Case No. LU11-0116 for purposes of California Environmental Quality Act (CEQA) compliance. Project located at 4277 E Hueneme Road, Unincorporated area of Oxnard.

Ms. Doner, staff, presented the staff report and provided the following request:

- Board clarification on the potential historic value of the site as a potential Point of Interest in light of the applicant's request to remove the signs.

Mr. Erik Nagy, the applicant's representative, came in at 1:25p.m.

Mr. Schafer would be comfortable determining that the signs are historical by making an association with the era of the Roosevelt Highway and mobility. He mentioned that the Roadside Americana resources are being dismantled and consumed every day and there is an entire society that advocates for the Roadside Americana.

Case Planner, Ms. Franca Rosengren, stated that the signs are considered a violation that should have been removed when the buildings were demolished.

Mr. Schafer asked if there were any provisions in the Ordinance to allow an override of the requirement for a variance for the protection of historic resources by the County Planning Division. Discussion arose among several members to consider the signs as art. Mr. Schafer mentioned that he wanted to facilitate the maintenance of the signs on the stick as a historic resource, but if the signs were moved or removed, they may not be considered historical at that point.

Motion by Ms. Mikkelsen to continue the item to allow staff to provide other options. Ms. Havens seconded the motion. Motion carried 6-0.

- a) Review the Historic Resources Report dated July 18, 2011 and Conditional Use Permit Case No. LU11-0120 for purposes of California Environmental Quality Act (CEQA) compliance. Project located at 6135 North Rose Avenue, El Rio Community

Ms. Doner, staff presented the staff report and made the recommendation to review and provide comments

Mr. Schafer stated that the period of historical significance is during the Vickers family ownership 1908 through 1916 (Vickers Senior) and is the best resource associated with him left in the County. He continued to state that Fred Snodgrass, New York Giants baseball player and Mayor of Oxnard in 1937, lived on the property for three years. Mr. Snodgrass who married the daughter of Vickers should be considered a historically notable person. Vickers family had an incredible impact to the agricultural development in Simi Valley and Oxnard.

Mr. Schafer asked if there was a possible way to move the garage more than 15 to 25 feet away from the building. Mr. Schafer mentioned that the staff report identified that section of The Standards which does not recommend: *Placing parking facilities directly adjacent to historic buildings where cars may cause damage to the buildings or to important landscape features.* Mr. Schafer asked that the garage be at least 15 feet setback from the house (see yellow highlights made by Schafer on the site plan).

*Mitch Stone and Judy Triem from San Buenaventura Research Associates (who completed the historic resource report) came in at 1:55p.m.*

Per Schafer, the key feature of the walnut dehydrator building is the vent on the roof. Schafer stated that the garage drawings appear to look like a walnut dehydrator building. Mr. Kulwiec asked that the garage be turned facing north so that the new garage is not seen from the site entrance.

Mr. Schafer made a motion that the main residence, barn and the walnut dehydrator building are considered historic resources. Ms. Mikkelsen seconded the motion. Motion carried 6-0.

Mr. Schafer made a motion that the proposed changes to the agricultural part of the property from the proposed project do not have an adverse effect on the historic resources. Mr. Shorts seconded. Motion carried 6-0.

Mr. Schafer made a motion that the new pump house and garage should be designed in the shed-barn style and the garage should be moved as far as feasible away from the main residence and the CHB would like a condition of the approval be applied to require CHB staff to review and approve the dimensional elevation and floor plans and materials board of the barn and pump house. Mr. Kulwiec seconded the motion. Motion carried 6-0.

3. Approval of the November 14, 2011 Minutes  
Motion to approve minutes by Mr. Kulwiec and seconded by Ms. Havens. Minutes were approved by consensus of the group.

*There is no Item 5 on the Agenda*

6. Discussion

Board members reports:

8. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.

Ventura County Cultural Heritage Board **Draft** Minutes  
City of Port Hueneme Community Center  
550 Park Avenue, Port Hueneme.  
April 23, 2012 at 1:15p.m.

*Board members toured the US Navy Seabee Museum located at the Naval Base Ventura County, Building 100, Port Hueneme, CA 93043. Then, Board members convened for the public meeting at 550 Park Avenue – Community Meeting Room, Port Hueneme, CA.*

**1. Meeting was called to order at 2:45pm by Chairman Blum**

Commissioners Present: Don Shorts-Vice Chair, Gary Blum - Chair, Steve Schafer, and Miguel Fernandez

Absent: John Kulwiec attended Tour and Item 5a.

Patricia Havens and Ricki Mikkelsen attended the Navy Museum tour.

Staff Present: Nicole Doner, CHB Staff,  
Franca Rosengren and Brian R. Baca (Planning staff and manager attended Item 4b only)

**2. Oral Communications**

None.

*Items out of Order*

**6. Discussion**

a) Board members comments

b) Boardmember request to discuss reducing the number of public hearings to once a month. No action taken.

c) Staff Update

**3. Minutes:**

The November 28, 2011 Minutes were tabled for approval until next the meeting.

**5. Convene the Meeting of the Oxnard Cultural Heritage Board**

a) Oxnard 1981 Survey Area, Proposed Garage at 151 S C Street, Oxnard, CA

Ms. Doner presented the staff report and made the recommendation to consider Certificate of Review, Project No. 12-357 and provide comments.

Correction to the staff report referring to a proposed 4-inch siding is incorrect, 2.5-inch siding is what exists on the main house. The motion will be changed to refer to the siding to match in profile and vertical exposure.

Fernandez made the motion to approve the Certificate of Review with the added language that the wood siding will match the wood siding of the main house in profile and vertical exposure. Schafer seconded the motion. Motion carried 5-0.

*John Kulwiec left the meeting at 3:15p.m.*



*Erik Nagy, Item 4a's representative came in to the meeting at 3:20p.m.  
Franca Rosengren and Brian R. Baca came in at 3:25pm.*

**4. Convene the Ventura County Cultural Heritage Board**

- a) Third Review of the Conditional Use Permit Case No. LU11-0116 for purposes of California Environmental Quality Act (CEQA) compliance. Project located at 4277 E Hueneme Road, Unincorporated area of Oxnard.

Ms. Doner, CHB staff, introduced Brian R. Baca who presented the staff report and provided the following options to the Cultural Heritage Board for their review:

1. Find that the signs are not a cultural resource; OR
2. Find that the signs are a potentially significant cultural resource. If the Board does find that the signs are a cultural resource and the applicant wishes to demolish the signs then the Planning Division would be required to process an EIR. The decision-maker would need to adopt a Statement of Overriding Considerations. However, the decision maker could not make a finding that demolition would provide a public benefit; OR
3. Find that the signs are a potentially significant cultural resource and have the signs remain. The applicant would have to go to the Planning Commission for a variance to allow the signs to remain.

Schafer made a motion to find that the signs are not a potentially significant cultural resource. Fernandez seconded. Motion carried 3-1.

**7. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.**

Ventura County Cultural Heritage Board Draft Minutes  
Valle Naranjal 4268 Center Street, Piru, CA and  
Ventura County Agricultural Commissioner's Office  
815 East Santa Barbara Street, Santa Paula, CA  
May 14, 2012 at 9:30a.m.

1. Official Meeting was called to order at 10:20am by Vice Chairman Shorts.  
Board members present for all items: Patricia Havens, Don Shorts-Vice Chair, Ricki Mikkelsen and John Kulwicz  
Board members Fernandez and Blum were available for all items except 4a  
Absent for all items: Stephen Schafer  
Staff Present: Nicole Doner
2. Oral Communications  
None.

*Items out of Order*

4. Convene the Ventura County Cultural Heritage Board at 10:20am.
- 4a) Piru Valle Naranjal Residential Development Site of Merit located at 4268 Center Street, Piru

*The CHB members toured the development with Cabrillo Economic Development Corporation's Miguel Garcia and Jesse Ornelas*

CHB Staff, Ms. Nicole Doner, presented the staff report and recommendation:

- Review Planned Development Permit Conditions of Approval and find that Conditions No. 29, 30 and 31 have been satisfied and the applicant may proceed to receive their site occupancy clearance.

The CHB reviewed the following information presented at the hearing:

- 15 minute video documentary of the oral histories completed by George Sandoval of West End Productions in collaboration with Cal State Channel Islands
- 3-D site model (physical)
- Black and white photographs on archival paper taken of the buildings and landscape features, according to HABS standards available digital and hardcopy.
- As built drawings to HABS standards available digital and hardcopy.
- Tools of the trade commonly used by the citrus industry
- Permanent interpretative plan and educational display at the Valle Naranjal community center that included the above mentioned items and citrus boxes and bags, smudge pot, ladder, bookcase, bed/bench.
- Wall Mural painted by the Arts for Action of Oxnard depicting the farmworkers

Applicant, CEDC's Miguel Garcia, stated that the as-built drawings to HABS standards and the 15 minute video would be made available on the Internet, the Bracero program books would be ordered and held on-site for Valle Naranjal residents information and the video would be publicized at the Museum of Ventura County, Santa Paula Oil Museum and South Central Coast Information Center at Cal State Fullerton and on the CEDC website.

Mr. Kulwiec moved that the Cultural Heritage Board has reviewed the staff report and all exhibits thereto, has considered all comments received during the public comment process and the Cultural Heritage Board finds, based on the preceding analysis, that Conditions of Approval Nos. 29, 30 and 31 have been satisfied and that the applicant may proceed to receive their site occupancy clearance. Ms. Mikkelsen seconded. Motion passed 4-0.

- 4b. Ventura County Agricultural Commissioner's Office, Garage and Fumigation Buildings, 815 -845 East Santa Barbara Street, Santa Paula, Designation of Ventura County Landmark No. 172 and Review of a Certificate of Appropriateness for seismic retrofit and ADA Improvements to the Agricultural Commissioner's Office.

*The CHB members toured the facility with San Buenaventura Research Associates (Mitch Stone and Judy Triem) who offered information on the building's history. After the tour, the public meeting reconvened at 1:25p.m.*

Ms. Nicole Doner, staff presented the staff report and provided the following recommendations:

- a. Find that the Ventura County Agricultural Buildings meet the criteria and standards required by the Ventura Co. Ordinance Code No. 4225 (Cultural Heritage Ordinance) to designate the site and the buildings as Ventura County Landmark No. 172; and
- b. Find that Project No.CH12-0007 meets the requirements of Ventura Co. Ordinance Code 4225 and that the project is consistent with the Secretary of Interior's Standards conditioned upon the project conforming to the provisions in the Secretary of Interiors Standards and Preservation Brief No. 41 and approve the Certificate of Appropriateness.

Board discussed the Landmark Designation.

Ms. Mikkelsen motioned to approve the Landmark designation (Ventura County Historical Landmark No. 172). Ms Havens seconded the motion. Motion carried 6-0.

Board Discussion regarding the Certificate of Appropriateness:

Mr. Shorts mentioned that the lobby ceiling should fit the walls. Ms. Mikkelsen stated that the upper kitchen cabinets should be retained and reused. Mr. Kulwiec mentioned that a) the inside door from the conference room to the kitchen should be retained as a false door; b) the Lobby's corbelled arched openings shall be kept; and c) the other doors that are not required to be handicapped accessible shall be retained such as the janitors closet door. Mr. Kulwiec also mentioned that 1/4" or 3/8" drywall could be used over the arched openings to maintain the arches. Ms. Wilson, architect for applicant, stated that the drinking fountain would be eliminated and a new door would be placed in the lobby and the original 42 inch doors will be re-used.

Mr. Kulwiec motioned to approve the Certificate of Appropriateness conditioned upon the following:

- Keep the 32-inch interior doors as part of the building except in the restrooms and kitchen areas which would require handicapped accessibility
- Reuse the existing upper kitchen cabinets in the kitchen
- Maintain the Lobby's interior arched openings.

Ms. Mikkelsen seconded the motion. Motion passed 6-0.

3. Approval of the November 28, 2011. Ms. Havens moved to accept the Minutes and Mr. Kulwiec seconded the motion. Motion passed 6-0

*Adjourn the Meeting of the Ventura County Cultural Heritage Board*

5. Convene the Meeting of the Oxnard Cultural Heritage Board

- 5a) Oxnard 1981 Survey Area, Proposed Two Residences on a vacant lot located at 135 S C Street, Oxnard; Review and Provide Comments on Conceptual Review of Proposed Plans (No Staff Report given)

Board Discussion:

The Board members offered the following comments:

- Use deep brown brick on the residence
- Look at the bungalow architectural styles and try to incorporate details from the bungalows
- 25 foot front setback minimum and 5 foot side setback minimum
- Lower the roofline of the dormer from 8 foot to 7 foot plate height
- Consider wide window casings
- Consider adding eave brackets
- Consider using exposed rafter tails and roof beams
- Porch Columns joint areas are not beefy enough

- 6a. Board members provided their reports.

- 6b. Staff Report: Staff discussed the interest from a Board member to reduce the number of public hearings to once a month versus meetings taking place generally twice a month when necessary. Staff informed the Board of the potential concerns regarding a change to once a month that may be considered a reduction in contract services to Cities. Ms. Mikkelsen stated that she would prefer that any one-item meetings be held over to the next meeting. No action taken.

17. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.



# Ventura County Cultural Heritage Board Minutes

## June 11, 2012 at 1:15p.m.

County of Ventura • Resource Management Agency • Planning Division

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

- 1. Meeting was called to order at 1:15pm by Chairman Blum.**  
Commissioners Present: Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, Judy Triem, and Miguel Fernandez  
Absent: Patricia Havens, John Kulwicz and Stephen Schafer  
Staff Present: Nicole Doner

- 2. Oral Communications**  
None.

*Items taken out of order*

- 6. Convene the Meeting of the Ventura County Cultural Heritage Board**

- 6a) Request for a Certificate of Review of a Site of Merit, 1332 Briggs Road, Unincorporated Area of Santa Paula, Guest House Renovations, Project No. CH12-0008**

Recommendation: Review and approve the Certificate of Review  
Ms. Doner presented the staff report and the recommendations.

Representatives in attendance: Mr. Chris Wilson, contractor and Mr. Richard Martinez, designer.

CHB's Disclosures: None

CHB Deliberation and Vote: Shorts motion to adopt the staff recommendations with the modified application of the insulation on the inside of the house to maintain the exterior plywood panels. Fernandez seconded. Motion carried 4-0

- 3. Approval of Minutes**

July 11, 2011 Minutes

December 12, 2011 Minutes - Corrections to December 12, 2011 minutes to reflect Mr. Fernandez came on time to meeting.

January 23, 2012 Minutes

CHB Deliberation and Vote: Fernandez motioned to approve the minutes with the correction. Shorts seconded. Motion carried 4-0

- 4. Convene the meeting of the Port Hueneme Cultural Heritage Board**

- 4a) Proposed Port Hueneme Navy Renovation of Building PH104 (Seabee College) Project Ser N45VCS/0311, City of Port Hueneme, CA, Project No.11-346**

Recommendation: Review and Comment on Navy's findings regarding the Seabee College's Section 106 Environmental Review

Ms. Triem recommends that the staff send a letter to reiterate the Board's concerns, stating that even though the Seabee building has been determine to be ineligible for the

National Register, it's important on a local level and the Board would like to limit the adverse changes to the building, and provide suggestions for appropriate treatment of the building.

CHB's Disclosures: None

CHB Deliberation and Vote: Ms. Triem moved that the Board accept the recent SPHO findings via telephone conversation on June 11, 2012 with staff that the building was determined ineligible for National Register and to provide comments to recommend that future work be done to respect the integrity as a locally significant building. Fernandez seconded. Motion carried unanimously.

**5) Discussion**

- 5b) Review of Draft Mills Act Ten Year Rehabilitation Plan's List of Potential Projects  
Recommendation: Review and provide recommendations to staff  
*Item continued to the next meeting for review by full board per Mr. Blum.*
  - 5c) Review of the Berylwood Historic District HABS Survey completed by Jennifer Krintz and Shannon Davis, Architectural Historians, ASM Affiliates, November 2011  
Recommendation: Review and provide comments to San Diego Family Housing and Navy Base VC  
*Blum made a motion to accept the report.*
  - 5d) Board Comments
  - 5e) Staff Update Regarding the Hueneme Masonic Cemetery  
Staff presented an update on the Hueneme Masonic Cemetery to the Cultural Heritage Board regarding the potential development of this site and the adjacent Naumann property.
  - 5a) DVD Presentation "Hobson Brothers" by Cynthia Thompson.
- 7. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.**



# Ventura County Cultural Heritage Board Minutes

## June 25, 2012 at 1:15p.m.

County of Ventura • Resource Management Agency • Planning Division

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

**1. Meeting was called to order at the Ivy Lawn Cemetery Conference Room at 1:15pm by Chairman Blum.**

Commissioners Present: Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, and Miguel Fernandez

Absent: John Kulwicz, Stephen Schafer, and Patricia Havens

Staff Present: Nicole Doner, Tricia Maier and Kathleen Middlebrooks

Presentation by Cynthia Thompson on the history of Ivy Lawn Cemetery at 1:15 p.m. and immediately thereafter, Ms. Thompson provided a tour of Ivy Lawn Cemetery located at 5400 Valentine Road, Ventura, CA 93003.

**2. Oral Communications**

None.

*Items taken out of order*

**4. Convene the Meeting of the Oxnard Cultural Heritage Board**

- 4c) Landmark No. 18, Japanese Cemetery at the corner of Pleasant Valley and Etting Roads, Oxnard, Installation of Two Benches, Project No. 12-389  
Recommendation: Consider Certificate of Appropriateness for two proposed benches

Ms. Doner presented the staff report and the recommendations.

Ken Nakano and Anne Chilcott of the JACL and Reverend Adams of the Oxnard Buddhist Temple were in attendance. Mr. Nakano expressed concerns with the continuing maintenance of the benches. Reverend Adams mentioned the JACL had concerns with the location of the benches in relation to the palm tree and Japanese Cemetery sign. Ms. Chilcott asked that this Eagle Scout project start after Sept 1, 2012.

Applicants, Ms. Katy Behrens and Sam Behrens responded to questions from the JACL.

CHB's Disclosures: None

CHB Deliberation and Vote: Fernandez motioned to continue the item to work out issues with the ongoing maintenance of the benches. No second to the motion was given. No action taken.

- 4a) Oxnard 1981 Survey Area, Request for a Certificate of Review for Landscape and Hardscape Improvements at 636 W Fifth Street, Oxnard, CA, Project No. 12-388  
Recommendation: Consider Certificate of Review

Ms. Doner presented the staff report and the recommendations.

Applicant, Mr. Brown was in attendance and made the following corrections to the staff report: 1) the wall is 24 inches in height (not 36 inches); 2) 40 inch in high pilasters; 3) the front sidewalk has been repaired not removed; and 4) Saltillo tile to cover the walkway to be carried all the way to the courtyard. Mr. Brown identified the different

locations throughout the Henry T. Oxnard Historic District where owners installed a wall along the front property line, however; Mr. Blum stated that these walls were completed prior to the District forming in 1999. Mr. Blum also stated that the walls that were identified by staff along Fifth Street were installed after the 1981 survey.

CHB's Disclosures: None

CHB Deliberation and Vote Fernandez made the motion to approve the project as stated. Shorts seconded the motion. Motion carried unanimously.

- 4b) Hueneme Masonic Cemetery Proposal at Pleasant Valley and Etting Roads, Oxnard CA.  
**Recommendation:** Review Staff Report and Provide Direction to Staff  
Ms. Doner presented the staff report and the recommendations.

Harold Bogner, member of the Hueneme Masonic Lodge was in attendance. Mr. Bogner discussed meeting the Hueneme Masonic Cemetery Assoc. surviving members in 1995: Dr. Elliott Stoll, Hank Eastwood, and Blinn Maxwell. Mr. Bogner resigned as president of the Masonic Cemetery Association in late 1990s but has always been a point of contact on behalf of the cemetery. Mr. Bogner referred the Board to Charles Johnson, library director at the Museum of Ventura County for additional information on the Hueneme Masonic Cemetery.

*Mr. Blum motion to continue the item. No second to the motion was given. No action taken.*

- 4d) Oxnard 1981 Survey Area, Vacant lot at 135 S. C Street, Oxnard, Construction of a two-story front dwelling and a dwelling above one four-car garage on a vacant lot, Project No. 10-318  
Recommendation: Consider Certificate of Review  
*Item continued per applicant request.*

**5. Convene the Meeting of the Port Hueneme Cultural Heritage Board**

- 5a) Review of the Final Berylwood Historic District HABS Survey completed by Jennifer Krintz and Shannon Davis, Architectural Historians, ASM Affiliates, May 2012  
Recommendation: Review and provide comments to Navy Base Ventura County, SHPO and Advisory Council  
*Item continued.*

**3. Approval of Minutes**

February 13, 2012 Minutes  
*Continued due to lack of quorum.*

**6. Discussion**

- 6a) Review of Draft Mills Act Ten Year Rehabilitation Plan's List of Potential Projects  
Recommendation: Review and provide recommendations to staff  
*Item continued.*

- 6b) Board Comments

**7. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.**





# Ventura County Cultural Heritage Board Minutes

## July 23, 2012 at 1:15p.m.

County of Ventura • Resource Management Agency • Planning Division

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

1. Meeting was called to order at 10:45am by Chairman Blum.  
Commissioners Present: Patricia Havens, Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, Stephen Schafer and Miguel Fernandez,  
Absent: Mr. John Kulwicz,  
Staff Present: Nicole Doner,

2. Oral Communications  
None. No members of the public attended.

### *Items out of Order*

4. Convene the Oxnard Cultural Heritage Board (OCHB)
- 4a) Update on the Hueneme Masonic Cemetery at Pleasant Valley and Etting Roads, Oxnard CA.

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Make findings by motion as required by the Ordinance and based on the evidence presented, to provide direction to staff regarding the Cemetery as a potential landmark, or provide other direction.

### Presentation of public speakers:

- Harold Bogner, Oxnard Masonic Lodge representative of property owner spoke regarding the history of the site and the knowledge that 15 bodies have been moved to Ivy Lawn Cemetery. The Masonic members would rather see the graves/bodies maintained and respected.
- Ken Nakano of the JACL spoke regarding his experience of moving one of the graves at the Japanese Cemetery.

OCHB's Disclosures: None

OCHB Deliberation and Vote:

Mr. Schaefer made a motion to find that the Hueneme Masonic Cemetery appears to be eligible as a Ventura County landmark and requested staff to return with a recommendation for landmark designation based on the CHB's review of the following documentation:

- Corporation papers which identified locally important people who formed the Hueneme Masonic Cemetery Association; and
- Site visit and review of the dates on the grave markers.

Ms. Mikkelsen seconded.

Motion carried 6-0.

- 4b. Landmark No. 18, Japanese Cemetery at the corner of Pleasant Valley and Etting Roads, Oxnard, Installation of Two Benches, Project No. 12-389  
Certificate of Appropriateness

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Find the bench project would be consistent with the Secretary of the Interior Standards and the Cultural Heritage Board Ordinance; and
3. Based on the preceding evidence and analysis, Staff recommends that your Board approve the Certificate of Appropriateness (COA) for the project with the following changes:
  - Revise design that provides no backing to the benches
  - Revise location of benches on plan where the benches would be perpendicular to the trellis gateway.
  - Install an identifying plaque on benches "Eagle Scout Project dated 2012."
  - Eagle Scout shall maintain the benches or notify JACL that they can no longer maintain benches.

OCHB's Disclosures: None

OCHB Deliberation and Vote:

Ms. Mikkelsen moved for approval of the two benches with the changes noted above. Ms. Havens seconded the motion.

Motion carried 6-0

3. Approval of Minutes

March 12, 2012 Minutes

April 09, 2012 Minutes

May 14, 2012 Minutes

Motion by Mr. Schafer to approve March 12, and April 9, 2012 minutes. Ms. Havens seconded.

Motion carried 6-0

Motion by Ms. Mikkelsen to approve May 14, 2012 minutes. Ms. Havens seconded. Motion carried 5-0.

5. Convene the Meeting of the Port Hueneme Cultural Heritage Board (PHCHB)

5a) Review of the Final Nomination of the Berylwood Historic District completed by Jennifer Krintz and Shannon Davis, Architectural Historians, ASM Affiliates, May 2012

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. Conduct public hearing, hear testimony, and consider the staff report
2. Review and provide comments to Navy Base Ventura County, SHPO and Advisory Council regarding the final amendment to the original National Register of Historic Places listing of 1977.

PHCHB's Disclosures: None

PHCHB Deliberation and Vote: Ms. Havens moved to accept the report and to move forward with the final NRHP nomination of the Berylwood Historic District. Ms. Mikkelsen seconded the motion.  
Motion carried 6-0

6. Discussion

6a) Review of Draft Mills Act Ten Year Rehabilitation Plan's List of Potential Projects

Ms. Doner requested Board to review list and provide direction.

Mr. Schafer stated that he understood that maintaining a historic home is more expensive and that staff should add specific language that a Certificate of Appropriateness and a building permit may be required.

Mr. Fernandez stated that the Board should strengthen the idea that this is potential list and that the actual list shall be determined on a case by case basis.

7. Board members reports

8. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.



# Ventura County Cultural Heritage Board Minutes

## August 27, 2012 at 1:15p.m.

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

- 1. Meeting was called to order at 1:15pm by Chairman Blum.**  
Commissioners Present: Patricia Havens, Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, Stephen Schafer and Miguel Fernandez,  
Absent: Mr. John Kulwicz  
Staff Present: Nicole Doner

- 2. Oral Communications**  
None. No members of the public attended.

### *Items out of Order*

- 5. Convene the Meeting of the Simi Valley Cultural Heritage Board (SVCHB)**
  - 5a) Consider Certificate of Appropriateness (COA) to Revise the Chumash Park "Indian Hills" Master Plan, Ventura County Historical Landmark No. 89, Project No. 12-392

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff report; and
2. FIND that the revised Master Plan meets the requirements of the Simi Valley Ordinance; and
3. FIND that the revised Master Plan is consistent with the Secretary of Interior's Standards (Standards)
4. Based on the preceding evidence and analysis, APPROVE a Certificate of Appropriateness for the revised Chumash Park Master Plan.

Chumash Park Master Plan Revisions presentation made by Rancho Simi Recreation and Park District's Wayne Nakaoka. The interpretive panel language will be brought back to Cultural Heritage Board staff and the mockup of four signs will be brought back to the Cultural Heritage Board. Mr. Nakaoka asked that revisions to the staff report be made to reflect current property owner, Rancho Simi Recreation and Park District and correct the project name to reflect as only Chumash Park.

SVCHB's Disclosures: None

SVCHB Deliberation and Vote: Ms. Havens made a motion to approve the COA for the Master Plan Revisions to Chumash Park.

Ms. Mikkelsen seconded.

Motion carried 6-0.

**4. Convene the Oxnard Cultural Heritage Board (OCHB)**

- 4a) Consider Recommendation regarding the designation of Hueneme Masonic Cemetery as Ventura County Historical Landmark No. 173

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff report;
2. FIND that the property owners were given a 15-day notice as required (Exhibit 4) and that they concur with the recognition by your Board of the Hueneme Masonic Cemetery as a Landmark and placement of said recognition in County lists;
3. FIND that the Hueneme Masonic Cemetery meets the standards required by the City of Oxnard Landmark Criteria (§§1360-1374 of Ventura Co. Cultural Heritage Ordinance); and,
4. Based on the preceding evidence and analysis, FIND, through adoption of a Resolution (Exhibit 5), that your Board recommends that the Oxnard City Council designate Hueneme Masonic Cemetery as Ventura County Landmark No. 173.

OCHB's Disclosures: None

OCHB Deliberation and Vote:

No vote was taken. Mr. Schafer recommended that staff explore with the City of Port Hueneme, their City Council's recommendation to the City of Oxnard for landmark designation.

- 4b) Consider approval of a Certificate of Review for façade improvements, Rebecca's Juice Bar, 719 S Oxnard Boulevard, Oxnard, CA Project No. 12-393

Nicole Doner, staff, informed the Board that the project had been withdrawn.

3. Minutes: No minutes.

**6. Discussion**

- 6a) Board comments

**7. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.**



# Ventura County Cultural Heritage Board Minutes

## September 10, 2012 at 10:00a.m.

County of Ventura • Resource Management Agency • Planning Division

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

1. Meeting was called to order at 10:05am by Chairman Blum.  
Commissioners Present: Patricia Havens, Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum - Chair, Stephen Schafer, Miguel Fernandez, and Mr. John Kulwicz  
Planning Staff Present for entire meeting: Nicole Doner, Tricia Maier and Kathleen Middlebrook  
Planning Staff Present for Tour only: Kim Prillhart, Planning Director and Winston Wright, Discretionary Permit Coordinator
2. Oral Communications: **None.**
3. Minutes: **No minutes.**
4. Convene the Meeting of the Ventura County Cultural Heritage Board:
  - 4a. Tour of the Warring Stone House located at 837 Park Street, Piru, CA in Consideration of Future Request for Landmark Designation and Mills Act Contract.

Mr. Wiseman, property owner, and Mr. Fisher, historian, representing the property owner attended the meeting.

Schaf mentioned that the period of significance is 1935 but there are reconstructed elements, doors, roof, ceiling joists, etc. that are not period. Board members mentioned that they need more detail of what was replaced. Judy Triem thought that the applicant should review the Roy Wilson plans to determine what's original and what's not. If the interior is lacking integrity, then does that effect the landmark designation and who was the actual architect working under Wilson who signed the plans? The exterior maintenance should be added to the Mills Act Contract.

### **No Action Taken.**

- 4b. Tour of the Cook Mansion located at 829 Park Street Piru, CA in Consideration of Future Request for Mills Act Contract Request.

Mr. Tashjian, property owner, attended the meeting.

Nicole Doner, staff, stated that there is no action requested, however, staff requests that the Board discuss which historic period (Cook or Newhall) should

be adhered to when the applicant proposes rehabilitation items for the Mills Act Contract.

- Schaf stated that the Cook Mansion Landmark versus the Newhall Mansion Landmark is a complex issue because of the fact that the replicated Mansion is too accurate of a replica.
- Mr. Tashjian stated he plan to replace what David Hill removed from the Newhall Mansion period.
- Blum stated his concerns on how to interpret new facilities for the proposed wedding event venue and the impact on the existing setting.
- Mr. Tashjian stated that he wanted to use the 1988 aerial photo of the landscaping and the Board members commented that it depends on what is left of the integrity of the remaining landscaping.

**No Action Taken.**

- 4c. Adohr Milk Farms/Conejo Creek Properties Draft EIR/Specific Plan located at Pleasant Valley Road and Calleguas Creek (Brucker Farm, Calleguas Land Company and Hiji Properties)

**Action:** Consider the Historic Resources Report and Provide CEQA Comments

Nicole Doner, staff, presented the staff report and the following recommended actions:

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Based on the preceding analysis, Staff recommends that the CHB find that those structures within Areas A, B, and C that were determined to be eligible for local landmark designation by San Buenaventura Research Associates are historically significant as local historic resources.
3. Staff recommends that the CHB find that the project would cause a substantial adverse impact to the eligible historic resources and provide comments and mitigation measures.

Board provided the following comments:

- The San Buenaventura Research Associates Draft historic resource report should be finalized.
- The Specific Plan should identify with more specificity the proposed uses at Howard Ranch and the Adohr Dairy Farm. The EIR mitigation measures should include the specific locations for the providing the documentation, archival quality photos and interpretative plan for the park such as Ventura County Museum. All of the documentation could be put together in a published document and distributed to every library in the County.

- The several members stated that they consider the extant Adohr Dairy buildings and associated park/tree row that is attached to the Dairy parking lot to have a high degree of architectural, material and association integrity under the County level.
- Schaf volunteered to provide staff with language to the City of Camarillo with suggested changes to the Mitigation Measures identified in the Draft EIR for Cultural Resources.

5. Board Comments/Discussion

6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.



**Certified Local Government Program -- 2011-2012 Annual Report**  
(Reporting period is from October 1, 2011 through September 30, 2012)

**Attachment C: Public Outreach Publications**



## PRESS RELEASE

Contact: Gary Blum (805)486-6074 / [info@OxnardHistoricDistrict.com](mailto:info@OxnardHistoricDistrict.com)

# OXNARD AUTUMN HOME TOUR CELEBRATES SIXTEEN YEARS

OXNARD, CALIFORNIA: September 23, 2012

FOR IMMEDIATE RELEASE

The Oxnard Autumn Historic Home Tour showcases the rich architectural heritage of Oxnard's first neighborhood. This year's tour will showcase a variety of home styles. The Henry T. Oxnard Historic District is the largest intact collection of early 20th century bungalows in Ventura County. Home tour docents will be on hand to describe unique characteristics of each home.

This year's tour is planned for Sunday, September 23, 2012 from 10:00 a.m. to 5:00 p.m. The tour begins at the Carnegie Art Museum located at 424 S. C Street next to Plaza Park. Attendees can choose to walk, drive or take a complimentary shuttle for the self-guided tour.

Art, pottery, succulents, antiques and unique home decor will be available for sale at the Marketplace on three adjoining lawns on F Street. Raffle tickets for the Second Annual Boutique Wine will be available for purchase at the marketplace. Tickets are \$35.00 for a chance to win 35 bottles of donated wine valued at close to \$1000.00. Wine includes local vintners among others. Tickets can also be purchased online.

Proceeds of the event directly benefit the 5th Street Beautification Project. Plans to fully landscape a parkway between F St. and G St. with water wise plants is well underway and will be showcased on the day of the tour.

Tickets sold on the day of the event are \$25.00 or prior to the event for \$20.00. For ticket information visit [www.oxnardhistoricdistrict.com](http://www.oxnardhistoricdistrict.com).



William Earl McManus (1917)  
 Landmark No. 155  
 Designated December 2009



Albino Alvarado (1911, California)  
 Landmark No. 152  
 Designated November 2009



Bob Tom Court, Orland, CA  
 Landmark No. 151  
 Designated November 2009



1818-1820, Santa Barbara, CA  
 Landmark No. 150  
 Mills for Courtyard Hills

# Ventura County Cultural Heritage Board

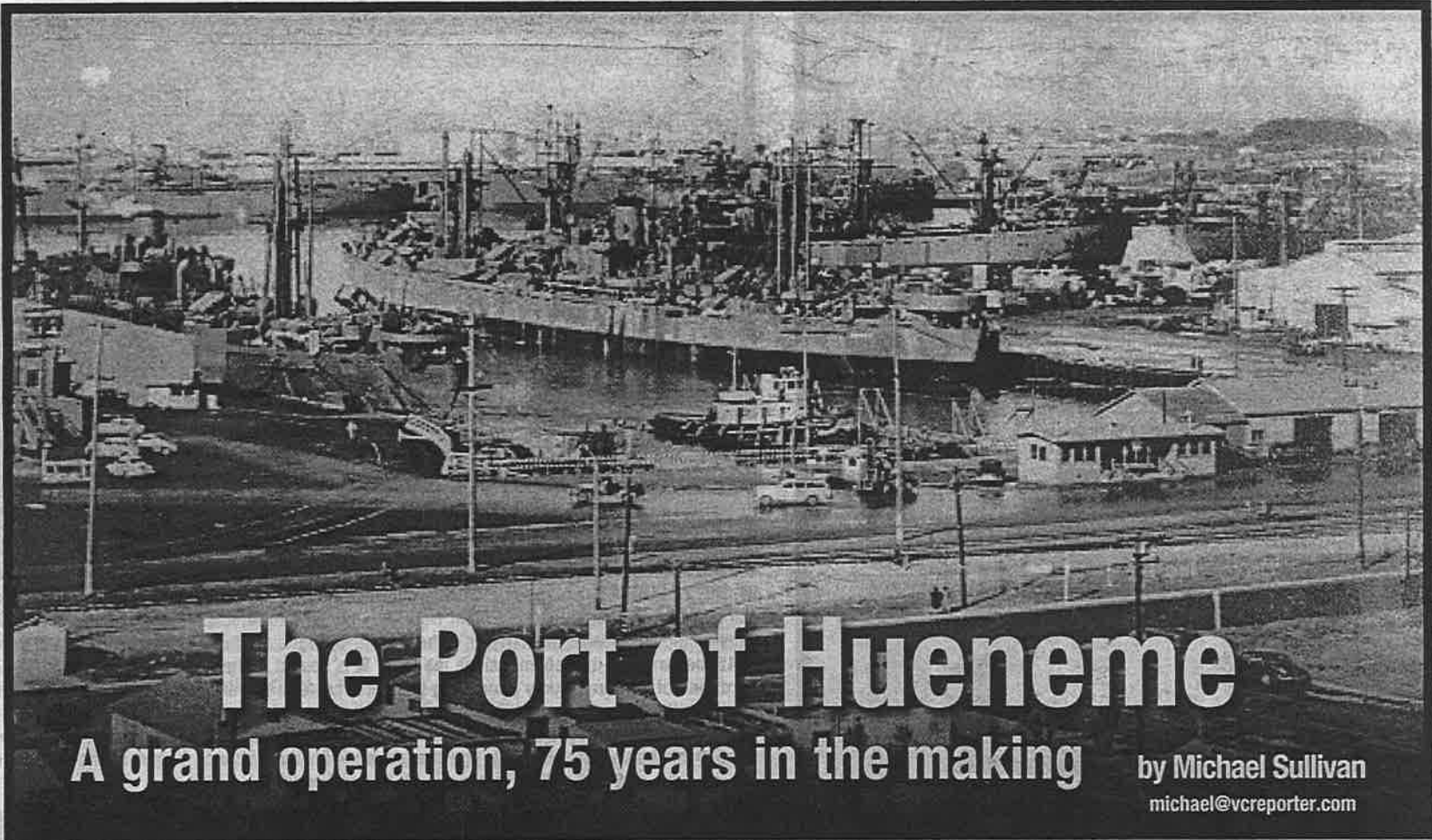
*Protecting Our Historic Cultural and Natural Resources*

Serving the unincorporated areas of Ventura County and the cities of Fillmore, Oxnard, Port Hueneme, Thousand Oaks, and Simi Valley.



The Cultural Heritage Board is comprised of 7 members: 1 each appointed by each County Supervisor representing his or her respective District, and 2 at-large members appointed by the Board itself, plus a Planning Staff/Process Administrator.





# The Port of Hueneme

A grand operation, 75 years in the making

by Michael Sullivan  
 michael@vcreporter.com

**WARTIME:** Shortly after the creation of the port, the Navy took the port by eminent domain in 1942 for use as a base during World War II.

**T**HE CALANDRA, A 35,000-TON CONTAINER SHIP, WAS DOCKED AT THE PORT OF HUENEME one Thursday afternoon. Longshore crane operators were carefully unloading the 450 refrigerated containers of green Chiquita bananas from Ecuador, coordinating with longshoremen on the ground who were cautiously placing them on UTRs (utility tractor rig). The containers were then unhooked from the UTRs until truckers were ready to take their haul to distribution centers in California and eventually to supermarkets throughout the western United States and Canada.

At the same time, longshore crane operators were unloading the Toledo Carrier, a 6,000-ton reefer ship (aka refrigerated cargo ship) full of Del Monte bananas, which included 100 refrigerated or reefer cargo container loads of bananas plus an additional 5,000 pallets of bananas below deck. The Del Monte bananas are unloaded and then stored for a day or two in the port's cooled warehouse. Inside the warehouse, lift operators were moving pallets stacked high with bananas at a furious pace into cooled trucks at the loading docks.

Outside, truckers were drinking coffee and carrying on as they waited for their

hauls. The port elsewhere that day was seemingly quiet, but a tour of the 120-acre site revealed an operation full of life even when nothing seems to be happening, while its rich history reveals the birth of a magnificent operation and the wonderful simplicity of it all. Celebrating 75 years this year, the port has opened its gates for its inaugural Banana Festival on Saturday, Sept. 29, from 11 a.m. to 6 p.m. The event will give the public an opportunity to tour one of the busiest seaports in the region.

## In essence, just a landlord

To think of the Port of Hueneme as only a landlord seems a little perplexing. Truth be told, however, the business of any port is to attract and make long-term contracts with lessees, keep them happy and safe by maintaining the grounds and facilities, and provide competitive amenities to attract new lessees, no different than a property owner looking for tenants. It is, nonetheless, a bit more complicated than posting an ad on Craigslist and hoping for the best. To put it in perspective, the port customers do \$7 billion in cargo annually, which equals \$200 million in local economic activity and around 1,500 jobs.

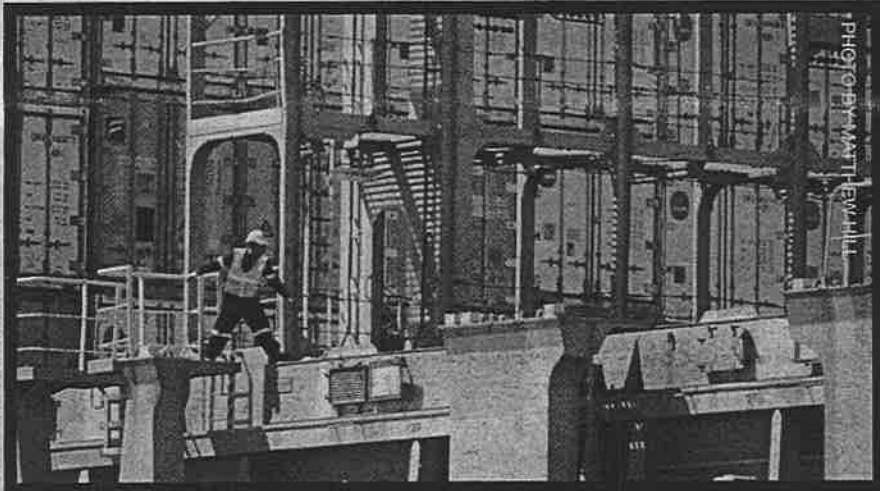


PHOTO BY MATTHEW HILL

**A MULTIFACETED OPERATION:** The Port of Hueneme's business isn't as simple as BMWs and bananas. The port caters to many diverse businesses. For instance, fishermen offload 50,000 tons of squid each year, trailing behind Ventura Harbor, which brings in about 60,000 tons of squid. The squid will be flash-frozen and may remain in the country to be consumed as calamari or sent to larger container ports and shipped to Asia. Near the squid facility, the port has storage tanks holding millions of gallons of nitrogen-based liquid fertilizer, owned by Yara, a company based in Norway, once a month. The port even has a Stellar Biotechnologies facility, a worldwide company that started in Hueneme in 1999. At the facility, keyhole limpets are being raised and harvested for their hemocyanin, a valuable protein used in cancer research and for cancer vaccines. Keyhole limpet hemocyanin is also used as an essential carrier protein in vaccines being developed for use in oncology, cardiology (e.g., hypertension), rheumatology (arthritis), neurology (Alzheimer's), and other vital clinical indications.

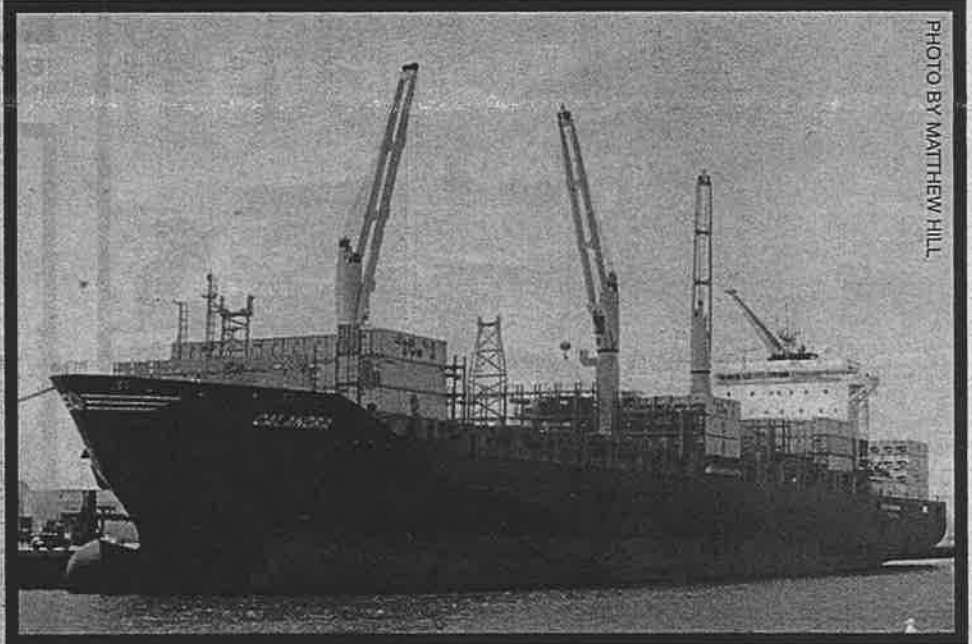


PHOTO BY MATTHEW HILL

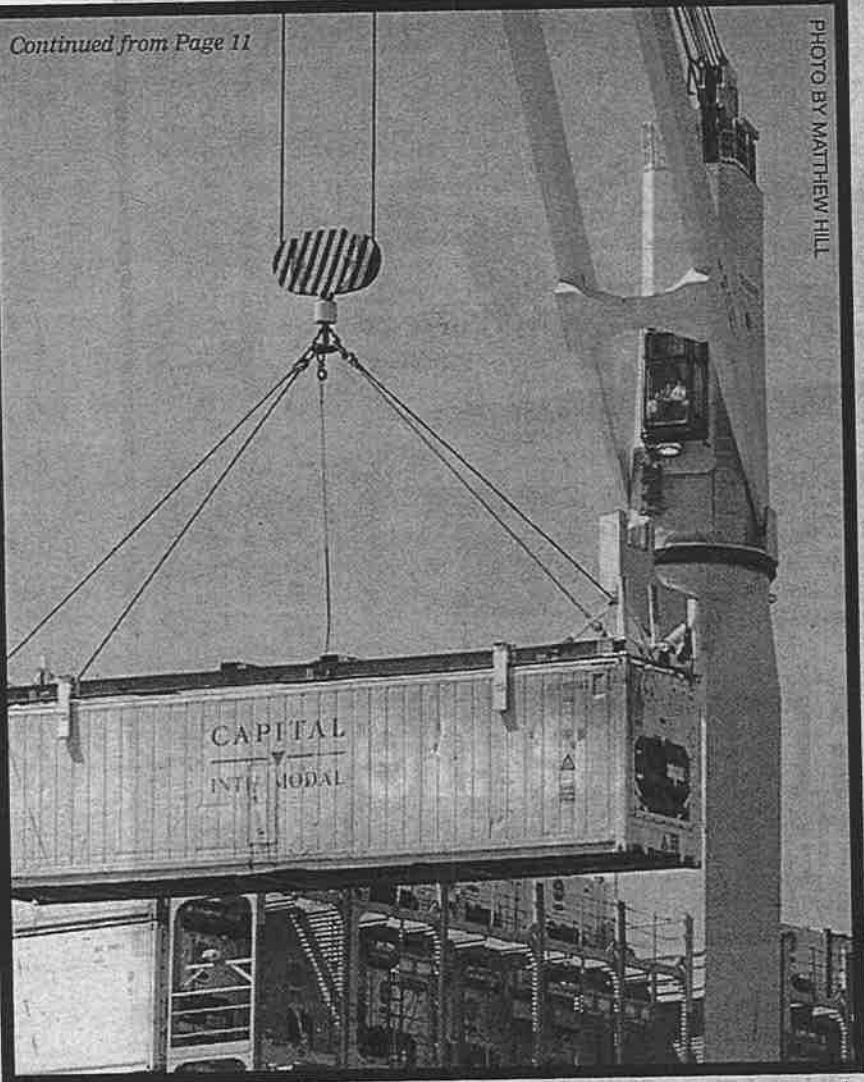
**SHIPPER VS. CARRIER:** It might seem the two would be one and the same, but there is a difference between a shipper, which actually has a product to be shipped, and a carrier, which is only the vessel to transport goods. For example, the Calandra is the carrier for Chiquita bananas. Chiquita is the shipper. Some shippers have their own carriers, aka cargo vessels, but many just contract with carriers, which can relieve some of the liabilities for the shipper in having to transport its own cargo.

Continued on Page 12

September 27, 2012 — VCR — 11

Continued from Page 11

PHOTO BY MATTHEW HILL

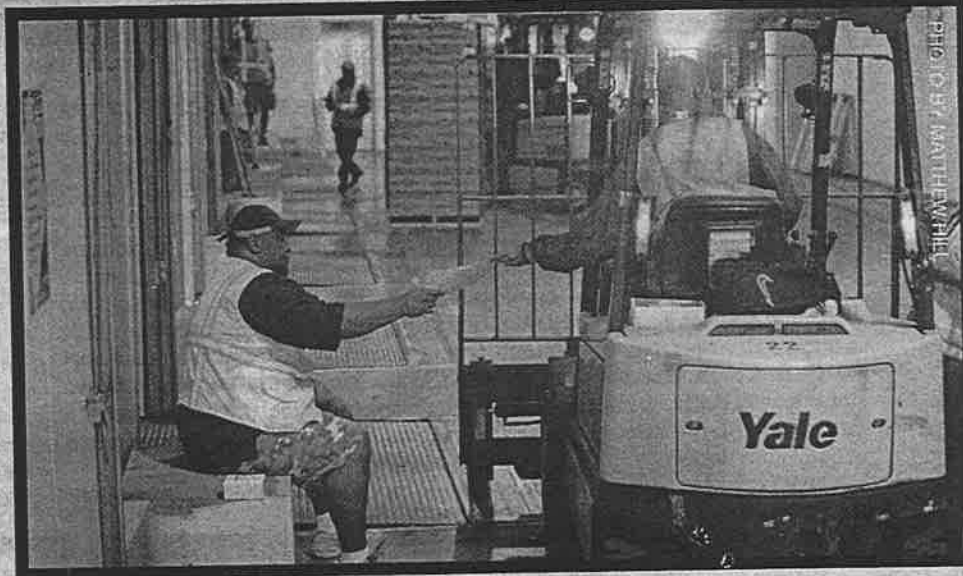


**STEVEDORE:** The stevedore is the operator who contracts with the shipper and owns the cranes, though some ships, like the Calandra, come with cranes built on the ship. Technically, cranes built on ships are more difficult to operate than mobile cranes or cranes built at the port. The stevedore hires the longshoremen who operate the cranes and utility tractor rigs and dock laborers in general. Stevedores at the Port of Hueneme include Ports America, Ceres, Pacific Ro Ro (the term, ro-ro, stands for roll on, roll off) and SSA Marine. The Port of Hueneme also has a \$5.6 million mobile harbor crane, owned by Ports America and operated by two females, an occurrence only at Hueneme among West Coast ports.



**IN THE BEGINNING:** Chumash Indians would travel to the point that was once called Wynema, the place of rest. It was the closest point from the mainland to Anacapa Island, where the Native Americans would trade with other tribes. When Juan Rodríguez Cabrillo came to the West Coast around 1542, he renamed it Hueneme, since the letter W is absent in the Spanish language. In 1867, Thomas Bard, one of Ventura County's founding pioneers, came to the area and found out about a deep submarine valley, adjacent to Hueneme, that would be an ideal place to build a port. After many struggles with the government, the port district was formed in 1937; and in 1938, Bard's dream was realized through his son's perseverance, and dredge work on the entrance began at the port following the one-day sale of \$1.75 million in general-obligation bonds.

PHOTO BY MATTHEW HILL



**TEAMSTERS:** Teamsters are the individuals who get the products to distribution centers. They include lift operators and truckers. They also contract with the shipper.

PHOTO BY MATTHEW HILL



**TOP CARGO:** Thirty-two companies do business through the port, annually handling at least 1 million metric tons of cargo; 2012 has been the port's fourth-best year on record, with more than 1.3 million metric tons of cargo handled. By far, imports outweigh exports at the Port of Hueneme. (The export business has been growing recently, equaling 25 percent of total cargo.) Its two top imports include autos and bananas. For fiscal year 2011-2012, the Port of Hueneme imported 615,588 metric tons of bananas and 219,164 vehicles. The total vehicle cargo was 240,661, of which 21,497 were exports to Chinese markets. Banana imports make up nearly half of the Port of Hueneme's import tonnage, hence the inaugural Banana Festival. Imported vehicles include BMW, Mini Cooper, Rolls Royce, Hyundai, Kia, Mitsubishi, Suzuki, Land Rover and Jaguar. Thirty-three percent of new BMWs in the country transit at the Port of Hueneme. BMWs entering via Hueneme hit markets throughout the western United States. Vehicles are driven from the port to nearby distribution centers, which make the cars ready for sale, and then transported by truck to dealerships. Exports include Honda (Acura) and GM (Cadillac and Camaro) vehicles.

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PHOTO BY MATTHEW HILL



**NOT THE AVERAGE TUGBOAT:** The two Z-drive tractor tugs, owned and operated by Brusco Tug and Barge, are some of the most modern in the country. Each tug has 4,000 horsepower and produces 100,000 pounds of thrust. The boats are also capable of spinning 360 degrees, having been uniquely built for the Port of Hueneme.



**THE FIRST ANNUAL BANANA FESTIVAL**

This free-admission festival celebrates the Port of Hueneme's 75-year anniversary and provides an opportunity for visitors to learn about the journey of the banana and the inner workings of the Port, while enjoying delicious banana foods, music, dance and fun. The port is located at 105 East Port Hueneme Road, Port Hueneme.

Festival highlights include community recipe contest, VIP pie eating contest at 1:45 p.m. on the main stage, live entertainment, a classic car show, an auto pavilion, an arts and crafts marketplace, local farmers market, kids' activities, unique banana food creations and the Port Pavilion showcasing the inner workings of the port from its day-to-day operations to its sustainability projects. Visitors will have an opportunity to talk to the port staff, and customers to ask detailed questions about life on the port.

Special events include waterside port tours with the Bluefin vessel of Hooks Landing at 12:30, 2, 3:30 and 5 p.m. and a dive simulation tank featuring the Seabee Underwater Construction Team.

**2012 VENTURA OYSTERFEST**  
 Saturday, October 13  
 11am - 7pm

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 **LOCAL FOOD**   
 **LOCAL MUSIC**   
 **VENTURA STATE BEACH PARK**

KIDS UNDER 14 FREE

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We would like to thank those who made our Best Of Ventura County issue (and party) such a success

**GARYANDPIERRESILVA.COM**  
 for their beautiful photography and our gorgeous covers

And to those who provided food and drink for the party:  
 The Patio at Player's Casino, Pierpont Inn, Missy's Cupcake Creations, Herzog Wine Cellars, Grinder Deli, Ventura Surf Brewery, Tipps Thai, Bocalli's, Passion Flowers, Four Brix Winery

Finally, thanks to Crow Foot for the musical entertainment

**We couldn't have done it without you! Thank You!**

**VReporter**

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# San Buenaventura Mission Aqueduct

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The Repair and Reconstruction  
December 2011

03-21-05 One week before the March 2005 storm





3-23-05 Just prior to March storm that toppled the structure



Damage immediately after the event on 03-29-05



09-01-05 six months after event



02-23-11 The east facing view of the damaged segment. The photo was taken approximately six years after the damage occurred.



11-11-11 preparing to lift the Mission Aqueduct



12-19-11 reconstruction of the channel



12/21/11 West facing view of the completed project



Restored channel of damaged segment looking north





North facing view of restored masonry with grading completed



12-21-11 South facing view of work completed on channel



JUN 19 2010

U.S. Department of Homeland Security  
500 C Street, SW  
Washington, DC 20472

**FEMA****JUN 28 2010**

Frank McCartron  
Governor's Authorized Representative  
California Emergency Management Agency  
Response and Recovery Division  
3650 Schriever Avenue  
Mather, CA 95655

Re: Second Appeal Reconsideration--Ventura County Sheriff's Department,  
PA ID 111-99111-00, San Buenaventura Mission Aqueduct, FEMA-1585-DR-CA,  
Project Worksheet (PW) 766

Dear Mr. McCartron:

This letter is in response to your letter dated August 25, 2009, which transmitted the referenced second appeal reconsideration request on behalf of the Ventura County Sheriff's Department (Applicant). The Applicant is appealing the Department of Homeland Security's Federal Emergency Management Agency's (FEMA) denial of a time extension for PW 766. The Applicant is also requesting that FEMA reconsider its project's scope of work.

The Assistant Administrator approved the Applicant's second appeal for permanent restoration of the San Buenaventura Mission Aqueduct on November 27, 2007. Because the original scope of work in PW 766 is unlikely to "put all the pieces back together," the Assistant Administrator directed the Regional Administrator to develop an eligible scope of work in consultation with the State Historic Preservation Office (SHPO) and in accordance with Section 106 of the National Historic Preservation Act. On March 13, 2008, SHPO informed FEMA that the Aqueduct "should not be reconstructed" as this would further damage the facility's historical value. FEMA then informed the Applicant on April 8, 2008, that permanent restoration described in PW 766's scope of work is ineligible. However, in accordance with an executed amended programmatic agreement between FEMA, SHPO, the Advisory Council on Historic Preservation (ACHP) and the California Emergency Management Agency (CalEMA), FEMA determined that the Aqueduct could be stabilized without any affect on historic properties. Subsequently, FEMA extended the deadline for completion of the Applicant's stabilization project, as emergency work, under PW 333 through September 30, 2008. On December 2, 2008, the Applicant requested that the deadlines for PW 333 and PW 766 be extended through September 2009. On April 14, 2009, FEMA granted an extension only for PW 333. The Applicant submitted an additional appeal on June 29, 2009, wherein the Applicant reiterated its request for an extension for PW 766 and reconsideration of the project's scope of work.

Frank McCarton

Page 2

I have reviewed the documentation submitted with this appeal and determined that the Regional Administrator's denial of the Applicant's request for permanent restoration of the Aqueduct complies with the requirements of Section 106 and the tenets of the executed amended programmatic agreement between FEMA, SHPO, ACHP and CalEMA, which allowed for objections within 21 days of receipt of notice of FEMA's project determination. Therefore, the Applicant's request for permanent restoration of the Aqueduct is denied. Additionally, the Regional Administrator's determination to approve stabilization of the Aqueduct following SHPO's March 13, 2008 concurrence that no historic properties are affected is sound. Therefore, I am granting a time extension of six months, from receipt of this letter, to allow for the completion of the scope of work for PW 333.

Please inform the Applicant of my decision. This determination is the final decision on this matter.

Sincerely,



Elizabeth A. Zimmerman  
Assistant Administrator  
Recovery Directorate

cc: Nancy Ward  
Regional Administrator  
FEMA Region IX