



Ventura County Cultural Heritage Board Agenda September 23, 2019

Notice is hereby given that on Monday, September 23, 2019, at 1:15 p.m. the Ventura County Cultural Heritage Board will convene for a Public Meeting to be held at the Ventura County Government Center, Administration Building, Atlantic Conference Room, Second Floor, located at 800 S. Victoria Avenue, Ventura, CA. Members of the public are welcome to attend.

1. **CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETINGS**
 - 3.a. Vote to approve the September 23, 2019 Agenda
 - 3.b. Vote to approve the August 26, 2019 Minutes
 - 3.c. Vote to approve the September 09, 2019 Minutes

4. **PUBLIC COMMENTS**

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

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

- 6.a. **Location:** 13290 West Telegraph Road, Santa Paula, CA 93060

Action: A request to review the potential impacts of a development project of an undesignated potentially eligible district and provide a California Environmental Quality Act (CEQA) recommendation to the Planning Division, pursuant to the County of Ventura Initial Study and Assessment Guidelines (ISAGs) for review of Historic Cultural Resources and in accordance with Section 15063 and Section

15064.5 of the CEQA Guidelines for Case No. PL17-0154 – Conditional Use Permit (CUP) and Development Code Text Amendment for a new Commercial Organics Processing Operation in an unincorporated area of Ventura County, near the City of Santa Paula.

6b. Location: 30 Hackamore Lane, Bell Canyon, CA 91307

Action: Request for approval of a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1364-12) for the rehabilitation of a shopping center including new courtyard and landscaping plans in Bell Canyon built by master architect Cliff May on an undesignated property. (Case No. CH19-0032)

7. REPORTS

7.a. Board Member Reports

7.b. CHB Program Updates from Staff

8. NEXT MEETING

The next regularly scheduled meeting is October 14, 2019.

9. ADJOURNMENT



Ventura County Cultural Heritage Board Minutes

August 26, 2019 at 1:15 p.m.– Item 3c

County of Ventura • Resource Management Agency • Planning Division

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

1. 1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT THE VENTURA COUNTY GOVERNMENT CENTER

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Miguel Fernandez, Phil Englander, Darwin McCredie, and Ricki Mikkelsen

CHB Members Absent:

Gary Blum, John Kulwicz, and Stephen Schafer.

Staff Present:

Denice Thomas, Cultural Heritage Program Manager

Ashley Cook, Cultural Heritage Planner.

3. APPROVAL OF AGENDA

3.a. Vote to approve the August 26, 2019 Agenda

CHB Member Mikkelsen made a motion to restructure the agenda to take staff comments Item 7b prior to item 6a. CHB member Fernandez seconded the motion. [Motion Passed; 4-0]

3.b. Vote to approve the August 12, 2019 Minutes

CHB Members Fernandez and McCredie were not in attendance at the August 12, 2019 meeting and wished to abstain from the vote, and a quorum was not met for to vote on the Approval of the minutes. CHB Mikkelsen made a motion to table the minutes until the next meeting. CHB Member Fernandez seconded the motion. [Motion Passed;4-0]

7.b. (Item order restructured) CHB Program Updates from Staff:

Denice Thomas: announced that the CHB had the annual CLG training prior to the meeting. The training included case studies and implementation of the Historic Building Code (HBC). The feedback from the Board was that the webinar was interesting however not completely applicable to cases that the CHB sees. She mentioned that she would look into having someone from the Building Department come in to talk about the HBC at some point.

Ashley Cook: None

4. PUBLIC COMMENTS

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

CONVENE AS THE FILLMORE CULTURAL HERITAGE BOARD

6.a. Location: Citywide, Fillmore, CA

Action: Receive update on the activity in the Fillmore Area as it relates to CHB matters. This update to the CHB is brought to our attention by Kathy Briggs, Architectural historian and resident of Fillmore.

Disclosures:

None.

Presentation by Staff:

Ashley Cook presented a PowerPoint presentation outlining the update and that was received by Staff from Kathy Briggs. She also presented photos that were taken by staff of the landmarks mentioned in the letter. No action was recommended or needed the CHB.

Presentation of public speakers:

Ms. Kathy Briggs also addressed the CHB and gave and gave a presentation outlining projects in the City of Fillmore that have not been routed to the CHB for approval. She also raised her concerns to the CHB that the City is not following protocol and they seem to want to bypass the CHB. She has been to both the City Council and Planning Commission to address her concerns.

CHB Comments:

CHB Staff and the CHB members responded to Ms. Briggs informing her that the CHB could only take action on items that are routed to the CHB. Items that are not forwarded to the County from the City of Fillmore are not in the purview of the CHB. CHB Member Fernandez did suggest that she try to form a group to promote awareness of what is happening to the local landmarks. CHB Member Englander recommended that Ms. Briggs look into social media

option to create awareness and try to get the attention of the younger generation. The CHB thanked Ms. Briggs for bringing this to their attention.

10. REPORTS

7.a. Board Member Reports:

CHB Member Fernandez reported that the booth at the Fair did come together but was not everything they had hoped for since some technical difficulties prevented the completion of some of the new elements of the booth. The score was 70/100 and one comment was that the booth did not incorporate anything for children. This may be something to consider next year.

CHB Member Mikkelsen: None

CHB Member McCredie: None

CHB Member Englander None

11. NEXT MEETING

Ashley Cook announced the next regularly scheduled meeting is September 9, 2019.

12. ADJOURNMENT

At 2:21 p.m., the Cultural Heritage Board concurred to adjourn.

Darwin McCredie, Vice Chair

ATTEST:

Denice Thomas, Cultural Heritage Program Manager



Ventura County Cultural Heritage Board Minutes

September 09, 2019 at 1:15 p.m.– Item 3c

County of Ventura • Resource Management Agency • Planning Division

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

1. 1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT THE VENTURA COUNTY GOVERNMENT CENTER

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Miguel Fernandez, Darwin McCredie, Ricki Mikkelsen, Gary Blum, John Kulwicz, and Stephen Schafer

CHB Members Absent:

Phil Englander

Staff Present:

Denice Thomas, Cultural Heritage Program Manager

Ashley Cook, Cultural Heritage Planner

3. APPROVAL OF AGENDA

3.a. Vote to approve the September 9, 2019 Agenda

CHB Member Schafer made a motion to re-order the agenda to take item 6b before 6a and to omit the August 26, 2019 minutes as they were not in the packet. CHB Member Fernandez seconded the motion. [Motion Passed;6-0]

3.b. Vote to approve the August 12, 2019 Minutes

CHB Member Schafer made a motion to approve the August 12, 2019 minutes. CHB Member Mikkelsen seconded the motion. [Motion Passed;4-0] CHB Member McCredie and CHB Member Fernandez abstained.

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

6.b. **Location:** 2275 Aliso Canyon Road, Santa Paula, CA 93060

Action: Request for approval of a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1364-12) for the rehabilitation of existing structures located at the Historic Billiwhack Dairy on a property designated as a site of merit. (Case No.: CH19-0021)

Disclosures:

None.

Presentation by Staff:

Ashley Cook presented a PowerPoint presentation outlining the project and the update since the August 12, 2019, meeting. No new action was recommended as CHB Staff deferred to the CHB.

Presentation of public speakers:

The applicant, Mr. Everett Woody of Angeli De Covolo, presented the project, including the proposed plans and photos, as well as, the history of the site. He answered questions from the Cultural Heritage Board (CHB) members. He mentioned that the owner opted not to get the Historic Resources Report (HRR) because the bids for the report were coming in too high. He mentioned that the tower element and skylights are rotten and needs to be replaced. He also stated that he was able to meet with the Building Official and that since the property is listed in a local inventory, he is allowed to use the Historic Building Code (HBC).

CHB Member Kulwicz left the meeting at this time.

Deliberation and Recommendation:

CHB Member Schafer stated that he was still not in agreement on the tower element and is unsure of the some of the doors and windows. He stated again the this is why the Historic Resources Report is needed. He made a re-motion to table the item until the applicant can provided a HRReport, by a qualified architectural historian, that includes analysis of the project as a district, analysis of the project according to the Secretary of the Interior Standards and includes a list of character defining features, and to condition the project to

have to submit HABS photography. Motion did not receive a second. [Motion dies]

CHB Chair continued the discussion and stated that this is obviously an adaptive re-use project and not a restoration project. It is difficult to know if we will be losing character defining features in this proposal.

CHB Member Fernandez asked the applicant what the incentive was for the owner to purchase to the property in the first place.

The applicant responded that they wish to live the in the historic property and have the ranch/farm lifestyle.

CHB Member Fernandez asked is the owners had any intentions to landmark the property? The applicant responded, "No."

The applicant, Mr. Everett Woody, stated that the proposed project is not changing the character that much and while he understands that the position of the CHB is a position of caution, he was hoping to discuss more of the architecture at the meeting. He does not understand the CHB's need for a consultant to prepare a report as consultants can be swayed in their analysis.

CHB member asked Staff if the applicant can be conditioned to submit a historic resources report by a qualified Architectural Historian that is vetted by the County. Denice Thomas responded that the County is not set up at this time to do that. CHB Member Schafer stated he would like to see this agendized to discuss at a future meeting.

The CHB started to discuss tabling the item again, Denice Thomas recommended that the CHB either approve or deny the item. The item was tabled before and the applicant stated their client was not going have an HRR prepared; giving the applicant a decision allows the property owner to appeal if they wish.

CHB Member Schafer made a motion to deny the COA. CHB member Fernandez seconded the motion. [motion passed 3-2].

6.a. Location: 103 Lake Sherwood Drive, Lake Sherwood, CA 91361

Action: Request for approval of a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1364-12) to remove an existing 32-inch steel rail from the front elevation, install a new six-foot-tall clear glass panel on the front elevation, and construct a new stucco privacy wall on the side

elevation. The property is designated Ventura County Landmark No. 177. (Case No.: CH19-0028).

Disclosures: None

Presentation by Staff:

Ashley Cook presented a PowerPoint presentation outlining the project location, project description, background, evaluation of historical significance, and recommended the following actions:

Presentation of public speakers:

The applicant, Dan Rosales addressed the Cultural Heritage Board (CHB) and informed the CHB the owners are a young couple and they have a need for a new rail that meets safety standards, especially for young children; that is why they are proposing this design to the CHB today. They feel that the contemporary glass rail is keeping with the spirit and style of the contemporary house.

Deliberation and Recommendation:

CHB Member Fernandez stated that the rail is incredibly significant, and the corner of the rail is a very important part of the home. He is in favor of keeping the rail and adding the glass panel either in front or behind. He also stated that the corner of the rail should remain, and the wall be held off the edge a bit to maintain the corner. CHB member Schafer is opposed to the wall but agrees with Staff's opinion on adding the glass. The CHB members discussed that maybe instead of the six-foot-tall stucco wall that the applicant make the wall opaque glass instead. The CHB members had concerns with the lack of details or structural information on how the glass wall would be attached and how the connection would affect the edge of the patio. CHB Member McCredie mentioned that he would be in favor of some type a panel that was more temporary. He also mentioned that containers and plants may be a better option to explore instead of the wall. Staff made a recommendation to table the item until the applicant could explore more options given the feedback from the CHB and allow the applicant to provide details and structural drawings for a subsequent submittal. CHB Member Schafer made a motion to table the item. CHB Member Fernandez Seconded the motion. [Motion passed 5-0].

10. REPORTS

7.a. Board Member Reports:

CHB Chair Blum updated the CHB the Oxnard Performing Arts Theater. He Also mentioned that there will be no home tour this fall. He also updated us on the bank building and that the City has encouraged the developers to look into adaptive reuse of the historic building. Nicole Doner has found information on the Building as well, there is now push to save to the 1974 era modern building.

CHB Member Mikkelsen: None

CHB Member McCredie: None

CHB Member Schafer: None

CHB Member Fernandez: None

7.b. CHB Program Updates from Staff:

Denice Thomas: Announced that CHB Member Englander has resigned from the CHB and will be moving to the East Coast.

Ashley Cook: None

11. NEXT MEETING

Ashley Cook announced the next regularly scheduled meeting is September 23, 2019.

12. ADJOURNMENT

At 3:42 p.m., the Cultural Heritage Board concurred to adjourn.

Gary Blum, Chair

ATTEST:

Denice Thomas, Cultural Heritage Program Manager