



Ventura County Cultural Heritage Board

November 27, 2023 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on **Monday, November 27, 2023**, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public hearing to held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room.

PROVIDING PUBLIC COMMENT

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

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

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

AGENDA

1. **1:15 P.M. 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 PREVIOUS MEETING MINUTES**
 - 3a. Vote to approve the November 27, 2023 Agenda
 - 3b. Vote to approve the November 13, 2023 Meeting 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 CHB shall be allowed a maximum of three minutes for their comments. The CHB is prohibited from taking action on any item that is not part of the printed and published agenda.

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6a. **Action:** Receive a presentation and provide feedback on the draft Ventura County Cultural Heritage Program goals and priorities for 2023-2024 to be included in the Certified Local Government Annual Report to be prepared in 2024 for the California Office of Historic Preservation.

7. **REPORTS**

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. **NEXT MEETING**

The next regularly scheduled meeting is December 11, 2023.

9. **ADJOURNMENT**

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



Ventura County Cultural Heritage Board November 13, 2023 **Draft** Meeting Minutes

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

1. **1:24 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

CHB Members Present:

Miguel Fernandez (Chair), Herbert Gooch, John Kulwiec, and Gary Blum

CHB Members Absent:

Tyson Cline, Mike Winters, and Anthony Angelini

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

Daniel Houck, Associate Planner, City of Oxnard

3. **APPROVAL OF AGENDA**

3a. Vote to approve the November 13, 2023 Agenda

Board Member Gooch made a motion to approve the November 13, 2023 Agenda. Board Member Kulwiec seconded the motion. Motion passed 4-0.

3b. Vote to approve the October 9, 2023 Meeting Minutes

Board Member Gooch made a motion to approve the October 9, 2023 Meeting Minutes. Board Member Blum seconded the motion. Motion passed 4-0.

4. **PUBLIC COMMENTS**

Stephen Schafer of the San Buenaventura Conservancy recommended the Cultural Heritage Board review the process for evaluating historic resource impacts on County of Ventura initiated projects where other agencies act as the lead agency such as the Public Works Agency, General Services Agency, and the County Sheriff's Department at a future hearing to better understand how historic public facilities may be impacted across the County. Mr. Schafer also provided public comment regarding the Santa Paula Fire Station in downtown Santa Paula. Mr. Schafer noted that the Public Works Agency used a California Environmental Quality Act (CEQA) exemption to allow for the demolition of the building. CEQA

requires review of a project's effect on the environment, including potential impacts to cultural, historic, and tribal cultural resources. Mr. Schafer noted that projects affecting historical resources such as the Santa Paula Fire Station, which is listed on the California Register of Historical Resources, are not exempt from CEQA. Mr. Schafer identified the existence of the State of California Built Environment Resource Directory (BERD) which lists designated resources across the state, including the Santa Paula Fire Station.

5. **CONTINUED ITEMS**

None

ADJOURNED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENED AS THE OXNARD CULTURAL HERITAGE BOARD

6. **NEW BUSINESS**

6a. **Location:** McColm Manor Apartments, 534-542 S. F Street, Oxnard, CA 93030 (Ventura County Landmark #173) (Supervisorial District 5 – Lopez)

Action: A request for a Certificate of Appropriateness for after-the-fact replacement of windows at a 12-unit apartment complex located at 534-542 S. F Street, Oxnard, CA 93030. (Case No. CH23-0040).

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance analysis, staff conclusions, and staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4; and
3. Based on the preceding evidence and analysis, **DENY** the Certificate of Appropriateness (Cultural Heritage Ordinance [CHO] §1371) adding any

Cultural Heritage Board recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

Public Comment:

Stephen Schafer of the San Buenaventura Conservancy provided comment that the building was designated as a landmark because of its original features, and window repair was not added to the Mills Act contract since they were in good enough condition. Mr. Schafer noted the Mills Act provides tax benefits for rehabilitation according to the Secretary's Standards, and the alteration does not conform to the Secretary's Standards. Mr. Schafer suggested that the windows be replaced with copper or steel frame windows, particularly those on the primary elevation.

Discussion and Deliberation:

Tod Stockwell, applicant, spoke on his involvement in the project and intention to resolve the code violation. Mr. Stockwell noted his understanding that the replacement windows are fiberglass, and their color could potentially be altered. Mr. Stockwell suggested that some windows on the primary elevation could be replaced if their location is paramount.

Daniel Houck, Associate Planner with the City of Oxnard, was present to answer any questions. Mr. Houck noted that the City of Oxnard was not prepared to pursue penalties outlined in the Mills Act contract at this time, although could pursue administrative penalties to ensure abatement of the violation. Mr. Houck deferred to the Cultural Heritage Board regarding recommended treatment of the window alteration.

Board Member Blum stated his view that the windows should be replaced to match the historic windows more closely, particularly the street-facing and courtyard windows. Board Member Blum noted his preference that the item be continued, and the applicant return having selected a replacement window product.

Chair Fernandez requested clarification on which windows were replaced and the style of replacement windows. Dillan Murray, staff, noted that all of the previous steel casement windows were replaced. Whether the new material is vinyl or fiberglass, they are still not a suitable replacement and do not match the previous windows in terms of design, color, texture, materials, and other visual qualities.

Board Member Kulwieg raised the issue of energy efficiency for any replacement windows. Chair Fernandez noted that the California Historical Building Code would be an option for this property.

It was the consensus of Board members to recommend the windows be replaced to match the previous windows in terms of design, color, texture, materials, and other visual qualities, particularly material (metal), pattern of true divided lites, shadow line depth, and other visual qualities.

Board Member Blum made a motion to continue the agenda item to a date uncertain to give the applicant time to select an appropriate window replacement. Board Member Kulwieg seconded the motion. Motion passed 4-0.

ADJOURNED AS THE OXNARD CULTURAL HERITAGE BOARD

RECONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

- 6b. Location:** Timber School and Auditorium, 1872 Newbury Road, Thousand Oaks, CA 91320 (Ventura County Landmark #166) (Supervisory District 2 – Gorell)

Action: Receive a presentation on the history and significance of the Timber School and Auditorium from Mr. William Maple and discuss the role and responsibilities of the Cultural Heritage Board in the City of Thousand Oaks.

Presentation by Mr. William Maple: William Maple, a Thousand Oaks resident and advocate for historic preservation, presented a PowerPoint presentation on the history and significance of the Timber School, persons affiliated with its history, and recent development proposals, as well as information on other historic sites within the Conejo Valley.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the role and responsibilities of the Cultural Heritage Board within the City of Thousand Oaks.

Public Comments:

None.

Discussion and Deliberation:

Board Members inquired as to the current timeline for development projects at the Timber School site. Mr. William Maple was not aware of specific timelines, but understood development activity to be planned to begin approximately next year.

Board Members thanked Mr. Maple for his presentation.

7. REPORTS

7a. Board Member Reports

Board Member Blum reported that the owner of the Henry Levy House in downtown Oxnard recently replaced their red cedar shingle roof with a composition shingle roof, apparently due to insurance requirements. Board Member Blum noted that the buildings at Heritage Square have red cedar shingle roofs and finding insurance has not been an issue.

Board Member Kulwicz reported that the homeless shelter in Santa Paula received its certificate of occupancy.

Chair Fernandez noted that the Santa Paula Fire Station situation is distressing and requested future updates from staff on any news or developments on the project, including news on any staff discussions regarding adaptive reuse of the building. Chair Fernandez reported on the success of the new CHB exhibit at the County of Ventura 150th Anniversary Event held at the Agriculture Museum in Santa Paula on October 21st.

Other Board Members did not have anything to report.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that a discussion is planned at the November 27th CHB meeting regarding the Cultural Heritage Program priorities for the upcoming year. Staff will provide an update on progress made on previous priorities, identify new suggested priorities, and gather the CHB's feedback in terms of the content and timeline of the various priorities.

Next, Mr. Murray reported on the Pan American Seed company project located at 355 N Briggs Road near Santa Paula. This project previously came to the CHB in 2019 and involved the proposed demolition of a Quonset hut and shop building associated with the agricultural heritage of the county and found eligible for landmark designation. The project was

revised, and the shop building and Quonset hut will now be retained, and internal improvements made to reuse the structures. HABS photography was previously completed for this property and is available on the CHB website. Staff will still recommend that the applicant voluntarily complete an interpretive display regarding the significance of the site, as was previously recommended by the CHB.

Finally, Mr. Murray reported that a guest speaker session will be held on Monday, December 11th. Dr. Colleen Delaney, an archaeologist and anthropology professor at CSU Channel Islands, will discuss her recent book, *Rancho Guadaluca: Last Ranch of California's Central Coast*. Please make every effort to attend that meeting. This opportunity will also be shared via County social media channels to encourage public attendance.

Tricia Maier, staff, reported on the success of the CHB booth installation at the 150th Anniversary "Mountains to Sea Jubilee" Event held at the Agriculture Museum in Santa Paula on October 21st.

8. NEXT MEETING

The next regularly scheduled meeting was reported to be November 27, 2023.

9. ADJOURNMENT

At 3:02 p.m., the Cultural Heritage Board was adjourned.

ATTEST:

Chair
Cultural Heritage Board

Dillan Murray
Cultural Heritage Program Planner

Date