



Ventura County Cultural Heritage Board February 12, 2024 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on Monday, February 12, 2024, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public hearing to be held at the Ventura County Government Center, Hall of Justice, 800 S. Victoria Avenue, Ventura, CA 93009, Pacific Conference Room. Members of the public are welcome to attend.

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 February 12, 2024 Agenda
 - 3b. Vote to approve the January 8, 2024 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:** Review, provide comments, and direct staff to forward the County of Ventura Cultural Heritage Board Certified Local Government Annual Report for 2022–2023 to the California State Office of Historic Preservation.

7. **REPORTS**

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. **NEXT MEETING**

The next regularly scheduled meeting will be held February 26, 2024 in the Pacific Conference Room, Hall of Justice, Ventura County Government Center.

9. **ADJOURNMENT**



Ventura County Cultural Heritage Board

January 8, 2024 **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

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

Items taken out of order

1. **10:00 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT 361 S F STREET, OXNARD, CA 93030 FOR A PUBLIC TOUR**

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

CHB Members Present:

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

CHB Members Absent:

Tyson Cline, Mike Winters, Gary Blum, and Anthony Angelini

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

The CHB did not have a quorum, and were advised by staff to hold questions and discussion items until the afternoon hearing. Rick Hoehn, property owner, led CHB members and staff on a walk-around the subject property to receive information on the proposed project.

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

4. **1:15 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

CHB Members Present:

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

CHB Members Absent:

Tyson Cline and Mike Winters

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

6. APPROVAL OF AGENDA

6a. Vote to approve the January 8, 2024 Agenda

Chair Fernandez recommended that the Agenda be revised to address Item 9a first. Board Member Gooch made a motion to approve the January 8, 2024 Agenda with that revision. Board Member Blum seconded the motion. Motion passed 5-0.

Board Member Blum recused himself from the next item on the agenda due to a potential conflict of interest owing to his residence near the subject property and left the room at this time.

ADJOURNED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENED AS THE OXNARD CULTURAL HERITAGE BOARD

9. NEW BUSINESS

9a. Location: 361 S F Street, Oxnard, CA 93030 (Ventura County Landmark #161: Henry T. Oxnard Historic District and Landmark Area) (Supervisory District 5 – Lopez).

Action: A request for a Certificate of Appropriateness to replace 17 original windows with like kind at a residence located at 361 South F Street, Oxnard, CA 93030. (Case No. CH23-0046).

Disclosures: Dillan Murray, staff, disclosed questions and discussions points that took place at the morning site tour with the property owner and Board Members Fernandez, Kulwiec, and Gooch. The following informational items were shared:

- Lugs would be included on the aluminum-clad wood windows, but not the fiberglass windows. The property owner noted that he could design and attach lugs to the fiberglass windows but they would be added after the windows were manufactured.
- The proposed color of the window cladding would be spice red. The aluminum-clad wood windows would come painted from the factory, while the fiberglass windows would need to be painted to match.
- Publicly-visible windows would be replaced with aluminum-clad wood windows. Chair Fernandez noted his view that two additional

windows on the north elevation could be visible, and suggested they also be replaced with aluminum-clad wood windows rather than fiberglass.

- The depth of the reveal on the fiberglass windows would be smaller than that of the aluminum-clad wood windows.
- The original screens on the primary elevation would be replaced with full, aluminum-frame screens. Some have already been replaced.

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(a); and
3. Based on the preceding evidence and analysis, **APPROVE** 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*.

Discussion and Deliberation:

Rick Hoehn, property owner, provided comment on his justification for the proposed window replacement project and selection of window product based on cost and previous use at the residence.

Chair Fernandez noted that all publicly visible windows would be aluminum-clad wood, and those that are not visible would be fiberglass. Chair Fernandez stated his opinion that the functionality of historic wood windows could be repaired, but energy efficiency and climate control issues could not be as readily addressed. Chair Fernandez noted his view that two additional windows on the north elevation are publicly visible, and suggested they also be replaced with aluminum-clad wood windows.

Rick Hoehn, property owner, disagreed with the notion that the additional two windows are publicly visible from the public right-of-way.

Public Comment:

Stephen Schafer of the San Buenaventura Conservancy provided comment on the issue of visibility versus maintaining historic integrity. Mr. Schafer noted his view that historic integrity is not limited to what is publicly visible from the right-of-way, and the building is not less historic at the rear. Mr. Schafer noted his personal experience with wood window rehabilitation being a cheaper option than replacing windows with those of a different material.

Discussion and Deliberation:

Board Member Kulwicz inquired as to whether the CHB has defined what constitutes “publicly visible.” Chair Fernandez responded in the negative.

Board Member Kulwicz made a motion to adopt staff’s recommended actions with the following recommendation:

- **Recommendation #1: In-Kind Window Replacement.** The applicant should install new windows to match the historic windows to the greatest extent feasible based in terms of configuration, materials, details, and finish in order to be more compatible with the overall historic character of the building. Accordingly, the proposed window schedule should be revised to replace all double hung windows with similar style of windows to constitute in-kind replacement.

Board Member Angelini inquired as to the intent of staff’s recommendation. Dillan Murray, staff, noted that staff recommends approval of the Certificate of Appropriateness with a recommendation to revise the window schedule to reflect in-kind replacement for one rear window that is currently proposed to be inoperable due to its location in a closet.

Board Member Kulwicz noted his view that it is not necessary to revise the proposed rear window to be double hung. Board Member Kulwicz withdrew his motion.

Board Member Kulwiec made a motion to approve staff's recommended actions with no additional recommendations on the scope of work determined necessary. Board Member Gooch seconded the motion. Motion passed 4-0.

Board Member Blum returned to the meeting at this time.

ADJOURNED AS THE OXNARD CULTURAL HERITAGE BOARD

RECONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

6. APPROVAL OF PREVIOUS MEETING MINUTES

6b. Vote to approve the December 11, 2023 Meeting Minutes

Board Member Gooch made a motion to approve the December 11, 2023 Meeting Minutes. Board Member Angelini seconded the motion. Motion passed 4-0 (Board Member Blum abstained).

7. PUBLIC COMMENTS

None

8. CONTINUED ITEMS

None

10. REPORTS

10a. Board Member Reports

Board Members did not have anything to report.

10b. CHB Program Updates from Staff

Dillan Murray, staff, reported on the Santa Paula Fire Station. A CHB agenda item is planned on January 22, 2024 for a discussion regarding this case and the environmental review process more broadly with Public Works Agency staff and Planning Division management.

11. NEXT MEETING

The next regularly scheduled meeting was reported to be January 22, 2024.

12. ADJOURNMENT

At 2:19 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date