

MAR 04 2024



State of California • Natural Resources Agency

Gavin Newsom, Governor

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer
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February 29, 2024

Dillan Murray, Associate Planner
800 S. Victoria Ave., L-1740
Ventura, CA 93009

RE: National Register of Historic Places Nomination for Bell Canyon Equestrian Center

Dear Mr. Murray:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing you as the chief elected local official with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

Please review the enclosed nomination and send your comments to OHP. Pursuant to the National Historic Preservation Act of 1966, as amended, we have also provided a copy of the nomination to your local preservation commission. Your local preservation commission may comment on whether or not the nominated property, in its opinion, meets the criteria for the National Register and forward their comments to you. Please transmit your local preservation commission's comments with your comments to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, P.O. Box 942896, Sacramento, CA 94296-0001. So that the SHRC may have adequate time to consider them, it is requested, but not required, that you provide written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7004.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available on our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice, NR_CLG Chief Local Notice_Final

County of Ventura
March 25, 2024
Cultural Heritage Board Meeting
Item 6b
Exhibit 1 – National Register of Historic Places
Nomination for Bell Canyon Equestrian Center



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
STATE HISTORICAL RESOURCES COMMISSION

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Armando Quintero, Director

COMMISSION MEMBERS

Bryan Brandes, Chair
Janet Hansen
Lee Adams III
Bryan K. Brandes
Alan Hess
Luis Hoyos
René Vellanoweth, PhD

MEETING NOTICE

Pursuant to Government Code Section 11133, board members/commissioners of a state body may participate in public meetings remotely. The public may observe, provide public comment during the public comment periods, and otherwise observe remotely in accordance with Bagley-Keene Open Meeting Act.

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, May 3, 2024

TIME: 9:00 A.M.

PLACE: California Natural Resources Agency
Auditorium
715 P St
Sacramento, CA 95814

The Commission Meeting will also occur through teleconference, available via Zoom through CAL*SPAN. Dial-in access will also be available.

Information on how to log in or phone in to this meeting, including web address and passcodes, will be posted no later than April 19, 2024, at <http://ohp.parks.ca.gov>.

If you need special accommodations pursuant to the Americans with Disabilities Act, please call Executive Secretary, Monica Newman, at (916) 445-7000. Questions regarding the meeting should be directed to the Registration Unit at (916) 445-7000. In accordance with the *Bagley-Keene Open Meeting Act* an agenda for this meeting will be published on the Office of Historic Preservation website no later than April 19, 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Bell Canyon Equestrian Center

Other names/site number: Woodland Hills Estates Equestrian Center

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 29 Baymare Road

City or town: Bell Canyon State: California County: Ventura

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Applicable National Register Criteria:

 A B C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>5</u>	structures
<u>0</u>	<u>0</u>	objects
<u>7</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: sports facility

AGRICULTURE/SUBSISTENCE: animal facility

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: sports facility

AGRICULTURE/SUBSISTENCE: animal facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: California Style or Ranch Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete, stucco, wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Designed in 1968 by Cliff May Associates (Cliff May) in the California Ranch architectural style, the Bell Canyon Equestrian Center is located on an approximately 10-acre parcel in the unincorporated gated residential community of Bell Canyon in southeastern Ventura County. It is surrounded by natural open space and single-family houses, accessed through the City of Los Angeles community of West Hills and the western San Fernando Valley. Altogether, the equestrian center consists of five contributing buildings (one Main Building and four Stable Barns), one contributing structure (Main Arena), one contributing site (Landscaped Courtyard), and five non-contributing structures. The Main Building and Stable Barns generally have concrete foundations with wood framing and either stucco or wood wall cladding. The gable roofs are generally low-pitched and covered with concrete shingles. Character-defining features of the property include its open splayed in plan U-shaped layout corresponding to natural slopes and features; asymmetrical design of Main Building with thickly applied stucco wall cladding, arched breezeway entrance, and cylindrical tower; post-and-beam wood Stable Barns containing horse stalls surrounding a central Landscaped Courtyard, Dutch doors at the Stable Barns, shingled low-gabled roofs, exposed post and beam construction, and stucco and wood wall materials; and oval-shaped double-ring Main Arena. The property retains all aspects of historic site and architectural integrity except for several minor building and landscape material and design alterations.

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Narrative Description

Setting and Site

The equestrian center is situated on an approximately 10-acre parcel at the west terminus of Baymare Road in the unincorporated gated residential community of Bell Canyon. The parcel is irregularly shaped, and the buildings and structures are situated on roughly three terraces that descend from the north. Natural open space and vegetation generally provide a buffer between the equestrian center and other construction to the north, south, and west. To the east, Baymare Road is lined to the north and south by single-family houses. The Santa Susana Mountains are visible to the north and west.

The equestrian center's primary entrance, facing Baymare Road, extends through the Main Building's archway. The arched entryway leads through a breezeway to a Landscaped Courtyard flanked to the north and south by Stable Barns at the middle terrace level at grade with the street. The Stable Barns are not perpendicular to the Main Building and angle outward at the west giving a trapezoidal shape to the Landscaped Courtyard. Another Stable Barn with horse stalls is situated at the high terrace to the north. To the west of the Stable Barns and the Landscaped Courtyard is the oval fenced Main Arena that serves as an equestrian ring. The grade descends to the south of the Stable Barns and Main Arena to the low terrace, where the Round Pin, Creekside Arena, and Turnouts are located. The Hillside Arena and the Mare Motel, another grouping of horse stalls, are located to the west. Circulation among the buildings and structures is provided through both paved concrete roads and unpaved dirt paths. Both metal and wood fences are used to provide separation between spaces.

Main Building (1968; One Contributing Building)

The Main Building is the most prominent at the equestrian center as it is directly visible from Baymare Road. Its architectural design features include an attached cylindrical tower and an arched breezeway entrance leading into the Landscaped Courtyard and flanking Stable Barns. The Main Building exterior walls are clad in thickly applied stucco with the exception of the underside of the arched entrance wall which is clad in smooth stucco. The arches at both the west and east elevations are highlighted with a molded plaster trim. The roof is covered in fireproof concrete shingles with the gable ridge capped with rounded terra cotta roof tile.

The primary east elevation is asymmetrical, with the open arched entrance slightly left of center and the tower situated to the north. The roof of the tower is also covered in fireproof concrete shingles. The tower roof is circular and slopes up towards the center where it is topped with a weathervane in the shape of a horse. A smooth plaster trim appears to have been applied over original plaster detailing just below the tower roof. Rectangular louver vents are located on the west elevation of the tower. There is no other ornamentation on the tower.

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The Main Building retains the shape and form from its original construction, though rear openings that allowed a continuous walking path from the Stable Barns have been infilled, in part to enlarge interior rooms. There are generally multi-light hung windows at the east and west elevations of the Main Building, though additional sliding windows have been added at the rear west elevation to provide light to the second-floor of a caretaker's residence. A window was also added at the east elevation, south of the arched entrance, to provide natural light to the main office. All windows and doors were replaced in 2018.

Interior spaces are largely comprised of the one-story main office in the south portion of the building and the two-story caretaker's residence in the north portion of the building. The interior of the tower is not readily accessible and is provided through the original wall niche in the main office that leads above the arched entrance into the tower.

Stable Barns (1968; Four Contributing Buildings)

Four one-story linear wood Stable Barns are generally located west of the Main Building. Stable Barns contain horse stalls and is the terminology used herein to distinguish them from the colloquialism "stables" often used to describe the facility as a whole. Three Stable Barns help to frame the Landscaped Courtyard, stretching from the Main Building and opening outward to the west. One Stable Barn is located directly to the north of the Landscaped Courtyard, while two are adjacent to each other in a line directly to the south of the Landscaped Courtyard. The two Stable Barns at the south appear as a single linear building, but they are punctured by an opening for horse grooming. A fourth Stable Barn is situated at a higher grade to the north of the other Stable Barns and accessed by sloping paths.

The four Stable Barns generally have the same construction, situated on a concrete foundation with wood framing and a low gable roof clad in fireproof concrete shingles. The horse stalls are concentrated on the longer linear north and south elevations, which also contain a covered walking path under a post-and-beam canopy. Posts are set into raised concrete foundations. The Stable Barn walls are constructed with vertical wood panels, and each roughly square horse stall has a sliding Dutch door and metal barred windows to enclose the horse. A tack room where equipment is stored is located at the west end of the south Stable Barns.

Main Arena (1968; One Contributing Structure)

The Main Arena is an oval-shaped double-ring equestrian arena that is located west of the Stable Barns and the Landscaped Courtyard. It has a north-south orientation enclosed by two rings of metal tube fencing set into a concrete curb, though originally the fence was wood. The main entrance to the arena is located at the southeast side and generally faces the Landscaped Courtyard. The Main Arena contains a dirt surface and equestrian jumping equipment.

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Landscaped Courtyard (1968; One Contributing Site)

An unpaved dirt path and low wood fence surrounds the Landscaped Courtyard, which is framed by the Main Building to the east, Stable Barns to the north and south, and Main Arena to the west. Openings to the north, south, and west of the fence lead down a concrete path to a circular bench enclosing a young tree. Other mature trees line the courtyard with a grass lawn encompassing much of the space. Historic images and aerials show that there was once a circular fountain and a circular planter surrounding a large pre-existing oak tree, no longer extant. It is unclear when these changes were made, but an aerial from 2016 shows the planter with the tree already removed.

Mare Motel, Hillside Arena, Creekside Arena, Round Pin, and Turnouts (Dates Unknown; Five Non-Contributing Structures)

The other five remaining structures at the equestrian center were constructed after 1968 and are not reflected in the original drawings and site plan prepared by Cliff May or shown in historic aerials from the time. All sit at a lower grade than the contributing resources and are accessed by a sloping dirt path to the south. An open-air structure known as the Mare Motel contains additional horse stalls and is located at the southwest portion of the property. The horse stalls differ from those in the Stable Barns as they are not enclosed by walls and instead separated by horizontal metal fences. The roof is constructed of corrugated sheet metal. Adjacent to the Mare Motel is the Hillside Arena, another equestrian ring surrounded by a wood fence. The Hillside Arena has a more tapered shape that is not as elliptical as the Main Arena.

To the east is the Round Pin, which is circular and surrounded by a metal fence with wood paneling at the lower portion. The Creekside Arena is adjacent to the east and is another equestrian ring through it is more rectangular and has a metal fence. Rectangular turnouts are located to the east of the Creekside Arena.

Integrity

Location

The equestrian center has not been moved from where it was constructed. The equestrian center retains integrity of location.

Design

The equestrian center continues to convey its splayed in plan U-shaped layout and configuration from its original development, with its prominent Main Building serving as an entrance to an equestrian center designed with minimal grading to correspond with the natural features of its location at the foothills of the Santa Susana Mountains. Character-defining features such as the arched entrance, breezeway, cylindrical tower, and stucco cladding at the Main Building; wood post-and-beam construction of the Stable Barns; central Landscaped Courtyard; and oval double-ring Main Arena are still extant. Even with alterations, the essential relationship between the

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contributing resources continue to reflect Cliff May's design of the site and the buildings on the property. The equestrian center retains integrity of site and architectural design.

Setting

The equestrian center continues to be surrounded largely by natural open space and single-family houses, as originally intended. The equestrian center retains integrity of setting.

Materials

Original thickly applied stucco wall cladding is still extant at the Main Building. The buildings have been reroofed with the original fireproof concrete shingles as identified in original building drawings by Cliff May. The Stable Barns continue to retain their wood post-and-beam construction. The ring fences encircling the Main Arena were originally wood, they have since been replaced with metal tube fencing. There have been minimal loss of original building materials and enough exists for the property to continue to convey its significance. The equestrian center retains integrity of materials.

Workmanship

Though there has been some loss of workmanship over time, particularly where the plaster detailing just below the tower roof appears to have been replastered with a smooth stucco trim, the thickly-applied stucco wall cladding; construction of the arched openings; and the prominent cylindrical tower at the Main Building continue to show evidence of workmanship. The equestrian center retains integrity of workmanship.

Feeling

The equestrian center continues to be used as an equestrian center, with horses boarded in the stables and exercising, training, and horse shows continuing in the Main Area. Property owners and guests can still take advantage of equestrian facilities and trails that were offered when the equestrian center first opened. The equestrian center retains integrity of feeling.

Association

The equestrian center continues to be used as an equestrian center and is thus still associated with the growth of equestrian communities in southern California and the development of Bell Canyon. The equestrian center retains integrity of association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1968-1971

Significant Dates

1968: date of original construction

1971: transfer of ownership from developer to Owners Association

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

May, Cliff

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Bell Canyon Equestrian Center is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation for its association with the development of the

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unincorporated private residential community of Bell Canyon and the broader pattern of equestrian communities in southern California, and under Criterion C in the area of Architecture as a prominent example of the California Ranch architectural style by designer Cliff May. The equestrian center was constructed as the focal point of a new equestrian community known originally as Woodland Hills Country Estates (later renamed Bell Canyon) and was celebrated in national publications for its design and facilities for use by horse owners seeking a respite from living in the city. The period of significance is 1968, the year of construction, to 1971, when ownership of the equestrian center officially transferred from the developer to the homeowner association.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development; Entertainment/Recreation

Equestrian Communities and Bell Canyon

The unincorporated private residential community of Bell Canyon is located on what was once land occupied by the Chumash, later becoming part of a Spanish land grant that served in the 18th century as “a line station for Spanish vaqueros and California cowboys who ranged throughout the Agoura grant.”¹ It would later become the Bell Canyon Ranch and then the Ward Ranch before being acquired by the Spruce Land Corporation for \$3 million in 1968. The Spruce Land Corporation, a division of the R.A. Watt Company which itself is a subsidiary of the Boise Cascade Corporation (Boise Cascade), was “one of the nation’s largest home building and community development firms” at the time and sought to invest \$7.5 million in developing 2,700 acres of land into a master-planned community known as Woodland Hills Country Estates.² This investment would include “on-site improvements, underground utilities, an equestrian center on a 10 ½-acre site, model homes, tennis courts, paved streets, and a village shopping and commercial center on property outside the gated entrance that will be available to residents and non-residents.”³ A green belt surrounding the neighborhood would provide additional privacy.

Situated in the foothills of the Santa Susana Mountains in southeast Ventura County, Woodland Hills Country Estates was marketed as the “Bel Air of the San Fernando Valley”⁴ featuring “a convenient location with a far-away atmosphere”⁵ and “styled in the tradition of Rolling Hills on the Palos Verdes Peninsula.”⁶ An early brochure for the subdivision noted that E.L. Pearson & Associates, an engineering and planning firm based in Hawthorne, developed the master plan, with model homes designed by Cliff May Associates and Earl G. Kaltenbach and landscaping by

¹ Frances Barna, “With Horses in Mind,” *Equestrian Trails*, February 1969.

² Dick Turpin, “900-Home Secluded Community in the Making,” *Los Angeles Times*, December 29, 1968: 35. Boise Cascade is more well known as a manufacturer of wood products, and it is likely that the venture into land development provided additional wood stock.

³ “New Community in Southeast Ventura County,” *Golden Coast News*, January 1, 1969: 3.

⁴ “Woodland Hills Country Estates Planned to Be Rustic, Close-in Development for 900 Families,” *Valley News*, January 5, 1969: 27. Bel-Air is wealthy neighborhood in the Westside of Los Angeles.

⁵ Woodland Hills Country Estates Brochure, circa 1969.

⁶ “New Community in Southeast Ventura County,” *Golden Coast News*, January 1, 1969: 3.

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Walt Young Landscaping.⁷ The master plan served to create a neighborhood “for spacious, unhurried living, keyed to the rustic setting...with generous use of land for four basic purposes – residential, recreational, equestrian and natural buffer.”⁸

The community, advertised in the *Los Angeles Times* as the “first major subdivision in 25 years,”⁹ was planned to have 900 homes on lots ranging from one-half acre to 25 acres.¹⁰ Prices for lots started at \$9,900 with a 5% down payment.¹¹ Donal MacAdam (MacAdam), vice president of the Spruce Land Company, speculated in an interview that most buyers would build homes in the \$50,000 to \$150,000 range using their own architects.¹² Lots sold quickly, with “a record sales volume of more than \$17,000,000, representing more than 90% of the homesites offered” recorded in the first three weeks of sale.¹³

At the forefront of the marketing was the emphasis of Woodland Hills Country Estates as an equestrian community where “here the horse, the horse owner and the rider will have the best of everything.”¹⁴ Other southern California equestrian communities had already developed in Rolling Hills, Hidden Hills Estates, Rancho California, Diamond Bar Equestrian Estates, Rolling Hills Estates, Shadow Hills, and Flintridge, with *Western Horseman* magazine noting that “not all, but *most* of this work [on horse-oriented communities] has been thought-out, planned, and done in California.”¹⁵ *Equestrian Trails* magazine also described that “as the pleasures of horsemanship in Southern California have attracted thousands of enthusiasts, with more joining each day, the result has been a new type of real estate development designed with the horse (and horse owner) in mind – the equestrian planned communities.”¹⁶ The *Los Angeles Times* added that “in California, for example, recent land development has given rise to a new breed called the ‘equestrian city.’”¹⁷ The rise of equestrian communities was partially attributed to the growth of leisure time and the move to the suburbs, though it was also stressed that these communities were “designed for the man with considerable disposable income.”¹⁸

Residents at Woodland Hills Country Estates would be permitted to keep three horses per half acre of property and could take advantage of 35 miles of bridle trails as well as an equestrian center designed by Cliff May in 1968.¹⁹ The equestrian center was “planned as an architectural landmark as well as a functional facility for residents of the community,” being highlighted heavily in early advertisements as one of the primary amenities offered to prospective

⁷ Woodland Hills Country Estates Brochure, circa 1969.

⁸ Dick Turpin, “900-Home Secluded Community in the Making,” *Los Angeles Times*, December 29, 1968: 35.

⁹ “Real Estate Salesmen Now Interviewing,” *Los Angeles Times*, January 1, 1969: 96.

¹⁰ Dick Turpin, “900-Home Secluded Community in the Making,” *Los Angeles Times*, December 29, 1968: 35.

¹¹ “Woodland Hills Preserves California Heritage in Valley,” *Press-Telegram*, February 23, 1969: 62.

¹² “Woodland Hills Estates,” *Los Angeles Times*, February 2, 1969: 140.

¹³ “Canyon Homesites Will Be Offered,” *Van Nuys News*, August 19, 1973: 39.

¹⁴ Frances Barna, “With Horses in Mind,” *Equestrian Trails*, February 1969.

¹⁵ Dick Spencer III, “Woodland Hills,” *The Western Horseman*, Vol. XXXIV, No. 3, March 1969.

¹⁶ Frances Barna, “With Horses in Mind,” *Equestrian Trails*, February 1969.

¹⁷ George Beronius, “Games People Play: The New Equestrian Revolution,” *Los Angeles Times*, May 27, 1973: 338.

¹⁸ *Ibid.*

¹⁹ “New Community in Southeast Ventura County,” *Golden Coast News*, January 1, 1969: 3.

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homeowners.²⁰ National horse and equestrian magazines described the equestrian center as “the finest of its kind in the nation,” lauding the state-of-the-art stables and show arena as well as the Ranch-style design with 46-foot tower.²¹ *Western Horseman* noted that “Woodland Hills County Estates has facilities for horse and rider that may set a new standard in the United States for imaginative design, functional excellence, and artistry in landscaping,” also adding that “it should be seen and studied by developers, city planners, and anyone concerned about what to do so that the horseman and big cities can both survive.”²² *Equestrian Trails* described the complex to readers in a featured article:

Located on 10½ acres irrigated site, this complex includes two rows of stables divided by a mall; a total of 80 stalls, each served by a water line and each having its own private tack room located adjacent to the stall. Also included is a hay storage area, veterinarian facilities, tack shop, trophy rooms, etc. Automatic horse walkers, a 150 x 300 ft. double ring show arena, two 50-ft. exercise rings and a 125 x 175 ft. jump ring with permanent jumps are waiting for the horse and rider.²³

Shortly after the opening of the equestrian center, a conflict arose surrounding the ownership and operation of the facility. Property owners had accused the developers of attempting to sell the equestrian center and lying about being told by the Real Estate Commissioner that the developers could not deed the equestrian center to the property owners.²⁴ In a letter by property owner and attorney David Keene Leavitt addressed to other property owners, Leavitt acknowledged that “whether you are a horse owner or not, the Equestrian Center is the focal point of Woodland Hills Country Estates; its continued and high quality operation is indispensable to the value of our investments.”²⁵

In part because of the discontent over the equestrian center, the Woodland Hills Country Estates Property Owner Association (Association) was formed. The Association held its first meeting on August 27, 1969, resulting in the election of a Board of Directors with Dr. Donald Couch selected as the Association’s first president.²⁶ Other growing concerns included the late completion of Woodland Hills Country Estates and the lack of realization of several promises made by the developer resulting in a class action lawsuit being filed against Boise Cascade.²⁷ In a letter to property owners, Dr. Couch wrote:

In addition, sales promises made by Boise Cascade, including a “communal equestrian center,” “hundreds of acres of green belts,” scenic pools and ponds, a continuous flowing stream, 35 miles of bridle trails, low (lower than Los Angeles County) tax rates, estimates

²⁰ “Woodland Hills Country Estates Planned to Be Rustic, Close-in Development for 900 Families,” *Valley News*, January 5, 1969: 27.

²¹ “Woodland Hills Estates,” *Los Angeles Times*, February 2, 1969: 140.

²² “Horse Magazines Praise Facilities,” Woodland Hills Country Estates Report to Property Owners, Summer 1969.

²³ Frances Barna, “With Horses in Mind,” *Equestrian Trails*, February 1969.

²⁴ David Keene Leavitt, Letter to Property Owners, undated, c. 1970.

²⁵ *Ibid.*

²⁶ Woodland Hills Country Estates Association, Report to Association Members, First Issue, March 5, 1970.

²⁷ Woodland Hills Country Estates Association, Letter to Property Owners by Donald R. Couch, March 22, 1971.

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of a National Board class 7 fire area, shopping facilities in the close proximity of the tract and – most important – the completion of our property, were simply not materializing.²⁸

On April 14, 1971, the Association Board of Directors signed a letter of agreement with Boise Cascade to initiate a settlement on the lawsuit waiving claims for the late completion while providing each property owner payment in “an amount approximately equivalent to his monthly interest until his lot is usable.”²⁹ In addition, on August 1st of that year, the Association took over operation and management of the equestrian center, announcing the change on the front page of the Association newsletter.³⁰ Pat Kinnaman was announced as the new manager of the equestrian center with the Association noting “if you own a horse or know of someone who does, talk-up boarding in *our* Equestrian Center.”³¹ Bell Canyon Equestrian Center, Inc. was subsequently incorporated on December 9, 1971.³²

As the Association discussed the future of Woodland Hills Country Estates, several board members felt that “because of the past development troubles, because we are not in Woodland Hills, and because this area is widely known as Bell Canyon, that we should change our name.”³³ Following a majority vote held on September 8, 1971, Woodland Hills Country Estates was officially renamed Bell Canyon on February 14, 1972.³⁴

By 1973, in addition to the equestrian center, only seven homes had been completed with many more under construction or in the design or pre-construction phase.³⁵ Rather than the 900 home lots and 35 miles of bridle trails originally marketed, Bell Canyon had been subdivided into 796 residential homesites with only 10 miles of bridle trails.³⁶ Remaining lots were being sold for between \$7,995 and \$30,000. In 1974, there were still only 15 families living in Bell Canyon leading to questions involving resident access to sheriff, fire department, and school district resources.³⁷ Nevertheless, MacAdam celebrated the development noting that “It is not likely that a community of this type can ever be created again in the San Fernando Valley area.”³⁸

Though much of the housing stock had not yet been developed in the community, the popularity of the equestrian center led its horse stalls to fill up quickly with “even people who are not property owners...standing in line waiting to move up the reservation list.”³⁹ The equestrian center also continued to host events and provide lessons while construction persisted, sometimes involving prominent individuals. Equestrian athlete Neal Shapiro held an exhibition and clinics a

²⁸ Ibid.

²⁹ Woodland Hills Country Estates Association, Newsletter for Property Owners, Volume I, No. 3, 1971.

³⁰ Woodland Hills Country Estates Association, Newsletter for Property Owners, Volume I, No. 4, September 1971.

³¹ Ibid.

³² State of California, Articles of Incorporation of Bell Canyon Equestrian Center, Inc., December 9, 1971.

³³ Woodland Hills Country Estates Association, Newsletter for Property Owners, Volume I, No. 3, 1971. Woodland Hills is a separate neighborhood in Los Angeles located less than five miles southeast of Bell Canyon.

³⁴ Woodland Hills Country Estates Association, Newsletter for Property Owners, Volume 2, No. 1, September 1972.

³⁵ “Bell Canyon Firm Announces Listing Venture,” *Van Nuys News*, January 14, 1973: 41-42.

³⁶ Ibid.

³⁷ Bob Pool, “Bell Canyon still recovering from land boom,” *Thousand Oaks Star*, February 8, 1974: 1.

³⁸ “Canyon Homesites Will Be Offered,” *Van Nuys News*, August 19, 1973: 39.

³⁹ American Land Systems Company, Bell Canyon Progress Report, December 1973.

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year after winning silver and bronze medals at the 1972 Summer Olympics⁴⁰ and Mercury 7 astronaut and Bell Canyon property owner Scott Carpenter served as Grand Marshall for the 1974 Forum International Horse Show, described as “the most prestigious equestrian event of the year.”⁴¹ Carpenter and his wife Maria were avid equestrians and served on many Bell Canyon community boards, appearing in a series of newspaper advertisements describing their enthusiasm for the community. Of what he liked most about Bell Canyon, Carpenter was quoted saying, “First, the space – all this open country away from the hustle and bustle... with room to ride. We were looking for a place where we could have horses of our own and keep them right beside the house. You know, there’s almost no place left where you can do that anymore.”⁴²

A 1978 newsletter from the Bell Canyon Association reported that there were 80 homes under construction, 130 occupied, and 40 for sale.⁴³ That number had risen to 553 homes in 1996 with nearly three-quarters of the lots developed.⁴⁴ As of the 2020 United States Census and 2021 American Community Survey, Bell Canyon is home to 1,946 people in 553 households.⁴⁵ The equestrian center continues in operation today.

Criterion C: Architecture

Cliff May and the California Ranch Style

Highly celebrated for his California Ranch (Ranch) architectural style⁴⁶, Cliff May (May) was a designer who developed thousands of custom homes in southern California and around the world with no formal architectural training. Born on August 29, 1908, May was a sixth-generation Californian who was “fiercely proud of a heritage that included a great grandfather, Jose Maria Estudillo, who was the last mayor of San Diego under Mexican rule.”⁴⁷ He had been raised on a ranch that would later become part of Camp Pendleton in San Diego County, likely influencing the style for which May would be best known, described as “a marriage of the Hispanic style and Yankee ingenuity that was part of May’s heritage.”⁴⁸

May designed his first Ranch style house in San Diego in 1931, subsequently finishing roughly 50 more designs in the next few years before relocating to Los Angeles in 1938.⁴⁹ He would use the still growing city to develop a small subdivision comprised of Ranch houses called Riviera Ranch which opened in 1940 and is “generally considered to be the most complete embodiment of May’s early work.”⁵⁰ Like Bell Canyon, the Riviera Ranch development “was designed for

⁴⁰ “Easy Rider,” *Los Angeles Times*, August 18, 1973: 46.

⁴¹ Bell Canyon Building Company, Bell Canyon Progress Report, September 1974.

⁴² “No matter where you’ve been, it’s great to come home to Bell Canyon.” *Los Angeles Times*, December 6, 1973: 195.

⁴³ Bell Canyon Association, Bell Canyon Newsletter, April 1978.

⁴⁴ Steve Silkin, “One Road In, One Road Out,” *Ventura County Star*, May 3, 1996: B.

⁴⁵ United States Census Bureau, Bell Canyon CDP, California

<https://data.census.gov/profile/Bell_Canyon_CDP,_California?g=160XX00US0604938> accessed October 11, 2023.

⁴⁶ The Ranch style has been also known as California style or California Ranch style.

⁴⁷ Sam Hall Kaplan, “Cliff May: Designer of Dream Houses,” *Los Angeles Times*, October 29, 1989: 359.

⁴⁸ Burt A. Folkart, “Cliff May; Home Designer Perfected the Ranch Style,” *Los Angeles Times*, October 20, 1989: 32.

⁴⁹ SurveyLA, Los Angeles Citywide Historic Context Statement: The Ranch House, 1930-1975, City of Los Angeles, December 2015, 7.

⁵⁰ SurveyLA, 9.

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equestrian use and many properties feature horse stables and corrals.”⁵¹ May’s home in Riviera Ranch, recognized as Cliff May House No. 3, is considered “the most significant Ranch house in America, as it most fully embodies Cliff May’s ideas for the California ranch house.”⁵² May lived in the house from its construction in 1938 until 1953, but he continued to develop the property with additions well into the 1980s. The home retains similar features to the equestrian center, particularly in the splayed in plan U-shaped layout of buildings. Of this characteristic of May’s work, author and magazine editor Daniel P. Gregory wrote in his book *Cliff May and the Modern Ranch House*:

With Cliff May Number 3 and subsequent larger lots, Cliff reveled in the flexibility and adaptability of the ranch house plan and started experimenting. Looking back on the many variations completed during his career he explained: “We can make an L. The L can protect you and give you cross ventilation. Then we can go to the U, or close the fourth side in and make it a complete O, a closed view...you can go on and make an X, and you can make a Y, and you can make a Z, and you can make it any form you want... [...] It’s like a piece of rope, you could bend it around and get the absolute best out of it.” His statement is apt. A Cliff May plan is like a well-known lariat, seemingly casual but carefully controlled, deftly tying structure to site.⁵³

Though May did not invent the Ranch style, with several prominent Los Angeles architects like Gerald Colcord and Paul R. Williams also incorporating the style in their works, he “developed his own distinctive aesthetic that was characterized by open and free-flowing interior plans, a blending of interior and exterior spaces, and hand-hewn character that loosely resembled the haciendas of early California.”⁵⁴ May “combined the informal layout of the California adobe courtyard home with the practical and affordable materials of the board-and-batten bungalow.”⁵⁵ He also “fused elements of the Spanish Revival style with Modernism to produce low-slung, horizontally oriented, pitched-roof ranch houses” with an “open, relaxed layout [emphasizing] outdoor living, perfect for the casual lifestyle and temperate climate of Southern California.”⁵⁶

By the 1940s, “the Ranch style had emerged as a popular choice for residential architecture and had secured its position as ‘an accepted style for custom houses throughout the United States.’”⁵⁷ The style subsequently “surged in popularity in the decades after [World War II] as American society entered into a period characterized by a prevailing sense of optimism and economic prosperity.”⁵⁸ During this time, *Sunset* magazine released “two influential publications [in

⁵¹ SurveyLA, Brentwood-Pacific Palisades Report, Historic Districts, Planning Districts and Multi-Property Resources, City of Los Angeles, November 26, 2013, 13.

⁵² Historic Places LA, “Cliff May House No. 3,” <<http://historicplacesla.org/reports/cd691e9b-3fda-4fb0-b0c0-7d8313313e10>> accessed November 12, 2023.

⁵³ Daniel P. Gregory, (2008). *Cliff May and the Modern Ranch House*. Rizzoli International Publications, Inc.

⁵⁴ SurveyLA, Los Angeles Citywide Historic Context Statement: The Ranch House, 1930-1975, City of Los Angeles, December 2015, 7.

⁵⁵ Burt A. Folkart, “Cliff May; Home Designer Perfected the Ranch Style,” *Los Angeles Times*, October 20, 1989: 32.

⁵⁶ LA Conservancy, “Cliff May – LA Conservancy,” <<https://www.laconservancy.org/learn/architect-biographies/cliff-may/>> accessed October 16, 2023.

⁵⁷ SurveyLA, 8.

⁵⁸ SurveyLA, 11.

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collaboration with May] – “Sunset Western Ranch Houses (1946), followed by Western Ranch Houses by Cliff May (1958).”⁵⁹ These publications, in addition to articles in other general interest magazines, helped advertise May’s designs to a national audience, increasing his recognition as the foremost designer of the Ranch style.

Between the mid-1940s and the 1970s, “entire neighborhoods of Ranch houses were rapidly developed in the hinterlands of cities across the nation,” particularly in areas with plentiful land to be developed such as in the San Fernando Valley.⁶⁰ Middle-income Americans “became infatuated with the Ranch style and the casual, informal lifestyle that became associated with its aesthetic,” with May remarking that the Ranch style “because of its name alone, borrows friendliness, simplicity, informality and gaiety from the men and women who, in the past, found those pleasures in ranch-house living.”⁶¹

Following World War II, the Ranch style also “transcended the single-family house and was applied to other property types,” including commercial and institutional buildings.⁶² These buildings generally “[incorporated] many of the same essential characteristics of single-family Ranch houses” and “are important in representing the broad appeal and adaptability of Ranch style architecture and the Ranch house type.”⁶³ Architects and developers wanted to ensure that even commercial buildings would be compatible with the large Ranch style suburbs where they would be located. As such, in Bell Canyon, May not only designed the equestrian center, but drew plans for a model house located at 98 Bell Canyon Road and shopping center, providing consistency of the style among multiple property types.⁶⁴

As described, commercial and institutional examples of the Ranch style typically incorporated characteristics of traditional or contemporary Ranch houses. These include asymmetrical informal composition with one or more wings; close relationship to a yard; use of Dutch and/or French doors; gabled roofs that were originally shingled; exposed post and beam construction; and wall materials of stucco, vertical and horizontal wood board, and board and batten.⁶⁵ The equestrian center embodies these character-defining features through its asymmetrical design with offset tower at the Main Building, stable wings surrounding a central Landscaped Courtyard, Dutch doors at the Stable Barns, shingled low-gabled roofs, exposed post and beam construction, and stucco and wood wall materials.

The Main Building at the equestrian center appears to have taken inspiration from May’s work two years prior at the Robert Mondavi Winery in Napa Valley. There, a similar-shaped building with arched breezeway entrance and tower serves as the focal point and entrance to the compound. May’s building at the winery was heralded as having “all the grace and beauty that

⁵⁹ SurveyLA, 12.

⁶⁰ SurveyLA, 13.

⁶¹ SurveyLA, 13.

⁶² SurveyLA, 19.

⁶³ SurveyLA, 27.

⁶⁴ The shopping center was later converted into a community center.

⁶⁵ SurveyLA, 21-27.

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was captured in the missions with their heritage of Spanish culture.”⁶⁶ Of note is that the Robert Mondavi Winery is more representative of the Mission Revival architectural style, and the equestrian center clearly illustrates May’s signature Ranch style.



Robert Mondavi Winery (1966) at left and Bell Canyon Equestrian Center (1968) at right.

Following completion of May’s architectural designs for Bell Canyon, May sent a short message to MacAdam of the R.A. Watt Company concluding his work:⁶⁷

Dear Don:

Enclosed are closing statements for the model house, stable and shopping center in accordance with our Agreement of 5/23/68. I enjoyed working with you and your associates very much and am glad to know that sales were so successful.

You promised to send me a copy of the horse magazines that had that stable write-up and I would appreciate it very much if you would do so. Someone advised me that there was also a write-up in the “Sunday Examiner” some months ago covering the stable. Do you have that date? I would like to order a copy also.

I hope our paths cross again,

Sincerely,

CLIFF MAY

The Ranch style began to fall out of favor in the 1970s as buildable land became scarcer due to the rapid pace of Post-War development. May would die at his Brentwood office on October 18, 1989, after a 57-year career in which he “designed about 1,000 custom homes and produced plans that were used in the development of an estimated 18,000 other houses and numerous subdivisions across the United States and in other countries.”⁶⁸ May continues to be celebrated

⁶⁶ Harriette Madsen, “Mission Aura of Vintage Beauty Permeates Robert Mondavi Winery,” *Press Democrat*, August 6, 1967: 27.

⁶⁷ Letter from Cliff May to Donal J. MacAdam, March 18, 1969.

⁶⁸ Sam Hall Kaplan, “Cliff May: Designer of Dream Houses,” *Los Angeles Times*, October 29, 1989: 359.

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for his work as the preeminent practitioner of the Ranch style. Following May's death, the *Los Angeles Times* noted that "arguably no other home designer who has ever practiced in Southern California was more sensitive to the region's unique climate, evolving life styles and rich architectural history than Cliff May."⁶⁹

⁶⁹ Sam Hall Kaplan, "Cliff May: Designer of Dream Houses," *Los Angeles Times*, October 29, 1989: 359.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Equestrian Trails magazine articles, 1969.

Golden Coast News newspaper articles, 1969.

Gregory, Daniel P. (2008). *Cliff May and the Modern Ranch House*. Rizzoli International Publications, Inc.

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Valley News newspaper articles, 1969.

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Ventura County Star newspaper articles, 1996.

The Western Horseman magazine articles, 1969.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Bell Canyon Equestrian Center archives

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 9.99

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.205496 | Longitude: -118.684612 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property is delineated by the boundary of the parcel (Assessor Parcel Number 850011095). See Assessor and Boundary Maps.

Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with recorded parcel boundaries and encompasses the full extent of the equestrian center property.

11. Form Prepared By

name/title: Alvin-Christian Nuval, Senior Associate; Robert Jay Chattel, AIA, President

organization: Chattel, Inc.

street & number: 13417 Ventura Boulevard

city or town: Sherman Oaks state: CA zip code: 91423

e-mail alvin@chattel.us

telephone: (818) 788-7954

date: November 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bell Canyon Equestrian Center

City or Vicinity: Bell Canyon

County: Ventura

State: California

Photographer: Robert Chattel and Alvin Nuval

Date Photographed: October 4, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 44 Main Building from Baymare Road, view west
- 2 of 44 Main Building from adjacent hillside, view southwest
- 3 of 44 East elevation of Main Building, view west
- 4 of 44 East elevation of Main Building, view northwest
- 5 of 44 Tower at Main Building, view southwest
- 6 of 44 East elevation at Main Building, view southwest
- 7 of 44 Stable Barn and south elevation of Main Building, view west
- 8 of 44 East elevation of Main Building, view west
- 9 of 44 North and west elevations of Main Building, view southeast
- 10 of 44 Entrance to caretaker's residence at Main Building arched breezeway, view northwest
- 11 of 44 Arched breezeway entrance at Main Building, view east
- 12 of 44 Arched breezeway entrance from west elevation of Main Building, view southeast

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- 13 of 44 East elevation of Main Building, view east
- 14 of 44 Stable Barn and Main Building, view north
- 15 of 44 Main Building and Stable Barn, view south
- 16 of 44 Landscaped Courtyard, view west
- 17 of 44 Main Building from Landscaped Courtyard, view east
- 18 of 44 Landscaped Courtyard, view east
- 19 of 44 Stable Barn from Landscaped Courtyard, view north
- 20 of 44 Stable Barn, Main Building, and Landscaped Courtyard, view east
- 21 of 44 Stable Barn with Main Building tower visible, view east
- 22 of 44 Stable Barns, typical, view east
- 23 of 44 Covered canopy at Stable Barn, typical, view east

- 24 of 44 Covered canopy at Stable Barn, typical, view west
- 25 of 44 Horse stall at Stable Barn, typical, view south
- 26 of 44 Main Arena and Stable Barn, view east
- 27 of 44 Stable Barn, view northeast
- 28 of 44 Stable Barn, view east
- 29 of 44 Stable Barn, view west
- 30 of 44 Stable Barns with slope to high terrace, view east
- 31 of 44 Stable Barn at high terrace, view northwest
- 32 of 44 Stable Barn, view northwest
- 33 of 44 Covered canopy at Stable Barn, typical, view west

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- 34 of 44 Stable Barn, view southwest
- 35 of 44 Covered canopy at Stable Barn, typical, view east
- 36 of 44 Main Arena, view south
- 37 of 44 Main Arena, view northwest
- 38 of 44 Main Arena and Landscaped Courtyard, view north
- 39 of 44 Stable Barn at middle terrace and slope down to low terrace, view east
- 40 of 44 Turnouts, Creekside Arena, and Round Pin, view southeast
- 41 of 44 Hillside arena and Stable Barn in distance, view northeast
- 42 of 44 Hillside Arena, view west
- 43 of 44 Mare Motel, view west
- 44 of 44 Horse stalls at Mare Motel, view west

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

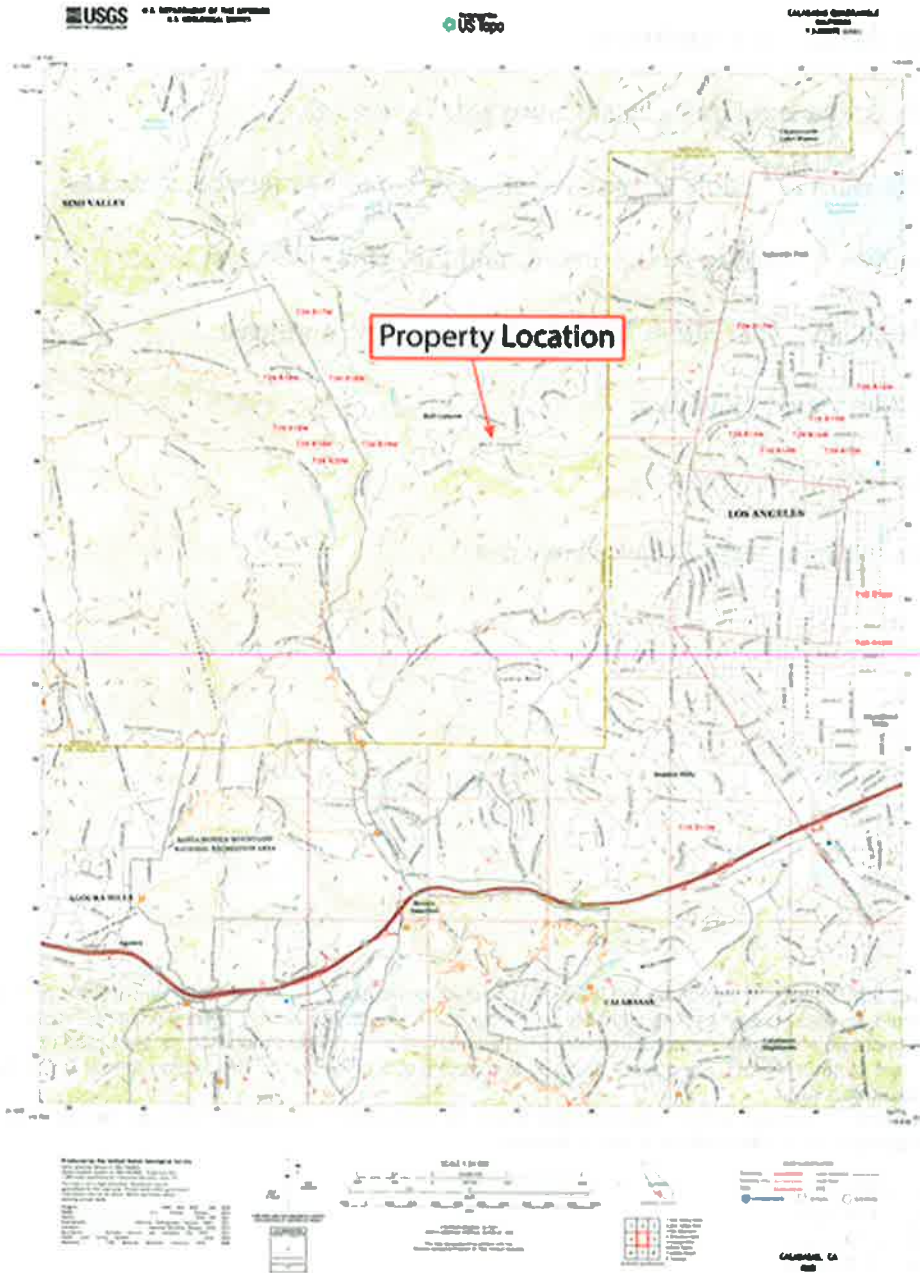
The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Location Map United States Geological Survey (USGS), 2022

Latitude: 34.205496 Longitude: -118.684612



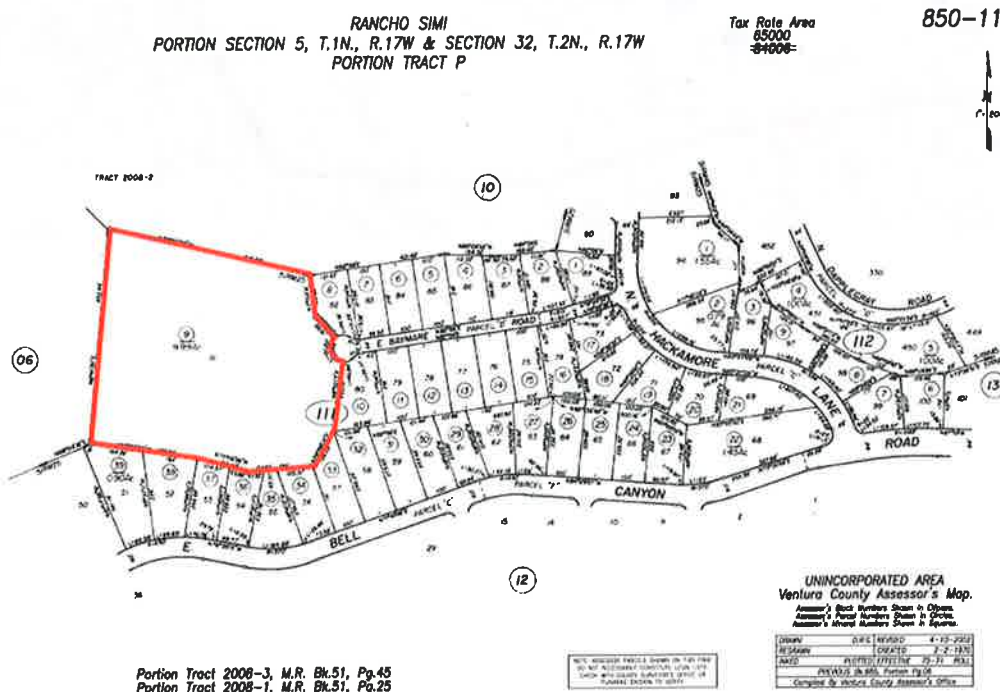
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Boundary Map Google Earth, 2023



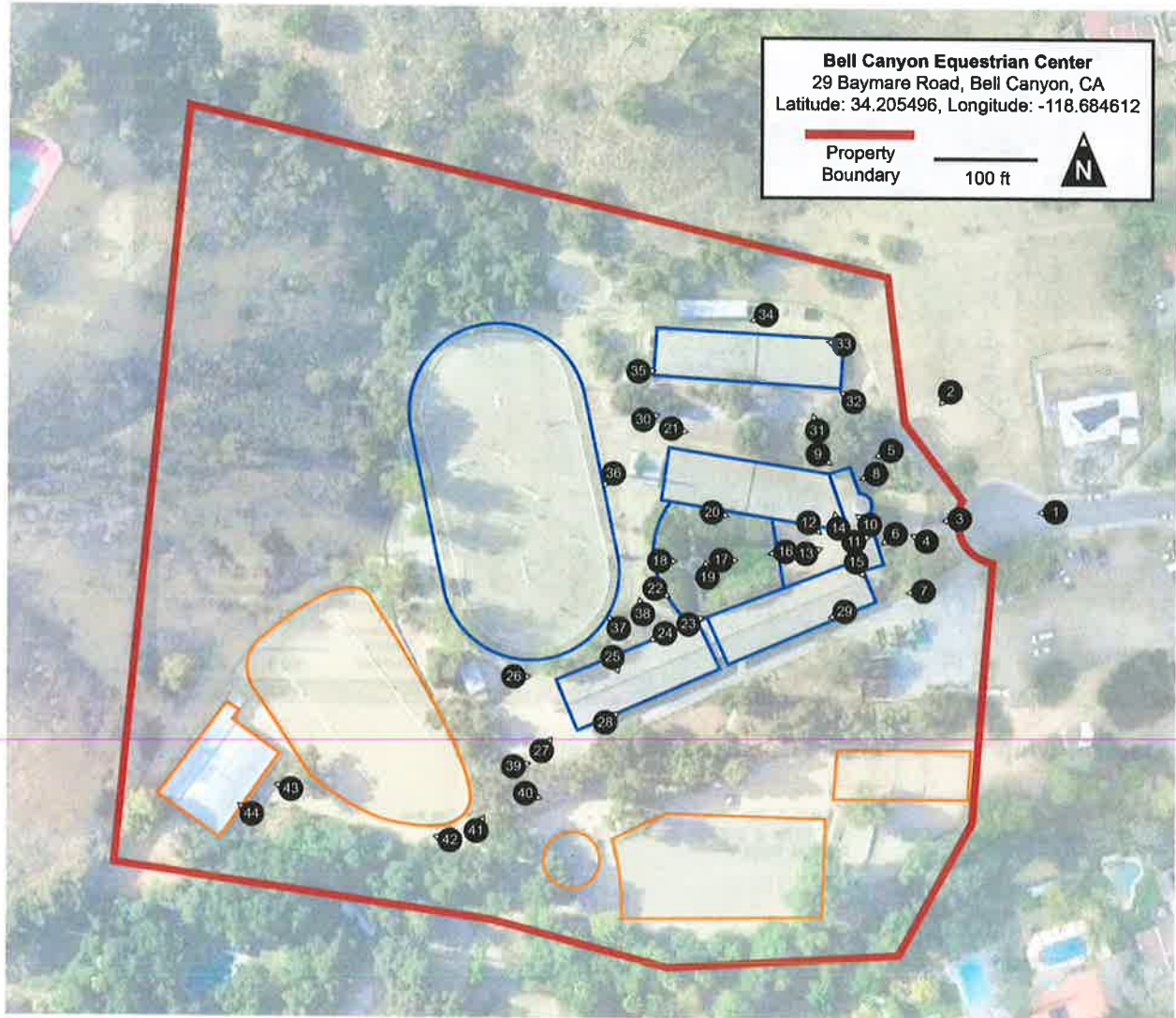
Assessor Map Ventura County Assessor, 2002



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Sketch Map/Photo Key



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Figure 1 Original drawings showing site plan, 1968; Cliff May Associates

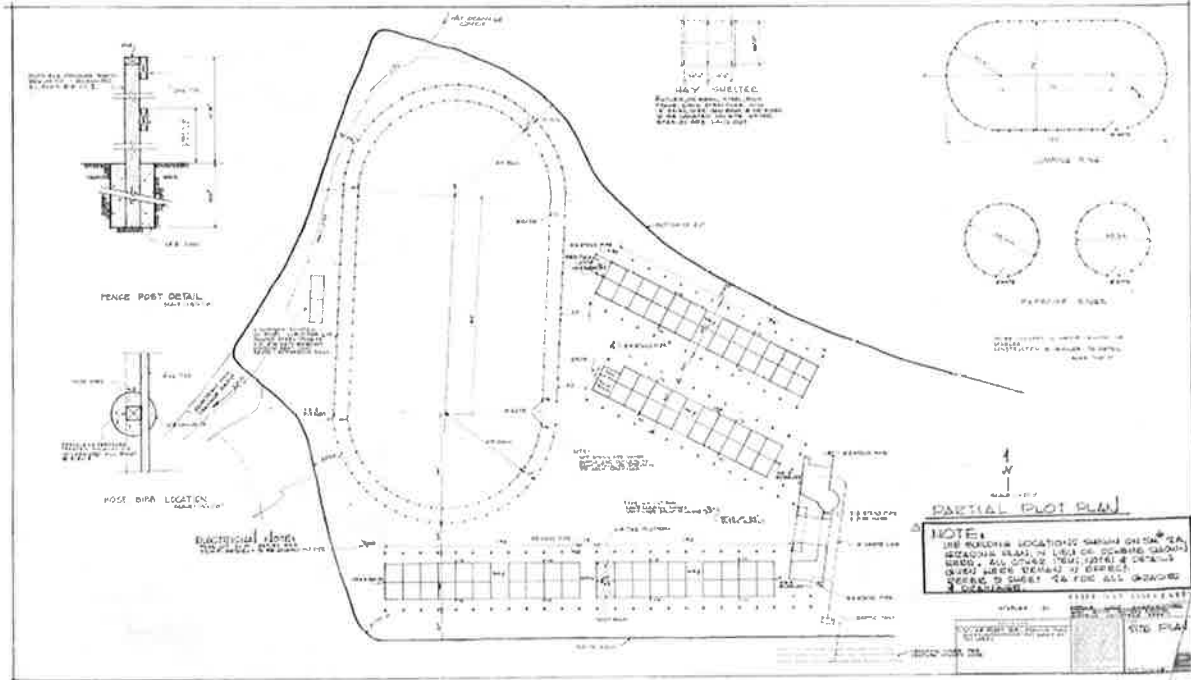
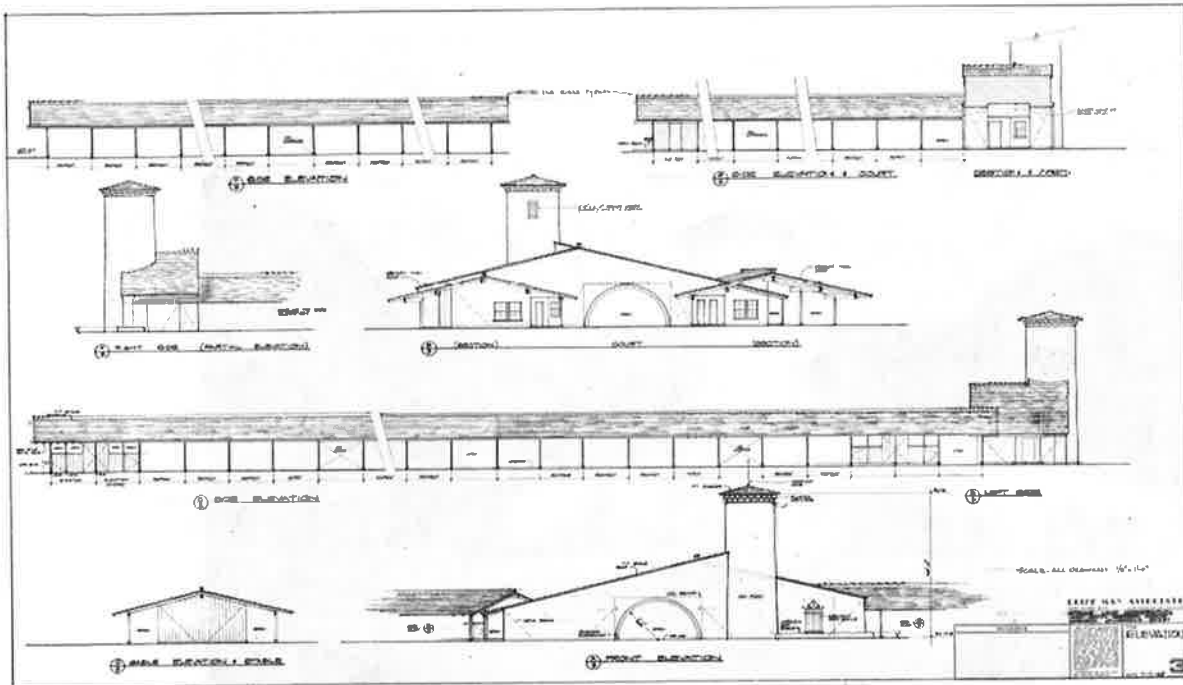


Figure 2 Original drawings showing elevations, 1968; Cliff May Associates



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Figure 3 Original drawings showing floor plan, 1968; Cliff May Associates

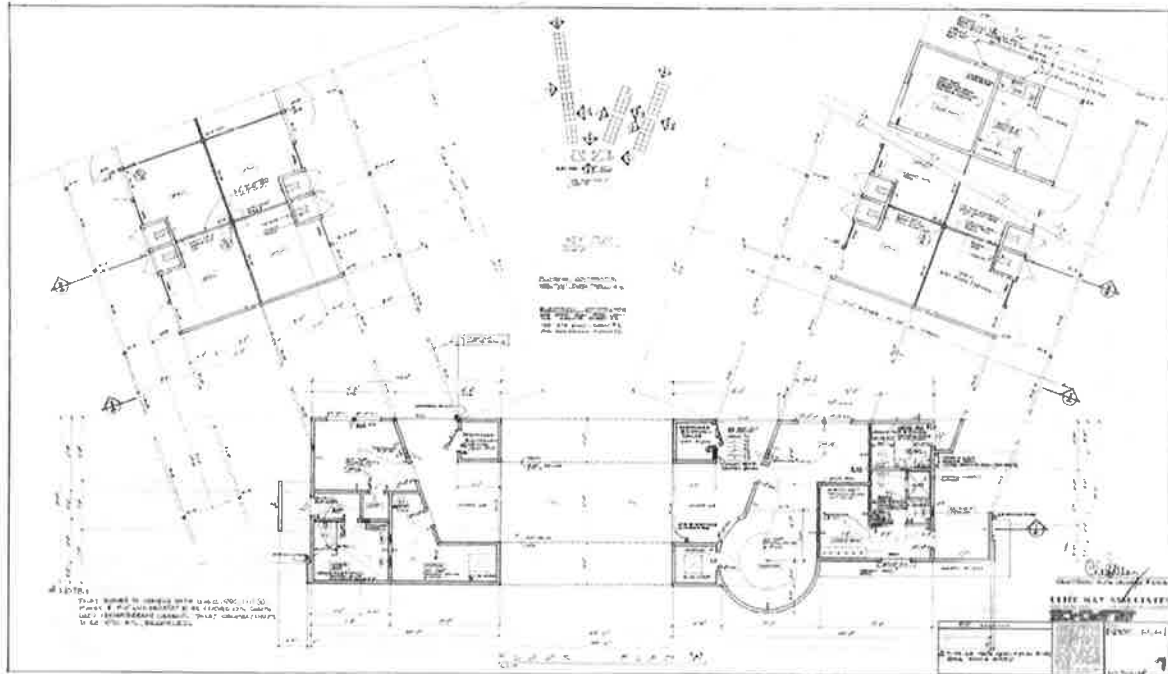
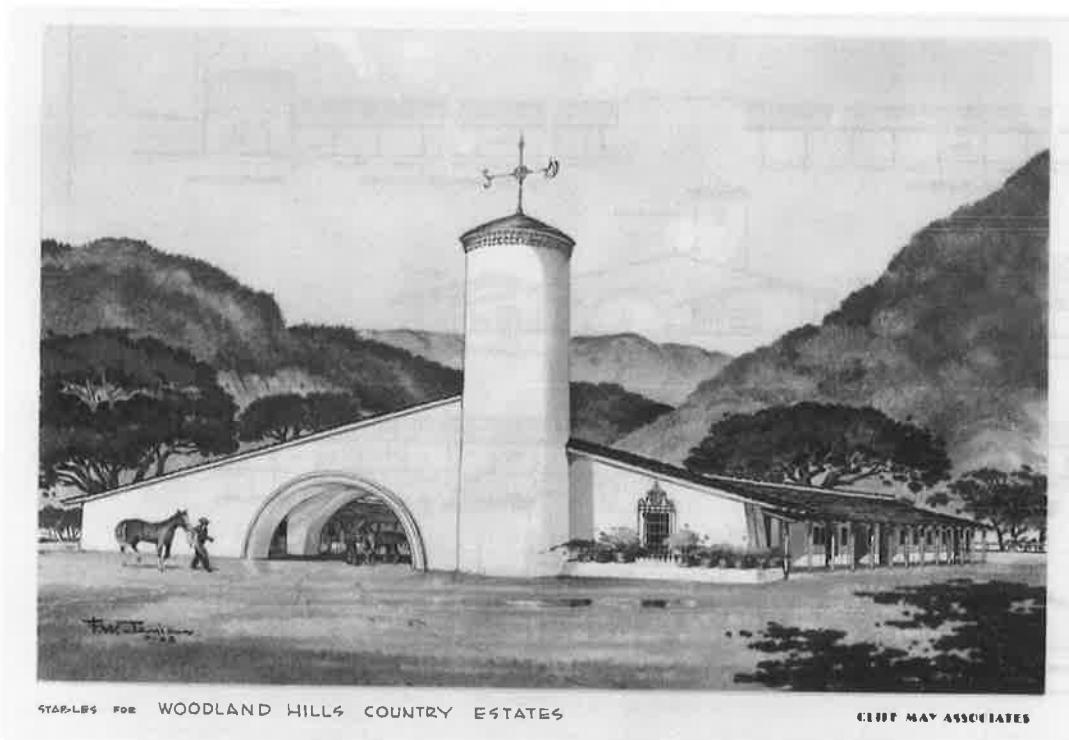


Figure 4 Rendering of Main Building, 1968; Cliff May Associates



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Figure 5 Historic aerials showing property development; NETR Historic Aerials



1977



1980



1996



2016

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Figure 6 Equestrian Center, view east, 1969; Equestrian Trails Magazine



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Figure 7 Equestrian Center, view southwest, 1969; Equestrian Trails Magazine

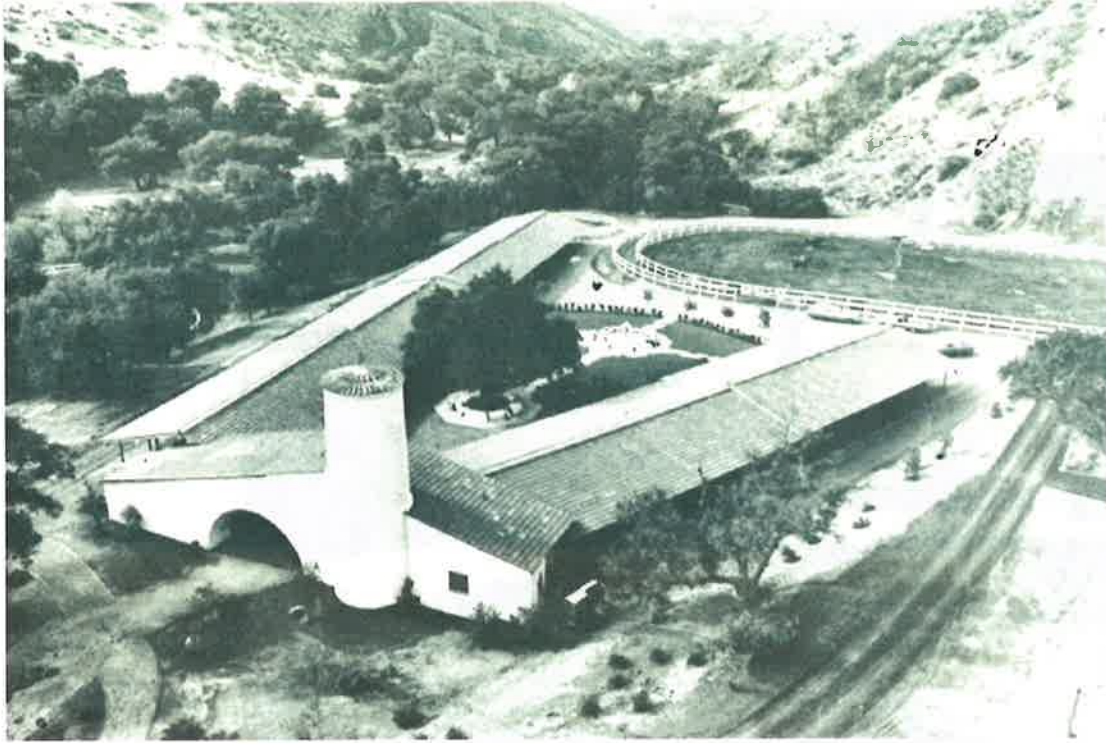


Figure 8 Main Arena, view east, 1969; Equestrian Trails Magazine



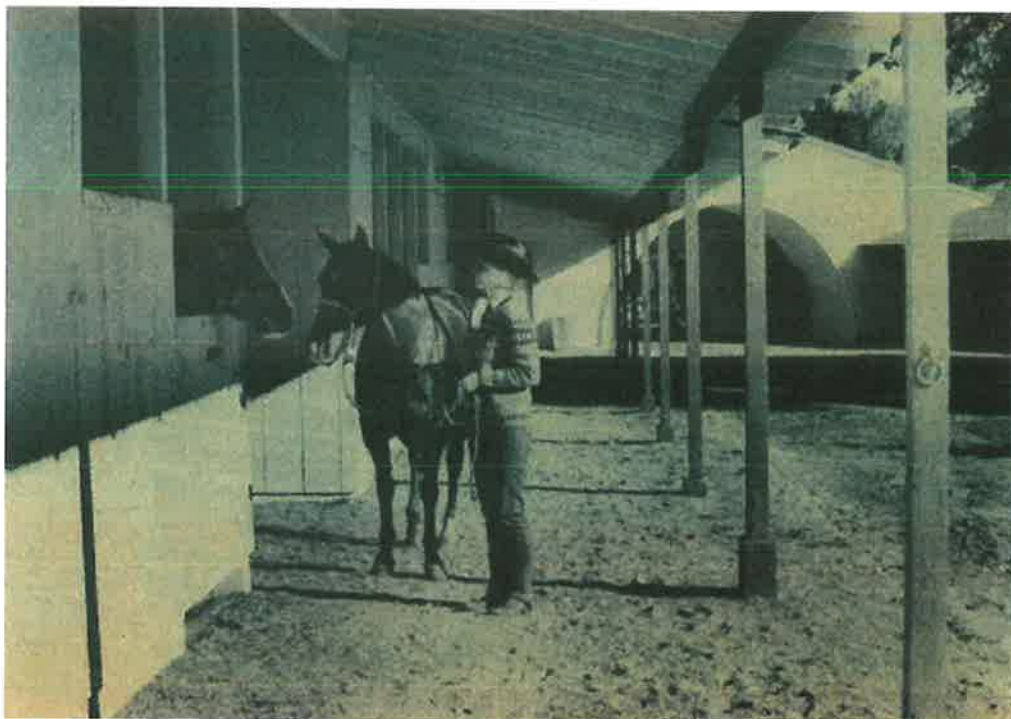
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Figure 9 Stable Barn and Landscaped Courtyard, view north, 1969; Equestrian Trails Magazine



Figure 10 Stable Barn and Main Building, view east, 1969; Equestrian Trails Magazine



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Figure 11 Main Building, view southwest, 1969; The Western Horseman Magazine

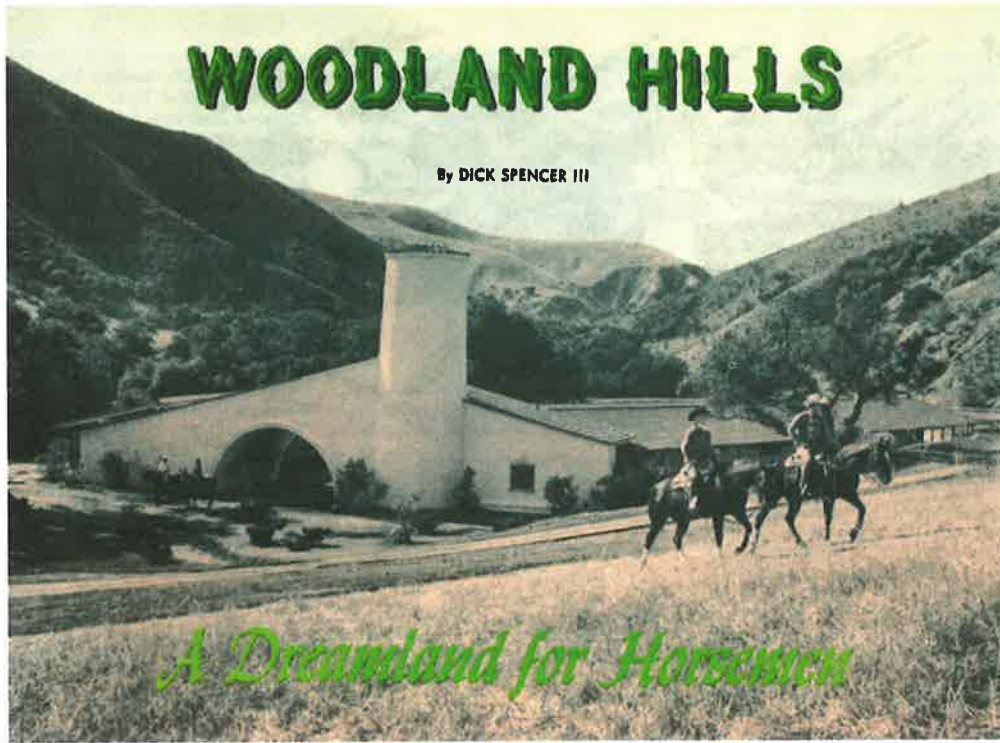


Figure 12 Landscaped Courtyard, view east, 1969; The Western Horseman Magazine



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Figure 13 Sketch of Equestrian Center, 1969; *Los Angeles Times*

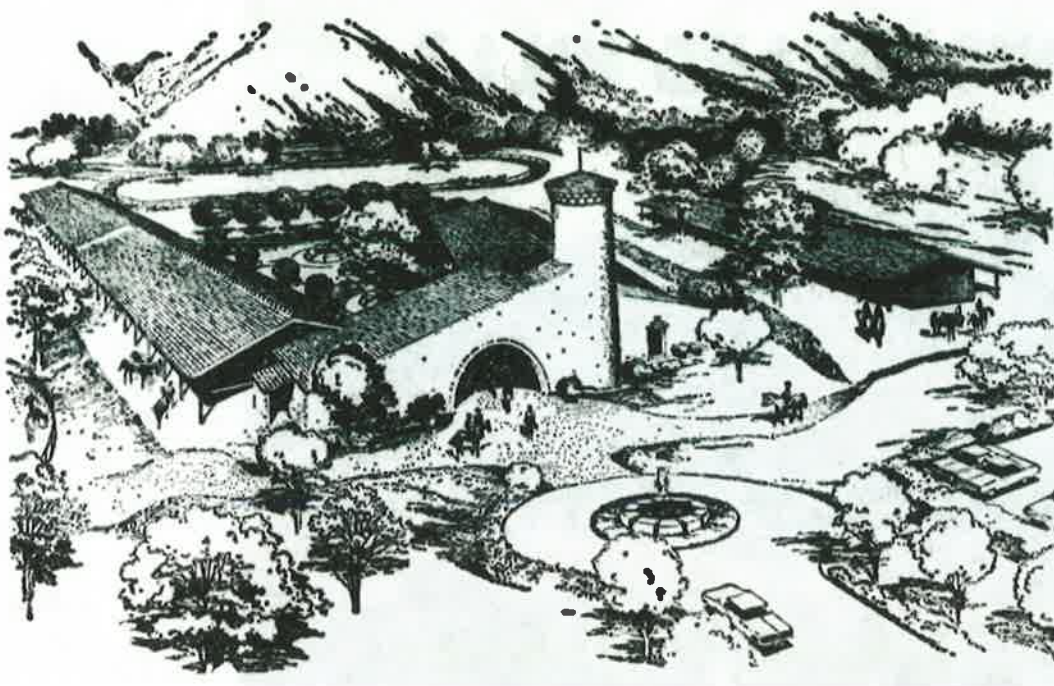


Figure 14 Main Building from Landscaped Courtyard, view east, c.1969; Woodland Hills Country Estates brochure

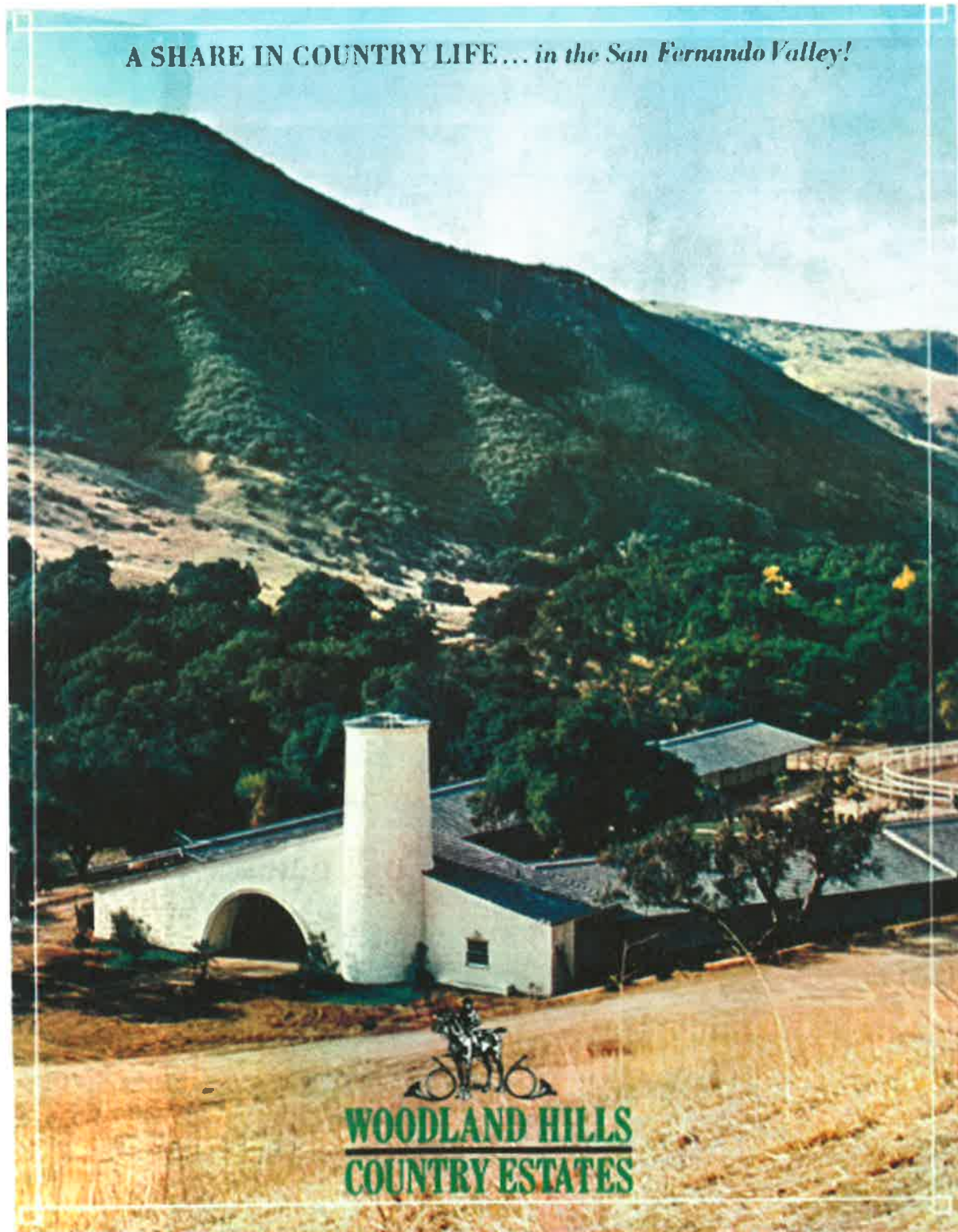
The \$200,000 Spanish inspired stable with graceful arch is the focal point for residents of Woodland Hills Country Estates.



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Figure 15 Brochure cover, c.1969; Woodland Hills Country Estates brochure



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Figure 16 Main Building, view southwest, c.1969; Woodland Hills Country Estates brochure



Figure 17 Landscaped Courtyard, view west, 1969; Woodland Hills Country Estates brochure



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Figure 18 Main Building, view southwest, c.1972; Bell Canyon brochure



Figure 19 Landscaped Courtyard from Main Building arched entrance, view west, c.1972; Bell Canyon brochure



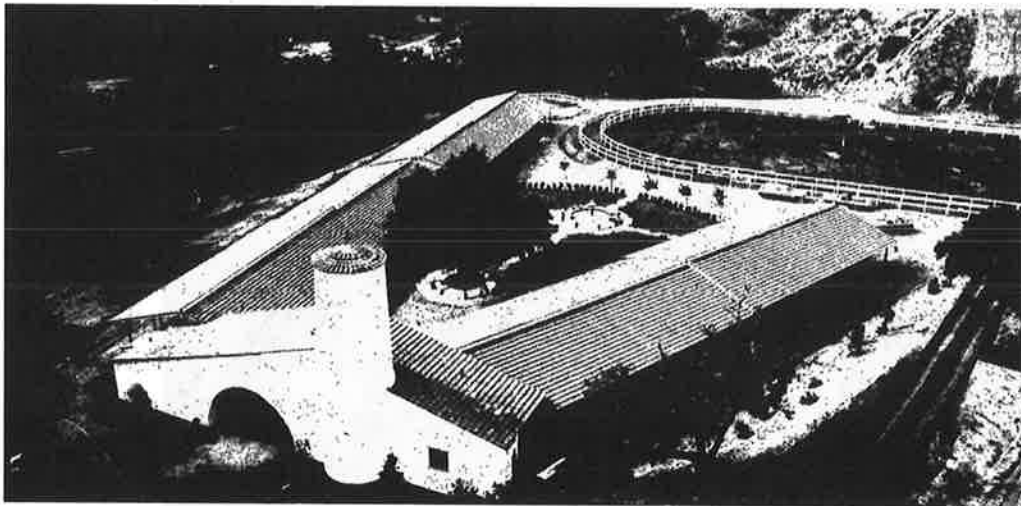
Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Figure 20 Astronaut Scott Carpenter with Equestrian Center in background, view southwest, 1973; *Los Angeles Times*



Figure 21 Equestrian Center, view southwest, 1973; *Van Nuys News*



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Figure 22 Newspaper advertisement, 1972; Los Angeles Times

Preview Opening

The Bell Canyon Equestrian Center

Bell Canyon

Country Estate Living with a View of the City and the Future

It took the foresight of men fired with imagination to transform this romantic old Spanish land grant into a development to meet today's modern life-style. Here in this secluded canyon, yet so near to the city, you'll find the tranquility and peacefulness of true country living. The sycamores and oak groves standing on unspoiled mountain terrain produce dramatic settings for homes to be occupied by people who love the country way of life.

A DELIGHT FOR THE PARTICULAR HORSEMAN

The Bell Canyon Equestrian Center, owned and maintained by the Property Owner's Association, with its Spanish Colonial Tower is the focal point of the lush valley, where for years cowboys grazed their herds amidst the whisper of winding streams, as families of deer foraged in the deep shadows of the abundant foliage. The Equestrian Center has magnificent stables with exercise and jumping rings, plus ten miles of graded dedicated bridle trails.

Paved streets were so designed, with all utilities underground, so as not to mar the environmental beauty of this park-like canyon. Advance planning avoided destruction of trees and ground cover that provide the natural habitat of deer, birds and other wild life.

THE DEVELOPMENT PLAN...THOUGHTFUL, SENSITIVE

With panoramic views of the San Fernando Valley from many lots you'll just be five miles away from all your city needs. A guard gate manned around the clock keeps all strangers and sightseers away from your own private world. And in addition to all this a parcel of seventy-nine acres of panoramic land has been dedicated as a private park for the residents of Bell Canyon.

RESIDENTIAL BUILDING SITES
Sensibly Priced from
\$ 7995

SO NEAR... YET SO FAR

Map Not Drawn to Scale.
From the Ventura Freeway, take the Valley Circle Drive off-ramp and drive north 3 miles to Bell Canyon Road. Turn left and follow Bell Canyon Road to the Sales Office.

Bell Canyon
A PROJECT OF THE BANK OF CALIFORNIA, N.A. TRUSTEE
(213) 340-7145
HUNTER LAND CO., INC. Exclusive Sales Agent • Open 9 a.m. to dusk daily

Bell Canyon Equestrian Center
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Figure 23 Newspaper advertisement, 1973; *Van Nuys News*

**NOW YOU CAN BUILD
YOUR DREAM HOME**

**JUST THE WAY YOU HAVE ALWAYS
WANTED IN THE WIDE-OPEN SPACES!**

**Live, Play and Enjoy Life in a
Planned Community**



Bell Canyon
BEAUTIFUL ESTATE HOMESITES

1/2 ACRE OR MORE

IMPROVED RESIDENTIAL VIEW LOTS TO \$30,000.



CLOSE-IN UNSPOILED LAND

Yes, there is still unspoiled land under blue skies and white clouds . . . in close-in **WESTERN SAN FERNANDO VALLEY** just north of Hidden Hills, west of Canoga Park.

- **PANORAMIC VIEWS**
The lush green valley with its groves of sycamore and oak trees is the natural habitat for deer, birds and other wildlife. A 78 acre secluded area has been dedicated as a private park for residents.
- **IMPROVED HOMESITES**
Underground utilities already in include Gas, Water Electricity, Telephone and Cable TV.


... AND FOR THE HORSEMAN

The Bell Canyon Equestrian Center, owned and maintained by the property owners association, is the focal point for 10 miles of graded bridle trails. You can stable your horse right on your own homestead after your home is completed.



**Conveniently located,
yet secluded**

From the Ventura Freeway, take the Valley Circle Blvd. off-ramp (Mulholland Dr. Hidden Hills turnoff) and go north on Valley Circle 3 miles to Bell Canyon Rd. Turn left and follow Bell Canyon Rd. to gated entrance. Just North of Hidden Hills.



COME VISIT BELL CANYON
TAKE OUR GUIDED TOUR - YOU MUST SEE IT TO BELIEVE IT!
YOU'LL BE GLAD YOU DID

**JUST TELL GUARD
AT THE GATE
YOU WANT TO VISIT
BELL CANYON**

Bell Canyon
SALES CENTER OPEN 7 DAYS—9 A.M. 'TIL 6 P.M.

PHONE: (213) **340-7145**
FOR INFORMATION

HUNTER LAND CO., INC., EXCLUSIVE SALES AGENTS • 1890 HACKAMORE LANE, CANOGA PARK, CA 91304

Bell Canyon Equestrian Center
Name of Property

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Photo 1 Main Building from Baymare Road, view west



Photo 2 Main Building from adjacent hillside, view southwest



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 3 East elevation of Main Building, view west



Photo 4 East elevation of Main Building, view northwest



Bell Canyon Equestrian Center
Name of Property

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County and State

Photo 5 Tower at Main Building, view southwest



Photo 6 East elevation at Main Building, view southwest



Bell Canyon Equestrian Center
Name of Property

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Photo 7 Stable Barn and south elevation of Main Building, view west



Photo 8 East elevation of Main Building, view west



Bell Canyon Equestrian Center
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Photo 9 North and west elevations of Main Building, view southeast



Photo 10 Entrance to caretaker's residence at Main Building arched breezeway, view northwest



Bell Canyon Equestrian Center
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Photo 11 Arched breezeway entrance at Main Building, view east



Photo 12 Arched breezeway entrance from west elevation of Main Building, view southeast



Bell Canyon Equestrian Center
Name of Property

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Photo 13 East elevation of Main Building, view east



Photo 14 Stable Barn and Main Building, view north



Bell Canyon Equestrian Center
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Photo 15 Main Building and Stable Barn, view south



Photo 16 Landscaped Courtyard, view west



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Photo 17 Main Building from Landscaped Courtyard, view east



Photo 18 Landscaped Courtyard, view east



Bell Canyon Equestrian Center
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Photo 19 Stable Barn from Landscaped Courtyard, view north



Photo 20 Stable Barn, Main Building, and Landscaped Courtyard, view east



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Photo 21 Stable Barn with Main Building tower visible, view east



Photo 22 Stable Barns, typical, view east



Bell Canyon Equestrian Center
Name of Property

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Photo 23 Covered canopy at Stable Barn, typical, view east



Photo 24 Covered canopy at Stable Barn, typical, view west



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 25 Horse stall at Stable Barn, typical, view south



Photo 26 Main Arena and Stable Barn, view east



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 27 Stable Barn, view northeast



Photo 28 Stable Barn, view east



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 29 Stable Barn, view west



Photo 30 Stable Barns with slope to high terrace, view east



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 31 Stable Barn at high terrace, view northwest



Photo 32 Stable Barn, view northwest



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 33 Covered canopy at Stable Barn, typical, view west



Photo 34 Stable Barn, view southwest



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
County and State

Photo 35 Covered canopy at Stable Barn, typical, view east



Photo 36 Main Arena, view south



Bell Canyon Equestrian Center
Name of Property

Ventura County, CA
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Photo 37 Main Arena, view northwest



Photo 38 Main Arena and Landscaped Courtyard, view north



Bell Canyon Equestrian Center
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Photo 39 Stable Barn at middle terrace and slope down to low terrace, view east



Photo 40 Turnouts, Creekside Arena, and Round Pin, view southeast



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Photo 41 Hillside arena and Stable Barn in distance, view northeast



Photo 42 Hillside Arena, view west



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Photo 43 Mare Motel, view west



Photo 44 Horse stalls at Mare Motel, view west

