

Historic Resources Report Brandeis-Bardin Campus, American Jewish University Simi Valley, CA

31 March 2013

Prepared for:

**American Jewish University
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County of Ventura
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Item 7a
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Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with an application to renew a Conditional Use Permit for the Brandeis-Bardin campus of the American Jewish University, located in an unincorporated section of the Simi Valley (APNs 685-0-051-040, -210). No buildings or structures are proposed to be demolished or altered as a result of this activity. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; Mitch Stone, Preservation Planner; and Susan Zamudio-Guerrola, Research Assistant, for the American Jewish University, and is based on a field investigation and research conducted from December 2013 through March 2014. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The buildings evaluated in this report were found to be ineligible for listing on the NRHP and CRHR and ineligible for designation as County of Ventura landmarks. Consequently, these buildings were found to not be historic resources for purposes of CEQA.

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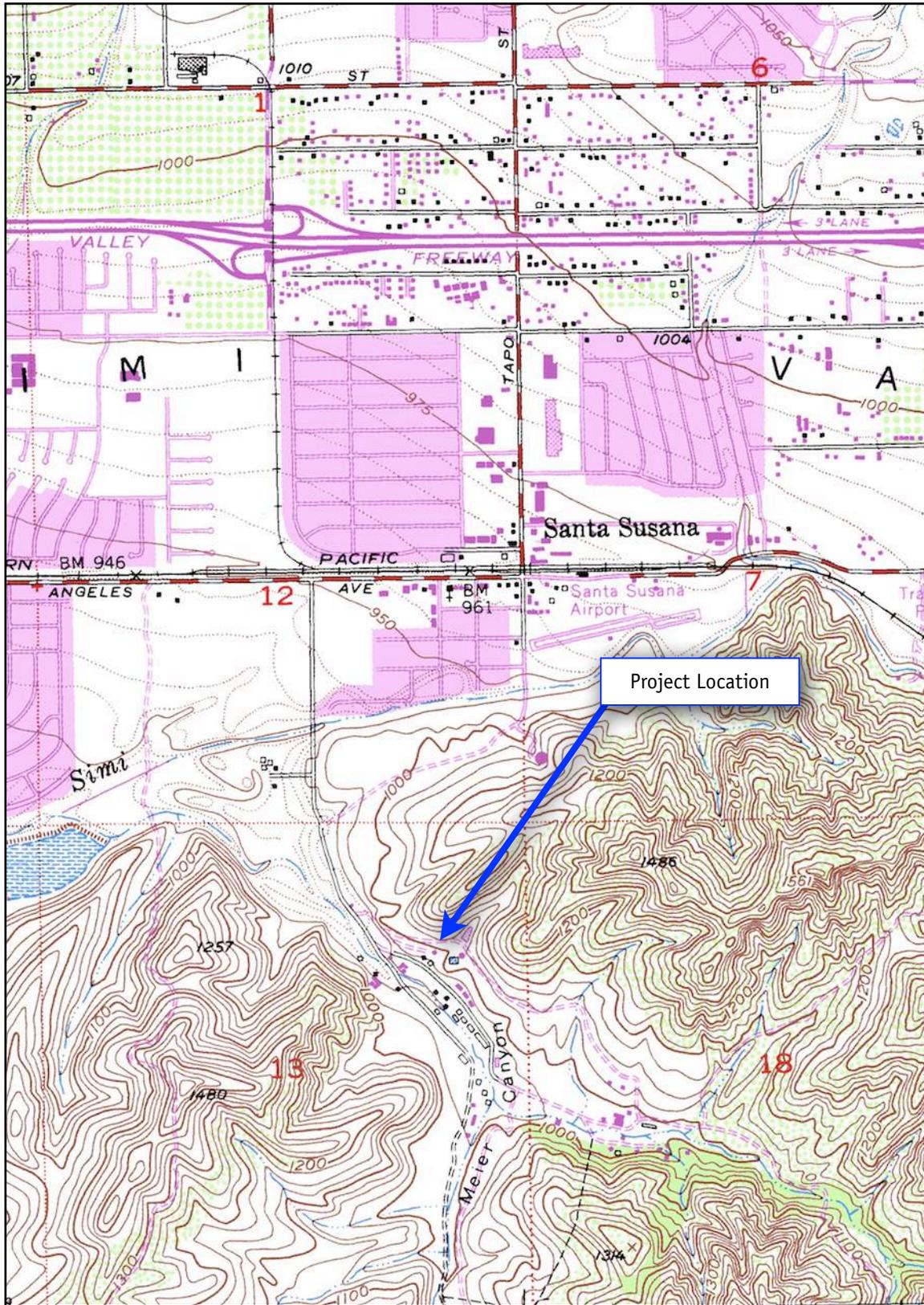


Figure 1. Project Location [USGS 7.5' Quadrangle, Simi Valley East, CA 1951 rev 1969]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” that define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven “aspects.” The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pat-

tern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

An improvement, natural feature, or site may become a designated landmark if it meets one the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;

3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Ventura County Site of Merit Criteria

Sites of Merit satisfy the following criteria:

1. Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

The American Jewish University's Brandeis-Bardin Campus is located at 1101 Peppertree Lane, Brandeis, CA 93064. The setting for the property is a canyon just outside the southern boundary of the City of Simi Valley. The current campus has developed over time through the purchase, sale and donation of land. Being a very large property, it has a complex history of ownership. The organization has amassed multiple buildings over its history as the organization has grown and its needs have changed over the decades. In 1958 the Ventura County Board of Supervisors approved the organization's request to be recognized as Brandeis, California, 93064.

Historic Setting

The presence of Native Americans in what is now Simi Valley likely goes back as far as 10,000 to 12,000 years ago. The Chumash people comprised a large and diverse population from the Malibu area to the San Luis Obispo area. It is estimated that the people whose language was ancestral to that spoken by the Chumash may have existed for 5,000 years in south central California. Their population in the Simi Valley area is estimated to have been between 250 to 400 people when Europeans began settling in the area. The origin of the place name Simi has been explained by Smithsonian anthropologist John P. Harrington as coming from a Chumash reference to clouds or mist in the sky: *Shimiyi* or *Simiji*.

The Simi Valley was situated at a crossroads of trails that linked communities speaking different Native American languages. Three native settlements that existed in the Simi Valley were: *Ta'apu* (also spelled *Taapu* or *Tahapu* by Spanish missionaries), *Shimiyi* (*Simii* or *Chimii*) and *Kimishax* (*Quimishag* or *Quimisac*). Variants of these place names may be seen on modern maps as Tapo Canyon, Simi Valley and Quimisa Road.

Spanish exploration and colonization of California led to the formation of presidios (military garrisons), towns and missions throughout the state. Between 1769 and 1823 four presidios and twenty-one missions were established in Spanish California. Land was eventually granted to prominent families or soldiers by Spain and later by Mexico. In the area now known as Simi Valley, Spain granted permission for Santiago de la Cruz Pico to occupy and use El Rancho Simi in 1795. The property was also called Rancho San José de Nuestra Señora de Altagracia y Simi. It consisted of approximately 113,000 acres and covered all of Simi Valley and present day Moorpark. The Picos raised cattle and sheep.

In 1821 Mexico achieved its independence from Spain and three of Santiago Pico's sons petitioned for re-granting of the Rancho that same year. Don Jose de la Guerra y Noriega, a captain from the Santa Barbara presidio, purchased El Rancho Simi from the Pico family in approximately 1832. He raised cattle and sheep in large numbers for several decades.

Don Jose de la Guerra y Noriega died in 1858 and in 1865 the Rancho Simi lands were acquired by the Philadelphia and California Petroleum Company, headed by Thomas A. Scott, who was also president of the Pennsylvania Railroad. He assigned Thomas A. Bard to oversee oil and land transactions in the area. Rancho Simi was leased out for the raising of livestock. After Thomas A. Scott died in 1881, his large landholdings were sold. The rancho property was divided into smaller parcels. The Simi Land and Water Company was incorporated in 1887 and advertised the land for farming, stock ranges, and to health seekers. Immigrants from various parts of the United States came to the valley in response.

During the 1880s a group of doctors from the Chicago area who believed in the benefit of California's climate for promoting health formed the California Mutual Benefit Colony of Chicago. Their investments led to the creation of a town site called "Simiopolis" (often referred to as "The Colony") in 1889. They arranged for twelve pre-cut, partly assembled houses to be shipped by rail to Saticoy and from there were hauled to Simi on wagons. A school was built soon thereafter. The first church was built by the turn of the century.

A railroad depot near the intersection of Los Angeles Avenue and Tapo Street was completed in 1903; tunnels through the Santa Susana mountains to the east were completed in 1904. The Southern Pacific Railroad named the depot after the nearby mountains and the town around it became known as Santa Susana as well. In 1969 valley residents voted to incorporate as a city and chose the name Simi Valley over Santa Susana.

Agriculture has been a chief component of Simi Valley's economy from the time of the earliest migrants and settlers. Due to its proximity to Hollywood and its natural setting, the television and film industry has used Simi Valley as a filming location for many years. The Corriganville Movie Ranch was established in 1937 by actor Ray "Crash" Corrigan at the east end of Simi Valley. It was a filming site for many movies and television shows, and eventually opened for the public in 1949. A large property currently known as Big Sky Ranch off of Tapo Canyon Road on the northern edge of the city has been used as a filming location for over fifty years.

North American Aircraft (NAA) acquired land in the southern hills of Simi Valley (also referred to as Burro Flats) in the late 1940s. The Rocketdyne division of NAA established the Santa Susana Field Laboratory, which specialized in the research and testing of rocket propulsion. It employed thousands of people and became a principle driver of growth in the Simi Valley during the postwar period.

The American Jewish University's Brandeis-Bardin Campus

The subject property was once part of the Spanish land grant El Rancho Simi, which was acquired in 1867 by Thomas A. Scott's Philadelphia and California Petroleum Company. Not a successful oil venture, the Simi Land and Water Company subdivided the ranch after Scott's death and began selling the land by 1887. A survey map from the same year shows the subdivided parcels; the subject property lies within Parcel A at the south-eastern end of the rancho. The map refers to the southern portion of Parcel A as Potrero del Burro (pasture of the donkey). [Figure 2]

A written history, *Simi Valley: A Journey Through Time*, states that the family of Samuel Miller Woodson Easley "moved into Sycamore Canyon (now the location of Brandeis/Bardin Institute) in about 1886." Easley became the first county clerk and recorder after Ventura County separated from Santa Barbara County in 1873. When his term of office was over he became a permanent resident of Simi Valley.¹ It is presently uncertain exactly where the Easley residence was located, how many acres he owned, or when the property was sold. Although the precise sequence of land transactions is not currently determined, it is known that a parcel in the canyon was purchased by Edward R. Maier from John G. and Evelyn Haigh in 1909, marking the beginning of the Maier Ranch period. He continued to buy additional parcels and expand his holdings in the vicinity until 1926. The parcels he acquired formed a ranch known variously as El Rancho Selecto, Rancho Special, Las Delicias, or Maier Ranch.

A county atlas of land ownership (Rancho Simi Map No. 2) shows that by 1915 Parcel A of El Ranch Simi was divided among multiple owners, including Edward R. Maier, J.W. Lehman, and J.J. Bushard. Another page of

¹ Havens and Appleton, pgs. 73, 376.

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Brandeis-Bardin Campus, American Jewish University

this atlas (Rancho Simi Map No. 5) shows that J.W. Lehman's land changed hands to Conrad C. Lehman. The land adjacent to Parcel A on the north that reached to the railroad was owned by members of the Schmitz family.

Edward R. (Eddie) Maier inherited the Maier Brewing Company in Los Angeles after the deaths of his father and brother. The *Press Reference Library Southwest Edition*, a publication of the *Los Angeles Examiner*, described his ranch in 1912 as "thousands of acres stocked with fine cattle and horses." Maier was famous for hosting huge barbecues and outings at his ranch for groups such as the Elks and Shriners. An athletic man and fan of many sports, he was also owner of the Vernon Baseball Club of the Pacific Coast League and had his own bowling team made up of five men well-known for their bowling skills. Maier was president of the Los Angeles Bowling Association, and was a member of the Western Bowling Congress, the Los Angeles Driving Club, the Recreation and Chico Gun Clubs, the Masons, and the Elks, among other organizations.²

As early as 1910 the *Los Angeles Times* covered many of the events hosted by Maier on his ranch, providing detailed descriptions of the banquets and entertainment. Specially scheduled trains would bring guests to Simi Valley and Maier provided abundant food and drink, usually including a barbecue. On more than one oc-

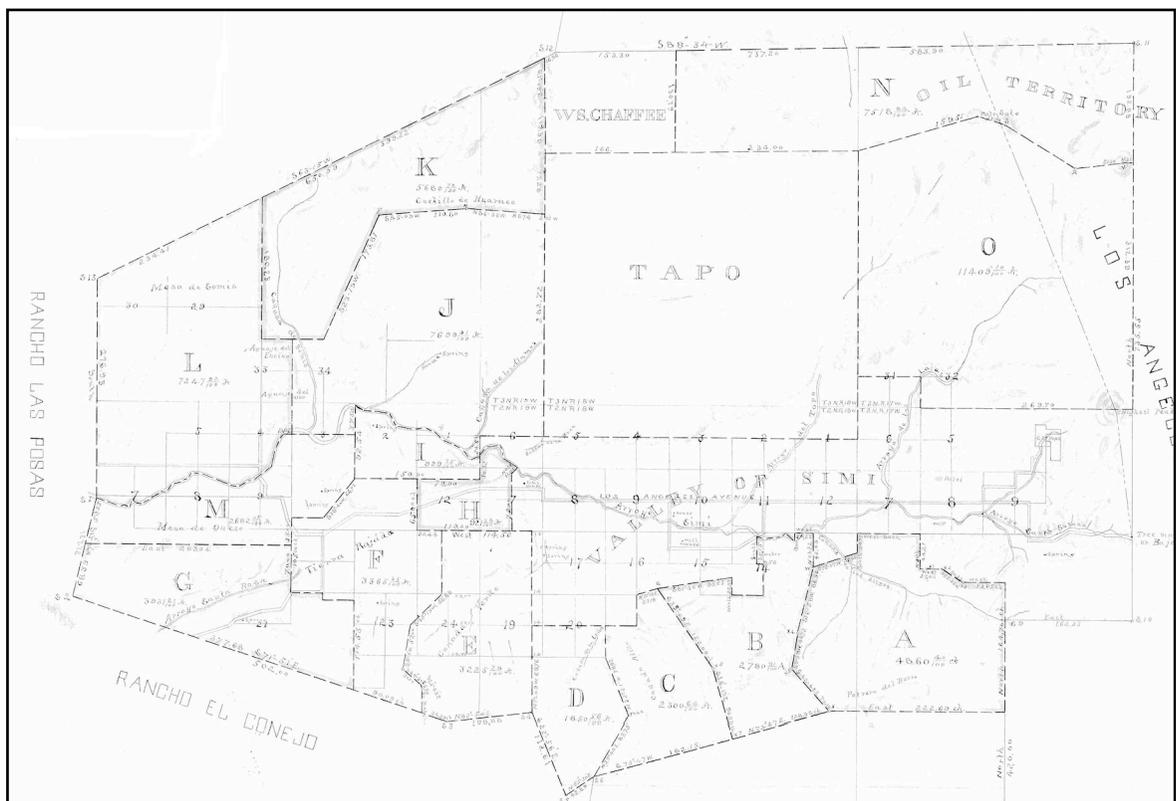


Figure 2. Map of Rancho Simi, 1888 [3 MR 7, Ventura County Maps of Record, title and some edge notes removed]

² *Press Reference Library Southwest Edition*, p. 437.

casian, a group of Elks arriving on the special train were met by a band and were paraded to the ranch. Entertainment included potato races, three-legged races, bottle-rolling races, baseball games, boxing and wrestling matches, jig dancing, and acrobatic demonstrations. One fundraising event on Maier's ranch netted \$1,600 to help build an orphan's home. The theme of the event was a wild west mining and gambling town. Fake money was printed for the hundreds of guests to purchase rides from the train station to the ranch, food, drink, and cigars. Tents were erected on the ranch where guests could play games such as roulette, poker and craps. Maier was unfailingly generous, and it was said that his pocketbook was always as open as his home. To people who questioned his generosity he allegedly had a stock reply: "They need it and I've got it. Maybe someday I'll need a hand."³

In 1914 the *Los Angeles Times* reported that Eddie Maier had extended an invitation to the Chicago White Sox to run their spring training camp at his ranch. The ranch was "being equipped with the most luxurious baseball training camp to be found any place outside of Hot Springs, Ark..." Maier was building the facility for his minor league team, the Tigers. That same year Maier's two-time champion, five-gaited saddle horse was buried on the ranch after succumbing to a sudden illness.⁴

In 1913 Edward Maier built a lavish home on the property for himself and his widowed mother Mary. It was described by the *Los Angeles Times* as a twenty room mansion of fireproof concrete and tile with eleven bedrooms, five baths, a stone fireplace, stained glass roof, a billiard hall, wine cellar, a tiled swimming plunge, and outdoor sleeping porches and pavilions, which would enable the host to lodge forty or more guests. It was to be surrounded by lawns, trees and gardens and feature the equipment of a modern city home.⁵ Maier also built a boarding house and bunk houses for the men working on the ranch. Lifelong Simi Valley resident Gerald Haigh, an employee on the Maier ranch in 1924, described it as having "birds of all kinds, two buffalo, monkeys in cages, dogs in kennels, a large swimming pool, beautiful horses." Haigh also recounted that horses and wagons from the Maier brewery were brought to the ranch after they were replaced by trucks.⁶

Maier's brewery business was severely affected by Prohibition, which began in 1920. Two employees of the brewery were arrested and charged with selling unlawful full-strength beer resulting in prohibition agents seizing the brewery in 1932. The company was bankrupted, and Maier lost the ranch. Subsequently, the eastern portion of the ranch property was acquired by William and Maud Lane. After William Lane's death, Maud Lane sold the 2,200 acre property in 1947 to the Brandeis Camp Institute of the Pacific Coast, Inc. (the name used prior to becoming the Brandeis-Bardin Institute in 1977). The sale included the property, cattle, equipment, tools and water system.⁷

³ "Elks Cavort in the Wilds", *Los Angeles Times*, May 2, 1910; "Elks Disport on Big Ranch," *Los Angeles Times*, May 8, 1911; "Elks to Gambol Over the Grass," *Los Angeles Times*, May 2, 1911; "Elks Gambol in Charity's Name," *Los Angeles Times*, May 20, 1912; "E.R. Maier, Sportsman, Dies in Fire," *Los Angeles Times*, December 13, 1943.

⁴ "White Sox May Train at Maier's New Camp," *Los Angeles Times*, April 4, 1914; "Maier's Famous Horse is Dead," *Los Angeles Times*, August 19, 1914.

⁵ "Field Note for Commandery", *Los Angeles Times*, September 22, 1913; "Princely Opening of a California Wonderplace," *Los Angeles Times*, October 27, 1913.

⁶ Haigh, p. 88-89.

⁷ "Brewery Libel Voiding Sought", *Los Angeles Times*, March 15, 1933; Leventhal, p. 117; Ventura County deed records.

Television and film actor James Arness (born, James King Aurness) acquired the western portion of the Maier Ranch (963 acres per assessor's records) adjacent to the Brandeis Camp Institute's property from Eric and Ann H. Barclay in February 1960, after having been advised by his attorney to invest in real estate. He found this property ideally situated. It was close to Hollywood, and filming locations for his starring role in the popular "Gunsmoke" TV series were nearby, including the hills and valleys on the northern edge of Simi Valley (known as Big Sky Ranch), as well as Melody Ranch in Newhall.⁸

Although his film and television resume is lengthy, Arness is best known for his role as Marshal Matt Dillon on "Gunsmoke" series, which aired for twenty years, from 1955 to 1975. The show is tied with "Law & Order" as the longest-running scripted drama in television history. Arness also appeared in thirty-five films, including "Hondo" and "Big Jim McLain" with John Wayne.⁹

In his autobiography Arness states that he spent a lot of time on the ranch, running it as a business. Hay and oat hay were grown on a couple hundred acres of the property and a thoroughbred farm would regularly buy their entire crop. Arness purchased a stallion of his own and ran a small breeding operation on the ranch. He also kept a herd of Charloise cattle, chickens, dogs, and cats. Arness held a round-up every year during which local ranchers were invited as a social event. The cattle were sorted on horseback; the calves were roped and branded. Fellow cowboy actor Joel McCrea, who owned a ranch nearby, assisted in the round-ups. Arness hosted family, friends and co-workers from the studios, moving his father, Rolf Cirkler Aurness, onto the ranch after his retirement in 1960. Arness and his family would drive up into the mountains to the Rocketdyne facility just south of the ranch to watch the rocket tests light up the night sky.¹⁰

Arness describes the ranch as having a main house with stables and barns scattered around it. County assessor's records indicate that the Arness property once included a main house, bunk house, trailer, pool, heater house, patio, barbecue area, dance pavilion, barn, corral, foreman's house, and garage. The property featured a small wooden bridge in front of the main house on the east elevation. Handwritten notes by the assessor indicate that the main house had been a bowling alley and was converted to residential use. It is presumed that the bowling alley was left over from the days of the Maier Ranch, as Edward Maier was president and member of bowling associations and had his own bowling team.¹¹ The dance pavilion is also presumed to have been left over from the days when Maier entertained hundreds of guests on his ranch. The pool, heater house, and dance pavilion are no longer extant.

James Arness donated his ranch to the Brandeis Institute in 1972 with an arrangement allowing his father to live in the ranch house until his death (which occurred in 1982). The Brandeis Institute also offered Arness' ranch manager, John Varble, employment on the ranch. Varble managed the agriculture, handled maintenance needs, and other necessary work on the property.¹²

⁸ Ventura County deed and assessor's records; Havens and Appleton, p. 448; Arness, p. 182; Arness in interview by Leon Worden, April 21, 2006.

⁹ Arness, pgs. 223, 225; Stelter and Carter, "One Law & Order gets a death sentence", May 15, 2010.

¹⁰ Arness, pgs. 123-124, 154.

¹¹ "Inside History of Maier Bowling Experts", *Los Angeles Times*, April 14, 1912.

¹² Arness, p. 126; Leventhal, pgs. 91-92.

Brandeis-Bardin Institute

The Brandeis-Bardin Institute (previously known as the Brandeis Camp Institute of the West and the Brandeis Institute) was founded in 1941 by U.S. Supreme Court Justice Louis D. Brandeis and educator Dr. Shlomo Bardin as a center for perpetuation of Jewish culture and heritage. The Institute has hosted internationally renowned lecturers and provided programming for youth, adults, seniors and the developmentally disabled. It has influenced countless leaders, educators and scholars in Jewish American life and has served as a model for other ethnic groups who developed similar organizations to promote culture, advocacy and service.¹³

When the property was acquired by the Brandeis Camp Institute, the existing buildings were adapted for the Institute's needs. Some of the Maier ranch buildings that remained on the property began to be renovated in 1948. A former camper recalled in *Brandeis-Bardin Institute: A Living History* that the boys and girls arriving for the first *Aliyah* (assent or immigration) used bathrooms set up in part of an old barn.¹⁴

Many of the needed materials were donated, including carpeting, siding, light fixtures and furniture. Louis Boyer, a housing developer who served on the board, donated several buildings from one of his subdivisions to be used as staff housing and as classrooms. Harry Warner of Warner Brothers Studios donated five homes and farm equipment from the Warner Ranch in Burbank.¹⁵ Several individuals with ties to the entertainment industry were supporters of the Brandeis Camp Institute of the West, including Harry Maizlish who worked for Warner Brothers, writer/producer Mac Benoff, radio writer Norman Corwin, writer/producer Milton Sperling, screenwriter/novelist Michael Blankfort, and writer/director and MGM executive Dore Schary. They advised the institute on fundraising and programming.¹⁶

A swimming pool was built in 1948, and new cabins, a recreation hall and other new buildings were added for the Camp Alonim circa 1955. The need for new living quarters for guests and faculty led to designs being created and approved in 1959. By 1960, seven new multi-unit cottages were under construction.¹⁷

In 1965 Sidney Eisenshtat, AIA was retained to design the House of the Book, an auditorium, library and religious center, which was to be located on top of one of the mountains that overlooked the vast property. This building was completed in 1973. A distinctive building composed of joined concrete cylinders, it was designated a Ventura County Landmark in 1979.¹⁸

Numerous upgrades to the buildings and grounds were completed in the late 1970s, from electrical and plumbing improvements to new equipment for the kitchen. The activities building, however, was deemed irreparable and was slated for demolition in 1980. A new six-unit cottage adjacent to the existing housing was also added circa 1980. Due to the new commercial development on a neighboring property, half of the iconic, old pepper trees that lined the entry road were removed. A new bridge was built across the flood channel at

¹³ Leventhal, pgs. 100, 196; Ventura County Landmarks map.

¹⁴ Leventhal, p. 38.

¹⁵ Leventhal, pgs. 46-47.

¹⁶ Ibid, pgs. 41, 47, 49.

¹⁷ Ibid, pgs. 47, 61, 65.

¹⁸ Ibid, pgs. 83-92; Ventura County Landmarks map.

the entrance as well. A new activities building was developed for the Alonim facilities (children's camp) on the campus in 1984.¹⁹

Brandeis-Bardin Institute (BBI) began allowing outside groups to rent the premises for their own programming, such as Rotary Club meetings and Simi Valley Police Department SWAT training. Studios and production companies were also permitted to use the location for movies and television. The sale of a 100 acre portion of the BBI property that abutted the new industrial development was initiated in 1986 and completed in 1988.²⁰

The 1994 Northridge earthquake severely damaged the Maier ranch house, which BBI called the Main House. Along with several other damaged buildings throughout the camp, it was demolished. Designs for new replacement buildings included plans to incorporate items salvaged from the old buildings such as stained glass, parts of a large wooden balustrade, two wood-post light fixtures and stones from the fireplace. In 1997 construction was completed on an administration building, new housing facilities and a conference center complex including a new Main House, library, rotunda, meeting rooms, plaza, and dining hall.²¹

Camp Alonim was upgraded with insulation and rewiring in the late 1990s. Two additional overnight camping sites linked by trails were created with assistance from BBI participants in 2001. New cottages designed with families with small children in mind were built and an outdoor challenge course with climbing walls and an alpine tower was installed in 2002. A wildfire in 2005 burned 1,500 acres of the institute's property and damaged the House of the Book's roof and a set of doors.²²

A financial evaluation of the organization led to a merger with the University of Judaism based in Los Angeles in 2007. Thereafter, the BBI property would be known as the Brandeis-Bardin Campus of the new American Jewish University (AJU). After the merger was completed, AJU provided funding for a new Alonim dining hall.²³

Association with Edward R. Maier

El Rancho Selecto (aka Rancho Special or Las Delicias) was not the primary residence of Edward R. Maier. News stories of the period would report his return to the city after having been at his Simi Valley ranch for a period of time. His family home through at least 1916, the year of his mother Mary's death, is documented as 1605 S. Figueroa Street in Los Angeles. The following year, Edward married Kathleen Stegmaier of Pennsylvania. They had five children together before she died in an automobile accident in Los Angeles in 1933. Their address at the time was listed as 2421 S. Figueroa Street. By 1940 voter registration records also listed Maier at a Beverly Hills residence. Edward Maier died while trying to fight a fire at his beach cottage on Old Malibu Road, Malibu, in 1943.²⁴

¹⁹ Leventhal, pgs. 119, 125, 139.

²⁰ Ibid, pgs. 145, 149-150.

²¹ Ibid, pgs. 167, 172-173, 177.

²² Ibid, p. 180, 183, 185, 189.

²³ Ibid, pgs. 193-194.

²⁴ "Reaper Takes Widow of Maier Estate's Builder", *Los Angeles Times*, January 13, 1916; "Wife of E.R. Maier Dies After Traffic Collision", *Los Angeles Times*, March 25, 1933; "E.R. Maier, Sportsman, Dies in Fire", *Los Angeles Times*, December 13, 1943.

Association with James Arness

The buildings from the Arness ranch that presently remain on the property are the barn and the residential buildings. The main house, once a bowling alley, was built circa 1900 and converted to residential use in perhaps the 1920s. In 1965, during the time Arness owned the property, the assessor noted that the home included four bedrooms, two offices, a den, kitchen, dining and living rooms. A bunkhouse behind the main house was built in 1962. The assessor's records note that a trailer (used as a dressing room) was located near the bunk house in 1965 and a trailer still exists next to the bunkhouse today. The dance pavilion that was described as being to the northwest of the main house no longer exists; the pool has been filled in. The heater house that was located near the pool no longer exists. A building matching the heater house's size and footprint appears in aerial photography as late as 2007.

A short distance to the southeast is a home that was used as the foreman's residence during the time James Arness owned the ranch. It was built circa 1890. Assessor's records note that the home was moved, although the original location is illegible. Wendy Varble, John's widow, relays that the home was moved from a canyon on the same property, possibly by Edward Maier.²⁵

The metal-clad barn on the road to the southeast of the residences is referred to as the Arness barn or Johnny's barn, in reference to John Varble. Its construction date is listed as 1948. Another barn is located along the road between the cluster of residential buildings and Johnny's barn, on the north side of the lot line and adjacent to the dry creek. It is referred to as the Red Art Barn and is used for activities, art and storage. Its construction date in assessor records is listed as 1914, thus it is likely a remnant of the Maier ranch.

Two homes located slightly to the northeast of the grouping of Arness buildings, just on the north side of the lot line, were likely moved onto the property for use by the Brandeis Camp Institute. They are presently used as staff housing. One of them was identified in assessor records as being built in 1945. Another smaller building just to the north and adjacent to the dry creek is also identified in the assessor's records as having been built in 1945.

The Simi Valley ranch was not known to be the primary residence of James Arness. He owned the ranch from 1960 through 1972 but divided his time between various properties. His autobiography states that in the early 1950s he and his wife Virginia moved into a new house they had built on Bienvenida Avenue in Pacific Palisades. Arness lived there through the 1960s. He also had another home built in San Clemente, and rented a home in Hawaii for approximately fifteen years, starting from when his children were very young. Arness also purchased a parcel in Hollister Ranch (the date is unclear, either 1964 or 1971), northwest of Santa Barbara, and built a home there. One reason for keeping residences on the coast was that Arness and his son Rolf were avid surfers; at age eighteen Rolf won the 1970 World Surfing Competition in Melbourne, Australia. His father, Rolf Cirkler Arness, seems to have been the on-site caretaker of the Simi Valley ranch when James Arness was not staying on the property. A room in the home was reserved exclusively for James Arness' use. In his later years Arness lived in Brentwood; he passed away in 2011.²⁶

²⁵ Personal communication with Wendy Varble, widow of John Varble, March 10, 2014.

²⁶ Arness, pgs. 57, 80, 120, 125, 137; personal communication with Wendy Varble, March 13, 2014.

4. Potential Historic Resources

The BBI campus today features over one-hundred buildings, a small number of which predate BBI's ownership. Subsequently, many buildings were purpose-built on site by BBI, but a significant number were also moved to the property from movie studios and elsewhere, perhaps as early as the late 1940s. Documenting the moved buildings, and establishing their original dates of construction, when they were moved to the property, and from where, was outside the scope of this study. Documentary evidence appears lacking in any case.

Buildings constructed or moved to the property by BBI are not described or evaluated in this report, but are summarized on the comprehensive table of buildings in Appendix A. This table is based upon an inventory provided by BBI, with columns added to note a date of construction and use data for individual buildings derived from Ventura County Assessor records. The primary method of matching buildings to assessor information was the square footage of the buildings stated in both the assessor records and the BBI inventory, along with the assistance of the staff at BBI. This method provided close and likely matches, but not perfect or authoritative matches.

The description and evaluation of potential resources in this report is limited to the buildings on the property thought to have been extant during the ownerships of Edward Maier and James Arness, and about which a reasonable degree of documentary evidence could be obtained within the scope of this study. These descriptions are keyed to the site plan in Figure 3 and to the table in Appendix A. The name and numbering system used in this report is adapted from the BBI facilities management inventory. Note that groupings of buildings were in some instances assigned one building number on the site plan. An effort was made to match the buildings labeled with aggregated numbers on the site plan to specific buildings in the inventory, principally using square footage stated in both the assessor records and the BBI inventory. As above, this method provided close and likely matches, but not perfect or authoritative matches.

Childcare Center (Building #5.1). This long, rectangular plan building of box frame construction with board and batten walls features a low-pitched gable roof, overhanging eaves, exposed rafter tails, and is covered with a metal roofing material. The west elevation has a single hollow core or wood door. The east elevation has double wood doors that contain what appear to be aluminum single-hung windows. The north and south elevations are partly covered by vegetation. Several doors on the south elevation are not clearly visible. Two of them are wood with six lites above three vertical panels. Sliding glass windows, either aluminum or vinyl, are found on all elevations. Assessor's notes refer to this building as the library, with a construction date of 1914. Other than changes to some window and door openings, it appears to be unaltered. [Photo 1]

Childcare Center (Building #5.2). This is a wood frame rectangular building with a medium-pitched gable roof, overhanging eaves, exposed rafter tails and asphalt shingles. A small addition projecting off the west elevation is covered by a shed roof. The horizontal wood siding varies from the main building and the addition. The building is elevated above grade and wood lattice covers the lower portion of the building. The west elevation has a rectangular vent with horizontal slats under the gable peak and a dropped shed roof covering the entry stoop and doors. The wood double doors each feature a single lite over two panels. Steel pipe rails are located on each side of the steps. The addition features three-panel double doors, under which is a small shelf supported by brackets.

The south elevation has a long handicap access ramp with a wood balustrade and what appears to be a contemporary single door with ten lites. The east elevation also has a horizontal slatted vent, a dropped shed roof over an entry stoop with iron pipe railings and wooden double doors. Each door has five lites although it

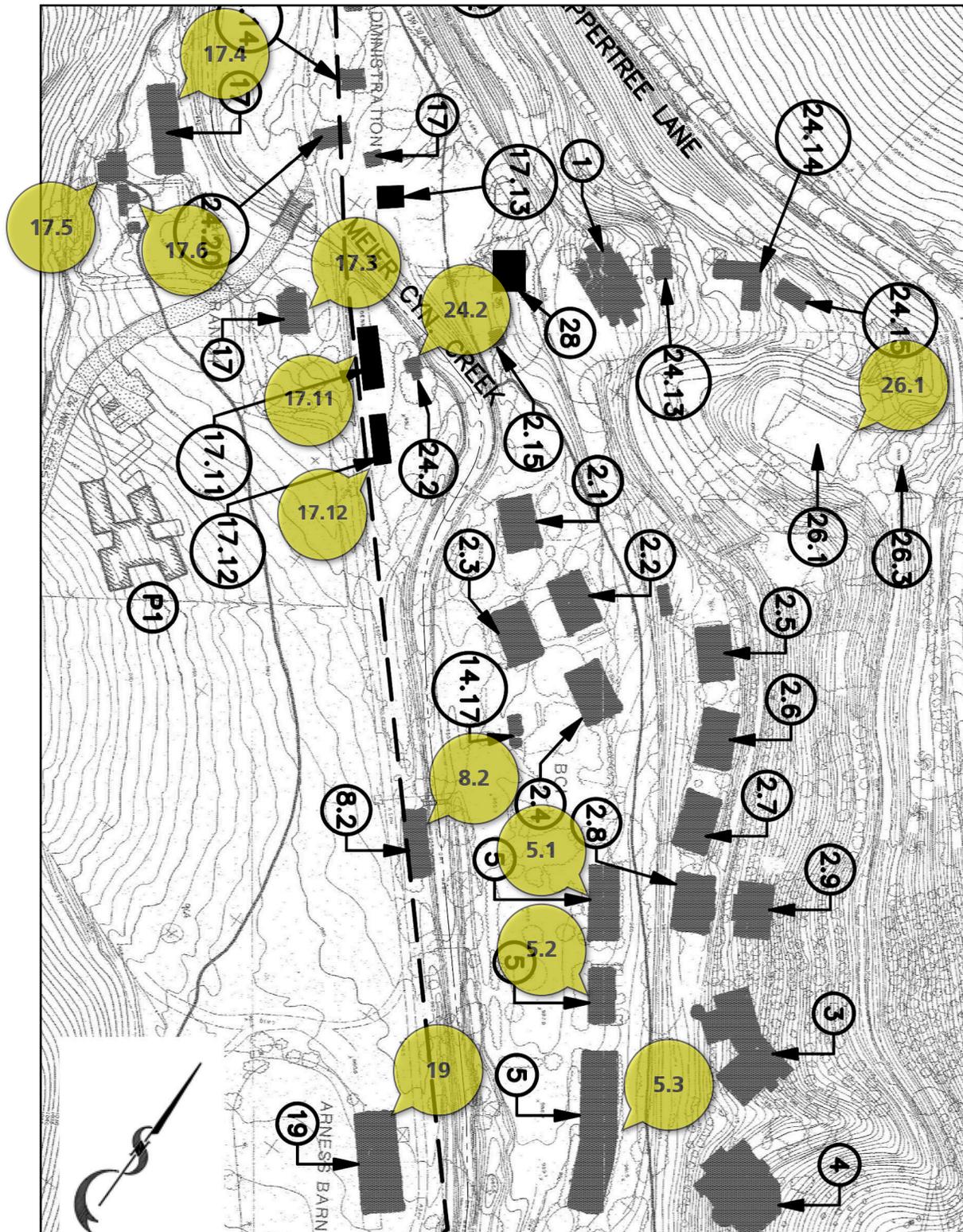


Figure 3. Site Plan of Buildings Documented in Report [Source: M³ Civil, Inc. with notations by San Buenaventura Research Associates]

appears that repairs have covered some of the glass. The north elevation seems to have the same double doors and the lower two panes on each door have been painted or covered over. Both the north and south elevations have one over one, wooden double-hung windows. A low cobblestone wall with a concrete cap provides seating around the north, east and west sides of the building. Assessor's notes refer to this building as the BCI lecture hall, with a construction date of 1950. It appears to be essentially unaltered. [Photo 2]

Childcare Center (Building #5.3). This large, one story building features a slight L or elbow plan. The roof is gabled and covered with corrugated metal sheets. Approximately half of the building on the northern end is not visible due to vegetation overgrowth, but appears to have board and batten walls. The southern half is mostly open, supported by various wood posts. A large portion of the building at the southern end is covered by a shed roof which begins below the gable. The building is enclosed by walls again at the southwest corner. A small storage or workroom has been built in this area in the interior. Assessor's records refer to it as the BCI Rec Hall and Dance Pavillion/Canteen/Theater Building, with a construction date of 1945. It appears to be essentially unaltered. [Photo 3]

Activities Building/Red Art Barn (Building #8.2). This building is a wood frame, gabled barn with board and batten walls. The medium-pitch roof with widely overhanging eaves and exposed rafter tails is covered with rolled asphalt. An off-center, one-story wing is connected to the west elevation, also with a medium-pitch roof with overhanging eaves and exposed rafter tails, but covered with a metal roofing material. On the south elevation twelve rectangular openings evenly spaced at the first floor level are covered with plywood sheets that function like awning windows. The north elevation has similar openings, but they were not as carefully examined because of limited access due to the slope of the creek bank.

Of the various window openings on the first and second floor, most appear to only have screen coverings. The second floor of the east elevation features a single wood door or window with eight divided lites, one of which is missing. Also on the east elevation, a separate one-story building abuts the barn wall. It is wood construction, has low walls with posts above supporting a flat roof. The upper half of the walls are covered only by screens. A concrete silo is located a short distance away to the southeast. Assessor's records refer to the building as Art Studio and Storage, built in 1914. It appears to be essentially unaltered. [Photo 4]

Foreman's house (Building #17.3). This is a one story, wood frame building with a hipped roof covered with rolled asphalt and board and batten siding. The west elevation features a chimney and an addition covered by a flat roof. The addition is clad with wide boards and battens. The north elevation has a dropped shed roof supported by wood posts covering a six paneled wood door. The east elevation consists of a small addition and porch covered by a dropped, flat roof that is supported by wood posts, and a water heater closet. The entry door is not visible as it is covered by a steel security door. An additional door on the east elevation is located at the addition on the south end of the building. The south elevation also has a flat-roofed addition, with a breezeway of sorts in the center. The cladding varies from typical board and batten to wide boards with battens. Windows throughout the home include vinyl sliding, wood double-hung, what appears to be a hopper window, and a small fixed or casement window.

Assessor's records list the construction date as 1890 and note that the home is "prefab" and moved from another, uncertain location. One theory offered by Wendy Varble, widow of Johnny Varble, is that it is a pre-cut, partially assembled home such as the Colony Houses that were brought to Simi Valley in the late 1800s. She also believes the home was located elsewhere on the property prior to its current location. It is somewhat altered. [Photo 5]

Arness Residence (Building #17.4). This is a one story, rectangular, wood frame building with board and batten exterior. It has a medium-pitch, gabled roof with overhanging eaves and exposed rafter tails. It is covered in metal roofing material. On the south side of the building, where the gable roof ends, a shed roof continues along the length of the building. This portion of the building was enclosed (the assessor's records show it was originally a u-plan building). Two entry doors, both contemporary (wood with oval glass above two panels), are located on the south elevation. There appears to be another addition on the west end of the building. The exterior cladding changes to wider, plyboard-like sheets at both the enclosure and addition. The roof on the west addition is flat.

A dropped shed roof covers the entry on the east elevation. The door is not visible as it is covered by a steel security door. A small section of the north elevation projects outward. Also on this elevation is a small porch supported by wood posts and decorative geometrical wood members. A second door is topped by a dropped shed roof. The doors are not visible as they are covered by steel security doors. The home features a variety of window types including wood and vinyl sliding windows, a fixed wood window, and wood and vinyl double-hung windows. The assessor's records list its construction date as 1900 and notes that it was converted from a bowling alley to residential use in approximately the 1920s. It is substantially altered. [Photos 6, 7]

Bunkhouse (Building #17.5). This is a one story, rectangular building with a medium-pitch, side gabled roof with overhanging eaves and exposed rafter tails. It is covered in metal roofing material. It has board and batten exterior and vertical siding on the gable. A small addition with a shed roof is attached to the east end of the building. The north elevation has vinyl sliding windows and three contemporary wood doors; one is covered by a steel security door. The east elevation abuts the trailer on site. The south and west elevations were not evaluated. The assessor's records list its construction date as 1962. It is substantially altered. [Photo 8]

Trailer (Building #17.6). This trailer abuts the bunkhouse. It features a large porch supported by posts on the north elevation. Also on this elevation are aluminum sliding doors, a single door and two louvered windows. A shed on the east end of the trailer is constructed of board and batten with a shed roof. The assessor's records note a trailer behind the Building #17.4 and near the bunkhouse. This trailer is very like the same. It appears to be an early coach, but the date of manufacture and placement on the property are both unknown. [Photo 9]

Staff Housing (Building #17.11). This one story, wood frame, rectangular plan building features, wide, horizontal wood siding and a shed roof. The roofing material is only slightly visible and is believed to be rolled asphalt. The north elevation has a single entry door flanked by four over four, double-hung windows. The windows are covered by screens but appear to be wood. Both windows have louvered shutters. The roof projects slightly to cover the entry stoop. The door is covered by a security screen and was not visible. The east elevation has a vinyl sliding window. The south elevation has two vinyl sliding windows and a third window which is covered by a screen, but appears to be one over one, wood double-hung. A water heater closet is attached to this elevation. The west elevation is difficult to evaluate due to plantings and its proximity to another building but it also has four over four, double hung windows covered with screens. The assessor's records refer to it as a guest house and list its construction date as 1945. [Photo 10]

Staff Housing (Building #17.12). This is a one story, wood frame building featuring a T-plan and wide, horizontal wood siding, and a shed roof that appears to be covered with rolled asphalt. The shed roof hangs over the north elevation protecting the stoop and entry door, which is wooden with three panels. There are also

three windows on the north elevation; each is four over four wood double-hung. A porch with a shed roof, supported by wood posts, also runs across approximately half of the north elevation.

The west elevation has a entry door in the portion of the building that makes the short end of the T. The door is covered by a security screen and is therefore not visible. The east elevation has two wood, one over one, double-hung windows. The south elevation has three windows. Although they are covered by screens, they appear to be wood hopper windows, one of which is covered by a small dropped shed roof. The south elevation also has a water closet and a single entry door which is not visible because it is covered by second wood and screen door. This building is not identified in the assessor's records so an exact construction date cannot be determined. The visual evidence suggests circa 1945. The level of integrity is difficult to assess, as the existing configuration suggests more than one period of construction. [Photo 11]

Silver Barn (Building #19). This large rectangular plan barn features a medium-pitch, front gabled roof. It is corrugated metal construction. The east and west elevations each feature a large, overhead track-hung entry door made of the same material as the building. Attached to the north elevation is a shed covered with corrugated metal and a shed roof. The north and south elevations have several windows. AJU refers to it as the Silver Barn, Arness Barn or Johnny's Barn. Its construction date is listed as 1948. It appears to be unaltered. [Photo 12]

Guest House (Building #24.2). This is a small one story building with an irregular footprint shaped roughly like a T. The two parts of the building comprising the T have their own shed roofs. It has wide horizontal wood siding. The north elevation was difficult to assess due to the slope of the creek bank but appears to feature a single wood door and a wood double-hung window. The east elevation has no fenestration. The south elevation has a small water heater closet, two wood double-hung windows and either a single door or a window that is obstructed from view by the water heater closet. On the west elevation the shed roof has an overhang that covers two entry stoops, each with a single door. They are covered by steel security doors but at least one door is seen to be wooden with three panels. The west elevation also has two one over one, wood, double-hung windows. The assessor's records refer to it as a guest house and list its construction date as 1945. The level of integrity is difficult to assess, as the existing configuration suggests more than one period of construction. [Photo 13]

Print Shop (Building #24.20). This is a one story, wood frame, rectangular building featuring wide board and batten siding. It has a low-pitch gabled roof with overhanging eaves and exposed rafter tails. It is covered with metal roofing material. The north elevation has a dropped shed roof under the gable across the width of the building and a small vent under the gable peak. There is a single door, probably of hollow core construction, and a window that is not visible due to being covered with a screen. The west elevation has two single doors, probably hollow core construction, and two windows. One of these is covered by a screen and is not visible, the other is louvered. The roofline on this elevation has been extended to cover a concrete walkway to the two entry doors. The east elevation has two windows, one of which is louvered; the other was not visible. The south elevation was not evaluated. Assessor's records refer to it as the print shop and printing room. Its construction date is listed as 1914. The building is probably substantially altered, as the siding material does not appear to be original. [Photo 14]

Reservoir (Building #26.1). This rectangular plan, below ground water reservoir is located upslope from the administration building. The low-pitch, gabled roof that covers it appears to be made of corrugated metal. The roof is supported by posts and is just a few feet above ground. The entire structure is surrounded by a

chain link fence. Its construction date is listed as 1914 in the assessor's records. It appears to be unaltered. [Photo 15]

5. Eligibility of Historic Resources

The buildings listed in Section 4 above will be evaluated for their associations with the Edward Maier and James Arness periods of ownership of the property, although it should be noted that several of these buildings appear to predate their ownership. Evaluating these and the other buildings on the property for significant associations with the development of the Brandeis-Bardin Institute is outside of the scope of this report.

National and California Registers: Significance, Eligibility and Integrity

This property is associated with the pioneer settlement of Simi Valley, and the important event of the subdivision of Rancho Simi in 1888. However, the property does not appear to be more than generally associated with this event and played no, known significant role in this event. It is also unclear if any of the extant buildings on the property date from this settlement period, which logically ends with the arrival of the Southern Pacific Railroad in the valley in 1903 (NRHP Criterion A and CRHR Criterion 1).

The property is associated with two potentially significant individuals, Los Angeles industrialist Edward Maier, and actor James Arness. Both apparently resided on the property only intermittently and did not treat it as their primary residence. Maier appears to have utilized the property most notably for the entertainment of friends and to support his charitable efforts. Maier's home on the property, which was the centerpiece of this activity, was demolished in 1994, significantly reducing his association with the property as it exists today. Similarly, Arness appears to have made only occasional use of his ranch, owning or renting other homes during this time period in Pacific Palisades, San Clemente, Hollister Ranch, and Hawaii. Consequently, it appears that neither individual was significantly associated with this property (NRHP Criterion B and CRHR Criterion 2).

None of the evaluated buildings on the property are representative examples of an architectural style, period, and type of construction (NRHP Criterion C and CRHR Criterion 3). All are at most typical examples of their styles and types, and many are altered to the extent that they do not represent styles or types.

NRHP Criterion D and CRHR Criterion 4 pertain to archeological resources and consequently have not been evaluated in this report.

Ventura County Landmark Eligibility

The evaluated buildings on this property do not appear to exemplify or reflect special elements of the County's social, aesthetic, engineering, architectural or natural history (Criterion 1), or are associated with events that have made a significant contribution to the broad patterns of history (Criterion 2). They do not appear to be associated with the lives of persons important to Ventura County or its cities, California, or national history (Criterion 3); or to embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values (Criterion 5). Criterion 4 pertains to archeological resources and consequently has not been evaluated in this report.

Conclusion

The buildings evaluated in this report do not appear to be eligible for the NRHP, the CRHR or for Ventura County Landmark designation. Therefore, they should not be regarded as historic resources for purposes of CEQA.

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Ventura County Landmarks map

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Photo 1. Building 5.1, southern elevation. [11 February 2014]



Photo 2. Building 5.2, northern elevation. [11 February 2014]



Photo 3. Building 5.3, eastern elevation. [11 February 2014]

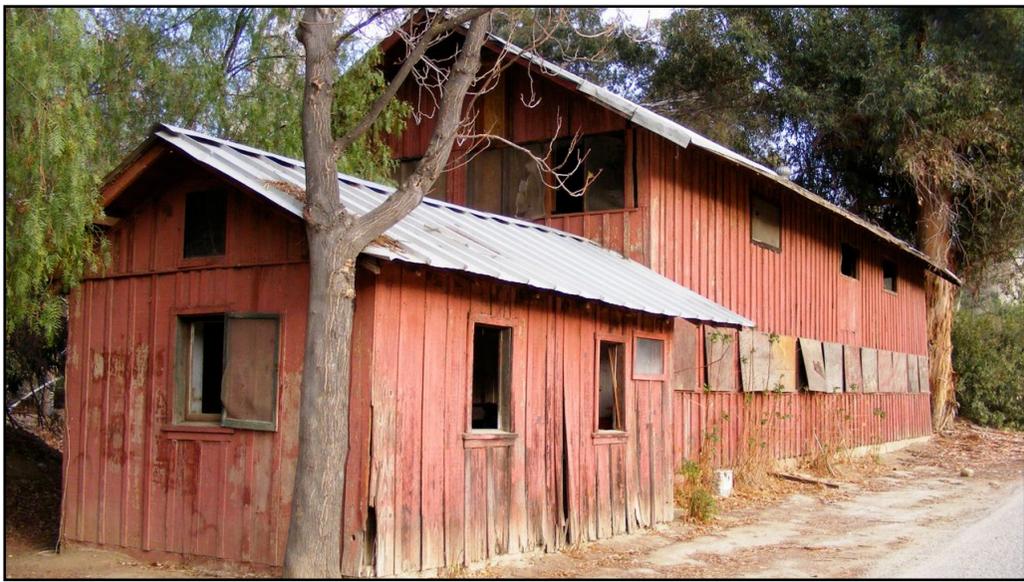


Photo 4. Building 8.2, southern and western elevations. [11 February 2014]



Photo 5. Building 17.3, northern elevation. [11 February 2014]



Photo 6. Building 17.4, eastern elevation. [11 February 2014]

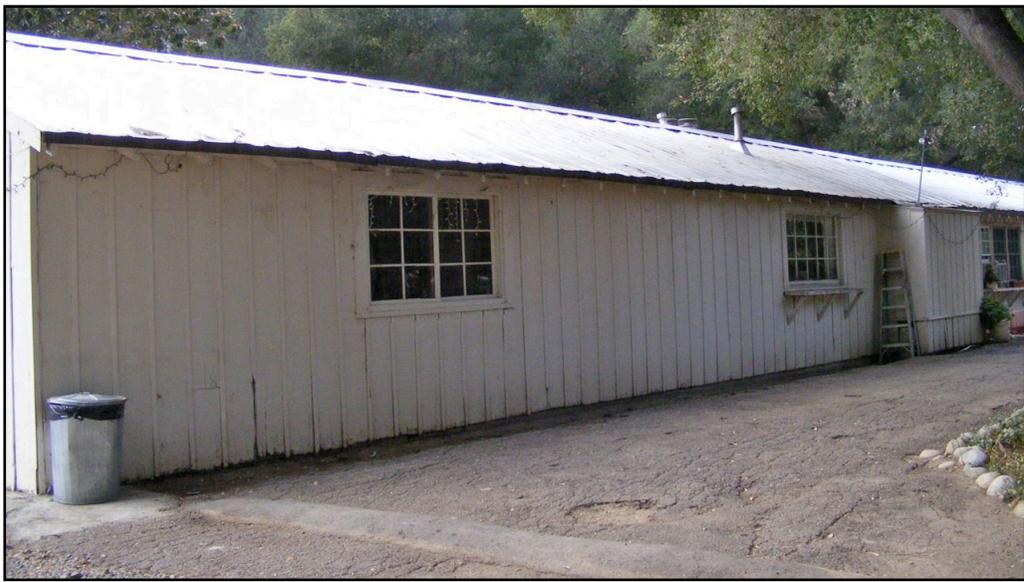


Photo 7. Building 17.4, northern elevation. [11 February 2014]



Photo 8. Building 17.5, northern elevation. [11 February 2014]



Photo 9. Building 17.6, northern elevation. [11 February 2014]



Photo 10. Building 17.11, northern elevation. [11 February 2014]



Photo 11. Building 17.12, northern elevation. [11 February 2014]

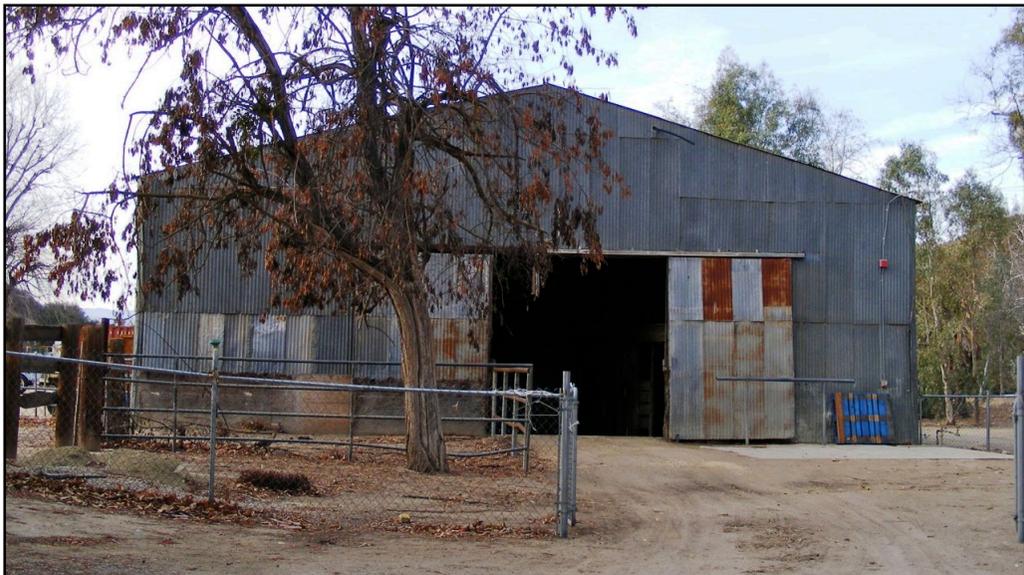


Photo 12. Building 19, eastern elevation. [11 February 2014]

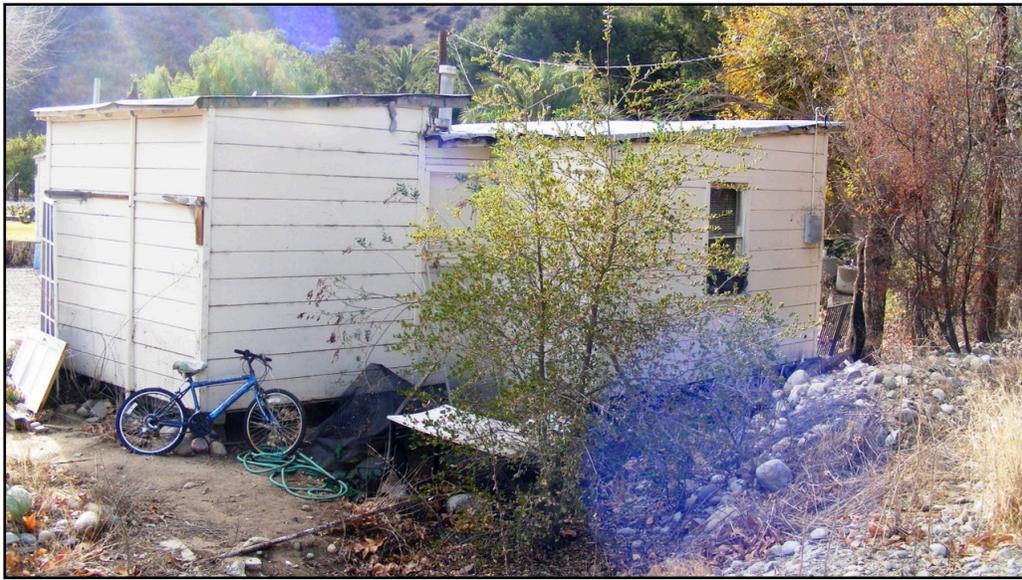


Photo 13. Building 24.2, northern elevation. [11 February 2014]

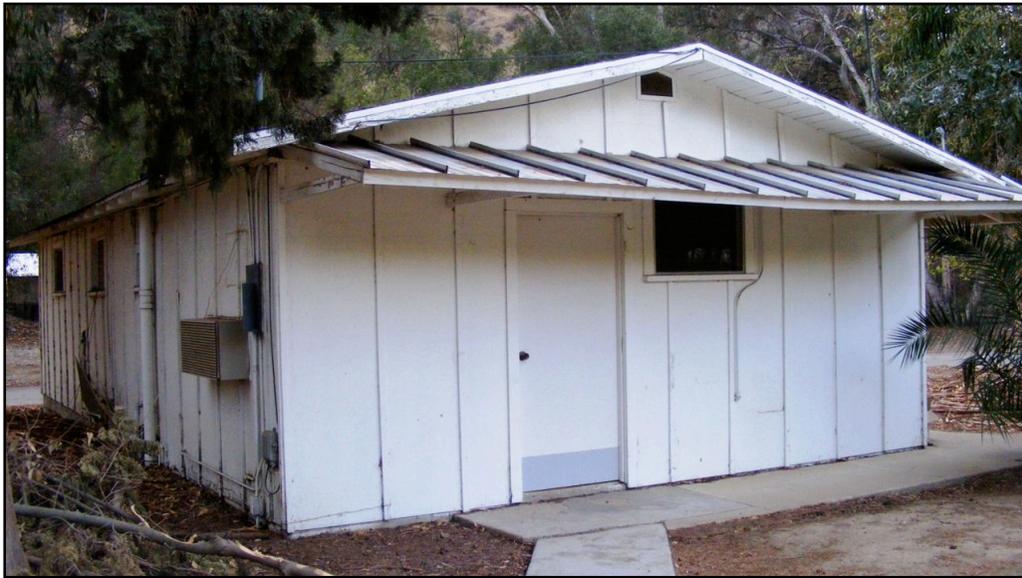


Photo 14. Building 24.20, northern and eastern elevations. [11 February 2014]



Photo 15. Building 26.1, looking west. [11 February 2014]

Appendix A

| BBI Inventory | | | Assessor Data | |
|---------------|------------------------------------|---------------------------------------|---------------|------------------------------------|
| Building | Description | Usage | Date | Assessor's Notes |
| 1 | Administration Bulding | Administration and Meeting Spaces | 1995 | Administration building |
| 2.1 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 1 |
| 2.2 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 2 |
| 2.3 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 3 |
| 2.4 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 4 |
| 2.5 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 5 |
| 2.6 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 6 |
| 2.7 | Cottage | Retreat Group Housing | 1962 | Guest house/cottage 7 |
| 2.8 | Cottage | Retreat Group Housing | | |
| 2.9 | Cottage | Retreat Group Housing | 1995? | Cottage 9 replaces cabin 12 |
| 2.10 | Cottage | Retreat Group Housing | | |
| 2.11 | Cottage | Retreat Group Housing | | |
| 2.12 | Cottage | Retreat Group Housing | 1935 | Guest house |
| 2.13 | Cottage | Retreat Group Housing | | |
| 2.14 | Cottage | Retreat Group Housing | 1935 | Ben-Ari house |
| 2.15 | Cottage | Retreat Group Housing | | |
| 3 | Adult Activities Complex Wapner | Retreat Group Activity Spaces | 1995 | Replaces main house |
| 4 | Adult Dining Room | Food Service and Meeting Space | 1995 | Kitchen/Dining |
| 5.1 | Childcare Center/Registration | Programming Space | 1914 | Library...iron roof |
| 5.2 | Childcare Center/Registration | Fligelman Building | 1950 | BCI lecture hall |
| 5.3 | Childcare Center/Registration | Programming Space | 1945 | BCI rec hall & dance pavilion |
| 6.1 | Adult Pool | Swimming | 1950 | |
| 6.2 | Pool Equipment | Pool Equipments | 1914 or 1940? | 2 pump houses in assessor's record |
| 7 | Alonim Pool | Swimming | 1990 | |
| 8.1 | Activities Building | Activities/Mulitpurpose/Meeting Space | | |
| 8.2 | Activities Building (Red Art Barn) | | 1914 | Art studio and storage |
| 9 | Rec Hall | Activities/Mulitpurpose/Meeting Space | 1950 | Alonin Rec Hall |
| 10 | Health Center | Infirmary & Guest Housing | | |
| 11 | Alonim Dining Hall | Food Service and Meeting Space | 2006 | Dining hall |
| 12 | Old Alonim Dining Hall | Meeting Space | 1955 | Alonin kitchen & dining |
| 13.1 | Housing Trailers | Guest Housing | | |
| 13.2 | Housing Trailers | Guest Housing | | |
| 13.3 | Housing Trailers | Guest Housing | | |
| 14.1 | Bunks and Tents | Youth Housing | 1960? | Bunk house |
| 14.2 | Bunks and Tents | Youth Housing | 1960? | Bunk house |
| 14.3 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.4 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.5 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.6 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.7 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.8 | Bunks and Tents | Youth Housing | 1955? | Bunk house |
| 14.9 | Bunks and Tents | Youth Housing | | |
| 14.10 | Bunks and Tents | Youth Housing | | |
| 14.11 | Bunks and Tents | Youth Housing | | |
| 14.12 | Bunks and Tents | Youth Housing | | |
| 14.13 | Bunks and Tents | Youth Housing | | |
| 14.14 | Bunks and Tents | Youth Housing | | |
| 14.15 | Bunks and Tents | Youth Housing | | |
| 14.16 | Bunks and Tents | Youth Housing | | |
| 14.17 | Bunks and Tents | Youth Housing | | |
| 15.1 | Head Cottages | Counselor Housing | | |

Appendix A

| BBI Inventory | | | Assessor Data | |
|---------------|----------------------------|---|---------------|------------------------------|
| Building | Description | Usage | Date | Assessor's Notes |
| 15.2 | Head Cottages | Counselor Housing | | |
| 16 | House of the Book | Retreat/Life Cycle Meeting Space | 1971 | Religious temple |
| 17.1 | Staff Housing | Staff Housing | | |
| 17.2 | Staff Housing | Staff Housing | | |
| 17.3 | Staff Housing | Staff Housing | 1890 | Foreman's House |
| 17.4 | Staff Housing | Staff Housing | 1900 | Converted bowling alley |
| 17.5 | Staff Housing | Staff Housing | 1962 | Bunk house |
| 17.6 | Staff Housing | Staff Housing | ND | Trailer |
| 17.7 | Staff Housing | Staff Housing | | |
| 17.8 | Staff Housing | President | 1930 | Guest house on hill |
| 17.9 | Staff Housing | Garage | | |
| 17.10 | Staff Housing | | | |
| 17.11 | Staff Housing | Staff Housing | 1945 | Guest house |
| 17.12 | Staff Housing | Staff Housing | | |
| 17.13 | Staff Housing | Staff Housing | | |
| 17.14 | Staff Housing | Staff Housing | 1950 | Superintendent's house |
| 18 | Library Repository Storage | Library Repository Storage | | |
| 19 | Silver Barn Workshop | Shop, Hay Storage | 1948 | Barn (Johnny's Barn) |
| 20 | Brown Barn | Horse Boarding, Tack Rooms, Hay Storage | | |
| 21 | Old President's Cottage | Additional Housing | 1935 | Rifkind house |
| 22.1 | CIT | Training | | |
| 22.2 | CIT | Training | | |
| 22.3 | CIT | Training | | |
| 22.4 | CIT | Training | | |
| 22.5 | CIT | Training | | |
| 22.6 | CIT | Training | | |
| 22.7 | CIT | Training | | |
| 22.8 | CIT | Training | | |
| 22.9 | CIT | Training | | |
| 22.10 | CIT | Training | | |
| 22.11 | CIT | Training | | |
| 22.12 | CIT | Training | | |
| 22.13 | CIT | Training | | |
| 22.14 | CIT | Training | | |
| 23 | Guard Shack | Security | 1950 | |
| 24.1 | Misc | Storage | | |
| 24.2 | Misc | Guest Housing | 1945 | Guest house |
| 24.3 | Misc | Storage | | |
| 24.4 | Misc | Bathroom | | |
| 24.5 | Misc | Changing Station | | |
| 24.6 | Misc | Changing Station | | |
| 24.7 | Misc | Bathroom | 1991 | |
| 24.8 | Misc | Squirrel Hall / Meeting Space | | |
| 24.9 | Misc | Lunch Box / Meeting Space | | |
| 24.10 | Misc (BBQ Area) | BBQ | | |
| 24.11 | Misc | Solar Panels | | |
| 24.12 | Misc | Storage Canteen | 1930 | Canteen |
| 24.13 | Misc | Laundry | 1953 | Laundry, restroom |
| 24.14 | Misc | Storage | 1930 & 1945 | Workshop, storage, tool shed |
| 24.15 | Misc | Landscape Equipment | | |
| 24.16 | Misc | Red Lounge Storage | | |
| 24.17 | Misc (Basketball Courts) | Sports Courts | 1965 | |
| 24.18 | Misc | Open Air Amphitheatre | | |
| 24.19 | Misc | Storage | | |
| 24.20 | Misc | Storage | 1914 | Print shop, printing room |
| 25 | Dance Pavillion | Dance Studio | 2008 | |

Appendix A

| BBI Inventory | | | Assessor Data | |
|---------------|-----------------------|--------------------------|---------------|------------------|
| Building | Description | Usage | Date | Assessor's Notes |
| 26.1 | Reservoir | 96/L x 53'W x 16'D | 1914 | |
| 26.2 | Reservoir | 96/L x 74'W x 12.5'D | | |
| 26.3 | Reservoir | Steel Water Tank | 1940 | |
| 27.1 | Recreation Structure | Pole Climbing Structure | | |
| 27.2 | Recreation Structure | Rock Climbing Wall | | |
| 27.3 | Recreation Structure | Archery Pavillion | | |
| 28 | Six Mobile Structures | Seasonal Housing (Yurts) | | |