



Architectural history in the making.

# A CASE FOR

## Rural Architecture

The only thing consistent about architecture in rural Agoura is that there is nothing consistent. There are as many different styles of homes as there are people who build them. The community's guidelines for designing a home speak of not radically sticking out, yet they do not explain specifically how to blend into a neighborhood where every home is unique.

The new home projects now coming across the Agoura Hills Planning Department's desk chart an exciting trend for our equestrian neighborhoods. The local planning and zoning committees that tirelessly critique new home plans, sometimes lambasting architecture that is ostentatious in style or proportion, have influenced these latest offerings by recommending local architect Douglas Ewing. Ewing is known for using American indigenous Arts and Crafts techniques. In an area spattered with reproduction European architecture, Ewing's style is decidedly original. One project is very rustic, lodge-like and the other is a more rustic contemporary. Both projects grow from the material environment, utilize natural materials and feature complex detailing—hence the arts and crafts character.

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Arts and Crafts

*"The community's guidelines for designing a home speak of not radically sticking out, yet they do not explain specifically how to blend into a neighborhood where every home is unique."*



# A Grave Story

## Pet Memorial seeks Larger Crematory

It's beautiful day in Encinal Canyon – cool breeze, a red tail hawk gliding overhead. I'm meeting a geologist to decide where the tractor needs to dig the remaining test pits for the new septic system.

The tractor operator turns off his motor and calls us over to the spot where his bucket scratched the earth. It is a small casket of polished wood. The bucket rips the top off to reveal the remains of a Rhodensian Ridgeback, until now resting in peace on a satin pillow.

Sad. I empathize with the family who so tenderly laid their friend to

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NEIGH...BORHOOD NEWS



### Circulation

Directly sent to approximately 3500 property owners, agents, and Select Equestrian Property Network members. Available at finer feed and tack stores in L.A. and Ventura Counties.

**Nona Green**  
(818) 426-2292

Custom Property  
Horse Property



AgouraHorseProperty.com

Let Neigh...Borhood News help market your horse property in the next issue!

This is not intended as a solicitation if your property is currently listed with another broker.

# New since the last Newsletter...

The listings and sales referenced on this flyer represent a compilation of market activity derived from the Combined Real Estate Information Network as of October 16, 2006. We believe the information to be reliable, yet it is not guaranteed.

## CURRENTLY MARKETED

ADDRESS	CITY	TG Map	BR / BA	POOL	SQ FT	L PRICE	PT
OLD AGOURA	AGH	0558C6	3 2.00	NON	2025	\$1199999	
OLD AGOURA	AGH	0558C5	4 3.50	NON	3100	\$1485000	
MONTE NIDO	CLB	0628J1	4 3.00	NON	2800	\$1660000	
CORNELL	AGO	0558B1	3 2.00	NON	3200	\$1699000	
CORNELL	AGH	0558B7	4 3.00	PVT	3000	\$1799000	
MONTE NIDO	CLB	0628J1	3 3.00	NON	3447	\$2398000	
MULHOLLAND CORRIDOR	CLB	0589D3	4 4.00	PVT	4935	\$2450000	
LOBO CANYON	AGH	0587E2	7 5.50	IGG	5345	\$2975000	
LOBO CANYON	AGH	0587C4	6 4.50	PVT	6002	\$2995000	
OLD AGOURA	AGO	0558C4	4 4.00	IGG	3483	\$3195000	
LOBO CANYON	AGO	0587F2	3 3.00	NON	1780	\$3495000	
MULHOLLAND CORRIDOR	CLB	0589C5	7 7.50	PVT	10069	\$5699000	
# OF PROPERTIES: 12			AVERAGE:		4099	\$2587499	

## RECENT CLOSED SALES

ADDRESS	CITY	TG Map	BR / BA	POOL	SQ FT	L PRICE	COE	SPRICE
OLD AGOURA	AGO	0558C5	4 3.00	PVT	1890	\$1195000	08/07/2006	\$1050000
MULHOLLAND CORRIDOR	CLB	0589D5	4 3.50	NON	2600	\$1579000	10/10/2006	\$1429000
OLD AGOURA	AGO	0558C6	6 4.00	PVT	3830	\$1595000	08/02/2006	\$1510000
MULHOLLAND CORRIDOR	CLB	0589D5	4 3.00	IGG	2785	\$1999500	09/12/2006	\$1905000
OLD AGOURA	AGH	0558D4	4 3.00	NON	4791	\$1999900	07/10/2006	\$1845000
# OF PROPERTIES: 5			AVERAGE:		3179	\$1673680		\$1547800

## NEW ESCROWS PENDING

ADDRESS	CITY	TG Map	BR / BA	POOL	SQ FT	L PRICE	OM DATE
MONTE NIDO	CLB	0588J7	3 2.00	NON	1992	\$999999	09/28/2006
MONTE NIDO	CLB	0588H7	3 1.00	NON	1700	\$1495000	09/28/2006
MONTE NIDO	CLB	0628J1	5 6.50	IGG	6500	\$4995000	10/06/2006
# OF PROPERTIES: 3			AVERAGE:		3397	\$2496666	



Ewing, based in Pasadena, has won numerous AIA awards for his projects which are characterized by simple lines like gabled roofs, exposed structural elements, covered porches, and the use of materials found locally, i.e.: rock, reclaimed wood, tree bark, etc. Ewing has a creative eye specifically for his equestrian clients, having designed Ralph Lauren's Colorado ranch, and a handful of others in Southern California. His philosophy is to work with the contours of the land, in order to minimize grading or other alterations to the site. The home should blend in – *not* command attention.

The City of Agoura Hills has mandated its horse zoned communities remain rural. Rural is by definition pristine, minimal in hardscape, proportionately untouched. Arts and Crafts architecture in a rural community is as natural as fish in the ocean or ketchup on French fries. Arts and Crafts was the basis for the ever popular California Ranch style with its low profile, deep eaves, and simple L-shaped floor plan. Arts and Crafts homes originated with adobe pueblos and mission style abodes, and can be clad with stucco or brick, or cut logs as well.

Rural Agoura may have hit its stride with the Arts and Crafts style.

Next: Builders in equestrian communities may finally realize that bigger is not necessarily better.....



### Play Day Oct 2006

Kids, big and small teamed up with their horses for ribbons and prizes at the Old Agoura Play Day. Now the Play Day is part of the Reyes Adobe Days, fitting right in with the event—a celebration of our Rancher, Native American, and Spanish history.

Since the first Play Day in 1995 put on by Nona Green of Coldwell Banker, the proceeds of the event benefit the Old Agoura 4H Scholarship fund. Beneficiaries of the scholarships are young adults who have gone through the 4H ranks and demonstrated commitment to 4H and to their scholastic programs.

This Play Day turned out to be a family affair. The Swaybacks of today were the Broncos and Mustangs of yesterday. The youngest Greenbroke riders were led through the paces by their parents in the popular lead line classes. There were multi-generational ribbon takers. The next Play Day is scheduled for the middle of May 2007.



### Crematory—cont. from page 1

rest. They undoubtedly gave him a wonderful life. How hurt they would be to learn of the random exhumation at our hands?

Just the week before, the vet put Cody down. My gentle gelding was approaching 30 years old and suffered from ringbone. In the end, he wouldn't walk even a few steps to take a carrot from my hand. As much as I believe in an animal deserving a quality life, the decision for euthanasia was difficult. Then, the decision had to be made about what to do with the 1200+ lb body?

I thought about burying Cody in the backyard. The problem was – where were the other graves – years after the headstones are gone? Even though the California Civil Code says it's legal to bury my horse on my own property, LA County officials told me it is not allowed. Besides, I didn't foresee living in this house forever.

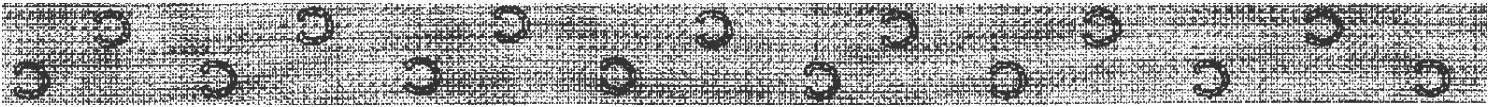
I ended up calling Roberta Warne. If you've ever experienced the death of a horse, you may have met Roberta. She looks more like a Rhinestone Cowgirl than a mortician, yet she is professional at picking up deceased horses in as dignified a way as possible. I didn't want to think about the fact that she takes the body to the dump, or the rendering plant...

### Chapter 2—Sometime in the future

Los Angeles Memorial Pet Park is the first pet cemetery to be sanctioned by the State to remain in perpetuity. The volunteer staff is kind and understanding. They helped me with purchasing a plot for my dog, complete with casket and engraved headstone. Also, I have a favorite antique urn for my horse's ashes. I don't have to worry about my horse needing posthumous surgery since the new crematory\* at the Memorial Park is large enough for his entire body. I can still count on Roberta to transport him to Calabasas where the Memorial Park is located. My pets can rest in peace and so can I.

\* Note: The cremation chamber used currently is only large enough for a large dog or miniature horse, not a full size adult horse. The Memorial Park is now raising funds for the new crematory and will appreciate donations. (818) 591-7037





650 Westlake Blvd.  
Westlake Village, CA



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## Featured Properties for Sale



**G**entleman's Ranch. Understated casual elegance and all the comforts of home. Custom created in 2004. 5200 (approx) square feet with open flowing floor plan, finest quality appointments. All on a level acre in the utmost quiet and peaceful location close to pristine natural parkland.

- 5 Bedrooms 4 full Baths, Den/Media Room, Family Room, Breakfast nook, Formal Dining, Built-in Library/Loft
- Private Guest Quarters with full bath, Finished 3 car Garage.
- Landscaped yard with beach entry pool/spa, and sandy arena/turn-out for horses.

**Nothing compares at \$2,800,000**

**C**raftsman meets Contemporary. 2005 construction on a full flat acre. Serene and peaceful setting with seasonal creek complements the warm and Zen feel of the home. Form follows function: Maple and stainless kitchen opens to Dining Area and Great Room with Grand fireplace hearth and gable ceilings. Screened porch and sound-proofed garage (studio), ideal location adjacent Paramount Ranch Trails, make this a practical and perfect equestrian estate.

- 4 bedrooms, 2 full Baths
- Flat full acre
- Hot-wired turn-out shaded by heritage oaks
- 4 stall covered shedrow

**Amazing Value at \$1,699,000**



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