

**RESOLUTION NO. 2023-039**

**A RESOLUTION OF THE COUNCIL OF THE CITY  
OF SAN BUENAVENTURA DESIGNATING THE  
BROWN/BUSCH RESIDENCE LOCATED AT 10807  
TELEGRAPH ROAD A HISTORIC LANDMARK**

**PROJ-15099  
CASE NO. HIST-4-21-59752**

**WHEREAS**, an application has been filed by Timothy and Kelly Nicely pursuant to the San Buenaventura Municipal Code (SBMC) for Historic Landmark Designation the original portion of a two-story residence called the “Brown/Busch Residence” on a 1.1 acre site in the Single-Family Residence (R-1-1ac) zoning district and with a land use designation of Neighborhood Low; and

**WHEREAS**, the project site is described as a portion Record of Survey RS 22RS20 of Rancho Santa Paula Y Saticoy Portion of Subdivision 10, in the County of Ventura, State of California, as per Map thereof recorded in the office of the County Recorder in Book A, Page 290, of Miscellaneous Records, and is commonly referred to as Assessor’s Parcel Number 086-0-020-760; and

**WHEREAS**, on March 16, 2023 the Historic Preservation Committee held a duly noticed public hearing, considered all information presented, and recommended by Resolution to the City Council to designate the structure a Historic Landmark pursuant to SBMC Section 24.455.120(2), based on the following criteria:

1. Criteria C: Reflecting or exemplifying a particular period of the national, state or local history; and
2. Criteria D: Embodying the distinctive characteristics of a type, period or method of construction; and

And is unique or significant because:

1. The building maintains a high degree of recognizable integrity as well as it’s location and setting, materials, workmanship and aesthetic feeling remaining unchanged since 1912.
2. Staff believes the subject building represents a good example of craftsman architecture in the *City Expansion and Civic Improvement* period of significance and embodies a particular type or method of construction. Distinctive features include the deep porch, a gabled roof, four six-over-one wood windows, exposed posts and beams, prominent wooden rafter tails and wood siding that would indicate eligibility under this criterion. in the façade is a character defining element that identifies this time period.

Additionally, it retains integrity of location, design, setting, workmanship and aesthetic feeling:

The building maintains a high degree of recognizable integrity by a historic contemporary, or one who would have been alive in the early 1900s. The period of significance is *City Expansion and Civic Improvement (1906-1919)*. The house sits in its original location and the setting, while no longer an active farm, remains residential in feel. The design of the craftsman style residence, is intact and the materials and workmanship that was applied to the structure in 1912 is visible and unchanged. While a majority of the interior is also original the landmark requires is limited to the exterior.

**WHEREAS**, On May 22, 2023, the City Council held a duly noticed public hearing on the matter and at that time considered all testimony written and oral; and has considered all attachments thereto, and all other written and oral testimony presented prior to the public hearing or provided at the public hearing. All proceedings having been duly taken as required by law.

**BE IT RESOLVED**, by the City Council of the City of San Buenaventura as follows:

**SECTION 1.** The recitals are true and correct and are incorporated herein by this reference.

**SECTION 2.** The City Council adopts the Historic Preservation Committee's conclusions and finds that the property is in substantial accordance with the definition of "Landmark" found at SBMC Section 24.455.120(2), and more specifically that the Property is unique or significant because of its location, design, setting, materials, workmanship or aesthetic feeling, and is associated with:

1. Criteria C: Reflecting or exemplifying a particular period of the national, state or local history; and
2. Criteria D: Embodying the distinctive characteristics of a type, period or method of construction; and

**SECTION 3.** Based on the foregoing, the City Council hereby designates the Brown/Busch House a local Landmark, which shall be subject to all privileges, conditions, and requirements associated with such designation as are, or may be, set forth in SBMC Chapter 24.455 and directs that the Property be added to Ventura's Register of Landmarks and Points of Interest as Landmark No. 118.

**SECTION 4.** California Environmental Quality Act. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15331 (14 C.C.R. § 15331, Class 31, Historic Resource Preservation) as it consists of the preservation of a historic resource. None of the exceptions to the categorical exemptions set forth in the

State CEQA Guidelines section 15300.2 (14 C.C.R. § 15300.2) applies to the proposed project because the proposed project: (1) is not located in a uniquely sensitive environment; (2) is not located within a highway officially designated as a State scenic highway; (3) is not located on a hazardous waste site; (4) would not have a cumulative impact; and, (5) would not have a significant substantial adverse change in the significance of a historical resource.

**SECTION 5:** The approved City Council Resolution designating the landmark will be recorded in the County Recorder's Office by the City Clerk.

The foregoing Resolution was adopted by the City Council of San Buenaventura on May 22, 2023, by the following vote:

Ayes: Councilmembers Duran, McReynolds, Johnson, Halter, Campos, Deputy Mayor Sanchez-Palacios, and Mayor Schroeder

Noes: None

Absent: None



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Joe Schroeder, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael B. MacDonald, CMC  
City Clerk

APPROVED AS TO FORM  
Andrew Heglund, City Attorney

  
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Christopher de la Vega  
Assistant City Attorney