



Demolition By Neglect?

The Slow Wrecking Ball

BY STAFF

How sad is this? Picture = 1000 words. The houses' roof has literally fallen onto itself.



We would like to thank HPC Commissioner John Jones and an anonymous neighbor for bringing this to SBC's attention. This house is on the 1983 Survey, making it an environmental resource. Vacant and neglected by its Chicago owner, HPC and Planning will be sending him a letter informing him of his responsibility to maintain the property.



The Foster House...next "neglect" letter? ❏

City of Ventura's Draft General Plan

SBC Makes Public Comment

June 14, 2005

To: Mayor Brennan, City Council Members and City Manager Mr. Cole
Subject: City of Ventura, General Plan Draft
Re: Historic Preservation and Resources

The San Buenaventura Conservancy (SBC) is a non-profit membership organization that works through advocacy and outreach to recognize, preserve and revitalize the irreplaceable historic, architectural and cultural resources of San Buenaventura. The board and the members of the SBC would like to commend the hard work, time and effort spent in the creation of the General Plan.

The SBC would like to take this opportunity to make public comment on the General Plan.

We feel there needs to be additional language in the current draft of the General Plan regarding historic preservation for a city of Ventura's size, standing in California, and its stated desire to preserve its heritage through the built environment and cultural landscape.

The objective of the General Plan is to guide development and land use over the next twenty (20) years, yet in *The Historic Context (Our Creative Community—section 9/page 1 & 2)* it does not acknowledge the many unidentified cultural and historical resources within our city limits. A statement should be included indicating that our current designated and/or recognized inventory is far from comprehensive. It is widely known and recognized that buildings and districts of the City have achieved significance in the last twenty (20) years and will continue to do so. *The Historic Context* section needs to state these facts clearly.

The Environmental Impact Report (EIR) states the need for citywide historic resource surveys to be conducted, especially in the proposed

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Did you know...

President's Notes

CITY OF VENTURA

- **Historic Preservation Committee (HPC)** meet every **4th Monday** of the month at 4 p.m., Santa Cruz Room/City Hall.
- **Planning Commission** meets the **1st & 3rd Tuesday** of each month at 7 p.m., Council Chambers/City Hall.
- **Design Review Committee (DRC)** meets the **2nd & 4th Tuesday** of each month at 7 p.m., Council Chambers/City Hall.
- **City Council** meets **every Monday** at 7 p.m., Council Chambers/City Hall.
www.ci.ventura.ca.us

VENTURA COMMUNITY COUNCILS

- **Downtown** Ventura Community Council please visit website for meeting times.
www.goventura.com/dvcc
- **Midtown** Community Council meet the **2nd Thursday** of each month at 7 p.m., Cooper Hall/65 S. MacMillan Ave.
www.midtownventura.org

CITY OF CAMARILLO

- **City Council** meets the **2nd & 4th Wednesday** of each month at City Hall.
www.ci.camarillo.ca.us

CITY OF FILLMORE

- **City Council** meets the **2nd & 4th Tuesday** of each month at 6:30 p.m., City Hall.
www.fillmoreca.com

CITY OF OXNARD

- **City Council** meets **3 Tuesdays** per month at 5:30 p.m., please visit website for exact dates. www.ci.oxnard.ca.us

CITY OF SANTA PAULA

- **City Council** meets the **1st & 3rd Monday** of each month at 6:30 p.m., City Hall.
www.ci.santa-paula.ca.us

CITY OF THOUSAND OAKS

- **City Council** meets the **2nd & 4th Tuesday** of each month at 6 p.m.
www.ci.thousand-oaks.ca.us

BY CYNTHIA THOMPSON

Welcome to the second quarterly issue of the San Buenaventura Conservancy newsletter; **The Signal**.

The General Plan is currently under revision and slated for adoption August 8th. We are very pleased to share with you that it appears the planning department will be drafting our recommendations into the final plan. The SBC Board sent a letter to the City Council with public comment regarding the revisions we'd like implemented (please see page 1).

The **Historical Preservation Committee (HPC)** on June 27 reviewed:

- **The Hartman House Project** - compatibility issues of the proposed redesign of the infill around the Hartman house. Sent to the DRC for scale, massing, and design. We'd like to thank the developer Lee Sehon's for requesting SBC's input prior to HPC review.

- **The Simpson District/270 W. Prospect St.** - review proposed new 2-story, behind an existing 1 story residence. Sent back for redesign to include craftsman exterior elements. It was discovered the 1-story contributing building had been stripped of its siding/replaced with stucco and original wood windows replaced with vinyl in 1996. HPC also recommended restoration of contributing building.

- **The Olson Project/East Santa Clara Street** - received archaeological resource study due to its close proximity of the project to the Mission compound. Kudos given for comprehensive report and sensitive handling. Prior HPC meeting requested proposed Mission style be more compatible with adjacent Victorian landmarks.

- **Front and Ash Street Project** - reviewed redesign for compatibility to adjacent Landmark - Robert Sudden House. Project fine-tuned and more compatible. BUT PLANNING IGNORED CALIFORNIA REGISTER ELIGIBILITY STATUS - CEQA PROCESS DISMISSED "CEQA-EXEMPTED." Stay tuned!

- **Historic Preservation Guidelines Draft** - plan in process, goal to be available at planning desk for everyone in the future.

And finally - **Public Notice Signage** - from a May 17, 2004 City Council direction - to implement wooden public notice signs on pending projects. On May 23, 2005, the Council revisited the ordinance, broaden the scope to apply to all current and future projects, except single-family, and tasked city staff to bring the program to fruition. ❧

San Buenaventura Conservancy's Goals for 2005~2006

Highest Priority

- Real time implementation of preservation planning guidelines, completion and maintenance of city-wide surveys, and the creation of an historic preservation element to be amended to the City's General Plan.

Education and Outreach

- Conduct workshops utilizing national experts on preservation topics.

Round-The-Clock

- Attend public meetings (HPC/City Council, etc.) regarding preservation issues.

Photographic/Oral Histories Archives

- To build a comprehensive photographic library of our reconized and potential historic resources and would be accessible from our website for reseach.
- To create a partnership with the Ventura County Museum of History & Art to enlarge their oral history archives.

...now you do!

Get involved!

General Plan Draft Letter

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Planning Areas. However, in policy 9D, action 9.19, section 9, page 6, it implies that these surveys will only be completed on a case-by-case basis. Currently the City's procedure is to "require an assessment of eligibility for State and Federal register and landmark status" by the developer/owner of a project that may effect either an established or potential historic resource. The current procedure puts this responsibility on the developer/owner. This could produce a biased survey resulting in findings that may run contrary to the City's renewed desire to "preserve its heritage through the built environment and cultural landscape". Therefore, a clear policy statement needs to be added, that it is one of the City's goals to conduct historic resource surveys containing all of its environmentally protected historic fabric.

The current outline of goals (*Our Creative Community – section 9/page 5 & 6; policy 9c & 9d*) needs a statement of commitment to create a future **detailed** outline of the City's preservation goals. We feel there should be greater emphasis placed on the City's preservation orientation. Therefore, we are suggesting three (3) additional action items to be added to policy 9D:

- 1.) The creation of a set of concise guidelines and/or policies directing staff, private property owners, developers and the public on the treatment of historic resources; readily available at the *Planning Counter*;
- 2.) Complete and maintain historic resource surveys containing all present and future historic fabric;
- 3.) Create a provision that a historic preservation element will be forthcoming in the future.

We are not suggesting that the surveys, guidelines and historic preservation element be completed prior to adoption of the General Plan, but that a statement within the Plan should indicate they are among the City's goals.

One final note with regards to the organization of the General Plan: We understand that it is difficult to categorize historic resources as they are both cultural(i.e. *Our Creative Community*) and effected by planning and design (i.e. *Our Well Planned Community*). One might even be tempted to place historic resources within the economic development category (i.e. *Our Prosperous Community*) as it is widely understood that heritage cultural tourism is an driving economic engine. However, based upon the City Councils current commitment to preservation, placing historic resources within their own category (i.e. *Our Historic Community*) would not only be practical but visionary.

We feel that if the City adds these recommendations to the General Plan, with just a little more wording and structure, it could emphasize that our history is truly important and relevant to our city. Our organization, like many citizens throughout the community, believe strongly in preserving the historic nature of Ventura. We are willing to assist the City, in any way possible, to help augment the steps needed that can add to the preservation of San Buenaventura's character and identity.

Sincerely,
San Buenaventura Conservancy
Board of Directors ❖❖❖



Charles Phoenix's "Retro Slide Show Tour of Southern California"

Coming to Ventura as our premiere cultural and fundraising event for 2005! **Be there to support SBC and have fun in the process.** August 19th, 7:30 p.m, Ventura College Theatre. \$20 in advance through the Ventura Visitor's Bureau or online www.sbconservancy.org, or \$25 at the door. Go to our website for the full story.

Clip this out and give to someone you know who needs to join!

Membership Application

PLEASE SELECT ANNUAL MEMBERSHIP CATEGORY

- | | | |
|---|---|---|
| <input type="checkbox"/> INDIVIDUAL \$35 | <input type="checkbox"/> DUAL/FAMILY \$55 | <input type="checkbox"/> SUPPORTING \$100 |
| <input type="checkbox"/> SUSTAINING \$250 | <input type="checkbox"/> BENEFACTOR \$500 | <input type="checkbox"/> CORNERSTONE \$1000 + |

NEW RENEWAL GIFT/GIVEN BY _____

TOTAL ENCLOSED \$ _____

NAME _____

BUSINESS _____

MAILING ADDRESS _____

PHONE _____

E-MAIL _____

TODAY'S DATE _____ MEMBERSHIP YEAR IS JANUARY TO DECEMBER.

Please make checks payable and send to:
SAN BUENAVENTURA CONSERVANCY

Attn: MEMBERSHIP, Post Office Box 23263, Ventura, CA 93002

San Buenaventura Conservancy is a 501(c)(3) non-profit organization.
Your payment is tax-deductible. We thank you for your support and welcome you to the San Buenaventura Conservancy!
www.sbconservancy.org or call 800/701-7237

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2005 Town Calendar

04/28	· "Springtime in Camulos"
05/24	· Public Release of the Draft General Plan
06/01	· Public Release of the Draft EIR
06/04	· Joint City Council/Planning Commission Workshop to review Draft General Plan
06/25	· Joint City Council/Planning Commission Workshop to review Draft EIR
07/18	· 45-day review period ends - DGP/DEIR
07/19	· Planning Commission meets to recommend DGP/DEIR
08/03 - 08/14	· Ventura County Fair!
08/08	· Final EIR/Adoption of GP at City Council
08/19	· Charles Phoenix at Ventura College Theatre
11/04	· Upstairs Downtown Tour
11/04 - 11/06	· Ventura Architecture Weekend

Mission Statement

The San Buenaventura Conservancy is a non-profit membership organization that works through advocacy and outreach to recognize, preserve and revitalize the irreplaceable historic, architectural and cultural resources of San Buenaventura and surrounding areas. We seek to increase public awareness of, and participation in, local preservation issues, and disseminate information useful in the preservation of the structures and neighborhoods of San Buenaventura.



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DATED MATERIAL

