Westside Historic Context & Survey Report
City of Ventura

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Introduction

Background

Ventura's Westside community exhibits some of the City's oldest, most diverse, and historically significant properties due to manner in which the area developed. The area first developed as a route to Ojai and Santa Barbara to the north, and was the home to a few of the City's early pioneering families who established small independent farms along the route. After the turn of the twentieth century oil was discovered along present day Ventura Avenue; and into the 1920s, Ventura's Westside community saw a significant change in character from a spattering of small independent agricultural farms to an industrial area supporting oil-related industries and modest worker's housing. The City has an interest in identifying the significant cultural landmarks and resources within this diverse area as a planning tool. Therefore, this survey has been conducted in accordance with the goals identified in the 2005 General Plan and to help inform the Westside Community Plan and Code.

Previous Surveys and Designations

Although the City has undergone several efforts over the years to systematically survey the city, the Westside area has never been comprehensively surveyed for historic and cultural resources. The first study to cover the City's historic resources was conducted in 1977-79. This study was conducted by an intern from the Public History program at University of California at Santa Barbara, which resulted in the City passing a Historic Preservation Policy and Plan. In 1980 Greenwood and Associates prepared a study for the City's Redevelopment Agency called the *Archival Study/Historic Overview: Downtown San Buenaventura Redevelopment Study Area,* but it only covered the City's downtown redevelopment area (bounded by Palm Street on the east, Harbor Boulevard on the south, Ventura River on the west and Poli Street/Park Row Avenue and Wall Streets on the north).

In 1983, Judy Triem of San Buenaventura Research Associates prepared a Phase I Cultural Heritage Survey of Downtown and Ventura Avenue. This study was partially funded through the State Office of Historic Preservation and consisted of a comprehensive block by block survey of all the properties in the downtown area that were not previously covered in the previous Downtown Redevelopment study; however the Ventura Avenue area was done selectively and only covered the properties prior to 1900. However, representative properties constructed prior to 1940 were photographed. Triem's study inventoried a total of eighty-five (85) properties within the Ventura Avenue area, including seventy-nine (79) residences, three (3) commercial properties, and three (3) cultural properties. Of the properties inventoried in the survey, Triem recommended twenty-five (25) properties as potential landmark properties, nine (9) of which were recommended as eligible for the National Register of Historic Places. However, due to a lack of time and funding, the area was not comprehensively surveyed and as a result, the survey recommended that this area be studied further.

In 1990, the City passed Ordinance No. 90-4, establishing the Simpson Tract Historic District Overlay Zone. This tract includes properties in the blocks bounded by Ventura Avenue, Sheridan Way and properties on either side of West Simpson and West Prospect Streets.

In 2001, The City contracted West Coast Environmental and Engineering to prepare a Historical Overview and Environmental History of Ventura's Westside and North Avenue areas. The purpose of the study was to research the area's history and identify potential brownfield sites (property with the presence or potential presence of a hazardous substance, pollutant, or contaminant). This study conducted a review of historic aerial photographs, historic Sanborn Fire Insurance Maps, historic city directories, and a drive by site reconnaissance of the study area. Although this study did not specifically focus on identifying historic properties, the historic overview provided the most detailed information on how the Westside historically developed.

From October 2006 to April 2007, the City retained Historic Resources Group (HRG) to conduct a survey update of the Downtown Specific Plan Area, which included over 1,100 properties. As part of this study, HRG prepared an updated and comprehensive historic context for the City of Ventura's downtown area and recommended two hundred twenty-one (221) properties for local landmark designation (64 of which were previously designated) and thirteen (13) Points of Interest (9 of which were previously designated).

Finally, there are a few studies of individual properties or properties within the Westside area, including the Willett Ranch (2686 N. Ventura Avenue), the Water Treatment Plant (5895 North Ventura Avenue), and the San Buenaventura Mission Aqueduct. All of the previous studies and results were reviewed and used in the preparation of this report; the current study utilized the most recent historic context prepared by HRG and supplemented the information to include more specific contextual information about the Westside Community Plan area.

City of Ventura Historic Preservation Policies

The City has an interest in identifying, preserving, and protecting its significant architectural resources. As such, the City established a Historic Preservation Committee in 1973 under Ordinance No. 1801, which comprises a seven-member board appointed by the City Council. The City's landmarks ordinance outlines procedures for identifying historic resources within the city. The Committee maintains a master list of Historic Landmarks and Districts in the City of Ventura. Currently, there are 104 properties and 4 districts.

Description of the Historic Context and Survey Report

This survey covers all properties located within the Westside and North Ventura Avenue (hereafter referred to as "Westside" only) area (Figure 1). However, not all properties, structures and objects were documented or recorded as part of this effort. First, an initial reconnaissance level survey eliminated properties that did not appear to have historic significance and high integrity. Following the reconnaissance survey, an intensive level survey was conducted on all

remaining properties that represent the oldest and potentially significant buildings located within concentrated groupings that might constitute *historic districts* or *conservation areas*. Properties that were identified as potential *landmark* properties were documented on State of California Department of Parks and Recreation 523 inventory forms (DPR 523 forms). This survey re-evaluated the properties that had been previously evaluated and updated the information, as appropriate. Properties that are historically significant at the national, state, and local level are also identified with recommendations as to the historic status of each property as assigned State of California Historic Resource Status Codes (for status code meaning see Page 27). A list of all the properties surveyed as part of this study is located in Appendix A.

Once the draft survey is finalized, the information will be used by the Community Development Department staff to help inform decisions related to the California Environmental Quality Act (CEQA), zoning, and design criteria for the Westside Community Plan Area. Once completed, the Community Development staff will work with the Historic Preservation Committee, Planning Commission, City Council, and the public to identify priorities and methods to integrate the survey findings into the overall planning process.

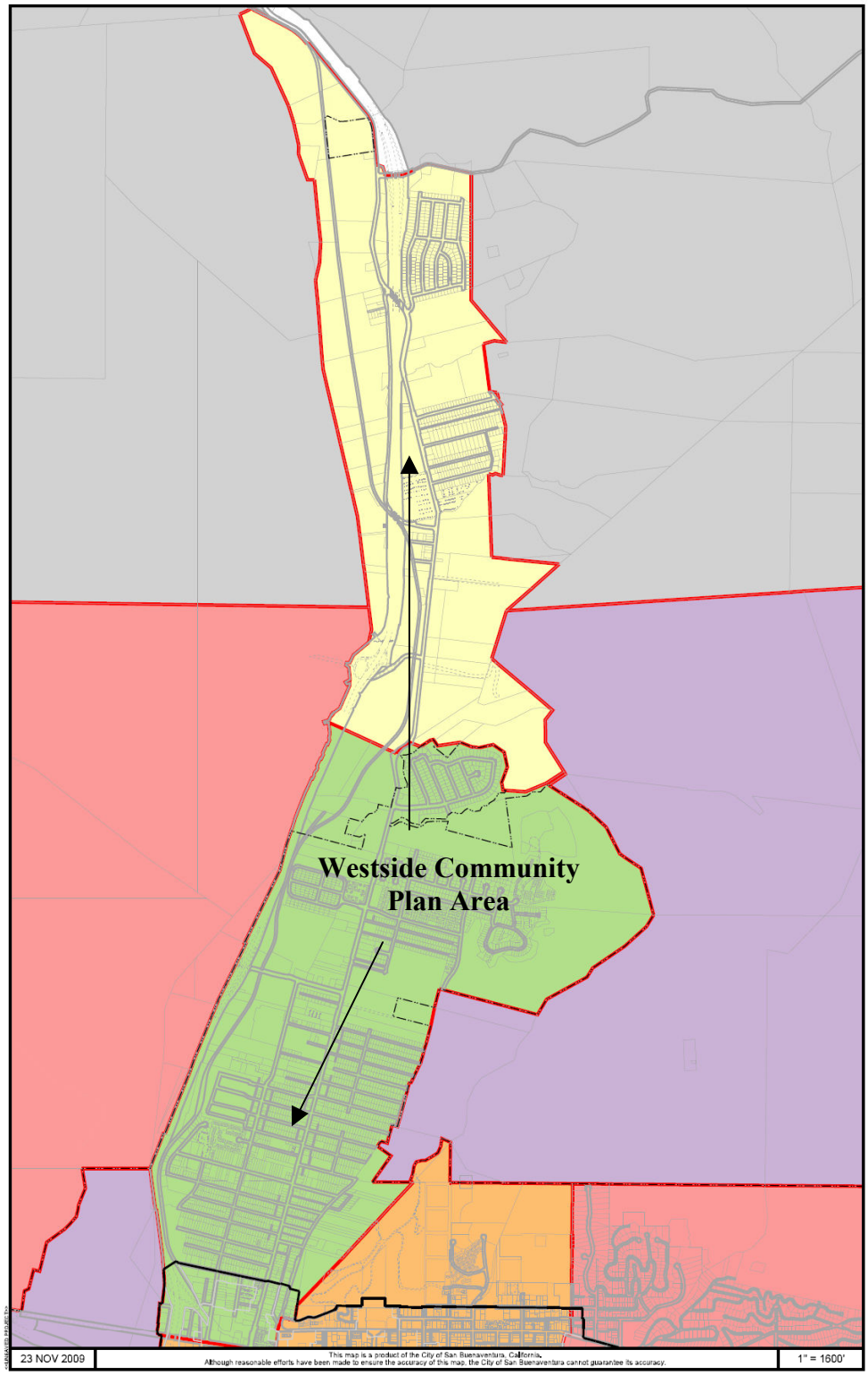

Figure 1. Map of Westside/ North Ventura Avenue Community Plan Areas & Study Area.

Survey and Historic Context Methodology

This survey report and historic context update for the Westside area was prepared by Galvin Preservation Associates Inc. (GPA) with the assistance of city planning staff, volunteers, and the Historic Preservation Committee. The GPA project team consisted of professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the historic context were conducted from February to August 2010. The final report was completed in September 2010.

The historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines* for Historic Preservation and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases: 1) preliminary site study and archival research, 2) field survey and draft historic context preparation, and 3) post survey data entry and preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for updating the historic context to include additional information on the Westside and Ventura Avenue areas and for conducting the historic resources survey. The purpose of the preliminary archival research was to identify potentially significant historical events, development patterns, properties and important individuals within the survey area. This research was used to supplement the City's existing historic context and for identifying and evaluating potentially significant properties. The steps undertaken as part of this phase included the following:

1.1. Meeting with the City staff. The project team met with the City staff to identify the specific needs of the survey and to gather information on previous studies and resources that were available to the survey team. The project manager clarified the goals of the City and reviewed the project scope and schedule. The project team identified methods to minimize cost for the survey and methods to involve the public in the survey process, including the use of volunteers.

1.2. Review of the project area. The project team collected historic maps, aerial photographs, previous reports and studies, and reference books to better understand how the Westside and Ventura Avenue areas developed over time and to understand what previous information was available. The historic maps were used to identify the development patterns and determine the approximate build dates for the individual properties and the general reference material was used to identify contexts and themes to evaluate property types. This study largely utilized the contextual information prepared in the previous studies and the research team only studied additional contexts not previously explored as a cost savings strategy for the City.

1.3. Initial site visit and orientation. The project team drove around the Westside Community Plan Area to gain an understanding of the types of resources and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock and to compare the built environment with information gained from historic map and literature review. The project team drove the previously identified Simpson Tract Historic District area and noted the properties that appeared to be potentially significant architecturally and properties that may contribute to potential historic district(s). The team took photographs and general notes of the character defining features of the properties and the neighborhood features. This information guided the more focused research that was used in developing the draft historic context.

1.4. Assembling archival historical data. Archival research was oriented toward the identification and development of the Westside and North Ventura Avenue areas and specifically focused on contexts and themes not previously identified in previous contexts prepared for the City. Archival research was conducted at the City (building permit records, various historic documents and other reference materials), Museum of Ventura County Archives (historic aerial photographs, historic Sanborn Fire Insurance Maps, city directories, published biographies and newspaper clippings, Historical Society Journals, etc.), Ventura County Assessor's Office, Ventura Public Library, and the Los Angeles Public Library Central Branch (ProQuest Historical Los Angeles Times). This information was used as a foundation for updating the historic contexts for the project study area.

Field Survey and Development of Draft Historic Context

The second phase of the project included conducting the field survey and inventory and developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively and at a more detailed level. The second phase consisted of the following:

2.1. Preparation of a draft historic context. The project historian utilized the most recent historic context prepared for the City by Historic Resources Group in 2007 and updated the existing themes and context periods with information specific to the Westside area. The context included information on the chronological development of the study area as well as important events, properties, industries, and personages associated with the area's development from the Mission period until present day, focusing on the events prior to 1965. The context was used to identify potentially significant properties to be inventoried as part of the survey.

2.2. Triage of properties to be inventoried. The City provided the project team with a GIS map and list of 4,481 properties that are located within the study area (as provided by the Assessor's Records). The project team then walked the study area and photographed each parcel (including vacant parcels for reference). For each of the properties, the project

team took notes on a photo log to identify the year the building was built, whether the building had been significantly altered, whether the building was located within a potential historic district, whether it had the potential to be individually significant, or whether more information would be needed on the building.

2.3. Identification of properties to be inventoried on DPR 523A forms. From the list of 4,481 properties, the project team triaged those properties that best represented the identified contextual themes for the City and selected ninety-three (93) properties to be inventoried on State of California DPR 523A (Primary Record) forms. The selected properties included those properties that were the oldest and most intact, the best representative examples of each context and those that may be considered landmark properties. The DPR 523A form is the standard State of California Department of Parks and Recreation Primary Record for inventorying properties. The project team noted the architectural typology, year built, condition, and integrity of each building and identified the current owner information and basic property data on the DPR 523A forms.

2.4. Mapping the district areas. The project team prepared a series of maps to better understand the building typologies by date, style, and location. These maps were later incorporated into the historic context and assisted in identifying the properties that are located within concentrated areas that might constitute a historic district and properties that may have individual significance due to their age, locational pattern, or association with a significant person or trend in Ventura's Westside history.

2.5. Researching individual properties. The project team identified select properties to research further due to their age or potential individual significance. Research was conducted at the City to identify any alterations that had been made to the properties over time. The researchers also looked for names of previous owners associated with the property and the original building permits, if available, as well as historic City directories to identify persons and businesses associated with each individual property. Information gained from the additional research was included in the inventory forms for select properties.

2.6. Identifying historic district boundaries and contributing & non-contributing properties. The project team reviewed the previously identified historic district (Simpson Tract) and reviewed other potential district areas to determine which properties would contribute or not contribute to each potential district. The project team then prepared preliminary maps identifying which properties retained sufficient integrity to contribute to the significance of each district as well as those properties that were located within the district boundaries but were altered or did not contribute to the district. The project team also cross checked the preliminary building information in the field (i.e. address, parcel number, photographs, etc.) to ensure accuracy of the information and updated the previous information on the district areas.

2.7. Meeting with City Staff and Community Development Director to review the preliminary findings. Once the draft historic context had been prepared and the preliminary maps of

the survey area had been completed, the project team met with City Staff and the Historic Preservation Committee to review the preliminary determinations. The purpose of this meeting was to identify any missing information and to preliminarily inform the City of the survey findings. GPA provided recommendations on updates to the existing historic district (Simpson Tract) and identified two additional areas that might constitute conservation areas or potential historic districts.

2.8.

Post Survey Data Entry and Preparation of Reports

The last phase of the project includes assembling the survey information to peer review the DPR 523 forms, reviewing and editing the draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and providing suggestions as to how the findings could be incorporated into the local planning process. This phase also includes inserting and completing sources/notes, maps, and formatting the citations for the draft historic context. Following is the method for completing the third phase of the project:

3.1. Peer reviewing/editing the DPR 523 forms and draft historic context. The DPR forms were peer reviewed for content and accuracy. Also, the draft historic context was circulated to several individuals who identified information gaps and conducted typographical and grammatical edits. The draft historic context was reviewed by City staff as well as the Historic Preservation Committee and was made available to the public on the City's website. The City solicited public comment on the draft historic context for consideration by the Historic Preservation Committee.

3.2. Finalizing district boundaries and contributing/non-contributing properties. Based on the information gained through the final edit of the historic context and inventory forms, the project team made final determinations as to where the district boundaries were located and which properties contributed to the potential districts and conservation areas. This information was then included in the final inventory forms. Some of the properties that were previously evaluated were identified as contributing or non-contributing to the proposed historic districts even if they received a status code previously.

3.3. Assigning status codes to all properties within the districts and project study area. Based on integrity and known information on the properties, each property was given one of several State Status codes. The status code identifies the potential disposition of each properties inventoried and surveyed (e.g. eligible for the National Register, California Register or potential historic landmark) (see Appendix A for a complete description of each status code).

3. Preparation of the final report. Once all of the inventory forms were completed and the information was incorporated into the historic context, the report was reviewed by the principal architectural historian. The document was then submitted to the City of Ventura

staff for review. This phase included incorporating comments from all parties, and formatting and editing the historic context and preparing the final report.

3.4. Presenting final historic context and inventory findings to the Historic Preservation Committee. Once the final report was completed, Andrea Galvin, principal of GPA, presented the final findings to the City to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

Ventura's Westside Historic Context Statement

Introduction: Historic Themes

A *historic context* is a broad pattern of historical development in a community or its region, which may be represented by historic resources. Historic contexts are developed on the basis of background data on the community's history and on data from the surrounding area. However, the historic context is *not* a comprehensive overview of the history of the city, but rather a basic framework used for the identification of significant historical themes to identify potential historic properties that represent those themes.

With the basic themes and periods of development defined, GPA identified property types and styles that represented each theme and the character-defining features of those property types that convey the significance of Ventura's Westside historical development. As historic contexts are unique to each community, the following context identifies those themes and trends that are specific to the City. The following historical themes and contexts that are specific to the City's development were taken from the Historic Resources Group study of downtown and include:

1. San Buenaventura Mission Period (1782-1833)
2. Mexican Period (1834-1847)
3. City Founding and Incorporation (1848-1868)
4. First Land Boom (1869-1886)
5. Second Land Boom (1887-1905)
6. City Expansion and Civic Improvement (1906-1920)
7. Oil and Land Boom of the 1920s (1921-1929)
8. Great Depression and World War II (1930-1944)
9. Postwar Prosperity and the Freeway (1945-1962)
10. Mid-Century Changes to the Present Day

Introduction: Identified Resource Types

The Westside area is rich in its diversity of property types and styles. Specifically, this area exhibits examples of residential, commercial, and industrially related resources from all periods of Ventura's historical development. However, the majority of resources within the area include modest single family residences from the oil boom period (1920s), which individually are not necessarily historically significant, but collectively exhibit good representative examples of working class streetscapes from this period.

The resources located within the Westside community include: 1) single-family worker cottages; 2) commercial properties; 3) ranch properties associated with Ventura's early settlement; 4) social institutional properties such as churches, schools and social properties; 5) industrial properties associated with the oil industry; and 6) a few multi-family residential units including bungalow courts from the 1920s and 1930s. The majority of the properties were constructed between 1920 and 1930; a majority of the single family residences were constructed in the modest Craftsman and Mission-revival cottage styles of architecture and the commercial properties are modest in size and design. The early ranching properties at one time were surrounded by orchards, but those have since been developed into large housing tracts and in most cases only the primary residence remains. Examples of each of the property types are included in the following sections.

Historic Context

INTRODUCTION OF PROJECT STUDY AREA

The Westside and Avenue study area currently has a population of approximately 12,000 residents and comprises a variety of different land uses including areas devoted to residential, commercial, industrial and limited agricultural uses. Historically the area was largely covered with agricultural fields and farms and was inhabited by some of the town's most prominent citizens. In the early turn of the twentieth century, oil was discovered in the area resulting in a localized boom in the 1920s. As a result of the oil industry, much of the land was subdivided to make room for modest single family housing to accommodate the oil workers and associated occupations. Also, a few schools were built.

Ventura Avenue was formerly called" Cañada Street. South Ventura Avenue was originally Spruce Street and North of the oil fields it was called Nordhoff Road.[1] Ventura Avenue historically served as the area's primary commercial corridor, running through the center of the area and eventually connecting to Highway 33 and Ojai. In its early years, a few farmhouses aligned the roadway with large expanses of wheat, grains, and apricots. Later, the Avenue began to change after oil was discovered. Today, the northern section of the study area is somewhat dominated by industrial uses, such as multi-use "industrial yards" and a large petroleum tank farm, although there are still a few remnants of agricultural fields present. Due to the mix of property uses and ages, the Westside and Avenue study area exhibits a wide variety of property types and architectural styles, demonstrating how this particular area in Ventura's history has changed over time to accommodate the many changes of the area. A few early Vernacular Victorian residences are still mixed in with modest worker's housing from the 20s, 30s, and 40s. The northern section of the study area also has large residential developments from the 60s to present day.

[1] David W. Hill, (*The Streets of Ventura*, 2008)

DEVELOPMENT HISTORY AND ASSOCIATED PROPERTY TYPES

Native American Inhabitants

Archaeologists believe that the earliest people to inhabit Ventura County arrived some 10,000 to 20,000 years ago. However, the earliest identifiable culture, called the Milling Stone Horizon or Oak Grove people, dates from 7,000 years ago.[2] Remnants of their civilization have been found through archaeological investigations of areas such as Valdez Alley in 1975.

About 3,500 years ago, the area west of the Mission was occupied by people who possibly represent a transitional culture between the Milling Stone and Chumash periods both in terms of chronology and adaptation to local food resources.[3] The name *Chumash* originally applied only to those persons living on Santa Rosa Island, but is now generally applied to nearly all Native American cultures that inhabit the coastal areas from San Luis Obispo to Malibu Canyon and the western edge of the San Joaquin Valley, including the Santa Barbara Channel lslands.[4] They represent the final stages of prehistoric coastal civilization at its highest level of technology, especially in their use of bone, shell, and stone.[5]

On a discovery expedition for Spain in 1542, Portuguese navigator Juan Rodriguez Cabrillo arrived at the future site of Mission San Buenaventura. In his diaries, he described a Chumash village that he named *Pueblo de las Canoas* in honor of the skilled construction and use of the canoes by the native people.[6] The missionaries who later settled in the area called the Village Shisholop. The village was located on an ocean bluff between present-day Figueroa and Palm Streets. It is the earliest record of land use patterns established by the Native Americans in the project area. Archaeological evidence of this village has been excavated from a site located near the foot of present-day Figueroa Street.

Extant Examples from the Native American Period:

This study only covers built environment (non-archaeological) resources. There are no extant built resources in the city from this period. The Shisholop Village Site is designated Point of Interest #18.

European Exploration (1542 - 1781)

Portuguese explorer Juan Rodriguez Cabrillo, credited as the first European to explore present-day California, investigated the area now occupied by the City of Ventura in 1542. On a

[2] Triem, Judy. *Ventura County, Land of Good Fortune*. Second edition. San Luis Obispo: EZ Nature Books, 1990.
[3] Greenwood.
[4] Triem, *Ventura County*.
[5] Ibid, page 12.
[6] Engelhardt, Zephyrin, Fr. *San Buenaventura, The Mission by the Sea*. Santa Barbara: The Schauer Printing Studio Inc., 1930

subsequent mapping expedition for the Spanish government in 1602, navigator Sebastian Vizcaino further investigated the area.

In 1769, the Spanish government dispatched an expedition Led by Gaspar de Portola to establish a presidio, or garrison, against Russian expansion in Alta California. Additionally, a Mission was to be founded for the conversion to Christianity of the native people along the coast. Portola set out from San Diego in July and arrived at the mouth of the Santa Clara River on Sunday, August 13th, 1769. Portola renamed the Native village *La Asuncion de Nuestra Señora* (The Assumption of the Blessed Virgin) or *La Asumpta* "because we reached it on the eve of that festival."[7]

In February of 1774, Captain Juan Bautista Anza of Sonora led a party of colonists to the area of *La Asumpta*.[8] Over the next three decades, twenty-one Franciscan missions and various military presidios and pueblos would be established along El Camino Real ("The King's Road") from San Diego to Sonoma. By the 1770s, Spain had dominated the California's Pacific Coast for over 200 years.

Extant Examples from the European Exploration Period:

There are no extant built resources in the City of Ventura from the European Exploration period.

Mission Period (1782 - 1833)

The Mission San Buenaventura was established in 1782. The earliest plans for a mission at San Buenaventura date to 1768, when the area was selected for an "intermediate" mission between the existing Mission San Diego and Mission San Carlos. In 1771, the Fathers assigned to Mission San Buenaventura embarked on their journey to Rancheria de la Asuncion de Nuestra Senora in order to establish what was intended as the third mission. Indian uprisings and political infighting delayed the founding of Mission San Buenaventura until Easter Sunday, March 31 of 1782. Mission San Buenaventura became the ninth mission established in Alta California and the last mission founded by Father Junipero Serra.[9]

Around 1790, the San Miguel Chapel was constructed near the present-day intersection of Thompson Boulevard and Palm Street. It was built as the first outpost and center of operations while the Mission was being constructed. Although the chapel is no longer extant, its original location is designated Point of Interest #16.

The first Mission structure was located near the chapel. In 1804, the Mission was relocated to its present site on Main Street. The Spanish relied on Chumash Indian labor for construction of the mission, its adjacent buildings and lush gardens.[10] One of their most remarkable accomplishments was an elaborate seven-mile aqueduct that reached from the San Antonio Creek, along the Ventura River, through Canada Larga, culminating at the Mission. Laundry

[7] Engelhardt, page 5.
[8] Ibid, page 6.
[9] Ibid.
[10] Robinson, W.W. *The Story of Ventura County*, booklet. Ventura: Title Insurance and Trust Company, 1956.

areas and fountains were located in front of the mission and a ditch was created to guide the water to the San Miguel Chapel down what is now Figueroa Street to the foot of Palm Street. The 'ditch' that now runs from the fountain on Figueroa Plaza to Santa Clara Street commemorates this structure. Remnants of the original Lavanderia (laundry) were discovered in 1991 beneath the flooring of present-day Jonathan's at Peirano's, located at 204 E. Main Street. Also, a segment of the aqueduct is present and visible within the Westside study area along Cañada Larga Road in the northern section of the study area. The diversion for the aqueduct historically originated at San Antonio Creek near Rancho Anaz Adobe on Old Creek Road and ran approximately seven miles along the base of the hillside, passing Weldon Canyon and Cañada Larga and eventually leading to the mission complex along present day Main Street.

In 1987, Dorothy E. Brovarney prepared a historic context for the Mission San Buenaventura Aqueduct. Most of the information in the following paragraphs is taken from her context published in the Ventura County Historical Society Quarterly, Vol. 32, No. 3.

The survival of the mission relied heavily on the availability of water. Until the construction of the aqueduct, the mission relied on rainfall and seasonal crops for survival. Likely the first source of water was gained from crude ditches dug to the Ventura River. In April and May 1782, Father Cambōn probably supervised the digging of open, unlined channels from the nearby river to fields immediately surrounding the mission.[11] Although an exact construction date for the aqueduct is unknown, it is believed to have been constructed in the late 1790s or early 1800s due to the stone construction and the lack of availability of Mexican artisans and stonemasons to Alta California prior to this time.[12] Additionally, studies on construction practices within the California missions revealed that most construction activities associated with waterworks took place between 1805 and 1815. These resources included the construction of aqueducts, reservoirs, dams and mills. Reports on the mission as early as 1787 indicate that the mission had "copious supply of water that produced more than ordinary harvests of grain and fruits."[13] However, based on historic data surrounding the development of Mission San Buenaventura, it appears that the aqueduct was likely constructed between the years 1792 and 1815. In addition to the construction of the aqueduct, there is also speculation that Buenaventura had a master mason in the mid-1790s and that a mill building was erected in 1802 to power the operation[14] although the mill building is no longer extant.

The purpose of the aqueduct was to channel water to crops for irrigation and to channel water to the mission complex for other domestic uses. Typically, in this type of system, water is diverted from the headwaters upstream with either an earthen diversion dam or a mortared stone dam. Aqueducts were typically raised from the ground and made of stone and mortar (as opposed to *acequias* or *zanjas*, which were typically open dirt channels). The San Buenaventura Aqueduct was made of uncoursed raised rubblestone and was supported by six-foot wide large stone buttresses. The stone structure varies in height depending on the terrain and had a shallow trough

[11] Brovarney. Dorothy E. "Cañada Larga: History and Preservation of the Mission San Buenaventura Aqueduct." The Ventura County Historical Society Quarterly. Vol. 32, No. 3. Spring 1987. p. 7.
[12] Ibid. p.8.
[13] Ibid. p.9.
[14] Ibid. p.10.

lined with mortar at the top that allowed passage of water to the mission complex. The aqueduct had a gradual fall from the headwater to the mission to allow for enough pressure to keep the water flowing through a shallow trough measuring approximately 10 inches deep and 30 inches wide. The San Buenaventura water system was fairly sophisticated and consisted of a dam that diverted water into the aqueduct, which channeled unfiltered water to the mission's vineyard and orchards and also to basins for washing clothing (*lavanderia*). The aqueduct also channeled water through a control building and filter to provide clean water for drinking in fountains in the mission quadrangle. The fountains functioned for both decorative and utilitarian purposes such as drinking, washing and bathing. Fountains also supplied water to the *lavanderia* that was later channeled to the fields for irrigation.[15]

The aqueduct was in use for several years, until 1861 when it was washed out by floods of winter storms. It then fell into disuse. The Santa Ana Water Company purchased the Mission water rights in 1871 and used the aqueduct to transmit water with the addition of reinforced plank conduit. Eventually, however, around 1900, a hole was blasted through the aqueduct at the Cañada Larga site to accommodate a road.[16] Today, this is the largest visible segment that remains within the Westside area, although there are also smaller segments visible along the base of the hillside at the end of East Vice and East Lewis Streets.

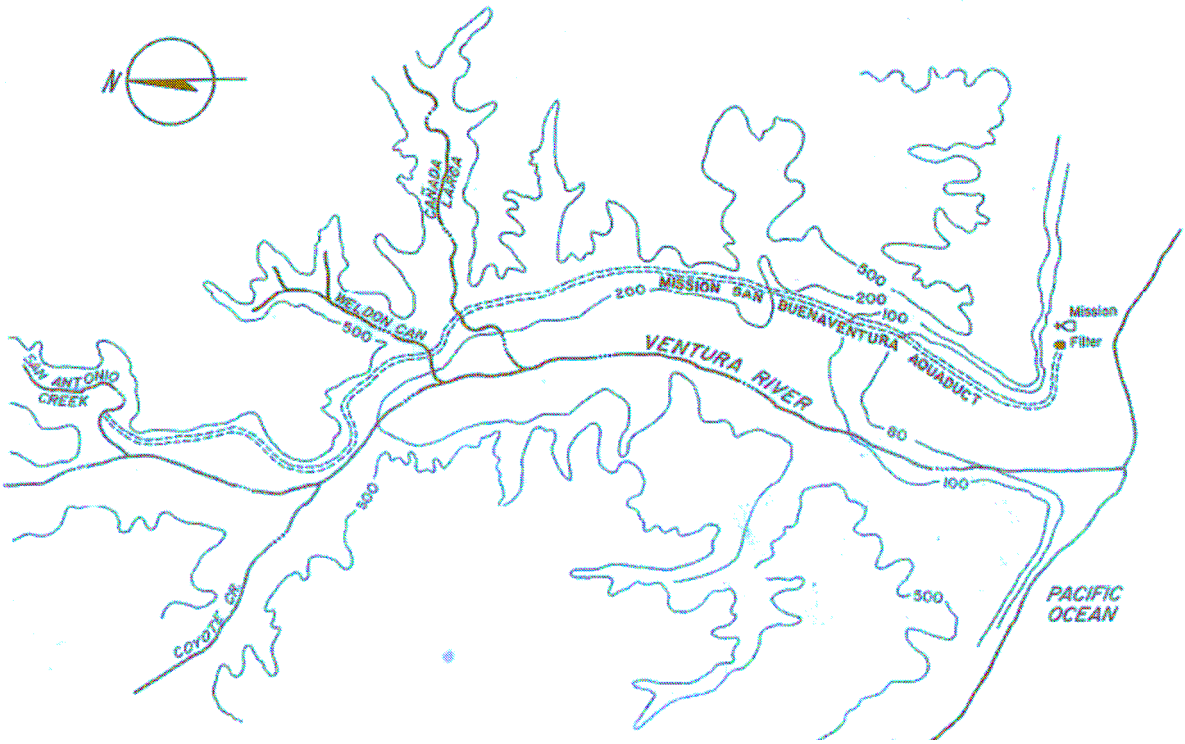

Figure 2. Map of Aqueduct in relation to the Mission. (From the Ventura County Historical Society Quarterly Vol. 32 No. 3, Spring 1987, Cover).

[15] Ibid. p. 14.
[16] Ibid. p. 26-27.

In addition to the mission aqueduct, as early as 1828, Father Francisco Uria reported that the mission had three reservoirs,…ten orchards of fruit trees, besides vegetable gardens….vineyards and olive groves.[17] The vineyard that Uria is referring to was located to the north of the mission complex within the Westside area. It consisted of approximately 19 acres and was surrounded by a hexagonal stone wall. A Plat map of the Lands belonging to the Mission of San Buenaventura dated December 1860 by the U.S. Surveyor General J.E. Terrell shows the vineyard (labeled Tract No. 3) being located 42.88 chains north of the northeast corner of the mission's historic garden and orchard. The original mission garden and orchard was located just southwest of the mission church building near present day Museum of Ventura County and associated park lands.

Extant Examples from the Mission Period:

There are several significant sites and buildings that are extant from the Mission Period. The Mission (Landmark #10), the San Miguel Chapel Site (Point of Interest #16), the Mission Plaza Archeological Site (Landmark #6) and the Mission Water Filtration Building (1782) in Eastwood Park, are all located within the Mission San Buenaventura and Mission Compound Site, listed in the National Register of Historic Places in 1975. The San Buenaventura Lavanderia (#85) is a local Landmark and is located near the Mission.[18]

In addition to the examples located in the immediate vicinity of the mission proper, there are a few additional resources located within the Westside area. These include the aqueduct located about four miles north of the mission and downtown Ventura off Cañada Larga Road (A National Register Historic Site and Ventura County Landmark #28), a portion of the Mills Aqueduct located between Vince and Lewis Streets (Historic Landmark #58) and the stone foundation walls (buried) from the mission's Tract No. 3 (Vineyard). The remaining portion of the aqueduct consists of two masonry fragments which total an approximate length of 100 feet. There is a twelve foot gap that was created between the two remaining fragments that was blasted through the stone aqueduct around the turn of the twentieth century to accommodate a road. The vineyard site is located approximately within the neighborhood comprising Bell Way, W. Barnett St., W. Warner St. W. Flint St. on the west side of Ventura Avenue. Although not visible, the stone foundation walls are likely still extant below ground.

According to a chronological timeline provided in the Ventura County Historical Society Quarterly's 1987 Spring Issue, several attempts have been made to preserve the remaining segment of the mission's aqueduct over the years. In 1934, the Daughters of American Colonists marked the aqueduct with a bronze plaque. In 1958, Mrs. Walter H. Hoffman, Ventura chapter Regent of the Daughters of American Colonists, urged the Ventura County Supervisors to preserve the aqueduct. The following year, the Ventura County Historical Society attempted to purchase the aqueduct property from the Eddy family, who owned the aqueduct since the 30s, but it proved too costly. In 1967, the Ventura County Cultural Heritage Board was formed and the group identified the aqueduct as a top priority for preservation. The Board attempted to designate the aqueduct a landmark the following year, but the County Supervisors declined the nomination. The Board again attempted a second designation in 1972 but again it was declined

[17] Ibid, p. 10.
[18] Ibid.

due to owner protest. Finally, in February of the following year, it was designated County Landmark #28 without owner consent. Due to threats from the property owner to alter or remove the aqueduct, the Heritage Board recommended that the County purchase the aqueduct. It was eventually listed on the National Register of Historic Places in March 1975. Although several discussions have taken place on incorporating the aqueduct into a park over the years for its preservation, no real projects have been implemented and the remaining segment of aqueduct remains untouched and in disrepair today.

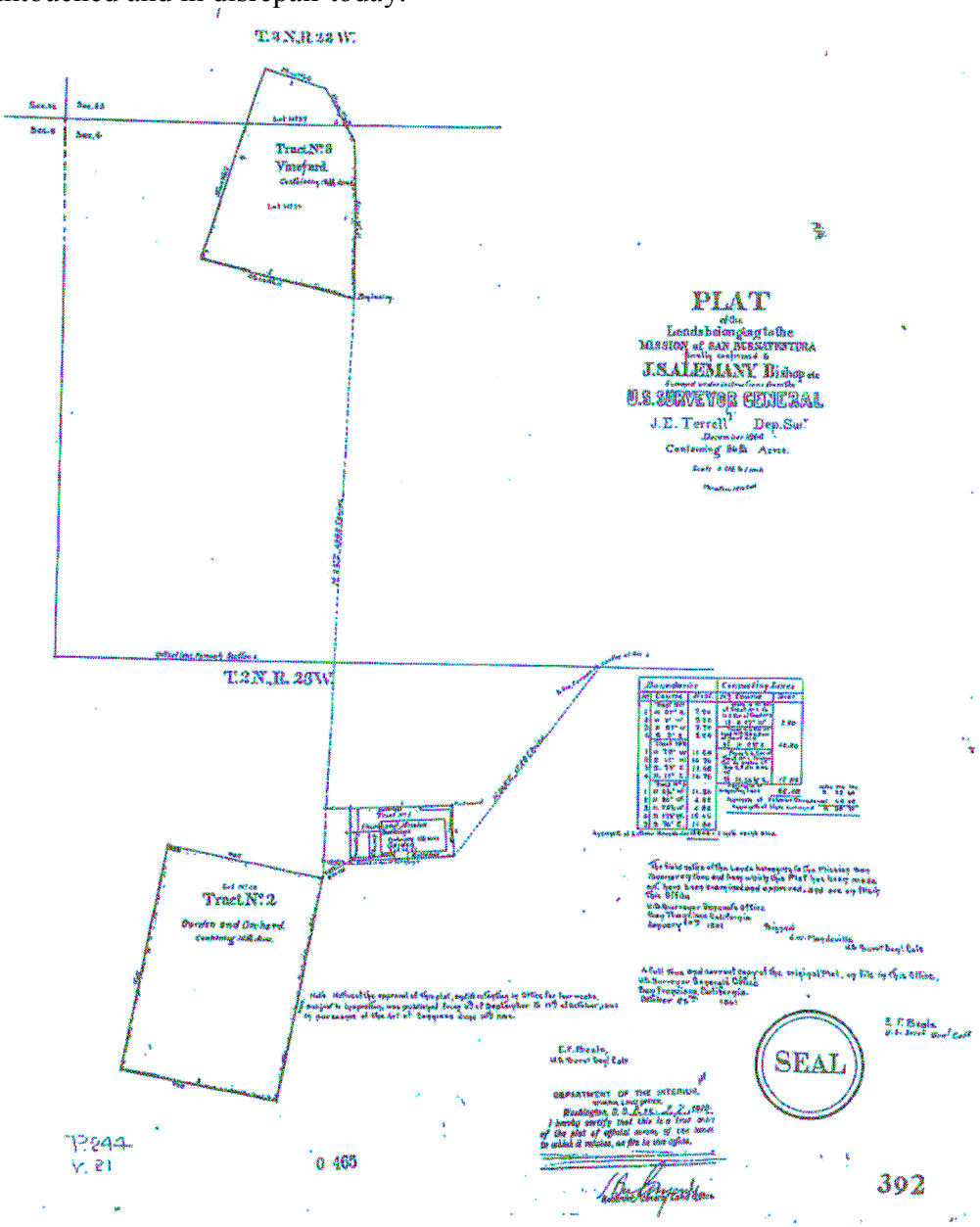

Figure 3. Plat of the Lands belonging to the Mission San Buenaventura finally confirmed to J. S. Alemany Bishop. Surveyed under the U.S. Surveyor General J.E. Terrell, December 1860. Map shows relative location of Mission Vineyards to the Mission Building. (Courtesy Museum of Ventura County Archives).

Mexican Period (1834 - 1847)

In 1834, Pio Pico, the last Mexican Governor of California, ordered all of the Missions secularized and their administration transferred to the Mexican government. Governor Pico began awarding generous land grants to prominent businessmen, officials, and military leaders. There were nineteen grants of ranchos in the Ventura County area, the majority containing thousands of acres. Native Californians of Spanish or Mexican descent, known as *Californios*, accumulated great wealth, largely through cattle ranching. They built large adobe residences both close to the Mission and on vast grazing acreage outside the Mission area. The downtown area is within a tract of land known as Rancho Ex-Mission San Buenaventura, granted to Jose Arnaz on June 8, 1846.[19]

Other Ranchos granted during this period within what would become known as the Westside area include Rancho Cañada de San Miguelito, Rancho Santa Ana, Rancho Cañada Larga o Verde and small portions of Rancho Ex Mission Tract No. 1.

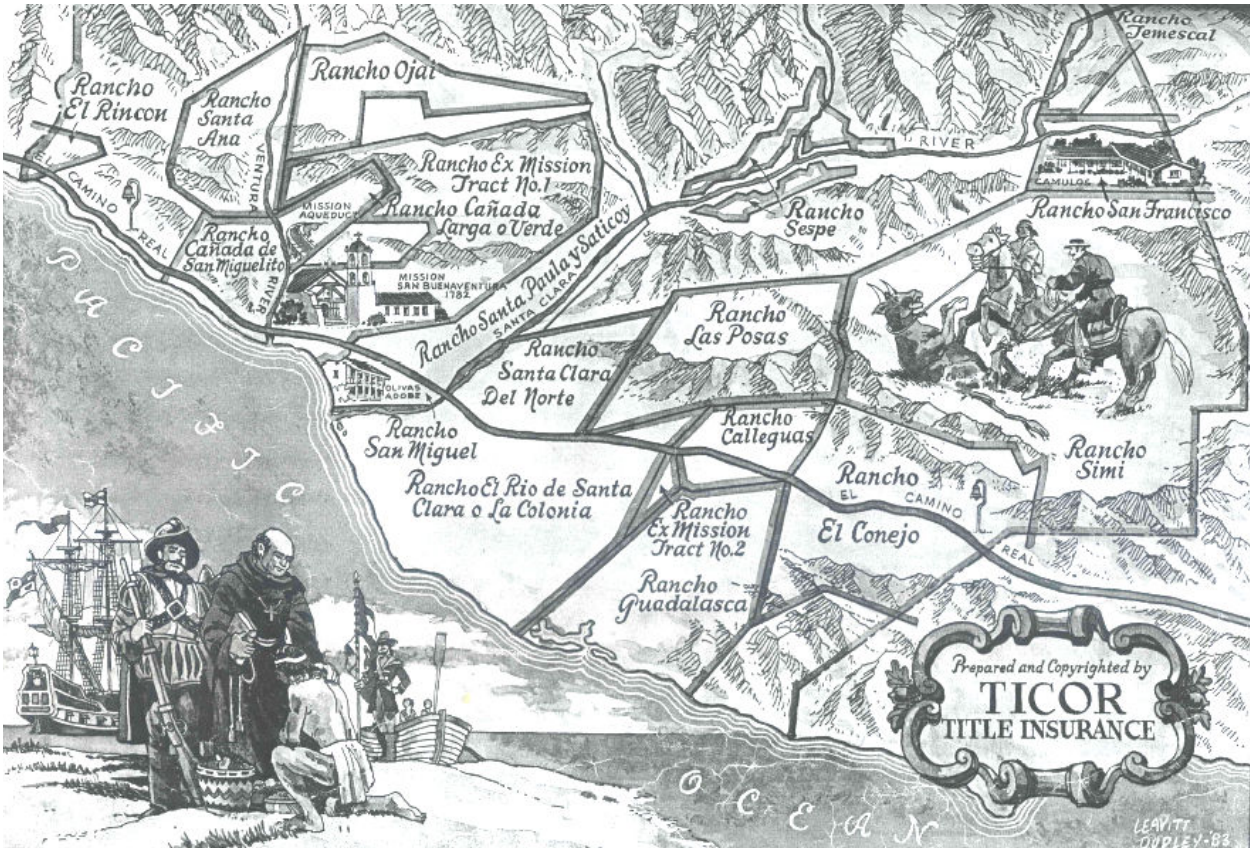

Figure 4. Section of a Map depicting the Ranchos Prepared and Copyrighted by Ticor Title Insurance Company, 1983. (Courtesy Museum of Ventura County Archives).

[19] Sheridan, Edwin, M. *History of Ventura County, State of California*. Los Angeles: Harold McLean Meier, 1940.

In the 1840s, battles between troops loyal to Mexico and opposing *Californio* rebels prompted the ouster of governors of the province of Alta California. The great land holdings of the Mission were acquired by Manuel Antonio Rodriquez de Poli and patented on August 24, 1874. Dr. Poli was a native of Spain. Poli Street is named in his honor.[20]

Extant Examples from the Mexican Period:

There are no known extant examples of built resources from the Mexican Period within the survey area. Sub-surface remnants, however, have been identified.[21] The only extant building from this period in the City is the Olivas Adobe, constructed in 1847. The Olivas Adobe (Landmark #1) is just south of the survey area at 4200 Olivas Park Drive. The Rancho Arnaz Adobe, located along Old Creek Road and Hwy 33 near the head of the former mission aqueduct is located outside the study area, but in close proximity and this building dates to the Mexican Period.

City Founding and Incorporation (1848 - 1868)

The war between the United States and Mexico ended with California becoming a territory of the United States in 1848. Gold was discovered in 1849 and spurred a mass migration westward. California achieved statehood on September 9th, 1850.

In 1848, Jose Arnaz began the first attempt to lay out a townsite at San Buenaventura.[22] A U.S. Coast Survey Map dating to 1855 shows less than two dozen buildings in town, including the mission complex, along present day Main Street. The majority of the buildings were likely made of adobe. In addition to the new buildings in town, the map shows three "Indian Ranchos" within the lush Ventura River basin. Some of the lands to the south of present day Main Street were cultivated fields and the land to the north of Main Street on the west side of present day Ventura Avenue consisted of row crops. A dotted trail is present along the approximate route of present day Poli Street running to the north of the mission complex and connecting to Ventura Avenue; it was little more than a dirt path leading to Ojai to the north and had no buildings present within the vicinity. In 1863, the first surveys of the town were conducted, along with an unsuccessful attempt at incorporation.[23] The following year, a serious drought devastated local livestock, leading to the financial ruin of many *Californios*. They began to sell their vast land holdings in smaller parcels, which marked the arrival of foreign (not Spanish or Mexican) citizens to San Buenaventura.[24]

The town officially became recognized within the United States jurisdiction when a post office was established in 1861. In 1864 Charles Allyn described Ventura as "as little Mexican town with a row of adobe houses on each side of Main Street from where Palm Street is to the river.

[20] Robinson.
[21] Greenwood.
[22] Sheridan, E.M. *History of Santa Barbara, San Luis Obispo and Ventura Counties* California. Chicago: The Lewis Publishing Company, 1917.
[23] Ibid, page 293.
[24] Ibid, page 294.

There were a few scattering houses as far east as the present California Street, and beyond that nothing but an open plain."[25]

The town of San Buenaventura, measuring approximately one square mile, was incorporated under an act of the state legislature in 1866. Residential and commercial development was primarily located west of the Mission and extended to and up what is now called the Ventura Avenue area. This area of San Buenaventura was originally called La Cañada (the canyon) and Ventura Avenue was called Cañada Street.

Edwin M. Sheridan described the area west of the Mission in the 1860s in his writings of 1926. He said "the whole town was west of the old Mission church, extending to the river, with adobes on both sides (of Main Street). The old Mission garden wall of adobe, ten feet high, took up the space on the south side of the street for a distance of two blocks. The bull ring in those days was built on this street, between the church and what is now the Ventura Avenue, with the wall of the old garden forming the south sides of the square, adobe homes opposite the north side. (There were) straggling rows of adobe houses along both sides of the street from Palm Street to the river."[26]

The town's first board of trustees included Angel G. Escandon, Walter S. Chaffee, Juan Camarillo, Victor Ustusaustegui, and Fernando Tico, Jr., most of whom had both businesses and residences within the township.[27] In 1869, the town was resurveyed by George H. Thompson, establishing many of the street names that remain today.[28]

Prior to 1868, access to San Buenaventura was chiefly by sailing vessels and steamers, which would anchor offshore from the Mission. In 1868, a stagecoach line was established, making the city more accessible to the outside world. This accessibility stimulated a development and growth period that would characterize the town for the remainder of the nineteenth century.[29]

Extant Examples from the Period:

One important example of this period of development is the Ortega Adobe at 215 West Main Street (Landmark *#2).* It is thought to have been built between 1855 and 1857 by Emigdio Miguel Ortega, on a portion of the former Rancho Ex-Mission San Buenaventura near the Ventura River.

There is one extant example of a residence from this period located at 49 Park Row Avenue that was constructed in 1855 in a vernacular folk Victorian style.

First Land Boom (1869 - 1886)

[25] Ibid, page 1.
[26] Ibid, page 1.
[27] Triem, *Ventura County*.
[28] Greenwood.
[29] Ibid, page 50.

With the establishment of the stage coach Line in 1868, and the completion of the Transcontinental Railroad in 1869, the town of San Buenaventura experienced its first land boom. Travelers and potential residents arrived by train in Sacramento and traveled south through town by stagecoach.

The Southern Pacific Railroad used newspaper ads, magazine articles, books, and lectures to promote California as a land of opportunity, and thousands of people traveled west on special excursion trains. During this period, hotels were built in Ventura to handle the influx of people, including the Ayers Hotel, the Palace Hotel, and the Santa Clara House (all no longer extant). These hotels were located directly south of the Mission on Main Street, in the area now known as Mission Park.

One of Ventura's foremost pioneers, William Hobson Dewey, arrived in the 1850s and participated in many successful business ventures, including mining, cattle ranching, real estate, and meat packing. He was a prolific builder, primarily of brick buildings.[30] By 1871, he began constructing the first significant brick buildings for commercial and public use. The City's first brick building was the Cohn Store on Main Street. It was followed by the Hill Street School on Poli Street, the Chaffee & McKeeby General Merchandise store, Gandalfo's Store, The Revere Hotel (Great Eastern Building), and Spear's Hall. Of these examples, only Gandalfo's Store (Peirano's) and the Great Eastern building remain.

During this period, a large population of immigrant European merchants came to Ventura and established flourishing businesses in the Mission area. Federico and Antonio Schiappapietra, two brothers from Genoa, Italy, were among the earliest. Antonio eventually built an elaborate ltalianate mansion on Santa Clara Street which became known as the Schiappapietra Mansion (demolished in the 1950s). The ethnic mix of merchant immigrants would eventually include people of French (Chateuneuf, Feraud), Italian (Peirano, Gandolfo, Fazio, Ferro, Righetti, Lagomarsino) and German/Austrian (Hartman, Dubbers, Franz) heritage. These merchant families established storefronts along Main Street and constructed homes in adjacent neighborhoods.[31] Today, several of their homes and places of business have become official city landmarks.

Thousands of Chinese laborers originally brought to California to help construct the railroad migrated throughout the state. A community of about 200 settled in Ventura, residing in a collection of rectangular, gable ended wooden structures facing Figueroa Street that became known as Chinese Alley. By the late 19th century, a fully established Chinatown existed on both sides of Figueroa Street between Main and Santa Clara Streets. The Chinese community worked in a variety of labor and service capacities and, though socially isolated from the majority population, provided an important foundation for the growth and development of the City.[32]

On January 1, 1873 Ventura County was officially established and the wharf (Pier) completed. This made travel easier for passengers, but it also spurred economic growth by providing better

[30] Phelps, Gary. *"Ventura County Born In A Room Above Saloon." Ventura County Star*. August, 2000.
[31] Triem, *Ventura County*.
[32] Greenwood.

shipping and storage facilities for merchants and the growing number of agricultural interests. The area's first newspaper, *The Ventura Signal,* was established by John H. Bradley in 1871. This was followed by three other newspapers, *The Daily Ventura Free* Press, *The Ventura Daily Post,* and *The Daily Democrat.*

By 1876 the City had a library association, a volunteer fire company, its first banking institution (The Bank of Ventura), a new County Courthouse, the first successful oil well in Adams Canyon, and a population of 1,000.

The first sign of oil exploration in the town of San Buenaventura (now the City of Ventura) occurred in 1861 when George S. Gilbert established an oil refinery on land near Mission San Buenaventura; its specific location was within what was then known as Rancho Ex-Mission San Buenaventura.[33] Gilbert refined oil that had been seeping from the ground, which was then converted into lamp oil and transported to San Francisco.[34]

Oil was first discovered along Ventura Avenue in 1885 while crews were drilling for water; the area at the time consisted farmland. The discovery was significant in that the site, which was located 2.5 miles north of downtown Ventura in unincorporated Ventura County, was to become one the largest oil drilling centers in the state starting in the early 20th century. The site, which later became known as Ventura Avenue oil field covered an area measuring approximately three miles long and a half mile wide.[35]

The earliest subdivisions and tracts were located west of the Mission compound. The Obiols Tract, the Dubbers Tract, the Mission Orchard Tract, the Brooks Tract, the Tico Tract, and the Park Row Tract were established from 1876 to 1887. These tracts and subdivisions were primarily used as farmland and became sparsely populated with simple adobe or wood-framed buildings.

[33] Triem, Judith P. *Ventura County: Land of Good Fortune*, Northridge, CA: Windsor Publications, Inc., 1985, pg. 50.
[34] http://venturaca.us/pier/node/4
[35] Hertel, F.W. *Ventura Avenue Oil Field, Ventura County, California*, 1928, pg. 735.

Figure 5. Section of Map of San Buenaventura showing early Tract developments along Ventura Avenue (Courtesy Museum of Ventura Archives).

Extant Examples from the Period:

Residential development from this period represents a wide range of architectural styles, including both Romantic styles (Gothic Revival, Italianate, Greek and Exotic Revivals), as well as Victorian styles (Second Empire, Stick, Eastlake, Queen Anne, Folk Victorian, and Richardsonian Romanesque).[36]

Extant examples located within the Westside area include a single family residence located at 52 West Mission Street that was constructed in 1886 and another single family residence located at 184 West Mission Street, also constructed in 1886 in the Folk Victorian style.

[36] McAlister, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A Knopf, 2004.

Second Land Boom (1887 - 1905)

In 1886, the Southern Pacific Railroad announced plans to build a spur from Newhall through the Santa Clara Valley to Ventura and Santa Barbara. By 1887, regularly scheduled trains were arriving at the newly built Ventura Depot. It was at this time that confusion over the name of the community began. Initially, the Southern Pacific had printed tickets reading "Ventura," but later changed the station name to "San Buenaventura" in deference to local merchants. The U.S. Post Office adopted the name "Ventura" in 1889, although the longer name remained in use until 1907.[37]

By the end of 1887, the second land and population growth period in Ventura County's history was underway. Eastern settlers began migrating to the state by the thousands, many arriving via the newly established train spur traveling through the town to Santa Barbara. Additionally, rate wars between the Southern Pacific and Santa Fe Railroads, along with the stagecoach lines, increased the affordability of travel.[38]

In 1887, the Ventura Development Association was formed by a group of leading citizens and prominent businessmen. It was during this time period that the Rose Hotel, the Anacapa Hotel, and Armory Hall were erected on Main Street (none extant). The population rose from 1,000 in 1875 to 3,869 in 1890. By 1904, the Southern Pacific had permeated all parts of the County and growth continued on a steady pace as San Buenaventura entered the 20th century.[39]

The railroad had an immense effect on the city's physical development. Up until 1890, Main Street west of the Mission remained populated by adobe dwellings and wooden and brick commercial buildings. By 1892, Main Street had become a far more densely developed corridor, with many brick buildings replacing wooden structures. The concentration of commercial development on Main Street was matched by the parallel development of surrounding residential structures that nearly tripled in quantity during this period.[40] Lumber mills were established in the area immediately surrounding the Wharf and a mix of industrial and residential structures developed in the blocks bordered by Front, Ash and Ann Streets.

The area's growth and prosperity fueled racial and ethnic tensions. An ordinance was established in 1888 to limit Chinatown to a four-square block area south of Main Street and west of California. In further attempts to 'clean up' the city, the Anti-Chinese League was formed. By 1905, all of the buildings on the west and east side of Figueroa Streets, known as China Alley, were removed.[41]

[37] Myrick, David, F. "Ventura County Railroads, A Centennial History, Volume I: The Railroad Comes to Ventura County." *The Ventura County Historical Society Quarterly*, Vol. 33, No. 1, Fall 1987.
[38] Triem, *Ventura County*.
[39] Ibid.
[40] Sanborn Map Company. Fire insurance maps of San Buenaventura 1886, 1890, 1892.
[41] *Ventura Democrat*, 1912.

Just north of China Alley along Ventura Avenue, the oil industry was gaining momentum. A natural gas plant was constructed in 1891 at the west end of McFarlane Street.[42] In the early 1900s, the Ventura Avenue Oil Field (VAOF) was discovered after further exploration in response to A. D. Barnard's discovery in the region fifteen years earlier. However, prospective drillers encountered numerous problems while developing the VAOF, such as severe gas blow-outs cased by the pressure of the shallow natural gas formations and the large amount of water in the wells.[43] It would take a few more years of experimentation and improved drilling methods before the area's oil industry would boom.

By the late 1890s, investors began to claim rights to the oil rich land.[44] This period also marked the first appearance of automobiles on Southern California roads.[45] The development of the assembly line process by the Ford Motor Company in the late 1900s made it possible to mass produce automobiles. Therefore, autos became inexpensive to produce and were thus obtainable by average middle class Americans; this ultimately led to an automobile boom that intensified during the 1920s boom period.

The discovery of oil along Ventura Avenue during the late 19th century did not lead to immediate success for oil investors. Much of the oil beneath the ground was surrounded by high pressure gas pockets, which made it extremely difficult to harness. Therefore drilling was limited to only a few hundred feet. By 1910, a few shallow wells were established at the oil field. Due to the shallowness of the wells, most of these wells were abandoned due to high concentrations of water.[46]

At this time, the Westside area started to show scattered development along Ventura Avenue; however, the area included a mix of land uses including scattered residential lots, vacant lots, and some cultivated fields. A few timber-framed commercial buildings are located along the southern section of Ventura Avenue. The northern section had no houses on the land north of Gosnell Bend, as this area was used for growing potatoes.[47]

The northern Ventura Avenue area (from the Gosnell Bend north toward Casitas) was known locally as "Sleepy Hollow" and was primarily rural with small family farms. The name "Sleepy Hollow" is believed to have been named by an early settler named Charles E. Hoer, who was from Concord Massachusetts and buried in the "Sleepy Holly Cemetery". Hoer first settled in the

[42] West Coast Environmental and Engineering "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. P. 23
[43] West Coast Environmental and Engineering "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. P. 13.
[44] Ibid., pg. 735.
[45] http://www.laalmanac.com/transport/tr10.htm
[46] Denison, op.cit.,pg. 52.
[47] Letter by J. H Morrison to Miss Marjorie Fraser, November 16, 1961 regarding the early families living along Ventura Avenue. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 4.

area in the 1870s and then returned in 1881with a gentleman by the name of N. B. Smith, who likely used this name for the Avenue Section adjacent to his property.[48]

In 1876 the Ventura Mill was constructed about three miles north of downtown Ventura along the Ventura River.[49] The local residents would take their wheat to grind into flour and later the mill was turned into an ice-making plant and later a dance hall.[50] The Flour Mill was owned by Thomas Clarke and was modeled after the famous Minneapolis Mills of Minnesota. The main building was fifty square feet, three and a half stories, including a basement and had wings of about the same size on the ground for storage. It was powered by a turbine wheel by the river. There was also a large warehouse connected to the milling works located near a railroad track. The mill had a capacity of producing 100 barrels per day and supplied both Ventura and Santa Barbara Counties.[51] Although no longer extant, the Ventura Mill became the later site of the Mill School, which is presently the Brooks Institute of Photography located at 5301 North Ventura Avenue.

In 1884 there was a flood that devastated the upper Ventura Avenue area. An early resident of the area, Mrs. Eva Hubbard Hanlin describes the event.

> *"When I was a bout nine years old (1884), we had a terrible flood on that part of the Avenue. There had been a huge dam built by the Indians [PRESUMABLY THE DAM ASSOCIATED WITH THE HISTORIC AQUEDUCT?] (long before we settled on that Ventura Ranch of 30 acres). It held back the water just above the Barnard place. We had been having a severe rainfall that winter, and the dam broke and Oh! Such a flood."*

Some of the families that lived on the Avenue prior to 1893 (as recalled by Mrs. Eva Hubbard Hanlin) include Frank Plank and his sister Effie; Mr. and Mrs. Barnard and sons Frank, Ed, Fred, John and daughter, Mary; Mr. and Mrs. Mee, son Austin and daughter Ethel; the Meyers, son Frank and daughter, Mary; the Sparks family; the Mays family and daughter Mattie; the Morrison Family and their two boys James and Charles; Mr. and Mrs. Bowen; the Thomas Fraser family with all their children, Allan, Silas, Dean, John, Lizzie, Grant, Ella and Dan; N.B. Smith who lived near the Old Mill Site and Mr. and Mrs. John Notten who "struggled so hard to

[48] Memo by J. H Morrison to Miss Marjorie Fraser, October 30, 1961 regarding the origin of the name "Sleepy Hollow." Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 3.
[49] Letter by J. H Morrison to Miss Marjorie Fraser, November 16, 1961 regarding the early families living along Ventura Avenue. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 4.
[50] "My Life on Ventura Avenue from Childhood until I was seventeen 1877-1893" Written by Mrs. Eva Hubbard Hanlin, February 4, 1964. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 7.
[51] Reproduction of Thompson and West's History of Santa Barbara & Ventura Counties, California, With Illustrations and Biographical Sketches of Its Prominent Men and Pioneers. Howell-North. Berkeley, California, 1961. pp. 378-379.

make a living raising strawberries and fruits" and later, the oil companies found the wonderful oil well on their place and the Nottens became wealthy."[52]

Some of the families that occupied the northern area on the west side of Ventura Avenue to the Ventura River before 1905 include: Ayers, Parker, Rodriguez, Mee, Bridges, Moraga, Puentener, Hubbard, Morrison, Sprung, Mays, and N. B. Smith (asparagus grower). Families that owned property on the east side of Ventura Avenue in the same area from the same period include Arnaz, Jennings, Griswold, Weldon, Canet, Hansen-Orr, Sparks, Myers, Allen Fraser, Daniel Fraser, Silas Fraser, IV. Smith-Biggs, Hartavan, Barnard, and Notten. Additional families that resided up the Canada O Larga Creek include Sence, Reynolds, Canet, Totten, Walker, and Duntons.[53]

In 1892 a social organization called the "Casa de Rosas Club" was established along the northern section of Ventura Avenue. The Casa de Rosas Club was the oldest continuously operating social club in Ventura County (as of 1963) and was established as a natural result of the housewives living along Ventura Avenue's northern section to meet socially and sew in the company of others. The social club convened in the residence of Mrs. Mary Griswold, who lived on the land just to the north of Cañada Larga Road on the east side of present day Hwy. 33. Several of the aforementioned women were the founding members of the club.[54]

Extant Examples from the Period:

Examples of intact residential architecture from this period, reflecting Romantic and Victorian styles, occur throughout the survey area. There are a few early farmhouses from this period that are located in the upper Ventura Avenue area.

Good residential examples from this period that are located within the Westside area include 41 Bell Way (constructed 1890); 62 Bell Way (constructed 1890); 56 East Center Street (constructed 1900); 68 East Center Street (constructed 1900); 56 East Simpson (constructed 1905); 54 East Stanley Avenue (constructed ca. 1900); 166 East Vince Street (constructed ca. 1890); 111 Franklin Lane (constructed ca. 1890); 563 North Ventura Avenue (constructed ca. 1900); 2025 North Ventura Avenue (constructed 1885); 2453 North Ventura Avenue (constructed ca. 1890); 4504 North Ventura Avenue (constructed 1890); 4692 North Ventura Avenue (constructed 1900); 330 North Ventura Avenue (constructed ca. 1905); 105 Harrison (constructed ca. 1905); 83 West Park Row Street (constructed ca. 1890); 125 West Park Row Street (constructed 1895); 183 West Park Row Street (constructed 1893); 219 West Park Row Street (constructed 1908).

[52] "My Life on Ventura Avenue from Childhood until I was seventeen 1877-1893" Written by Mrs. Eva Hubbard Hanlin, February 4, 1964. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 10.
[53] Hand-drawn map included in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965.
[54] "Case de Rosas Club" By a Member. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p.18.

City Expansion and Civic Improvement (1906 - 1920)

The City dramatically expanded its territorial boundaries in the first years of the twentieth century. From Mission development through 1905, the ocean to the south, hills to the north, the Ventura River to the west, and the Sanjon Barranca to the east provided natural borders for the city proper. All this changed in 1906, when a large tract of Land east of the Sanjon Barranca, including portions of the Dixie Thompson ranch, was annexed by the city.[55] The *Daily Free Press* described the annexation on April 10, 1906:

> *By voting to annex this territory, the citizens of Ventura have more than doubled the area of the city. The former municipality was about a little more than one mile square containing about 750 acres. The new Ventura will contain 1900 acres and will extend from the Ventura river on the west to the junction of the Montalvo and Santa Paula roads commonly known as the FORKS an the east, and from the ocean to the summit of the hills back of the city.*[56]

By October of 1906, small tracts of land were being sold for developrnent.[57] Widespread construction east of the Sanjon Barranca, however, would not take place until the mid-1920s. Most of the land acquired through annexation continued to be used for agricultural purposes or remained open space.

One exception was the development of the Beach Tracts by A.C. Gates. The manager of the Title Guaranty Company, Gates procured an option on 100 acres of the Dixie Thompson Ranch in March of 1909. He proposed a housing subdivision to be called The Beach Tracts. Mrs. Josephine Pierpont-Ginn, a wealthy Ojai socialite, purchased Tract 25 of the Beach Tracts where she built the Pierpont Inn. By September of 1910, most of the remaining lots had been sold and soon contained a first generation of Craftsman and period revival style beach cottages.

Territorial expansion continued in 1910, when local businessman John R. Brakey deeded a road through his property at the juncture of Oak and Poli Streets to the City in return for property development rights. This action opened land in the hills above Ventura to future development.[58]

Construction within the City's downtown and its immediately surrounding areas was considerable during this period as lots subdivided in the 1870s were developed during the first decades of the 20th century. Commercial development expanded east of the Mission, solidifying Main Street as the City's primary commercial corridor. By January of 1912, the local paper reported that "the increase in building in the city was 316 percent over the previous year." This was the highest gain percentage in the state of California.[59]

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[55] "Now Greater Ventura." *Daily Free Press*, April 10, 1906.
[56] Ibid, page 1.
[57] "San Miguel Acres," advertisement. *Daily Free Press*, October 19, 1906
[58] "Certainties for 1910 Will Make New Year Most Prosperous One." *Daily Free Press*, December 31, 1909.
[59] "Hurrah! Ventura's Percentage is Greater Than any Other City in Southern California." *Daily Free Press*, January 12, 1912.

Residential development occurred primarily in the area directly east of Downtown where large numbers of single-family homes were built on previously undeveloped lots. Blocks of single-story residences, built in Craftsman and period revival styles, were interspersed among the larger residences of the Victorian era. The resulting mix of single-family homes from the late 19th and early 20th centuries characterizes much of this area today.

As Ventura entered the twentieth century, the population embraced progressive social reform and physical improvements to the city. The Anti-Saloon League and the Women's Christian Temperance Union organized to remove service of alcohol within the city's limits. This campaign had a direct physical affect on Spear's Hall, a favorite saloon and meeting place at the southwest corner of Main and Palm streets. In 1909, it was demolished and replaced by a two-story, brick garage built by Milton P. Stiles. By 1913, Ventura was a "dry" town.

The demolition of the saloon and its replacement by a garage was an early sign of the influence of the automobile on the physical development of Ventura. The M.P. Stiles Garage Building was more than just a place for auto-related services. It was a social center with dressing rooms for ladies and gentlemen, private lockers, and was elaborately furnished. In the early years of the automobile, it was customary to park one's "machine" at the garage, change clothing from traveling to pedestrian attire, and then walk to one's home, business or entertainment.[60]

Ventura's burgeoning civic pride during this period was made apparent through widespread physical improvements and city beautification efforts influenced by the principles of the City Beautiful movement. The City Beautiful movement advocated comprehensive physical planning and grand architectural beautification of cities in order to counteract the "moral decay" of crowded urban environments. The movement is largely associated with the work of Chicago architect and planner Daniel Hudson Burnham and his plan for the World Columbian Exposition of 1893. Burnham arranged the grounds of the exposition as a model city of buildings, grand boulevards, bridges, squares, and parks all designed in monumental Beaux Arts styles. This "White City", with its emphasis on symmetry, order and harmony, launched a nationwide movement to express American ideals in the built environment.

A Local City Beautiful League was formed in Ventura in 1903. Through their efforts, new trees were planted in Plaza Park in 1906 and 1908, and streets were paved. The first Ventura Landmarks Committee, a subsidiary of the Chamber of Commerce, organized in 1910 and set their sights upon saving the Ortega Adobe and the Mission Palms in the old Mission Gardens. In 1911, the County Supervisors increased the tax levy to raise funds for a new courthouse. By July of that year. A.C. Martin Architects of Los Angeles had designed a monumental building in the Neoclassical/Beaux Arts style, a fitting representation of the City Beautiful Movement in public architecture and one which compares favorably with those in other Southern California communities such as Pasadena. The new courthouse officially opened in July 1913.

Physical improvement and new or renovated buildings were dominant subjects of the local press between 1911 and 1913. In May of 1912, the *Ventura Free Press* quoted Secretary of the Chamber of Commerce Sol Sheridan stating that Ventura "had made prodigious headway in the

[60] "Valuable Addition to Ventura is Stiles New Garage Block." *Ventura Star Free Press*, August 31, 1909.

last three years in every direction with improved streets, walk(ways) and homes." In June of the same year, the paper noted that "Contractor Brakey has constructed a new Cross to be raised on the Hill on Admission Day, September 9th. A "new light system ... installed on every corner along Main Street" was reported in July, and business owners were ordered to install "concrete sidewalks in front of your property or have it done by the City at your expense" in the September issue.

Banker and civic leader Eugene Preston Foster made significant contributions to the physical infrastructure of the city and surrounding area during this period. As the first commissioner of the County's Forestry Commission, he was instrumental in establishing the area's first parks. He was also responsible for financing the first drivable causeway road between Ventura and Santa Barbara. Foster personally financed and led the construction campaign to build the Ventura City County Library Headquarters on Main Street that also housed the City Hall.[61]

In January of 1913 an article in the *Ventura Free Press* announced "New Improvements for Main Street-Stores Being Fitted with Modern Steel Fronts Improve Street's Appearance." It noted that "the Great Eastern and the Rains Shoe Store will each be fitted with modern steel fronts with prism glass and large plate glass display windows." The article also mentioned several other businesses along Main Street receiving similar treatment forming as fine a line of store fronts "as can be found in any city."[62]

Prismatic glass tile transoms would become a signature design element of Main Street commercial buildings during the first two decades of the twentieth century. First introduced in the 18905, prismatic tiles had raised patterns on their inside surface that refracted sunlight toward the rear of the building. The pressed tiles were usually joined together with zinc or lead in the manner of stained glass windows. The tiles were designed to increase natural light levels and thereby reduce reliance upon light wells and artificial light sources. As such, prismatic tile transoms were a popular and practical innovation used both in new construction and to update existing storefronts. Applied to many Main Street buildings, they became a unifying streetscape element.[63]

Within the Westside/Ventura Avenue area, more oil prospecting resulted in the discovery of deeper and larger pools of oil and gas. But it wasn't until the mid-1920s the Ventura Avenue Oil Field was mass producing oil with 113 wells producing approximately 57,000 barrels of oil and 213 cubic feet of gas per day.[64]
Due to the ever increasing demand by the public for fossil fuel, the Ventura Avenue oil field experienced intense activity during the 1910s and early 1920s. In 1913, Ventura resident Ralph B. Lloyd and Joseph B. Dabney formed a partnership to drill for oil. The drilling of a well (also known as "Lloyd No. 1") on a site leased by Lloyd commenced in January of 1914. By July of

[61] Brown, Eva Barbara. "The E.P. Foster Family: The Living and the Legacy." *Ventura County Star Free Press*, May 16, 1971.
[62] "New Improvement for Main Street." *Ventura Free Press*, January 24, 1913.
[63] Photographs, Ventura County Museum of History & Art.
[64] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 13.

1915 as drilling had reached a depth of 2,558 feet, a gush of oil destroyed the oil derrick. Although Lloyd No. 1 was unsuccessful, it was the first well that was drilled to a depth past 1,000 feet. After several failed attempts by Lloyd and Dabney at other sites, the two men transferred their leases, which retained their identifications (i.e. Lloyd No. 1), to the Shell Oil Company in June of 1916.65

This expansion in the oil industry within the Westside area in the 1920s resulted in a rapid residential and commercial boom within this neighborhood. Land owners began to subdivide their land to make room for the needed worker's housing that was located near the oil fields. There were also a few small bungalow courts and multi-family properties constructed as well. Many of these modest worker's cottages were built on small lots that were carved out of the larger farming lands around the original family farmhouse.

Extant Examples of the Period:

Some of the early farmhouses that are still extant in the survey area include68 East Center Street, the E.P. Foster House located at 2717 North Ventura Avenue (burned down in August, 2010), 563 North Ventura Avenue, 2686 North Ventura Avenue, 4504 North Ventura Avenue, 4692 North Ventura Avenue, and 4850 North Ventura Avenue.

Oil and Land Boom of the 1920s (1921 - 1929)

By 1914, the oil industry had targeted land in and around Ventura for oil drilling. Ralph B. Lloyd formed the State Consolidated Oil Company and began leasing oil-bearing lands along both sides of Ventura Avenue. World War I advanced technologies and increased the demand for gasoline, fuel, oil and lubricants. After the war, Henry Ford's mass-produced automobiles made owning a car affordable to the common man. The dramatic advance in transportation technologies and the increase in automobile ownership created a demand for oil as had never been before.

In 1921, a major oil strike by Shell Oil ushered in a new era of growth and prosperity for Ventura County. The local newspapers were filled with daily reports that detailed the number of barrels of oil being produced from the local wells with headlines like "*Shell Oil Brings In 1,000 Barrel Gusher-You May Not Know What That Means to Ventura.*"[66] By 1926, the Associated and Shell Oil Companies were pumping and processing tens of thousands of barrels of oil a day. Thousands of oil workers, geologists, engineers, and oil-related businesses descended upon the City, increasing the need for housing. Commercial activity increased, giving birth to ancillary businesses like Ventura Tool. Ventura's population would grow from 4,156 to 11,603 during the 1920s, an increase of 179 percent.

During the years from 1916 to 1922, Shell, along with other oil companies such as General Petroleum and Associated Oil made furious efforts at drilling a productive oil well. In April of 1919, the Shell Oil Company was able to successfully drill a productive oil well (Gosnell No. 1) that was 3,495 feet deep and produced 1,200 barrels a day. However, a major event occurred at

[65] Hertel, op.cit.,pg. 735.
[66] *The Star Free Press*, excerpts, 1921 to 1929.

the Ventura Avenue oil field when in January of 1925, Lloyd No. 9 and No. 16 were successfully drilled and were able to produce 8,000 to 10,000 barrels of oil per day. Thus, the oil field became one of the most productive in the state.67 The success of the wells led to an oil boom in the city of Ventura, which by February of 1925 was growing at a rate of five families per day.[68] A majority of those arriving to the city during the late 1920s worked at the oil fields and refineries. The influx of workers caused a housing shortage, which led to the construction of several housing tracts south of the oil field in the areas flanking Ventura Avenue.[69] Three public schools were also constructed along Ventura Avenue. Additionally a commercial district began to take shape on both sides of the Avenue. The once rural area dotted with farmland and farm houses was literally transformed overnight into one of the most important oil producing region in the state.[70]

In support of the booming oil industry within the Westside area in the 1920s, oil related industries and service companies (machine shops, oil tool and welding shops, chemical suppliers, etc.) began to spring up along Ventura Avenue (on the east side of Ventura Avenue near the intersection of Franklin Lane and Barry Drive and on the west side of Ventura Avenue north of McFarlane Street) to remain in relatively close proximity to the oil fields located in the northern section of Ventura Avenue near the Gosnell Bend. A small refinery and a natural gas compression plant were located near Stanley Avenue and a few smaller oil field service companies were scatted around the southern section of Ventura Avenue as well. As the Westside area became more industrially developed, other industries began to locate in the area such as auto salvage yards, scrap metal recyclers, bulk fuel distributers and a rock quarry.[71]

To accommodate the growing oil industry in the Westside area, many new people moved to Ventura. However, there was not sufficient working-class housing available in Ventura near the oil fields to support the influx of workers at the time. In response, several new residential housing and commercial/retail businesses were developed in the area to support the number of oil field workers.[72] One such residential development, the Simpson Tract, was developed by Carl Simpson in 1926. The year prior, Carl took advantage of the opportunity to sell a tract of farm land bounded by the north side of West Simpson Street on the north, the south side of West Prospect Street on the south, the west side of North Ventura Avenue on the east and the east side of Sheridan Way on the west, that he had inherited from his family. He then sold the land to the banker and businessman Joseph M. Argabrite who subdivided the land and resold it as modest residential lots.[73] Many of the houses that were constructed in the Simpson Tract were one story modest Mediterranean Revival houses with stucco siding arched entrances and flat roofs. Some

[67] Denison, op.cit.,pg. 53.
[68] "Hundreds Working on New Locations." *Ventura Free Press*, February 7, 1925, pg.1.
[69] Triem, op.cit.,pg. 119.
[70] Ibid., pg. 120.
[71] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 14.
[72] Ibid.
[73] Ordinance No. 90-4 "An Ordinance of the Council of the City of San Buenaventura Establishing the Simpson Tract Historic District Overlay Zone in Accordance with Sections 1344 and 8126B of the San Buenaventura Ordinance Code and Amending Section 8121 of the San Buenaventura Ordinance Code by Modifying the Zoning Map to Include the Simpson Tract Historic District Overlay Zone. "Exhibit C."

of the residences were also designed in a California Bungalow style. Most of the residences had single car detached garages to the rear of the residence and the houses were constructed with a consistent set-back from the street. A few of the residences were moved to the tract from other locations and exhibit earlier architectural styles.[74]

Economic prosperity also created greater demand for goods and services, leading to a proliferation of commercial buildings. Prior to the oil boom, the north side of Main Street was only partially developed and contained many one-story, wood frame structures. By 1928, whole blocks along Main Street had experienced recent construction. The north side of Main Street from the Mission to California Street was almost completely filled with brick commercial buildings. Prominent multistory structures anchored the primary intersections.[75]

The architectural character of Main Street was also affected by the automobile. Auto-related buildings -- including showrooms, service garages, and gasoline stations -- were prolific. The number of auto-related businesses in Ventura County doubled between 1920 and 1930. Ventura's Main Street, particularly west of the Mission, featured several elegant Spanish-style auto showrooms; the Phoenix Stables Livery became the City's auto garage.

The city's residential stock expanded both within and beyond the 1879 boundaries. Multi-family apartment buildings dotted the downtown residential areas, filling in previously single-family neighborhoods. The Avenue area, previously rural and home to working families and farm owners, filled with additional worker housing to support adjacent industrial development. Housing subdivision tracts, with names like Hobson Heights, Arcade Farm Homes, Magnolia Park, Buenaventura Tract, El Plano, and Mc El Rea were advertised in the newspapers along with detailed tract maps. Many of these new subdivisions were located in what is now called Midtown. Every issue of the newspaper printed intricate house plans that ran from small, one-bedroom bungalows to elaborate multi-bedroom mansions.[76]

Extant Examples of the Period:

The majority of the resources within the Westside area were constructed during this period. There are several neighborhoods of modest single family houses that were designed in styles that were popular during the day. Revival styles and Craftsman styles were the predominant architectural styles for residential buildings, whereas the commercial buildings along Ventura Avenue were designed in simple brick forms with large display windows. The northern section of the survey area exhibits industrial buildings that housed the tool trade industries; these buildings were designed in a vernacular industrial style.

Within the Westside/Ventura Avenue Community Plan area, there is one district area that dates to 1926, The Simpson Tract Historic District Overlay Zone. The district is bounded by the north side of West Simpson Street on the north, the south side of West Prospect Street on the south, the

[74] Ordinance No. 90-4. "Exhibit C."
[75] Sanborn Map Company, 1928.
[76] *The Star Free Press*, excerpts, 1921 to 1929.

west side of North Ventura Avenue on the east and the east side of Sheridan Way on the west. Additionally, the residence located at 93 West Simpson is a Registered Landmark # 76.

Good examples of the Craftsman style include 129 East Simpson, 447 North Ventura Avenue, 459 North Ventura Avenue, 573 North Ventura Avenue, 1985 North Ventura Avenue, and 3587 North Ventura Avenue.

There are a few bungalow courts located within the Westside area. These are located at 68 East Ramona, 121-137 El Medio Street and 872 North Ventura Avenue.

Revival styles, such as Tudor Revival and Mission revival were very popular as well. Some extant examples include 456 Cedar Street, 496 Cedar Street, 746 Cedar Street, 283 East Vince Street and 115 East Vince Street.

Excellent examples of commercial buildings constructed along Ventura Avenue from this period include: 404-420 North Ventura Avenue, 606 Ventura Avenue, and 698-684 North Ventura Avenue.

Examples of oil trade industrial buildings include 1019 North Olive Street, 70 West McFarlane Drive, 591 North Ventura Avenue, 1641 North Ventura Avenue and 2220 North Ventura Avenue.

Additionally, the Shell Club, located at 600 Shell Drive is a significant example of a social center for the oil industry. This building is an entirely brick building located on private land and was used for parties and social events for the oil workers.

Great Depression and World War II (1930 - 1944)

By the 1930s, the Westside/Ventura Avenue area population had doubled to over 10,000 and the neighborhood became home to industries that supported oil production. The Ventura Avenue Oil Field was densely occupied with oil wells and related facilities in the mid 1930s.[77]

However, the stock market crash of October 1929 and the subsequent Great Depression essentially halted construction in Ventura County. In 1933, Franklin D. Roosevelt became President, and his New Deal relief programs started putting Americans back to work. Ventura County received hundreds of thousands of dollars for new construction and improvement programs for public buildings, parks, roads, and bridges. An annex and jail were added to the County Courthouse building in 1931 and the Ventura Post Office at 675 Santa Clara was built in 1936. Programs like the Public Works Administration (PWA), the Works Progress Administration (WPA), and the Civilian Conservation Corps (CCC) operated in the county between 1933 and 1941.[78] Local projects completed through these and similar programs include

[77] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001 p. 13.
[78] Triem, *Ventura County*.

the murals at the Ventura Post Office; the statue of Father Serra in front of the County Court Building; and the rock wall surrounding Cemetery Park.

New development would increase slightly in the later half of the 1930s as economic conditions stabilized. Several commercial buildings were added downtown and a few existing structures were modernized between 1937 and 1941. One example was the Mayfair Theater built in 1941 (since demolished).

The bombing of Pearl Harbor by the Japanese in December 1941 brought the United States into the Second World War. Military bases were established at Port Hueneme in 1942, and later at Point Mugu, bringing more than 21,000 military personnel and 10,000 civilian workers to the region and reviving the economy. This influx of residents created a severe wartime housing shortage in Ventura County.

The Ventura Avenue oil field was able to maintain steady production levels despite the economic effects of the Great Depression, which began in October of 1929. By the early 1930s U.S. automobile production was half that of the 1929 total of 5,350,000 units and oil companies were losing money.[79] But despite their losses, the major oil companies were able to survive the depression and also the effects of World War II when civilian-use automobile production was halted and gasoline was rationed. The post World War II period, which began with the end of the war in August of 1945, was a boom period for the United States as cities and towns experienced population growths and automobile production returned to pre-1930 levels. The Ventura Avenue oil field reached its production peak in the early 1950s as it became the 12th most productive oil field in the nation.[80] Although oil production at the field decreased starting in the late 1950s, new drilling technologies maintained the oil field's viability into the new millennium. Ventura Avenue Oil field is currently owned by Aera Energy LLC, which operates 423 oil wells that have an output of 11,600 barrels per day.[81]

Extant Examples of this Period:

One of the best extant commercial buildings constructed during this period includes the art deco commercial building located at 698-684 Ventura Avenue. Other examples include 490 Ventura Avenue, and 328 Ventura Avenue.

Additionally, a few new schools were constructed during this period including the Mill School (now Brooks Institute), the Avenue School (2717 North Ventura Avenue), and the E. P. Foster School located at 20 Pleasant Place.

[79] Taylor, Frank J. and Earl W. Welty. *Black Bonanza: How an Oil Company Grew into the Union Oil Company*, New York, NY: Whittlesey House, 1950, pg. 185.
[80] http://www.vcreporter.com/cms/story/detail/tar_on_your_foot/6850/
[81] http://www.aeraenergy.com/whoweare/Ventura.htm

Postwar Prosperity and the Freeway (1945 - 1962)

As a result of the wartime housing shortage, dozens of new subdivisions were built throughout the county after the War. In Ventura, the boundaries of development were pushed further east, including several residential subdivisions from Seaward to Mills Road.[82]

With the end of World War II, wartime industries in Southern California successfully converted to civilian manufacturing and offered good jobs to thousands of returning servicemen. Fueled by the post-War prosperity, thousands of young families flocked to Ventura County, making it the fastest growing county in California by 1964.[83]

In 1945, the eastern edge of the city of Ventura was approximately bounded by Mills Road. Commercial corridors of Main Street and on Thompson Boulevard had been largely built out and surrounded by residential tracts. Most of the growth during the post-World War II period was therefore accommodated by outward expansion into surrounding ranchland and open space.

Within the downtown area and immediate surrounding neighborhoods, the postwar prosperity brought infill development and the upgrading and expansion of existing structures. Commercial buildings such as the Jack Rose Department Store built in 1948 (now demolished) reflected the optimism and confidence of the postwar period with their late-Moderne and Mid-Century Modern architecture. Storefronts from the 1920s and earlier were also refaced with new facades. The clean, sleek facades of the new Foster Library and the City Hall complex on Santa Clara Street helped bring Ventura into the modern age.

In 1945, the first proposal was made for a statewide freeway network that included a north-south thoroughfare along the coast, closely paralleling the existing State Highway 101 which ran along Thompson Boulevard through Ventura. As Californians took to the roads in record numbers, dozens of roadside motels and drive-in dining establishments were built along the Thompson Boulevard corridor. Many of these examples of roadside architecture can still be found along Thompson Boulevard.

The coming of the freeway brought both eager anticipation and concern throughout Ventura County. The Camarillo Chamber of Commerce, eager for the increased access the freeway would bring, lobbied to have the freeway built directly through the city instead of bypassing it on the south. The most vocal opposition to the freeway route was heard from the City of Ventura. Residents were concerned that the proposed elevated freeway would block both views and access to the beach. They were only somewhat successful in pressuring the state highway department to depress the freeway through part of the downtown, thereby preserving the clear view of the ocean from the County Courthouse on Poli.[84] In September of 1962 the freeway was completed.

One community that was adversely affected by the building of the freeway was Tortilla Flats, one of the oldest and poorest neighborhoods located near the southwest edge of the downtown.

[82] Ibid, page 136.
[83] Triem, *Ventura County*.
[84] Editorial. *Ventura Star Free Press*, May, 1957.

This multi-ethnic community, home to people of Native American, Spanish, Mexican, African American, Japanese, Chinese, Basque, Philipino, and Italian decent, was almost entirely razed to clear land for the Freeway.[85] The Freeway also destroyed a portion of the Beach Tracts neighborhood, and physically separated what remained from the City proper.

Ultimately, the freeway was to the twentieth century what the railroad had been to the nineteenth century -- a symbol of opportunity and progress. The freeway's arrival ushered in a new era of growth far beyond Ventura's historic center and downtown Ventura's role as a primary commercial center ended.

The construction of the Ojai Freeway (State Route 33) in the early 1960s helped accelerate the development of the northern section of the Westside/Ventura Avenue communities.[86] A few new housing development were constructed during this period, including affordable housing along West Vince, West Flint, West Warner and West Barnett Streets, west of Olive Street.

Extant Examples of the Period:

The example of World War II era construction is represented by the Quonset Hut at 43 South Olive Street, built in 1945 (circa) (just outside the survey area).

Very good examples of industrial buildings from this era include 2220 North Ventura Avenue and 4777 Crooked Palm Road.

[85] "Tortilla Flats Mural Designs To Be Showcased At ArtWalk." City of Ventura press release, August 3, 2004. City of Ventura website, www.ci.ventura.ca.us.
[86] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 19.

Mid-Century Changes to the Present Day

In 2001, the City contracted West Coast Environmental and Engineering to study the Westside area to determine if the area constituted a Brownfield site. The report provided a very good description of the survey area to present day. Following is the excerpts from this report as they relate to the built environment.

By the 1960s and 1970s, the number of oilfield service companies grew and the area they covered expanded to include the north side of Stanley Avenue. A large industrial area on the west side of Ventura Avenue between Barry Drive and Shell Road also developed. Numerous oilfield disposal sumps were also evident in this area.[87]

By the late 1970s through the 1980s, both a decline in the oil production rates of the Ventura Avenue oil fields and a general decline in the oil production industry resulted in a substantial drop in oilfield related activity in the study area. As a result, there was a significant decline in oilfield related employment and investment in the area. The refinery near Stanley Avenue was torn down and paved over. VETCO, a large oilfield equipment manufacturer and long term employer in the area constructed a large corporate office in the early 1980s and subsequently sold it to KINKO's by the late 1980s. The rest of their manufacturing facilities were eventually sold off and are now occupied by lighter manufacturing businesses, warehouses and a storage operation.[88]

What physically remains today in the study area is essentially what existed during the oilfield "boom years." Many properties have remained basically unchanged for the last 25 to 50 years when they were first developed. However, the level and intensity of industrial activity has changed. Although many oilfield related businesses remain, many others have left or gone out of business. Those that remain appear to be less active, some occupying large properties, suggesting that these properties may be underutilized.[89]

By the 1980s the production of the Ventura Avenue Oil Fields was in a general decline resulting in many wells being taken out of production. Many of the large oil companies began a general exodus from the area, selling off the remaining production in their oil and gas leases to smaller oil companies. The number of individuals employed in the oil sector also decreased as did the industries and businesses that supported the oil industry.[90]

Presently, the Northern Section consists of a mix of land use somewhat dominated by industrial uses, or at least the perception of industrial uses. Large parcels of industrial space (industrial yards) comprise a good portion of this area. These "yard" properties have limited improvements on them and are used primarily for storage related operations and are generally associated with

[87] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 19.
[88] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 15.
[89] Ibid.
[90] Ibid. p. 20.

the oil industry. However, a review of the City of Ventura Zoning Map shows that roughly 60% of the northern section is zoned for residential with the remaining being zoned for commercial, industrial or other mixed uses.[91]

The central Westside area is dominated by residential neighborhoods, with pockets of dense industrial uses. The Ventura Avenue corridor is predominately occupied by commercial businesses, with another commercial strip found along Olive Street. With the exception of a small amount of in-fill and reuse, very little has changed in the Central Section since the early 1980s. The mine on Rocklite Road closed down in the early 1990s and the last remaining portions of the refinery south of Stanley Avenue were removed as well. A metal recycling facility on Rocklite Road started some time during the late 1980s or early 1990s.[92]

[91] Ibid.
[92] Ibid. p. 27.

SELECTED CHRONOLOGY

The following chronology is intended to highlight activities and events important to the understanding of the built environment within the City of San Buenaventura from the earliest settlement through the construction of the Freeway.

European Exploration (1542-1781)

1542 On October 9th, Portuguese navigator Juan Rodriquez Cabrillo sights the Chumash village later named *Shisholop*.

1602 The Chumash village is further explored by Spanish navigator Sebastian Vizcaino.

1768 Inspector General Don Joseph de Galvez announces his intention to establish the "intermediate mission" of San Buenaventura between San Diego and San Carlos.

1769 Explorer Gaspar de Portola arrives at a Chumash village on August 13th and renames it *Asuncion de Nuestra Senora*.

1771 Father Junipero Serra sends two friars to help found San Buenaventura.

Mission Period (1782-1833)

1782 After delays of several years, Mission San Buenaventura is officially founded on March 31st, Easter Sunday.

1790 San Miguel Chapel is constructed.

1804 The Mission is relocated to its present site on Main Street.

1812 A large earthquake causes extensive damage to the Mission and the San Miguel chapel.

Mexican Period (1834-1847)

1834 All California missions are secularized. Spain's vast land holdings are granted to Mexican and Californio rancheros.

1846 Rancho Ex-Mission is granted to Jose Arnaz.

1847 Olivas Adobe is constructed.

City Founding and Incorporation (1848-1868)

1848 Jose Arnaz attempts the first layout of a townsite at San Buenaventura.

1849 Gold is discovered at Sutter's Mill in Northern California.

1850 California achieves statehood and is divided into 27 counties, with present-day Ventura included in Santa Barbara County.

1855 The first survey of the town is conducted.

1857 Ortega Adobe is completed.

1859 The first attempt to form a separate county out from the eastern portion of Santa Barbara County is defeated.

1864 The most serious drought in local history causes financial ruin to the Californios, who begin to sell their vast land holdings to foreign settlers.

1866 The town of San Buenaventura successfully incorporates.

1868 A stagecoach line is established and the city becomes connected to the outside world.

First Land Boom (1869-1886)

1869 George H. Thompson resurveys the town, establishing many of today's street names. The township is platted from the river on the north, Pacific Ocean on the west, Sespe Avenue on the east and Ash Street on the south.

Completion of the Transcontinental Railroad begins to bring settlers from the north, including a substantial Chinese community.

1871 The *Ventura Signal*, the town's first newspaper, is published by John H. Bradley who uses the paper to fight for the formation of Ventura County.

1872 Led by William Dewey Hobson, the bill to form Ventura County is finally passed and approved by the state legislature on March 22nd. County Commissioners are appointed, construction of the wharf begins, and the cornerstone is laid for a new brick schoolhouse.

1873 January 1st officially begins the new Ventura County. County offices are rented in a space above Spear's Hall and the Wharf (Pier) is completed.

1874 The Ventura Library Association is incorporated.

1875 The first County courthouse is built on three blocks of Mission ground by W.D. Hobson. A second newspaper, *Daily Ventura Free Press*, is established and the town has a fire company, *The Monurnentals*. The first banking institution, the Bank of Ventura, is established.

1876 Oil is struck in Adams Canyon, making Ventura County a pioneer in California oil production.

Land annexation increases City boundaries east of Ash Street to the Sanjon Barranca.

1885 The Hines and Brooks, Cooper, Reppy, and Adams and Mc Elrea tracts are established in eastern downtown.

Second Land Boom (1887-1905)

1887 The branch line of the Southern Pacific from Newhall to San Buenaventura is completed. The Hotel Rose, Anancapa Hotel, and Armory Building are constructed. Confusion begins about the name of the town with the railroad shortening the name to "Ventura".

1889 The U.S. Post Office begins officially referring to the city as "Ventura."

1890 The Federal census sites Ventura's population as 3,869.

1900 The first Ventura Chamber of Commerce is organized.

1903 The City Beautiful League is formed in Ventura.

City Expansion and Civic Improvement (1906-1920)

1906 Portions of the Dixie Thompson Ranch south of the Sanjon Baranca are annexed to the City of Ventura.

1912 The County Courthouse is built at Poli and California Streets.

1913 Prismatic glass transoms begin to be installed on new and existing buildings along Main Street from the Mission to Chestnut Street.

1914 Ralph B. Lloyd forms State Consolidated Oil Company and begins leasing oil-bearing lands along both sides of the Ventura Avenue.

1915 The Panama-California Exposition in San Diego popularizes Spanish-inspired architecture in California, ushering in the era of Spanish Colonial Revival style.

1917 The United States enters the World War I.

Oil and Land Boom of the 1920s (1921-1929)

1921 Shell Oil strikes the largest oil well in the region thus far.

1929 The stock market crashes in October, ushering in the Great Depression.

Great Depression and World War II (1930-1944)

1932 Franklin Delano Roosevelt is sworn in as President of the United States.

1933 President Roosevelt creates the PWA, the WPA, and the CCC work programs to put people back to work.

1941 On December 7th, the United States is bombed at Pearl Harbor in Hawaii and America enters World War II.

1942 The establishment of a military base at Port Hueneme brings thousands to Ventura County.

1945 World War II ends in victory for the United States and the troops return home. Post war population increase spurs construction boom.

Postwar Prosperity and the Freeway (1945-1962)

1946 A freeway along the coast, closely following U.S. Highway 101, is proposed.

1962 The Freeway opens in Ventura County in September.

1966 The city celebrates its centennial of incorporation. The Ventura County Cultural Heritage Board is established.

1967 Holiday Inn built as part of beachfront redevelopment.

1993 Ventura Pier reconstructed.

SIGNIFICANT PERSONS

The following section identifies individuals known to have played important roles in the history and development of Ventura, including city pioneers, community leaders, and noted residents. A selected listing of known historical figures is provided below. Note that this section is not comprehensive listing of significant persons in Ventura, but may serve as a basis for future research efforts.

Properties associated with these or any individuals important to the City's history may have historic or cultural significance based upon this association. However, association with one of the persons listed here does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

William Dewey Hobson

William Dewey Hobson came to California in 1849 in a covered wagon. He engaged in mining in northern California and began to build his fortune through the acquisition of several mines. A brick layer by trade, he migrated to San Buenaventura in the 1850s, and worked in the cattle business. After having built the More Ranch and the Matanza building for meat packing in Fillmore, he returned to Ventura and became very successful as a builder and contractor at a crucial time in the city's early development.

In the Late 1860s, Mr. Hobson was responsible for assisting in the transition of the built environment from adobe to brick by building commercial and public buildings in this medium. He built the first brick structure in the county, the Cohn store on West Main Street opposite the Santa Clara House (demolished), the first courthouse (demolished) on the site of the May Henning School on Santa Clara Street, and the brick Hill Street School (demolished) at the west end of Poli Street above the Mission. He was responsible for the construction of the Chaffee store (demolished) at the corner of Main and Palm Street, and the second location of the Great Eastern building at Main and Oak streets. He is most well known for constructing Spear's Hall (demolished) at the corner of Main and Palm streets that served as the first County Supervisors offices.[93]

W.D. Hobson's contributions were not limited to commercial interests and construction. He was a civic leader and was greatly involved in creating the political infrastructure of the early pioneer period. His crowning achievement was the passing of a bill in the state legislature to separate Ventura County from Santa Barbara County in 1873.[94] Called the "Father of Ventura County" for this action he is one of the most significant persons of the pioneer period. Hobson passed away on August 28, 1915 having left a physical and social infrastructure upon which Ventura built its future.

[93] Sheridan, *The History of Ventura County*, 1926.
[94] Triem, *Ventura County*.

Mr. and Mrs. Eugene Preston Foster

The modern day infrastructure of San Buenaventura owes much of its organization and physical presence to the contributions of Eugene Preston Foster and his wife, Orpha Woods Foster whose contributions spanned the late 1880s to the 1920s.

The Fosters migrated to Ventura County from Illinois in the 1870s. After a series of positions with the Santa Ana Water Company, Foster bought property on North Ventura Avenue in 1879 and in 1881 built the Folk Victorian farm house that still stands today. He established one of the first apricot nurseries in Ventura County by contracting with James Day of the Mound Nurseries to transplant apricot trees to his land in exchange for one-half of the proceeds. These profits were traded for 10,000 shares of the stock in the Bank of Ventura beginning a remarkable life in commerce and philanthropy. He became the Chairman of the Board of the bank and held that position until his passing.[95] He was honored in the late 1920s as one of the nine men who founded the California Banker's Association.[96]

He continued to work through the Santa Ana Water Company to establish the first electric light and ice company and developed natural gas wells in the Ventura River. In 1888, he became the head of the Ventura High School Trustees and president of the School Board, financing the expansion of the school district. Continuing his interest in trees and recreation, he established the county's first park, Camp Comfort, by negotiating the purchase of the land and supplying the trees and facilities.[97]

This purchase was followed by the acquisition of 65 acres of land at the west end of town which was donated to the City for Seaside Park. In 1914, the state of California created the Counties Forestry Commission. Foster was appointed chairman. Under his tenure he established the Ventura County park system in existence today, supervised the planting of all trees along the Rincon highway, and oversaw the grading of roadways from the Los Angeles County line to the city of Santa Barbara.[98]

In 1921, when the W.E. Shepherd family donated the land for a city Library on Main Street, Mr. And Mrs. Foster managed the fund raising campaign to build the facility, donated substantial funds to the venture, and physically participated in the construction. Throughout the 19205, Mr. Foster was intrinsically involved in the development of the town, overseeing the financing and development of much of the built environment that exists today.[99]

Mrs. Orpha Woods Foster devoted her life to partnering with her husband's philanthropy, and was a leader in the Ventura County Federation of Women's clubs. She was appointed by Charles

[95] Brown.
[96] "Looking Backward and Forward." *Los Angeles Times*, May, 1929.
[97] Brown.
[98] Percy, Gird. *History of the Ventura County Parks Department 1914 – 1989*. Ventura: Ventura County Museum of History & Art Quarterly, 1989.
[99] "Ventura County Unites In Honor to Fosters." *Daily Free Press*, September 6, 1921.

Fletcher Lummis to be part of the Ventura County Camino Real Association in the establishment of the bells along El Camino Real (Highway 101).[100]

Additional Significant Persons

Other persons significant in the development of Ventura's physical environment include:[101]

Cephas Bard - First city physician and founder of the Bard Hospital, as well as the Pioneer Society collection which became the Ventura County Museum of History and Art.

Thomas Bard - Land and petroleum interest developer; developed the town of Hueneme; co-founder of the Bank of Ventura and Hueneme Bank; County supervisor and United States senator.

Charles Barnard - Rancher and developer; drilled the first oil well in Devil's Canyon; founded Ventura Abstract Company.

Charles Bartlett - Owned and founded the Bartlett Company, specializing in jewelry, stationary, and music; agent for the Pacific Coast Steamship Company; director of the Bank of Ventura until it became the Bank of Italy; Father of Mabel Gould, wife of Thomas Gould Jr., builders of the Henry Mather Greene Gould House.

C.F. Blackstock - Born on the site of the county courthouse (now City Hall), and planted the palm trees on that site; prominent lawyer, served as council for A. Levy, Inc., the Southern Pacific Milling Company, City Attorney for Oxnard; served as president of the Board of Education.

Watson A. Bonestel - Co-founder of the People's Lumber Company; partner in early lumber business of Chaffee & Bonestel.[102]

John R. Brakey - Specialized in the house moving business; operated a variety store; member of the Board of Trustees; City Marshall; began the development of the hillsides above San Buenaventura in 1909.

John Calvin Brewster - Descendent of the Mayflower; pioneer documentary and portrait photographer of Ventura County; friend of Mark Twain; member of the Pioneer Society.

George M. Briggs - Pioneer rancher and farmer; land developer.

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[100] "Mrs. Orpha Foster, Pioneer, Passes." *Daily Free Press*, September 18, 1938.
[101] Sheridan, Edwin, M. *History of Ventura County California, Volume II, Biographical*. Chicago: S.J. Clarke Publishing Company, 1926. The following information regarding significant persons in Ventura has been summarized from this source.
[102] Other sources identify a Charles. D. Bonestel as Chaffee's partner in the lumber business.

Adolpho and Juan Carnarillo - Sons of pioneer stock farmer Juan Camarillo; Adolpho was a successful financier, enlarged the Camarillo land and farming interests, implemented cutting edge scientific farming, served as Vice President of the First National Bank in Ventura; the Camarillo's built several houses for their workers in Ventura; the City of Camarillo is named for the family.

Harold Y. Carrico - Prominent contractor and builder, primarily of residential buildings.

Walter S. Chaffee - Among first county commissioners and founder of the first general store in Ventura; co-founder of the lumber business Chaffee & Bonestel.

Gilpin Wallace Chrisman - Early pioneer, agriculturist, rancher, and land developer; developed public utilities and established first electric lighting system in Ventura; owned the water system and ice plant and controlled the Ventura Water & Power Company; instrumental in building the El Jardin Patio court shop building; opened the Buenaventura Tract (in Midtown).

Clarence L. Chrisman - Son of Gilpin W. Chrisman, prominent "creative" agriculturist; first in county to irrigate lima beans; founder of the Saticoy Golf club; founder of the inception of the Pierpont Beach project.

Thomas S. Clark - Farmer and stage coach driver; became County Supervisor and Lobbied successfully for paved roads, aiding in their construction.

Charles B. Corcoran - Operator and owner of early Ventura movie theaters the American and the Apollo; instrumental in the construction of the Ventura and Mission Theaters.

Thomas E. Cunnane - Pioneer physician in partnership with Dr. Cephas Bard; County physician and member of the school board for 23 years.

Frank H. and Harold K. Dudley - Father and son; pioneer farmers in the eastern part of Ventura; original family home is house museum on the National Register of Historic Places.

Angel S. Escandon - First trustee, state assemblyman, and county commissioner; first person to advocate for Ventura County to separate from Santa Barbara; elected mayor in 1875.

Giovanni Ferro - Early Italian pioneer immigrant and representative of the Schiappapietra estate; influential businessman and land owner, controlling several parcels in the downtown core; owner of the Carlos House (Landmark #78).

Charles D. Fosnaugh - Pioneer oil entrepreneur; builder of the Fosnaugh Hotel.

Thomas G. Gabbert - Early real estate developer, offering first tracts of land for development on the Thompson estate; appointed County Supervisor and early member of the Chamber of Commerce.

Thomas Could Jr. - Lawyer, land developer, farmer and rancher; president of the School Board; builder of the Henry Mather Greene home, listed on the National Register of Historic Places.

Fridolan W. Hartman - Owner and builder of the Hartman Brewery, the Anacapa Hotel, and the Hartman House.

Abram Lincoln Hobson - Son of William Dewey Hobson; partner and developer with his father; developer of the Hobson Meat Packing business; early developer of Midtown with the Hobson Heights land tracts in the 1920s.

John Lagomarsino - Pioneer real estate developer; established liquor and tobacco business; developed many foundation businesses in early Ventura.

Lewis Marshal Lloyd and Ralph B. Lloyd - Father and son; Lewis was an early pioneer agriculturist and organized the Ventura Land & Water Company; Ralph developed the first leasing arrangements for oil drilling in the Ventura Avenue area; prominent local family to this day.

John McElrea - Early pioneer oil developer; bought vast land holdings and sold them to petroleum interests; developer of the McElrea tract above Midtown.

John and John P. McGonigle - Uncle and nephew; John was the creator and editor of the *Ventura Post* newspaper, established in the 1870s; John P. established an early and largest insurance business in Ventura.

Dominick McGrath - Early Irish pioneer; developer of sheep raising and land holdings in Ojai, Ventura, and Oxnard; prominent early Ventura family.

Ysidro Obiols - Early Spanish pioneer settler in Ventura; operated a hotel, saloon, and stage depot; Ventura's first Justice of the Peace; acquired vast land holdings and ran sheep through the Santa Ana Valley; son Jose Francisco Obiols developed last land holdings in the Ojai valley and was a prominent citizen of Ventura County.

John Hall Orcutt - Commercial developer of agriculture in the Santa Clara Valley; created the California Walnut Growers Association.

Honorable Orestes Orr - Early lawyer, state senator, and district attorney; established law practice in Ventura and Ventura County that remains today; early leading representative of the Republican party.

Ortega family - One of California's oldest families; Emilio C. Ortega established the Ortega Chili Company and built the Ortega Adobe on Main Street.

John E. Peirano - Early grocer in his uncle's store, Gandolfo's (later Peirano's Grocery Store). (Note that other sources identify the owner of the grocery store as Nick Peirano).

Oliver L. Reardon - Early pioneer who established the oldest funeral mortuary business in Ventura in the Washington Hotel (now the Mission Gift Shop).

Joseph V. Sanchez - Born in Ventura in 1854 to one of the oldest *Californio* families; established one of the first barber shops in Ventura on Main Street.

Selwyn Locke Shaw - Influential architect and builder; the Shaw Historic District contains extant examples of his work; father Jesse Shaw was a noted carpenter and early pioneer builder; brother Floyd Shaw founded the Acme Soda works.

W.E. Shepherd - Influential early politician and lawyer; husband of Theodsia Burr Shepherd, internationally recognized horticulturist and creator of Shepherd's gardens.

Edwin M. Sheridan - Early developer of the *Ventura Signal* and the *Daily Free Press* newspapers in Ventura; prolific writer and author of definitive chronicles of Ventura and Ventura County history; curator of the Pioneer Ventura County Museum (now the Ventura County Museum of History & Art).

Soloman N. Sheridan - Brother of Edwin M. Sheridan; newspaperman, traveler and author; both Sheridan brothers are responsible for the chronicling of early Ventura history.

Frank J. Sifford - Early pioneer of the transfer business and development of agricultural enterprises; residence is Landmark #52.

William J. Suytar - Prominent Ventura County deputy sheriff; descendent of the Raimundo Olivas family.

Tico family - one of the earliest Spanish founding families; Fernando Tico came from Spain with the mission fathers, and was the first judge of Ventura; son Jose J. Tico received his education from the mission fathers and became an early land holder and horseman.

Harry S. Valentine – Early lima bean farmer; builder of the only Oriental Craftsman residence in Ventura.

Albert George Wilson - Established one of the earliest automobile service businesses in Ventura; built auto show rooms and service repairs stations at 405 East Main Street and 115 Ventura Avenue.

ARCHITECTS AND BUILDERS

A selected listing of known Ventura architects and builders appears below. Properties associated with these or any important architects or builders may have historic or cultural significance based upon this association. However, as stated above, association with one of the identified individuals or firms does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

Architects

William W. Ache (Los Angeles)
John C. Austin & J.M. Ashley (Los Angeles)
Thomas Barber (Los Angeles)
William R. Bell & Clarence L. Jay (Pasadena)
J.H. Bradbee
Harold E. Burkett
Clyde Devel
Arthur Froehlich (Beverly HHis)
Oliver Gales
Kenneth Hess
Albert Hogsett
Sumner P. Hunt
Bernard Joseph (Los Angeles)
Krempel & Erkes (Los Angeles)
E. Keith Lockard (Santa Barbara)
J.J. Mahoney
Marston, Van Pelt, & Maybury (Pasadena)
Albert C. Martin (Los Angeles)
J.W. Mitchell
Morgan, Walls and Clements (Los Angeles)
Alfred F. Priest (Los Angeles)
Sanford Rudolph
C.H. Russell
Roland F. Sauter (Santa Barbara)
L.A. Smith (Los Angeles)
Soule, Murphy & Hastings
Robert Stacy-Judd (Los Angeles)
T.B. Steepleton
H.L. Stennett
W.H. Stephens (Los Angeles)
Webber, Staunton, & Spaulding (Los Angeles)
Roy C. Wilson (Santa Paula)
H.H. Winner (San Francisco)

Builders

William Anderson
A.W. Barnes
Bergseid & Barr
J.A. Bullis
C.H.K.; Swift & Co. (Chicago)
Gilpin W. Chrisman
J.B. Cook
Charles L. Cooper
A.B. Eels
Eugene Preston Foster
H.A. Giddings
Emil A. Gratzky
Hall & Bailey
Abram Lincoln Hobson
L.E. Mercer
W.E. Mercer
Ed Miller
J.W. Mitchell
Mitchell Brothers
John C. Morrison
Harvey A. Nichols
Pacific Steel Building (Los Angeles)
Arthur Pefley
Charles Wesley Petit
George Randall
Rodney & Putnam
Louis C. Rudolph
Rudolph & Barr

William Dewey Hobson
Hodges & Karn
Albert Hogsett
Johnson & Hansen
Pierre Larramendy
Laudermilch & Carrico
Likens & Cavnah
D.S. MacQuiddy
J.J. Mahoney
Jules Markel & Son
R.B. Mayhew
George McCLeod
W.F. Semro
Bert Shaw
Ernest Shaw
Jesse Shaw
Selwyn Locke Shaw
W.M. Shumway Company
Herbert Sly
Stanley Share Construction Co. (Los Angeles)
H.L. Stennet
Still
Union Engineering Co. (Los Angeles)
R.W. Wilkinson

Criteria for Evaluating Properties

For a property to be determined historically significant, it must meet one of the following criteria for each program and it must exhibit sufficient integrity to convey its historic significance. Following is a discussion of each of the evaluation criteria and definitions of integrity.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, properties, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the National Register of Historic Places include those properties that are:

A. 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 who components may lack individual distinction; or
D. That has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The criteria for inclusion in the California Register of Historical Resources include any object, building, structure, site, area, place, record, or manuscript which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) which includes the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

City of Ventura's Historic Designation Criteria

The City of Ventura has adopted historic preservation regulations for the purpose of establishing procedures for identifying, designating and preserving historic landmarks or points of interest that were the site of an historic event, that are connected with the life of an important person, or that contain a building, structure, or other object that is architecturally significant, representative of a type, period or particular method of construction, or is associated with a significant builder, architect, designer or artist. (City's Municipal Code, Division 24, Chapter 455, Section 110 et seq.) According to Section 24.455.120 of the City's code:

1. **Historic district** means a geographically definable area possessing a significant concentration, linkage or continuity of site, properties, structures and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some properties, structures, sites, objects, or open spaces that do not contribute to the significance of the district.

   A historic district can generally be distinguished from surrounding areas (1) by visual change such as building density, scale, type, age, or style; or (2) by historic documentation of different associations or patterns of development. The number of non-significant properties a historic district can contain yet still convey its sense of time and place and historical development depends on how these properties impact the historic district's integrity.

2. **Landmark** means any real property such as building, structure, or archaeological excavation, or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic feeling, and is associated with:
   - **(a)** Events that have made a meaningful contribution to the nation, state or community;
   - **(b)** Lives of persons who made a meaningful contribution to national, state or local history;
   - **(c)** Reflecting or exemplifying a particular period of the national, state or local history;
   - **(d)** Embodying the distinctive characteristics of a type, period or method of construction;

(e) The work of one or more master builders, designers, artists or architects whose talents influenced their historical period, or work that otherwise possesses high artistic value;

(f) Representing a significant and distinguishable entity whose components may lack individual distinction; or

(g) Yielding, or likely to yield, information important to national, state or local history or prehistory.

3. **Point of interest** means any real property or object:

(a) That is the site of a building, structure or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character of architectural style;

(b) That has historic significance, but was altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised;

(c) That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark.

Conservation Areas

Conservation Areas are a tool that many cities use to protect the architectural character of a neighborhood (for example, the scale, neighborhood landscape features, setbacks, building types and styles) where the overall integrity does not meet the eligibility criteria as a historic district. Local governments may develop regulations for individual neighborhood conservation areas that are tailored to the needs of the particular neighborhood and are generally less strict than those in historic districts. Conservation areas are commonly administered by the local property owners that reside in the neighborhood (such as neighborhood-specific review commission that includes knowledgeable City staff) or may be governed by existing or newly formed bodies such as a Historic Preservation Committee or a Planning Department. Conservation areas may regulate change through zoning to preserve the use, character, and scale of a neighborhood by regulating substantial alterations or demolition of properties within the area boundaries.

Criteria for Evaluating Historic Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The California Register utilizes the same aspects of integrity as the National Register. The City of Ventura does not define integrity in their designation requirements for historic significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following defines the seven aspects and explain how they combine to produce integrity.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

Criteria for Contributing Properties to Historic Districts, Altered Contributors, and Non-Contributing Properties

- Fully intact properties constructed during district's period of significance
- Properties exhibiting one or two minor alterations that were constructed during district's period of significance

Criteria for Altered-Contributing Properties to Historic Districts OR Contributing Properties within Conservation Areas

- Properties constructed during the district's period of significance and exhibiting one major alteration that is compatible with the overall character, design, scale, and materials of the original building; or
- Properties constructed during the district's period of significance exhibiting a few (more than two) minor alterations that are easily reversible; or
- Properties constructed during the district's period of significance and exhibiting one major alteration and less than two minor alterations that are compatible with the overall character, design, scale, and materials of the original building

Criteria for Non-Contributing Properties to Historic Districts AND Non-Contributing Properties within Conservation Areas

- Properties constructed outside district's period of significance
- Properties exhibiting two or more major alterations
- Too many alterations that they do not appear to have been constructed during the district's period of significance

Examples of Minor Alterations

- Window replacement within original frame and surround (including picture windows within original window surround) where the new window fits its opening exactly
- Door replacement (including garage doors) within original frame and surround that is similar to original design (eg. change from a wood paneled door to a wood door of a similar design; change from a glass commercial door to a new metal framed glass door, etc.)
- Addition of a new door or window that is compatible with the original building
- Addition or removal of a cantilevered porch overhang or relocation of a small porch overhang if it is compatible with the original design of the building
- Addition of fencing or landscaping that is compatible with the original building
- Replacement of roofing material that is consistent with the character and style of the original building (eg. replacing red clay tile with new red clay tile; replacing wood shingle with rolled composition shingles, etc.)
- Removal of clay tile coping
- Addition of stucco over fireplace
- Early porch enclosure if it was done in a manner that utilizes materials and design features that are compatible with the original building
- Addition of screen doors, awnings, air conditioning units and/or security gates over doors and/or windows
- Addition of rain gutters, antennas, and/or satellite dishes onto the building
- Change in paint color
- Change in siding material or repair to siding with same or similar original material (horizontal wood board with wood board clappard siding or stucco resurfacing over previous stucco as long as it doesn't significantly change the overall appearance or texture of the exterior siding material)
- Change in porch railing material, design, height, or supports
- Change or addition of concrete steps or stoops or exterior stairs
- Change from a second story window to door or vice-versa as long as the new door/window is compatible with the overall design and materials of the original building
- Addition of a small dormer(s) where the materials and the design of the dormer and new windows is compatible with the materials and design of the original building
- Addition of stone, brick, or other veneer along the lower portion of building only (below window sill line)
- Addition of small one story detached garages, out buildings, or small living units to the rear of the parcel that is not easily visible from the public right of way and that is compatible with the overall design, massing, scale and materials of the original building
- Removal and filling-in of doors and/or windows where the scarring of such removal is not visible or obvious to a passerby

Examples of Major Alterations

- Window replacement that removes the original window frame and/or surround entirely or where the new window is too small for the original opening which requires the gap to be filled in or a change in the design or size of the window surround
- Change in window size or location (eg. change from two tall and narrow windows to one large picture window or the addition of a bay window, glass projecting window boxes, fanlight or arch above window where there never was one, etc.)
- Change in door size or location or the addition of fanlights, sidelights, or French Doors where none existed historically;
- Change in door material or design that is not consistent with the original building's use, material or design (eg. change from a solid door to a glazed door or vice versa; change in a residential wood paneled door to a solid metal door, etc.)
- Change in window and door surrounds that is not compatible with the original building (eg. removal of wood surrounds with stucco surrounds, change in wood window surround size, width, or style; removal of wood surrounds entirely for vinyl or aluminum windows, etc.)
- Change in roof pitch, slope, or configuration or the addition of large dormers that are not consistent with the original building design and character (eg changing a flat roof to a gable roof or vice versa; extending the roofline over the eaves; removing overhangs or eaves; adding cross gables to accommodate new additions, changing the roof pitch higher or lower, etc.)
- Change in roofing material that is not compatible with the original building design, style and material (eg. changing from red clay tile to composition shingle; changing from wood shingle to rolled composition, metal, composite tile, or red clay tile, etc.)
- Addition of a new porch where none existed previously or the replacement of an old porch with a new porch design or configuration (including new roof, supports, materials, etc.) that is not compatible with the original design of the building
- Change in the original porch configuration (eg. adding windows where none previously existed, enlarging or changing the size, shape, or orientation of openings, windows, or niches associated with porches and/or entry enclosures, etc.)
- Addition of rooms, porte cocheres, attached garages or living space on the front or sides of the building where none previously existed
- Addition of a second story onto a traditionally single story building
- Addition of a large two story addition or freestanding two story residence, granny cottage, garage, or outbuilding to the rear of the original building that is visible from public right of way
- Change in size, scale, materials or location of a cantilevered porch overhang or relocation of a small porch overhang that is not compatible with the original design of the building
- Addition of large fencing or landscaping that obscures, detracts, is out of scale with or is not compatible with the original building design or materials
- Change in parapet or coping design (eg. change from a stepped parapet to a flat parapet; addition of a gable over an original flat parapet; change or filling in of decorative parapet;

removal of decorative relief along parapet, addition of decorative features or relief in stucco that were not historical present, etc.)

- Removal of original fireplace or change in exterior fireplace design, materials, or scale that is not compatible with the original building design and materials (eg. surfacing a fireplace with cobblestone veneer, enlarging fireplace, etc.)
- Porch enclosure that utilizes materials and design features that are not compatible with the original building (eg. enclosing porch in stucco and aluminum windows on a wood sided building; enclosing the porch with plywood or T-111 siding, enclosing a porch in a manner that changes the original orientation of the main entry, etc.)
- Change in paint color that is distracting or not compatible with contributing properties within identified historic districts (only)
- Change in siding material or repair to siding with material or texture that is not compatible with the original building (eg. change from horizontal wood to board and batten, plywood, hardyboard, asbestos shingle, stucco, T-111, brick or stone veneer, etc; change from smooth coat stucco or plaster to a highly textured stucco finish, etc.)
- Removal and filling-in of doors and/or windows where the scarring of such removal is visible or obvious to a passerby
- Modification of a single family unit to multiple units
- Conversion of a garage to living space that requires the removal of the garage door and the addition of new siding material, doors and/or windows
- Change in building's use that requires significant change or modification to the character of the original building (eg. change of a single family residence to a commercial use or an industrial building to residential use, etc.)

California Historical Resource Status Codes

As part of this current survey, once the properties were evaluated for their historic significance they were each assigned a California Historical Resource Status Code.

The California Historical Resource Status Codes are created by the Office of Historic Preservation (OHP) as a database tool to classify historical resources in the state's inventory which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the California Environmental Quality Act (CEQA). Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation and designation to which a property had been subjected.

It is important to note, however. that the status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an opinion or action taken at a specific point in time, the previously assigned status code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time.[103] Therefore, due to this consideration, many of the previous status codes that were given to properties in Ventura have since been updated to reflect changes in the property's overall integrity or level of significance. In reassessing the previous evaluations, the current study took into the following considerations:

- Older surveys and evaluations were biased towards architectural values (Criteria (NR) and 3 (CR)). Resources may not have been evaluated for significance for their association with important event or people or their information potential.
- Identification and evaluation of resources in compliance with Section 106 does not involve evaluations for the California Register or any local designations.
- Because the California Register was not implemented before 1999, relatively few resources in the historic resource inventory have been evaluated for eligibility for the California Register.
- Because the National Register generally excludes resources less than fifty years old, resources that were once determined ineligible for the National Register because they were less than 50 years of age, need to be reevaluated for eligibility after they have aged.
- Our understanding of historical significance changes over time. Today, there is a greater appreciation and understanding of social and cultural history than in earlier years.

[103] Individuals and agencies attempting to identify and evaluate historical resources need to consider the basis for evaluation upon which a particular code was assigned, i.e., date of evaluation, the reason and criteria applied for evaluation, the age of the resource at the time of evaluation, and any changes that may have been made to the resource that would impact its integrity.

As part of this study, the following status codes were assigned to properties located in the City of Ventura's Westside and Ventura Avenue Community Plan Areas. A full listing of the California Historical Resource Status Codes is located on the following page and also in Appendix A of this report.

- **1S**. Individual property listed in the National Register (NR) by the Keeper. Listed in the California Register (CR).
- **2S2**. For individual properties that were previously determined eligible for the National Register (if any such properties exist).
- **3S.** Appears eligible for National Register (NR) as an individual property through survey evaluation. This status code was given to properties that appear to be individually eligible for the NR and are located outside potentially eligible historic districts as a result of the current survey.
- **3CS**. For properties that appear eligible for the California Register (CR) as a result of the current survey.
- **5D1.** For properties that are determined to continue to contribute to the existing historic district (Simpson Tract)- Note: non-contributing properties and properties that have been altered since the previous determination will receive a different (updated) status code.
- **5D3.** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation. This status code was given to properties that are located within the proposed Vince Street Historic District that appear eligible for local historic district status as a result of this current survey.
- **5S1.** For properties that are already listed or designated locally that still maintain a moderate to high level of integrity. Note: some properties that previously were listed or designated may have a change in status code as a result of this survey if the property has been demolished or significantly altered since the prior determination.
- **5S3.** Appears to be individually eligible for local listing or designation through survey evaluation. This status code was given to properties that appear to be locally significant that are located outside of potentially eligible historic districts as a result of the current survey.
- **5B.** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. This status code was given to the properties located within the Simpson Tract or the proposed Vince Street Historic District that also appear individually eligible as a result of the current survey.
- **6L.** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local

planning. This status code was given to those properties that are located within the proposed conservation area boundaries that contribute to the neighborhood character and those properties that have been altered within the area boundaries that could be renovated or restored to improve the neighborhood area.

- **6Z.** Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.
- **7N1.** Needs to be reevaluated- may become eligible for the National Register with restoration or when it meets other specific conditions. This status code was given to properties that may have historic significance but that have been highly altered. If renovated in the future it would meet NR status.

California Historical Resource Status Codes

1	**Properties listed in the National Register (NR) or the California Register (CR)**
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	**Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	**Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	**Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
4CM	Master List - State Owned Properties – PRC §5024.
5	**Properties Recognized as Historically Significant by Local Government**
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	**Not Eligible for Listing or Designation as specified**
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	**Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation**
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

Results of Survey: Significance Findings

The City of Ventura's Westside and Ventura Avenue survey included an intensive level survey of all properties within the Westside and Ventura Avenue Community Plan Areas. Over the past three decades, the city has been the subject of a few prior studies in which some properties in the city have been previously identified or evaluated. Therefore, in cases where properties were previously identified or evaluated, this study reviewed the previous evaluations and updated the information, as appropriate.

There were a total of 4,882 properties (with individual property addresses) in the survey area that were inventoried and notes were recorded on a spreadsheet. However, emphasis on recording properties on individual inventory forms was limited to only those properties with the highest potential for historical significance. Therefore the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those properties that were the best representative examples of each identified historic context and for those properties that had the potential for individual significance (i.e. properties that are more than 80 years old, properties previously determined historically significant, properties known to be associated with significant individuals, etc.). Additionally, the project team prepared DPR 523B (Building Structure Object Record) for each building that has individual significance or for properties that have had a substantial change in its historical status. At the conclusion of the survey project, the project team prepared approximately ninety-three (93) DPR 523A & B inventory forms. The complete set of inventory forms is located in Appendix B attached to this report.

Identification of Existing Historic Districts

Simpson Tract Historic District

The 1983 Cultural Heritage Survey (Triem, 1983) previously identified the Simpson Tract as a potential historic district. This Tract became a historic district by Ordinance No. 90-4 in 1991. The boundaries include properties in the blocks bounded by Ventura Avenue, Sheridan Way and the properties on either side of West Simpson and West Prospect Streets (See figure 6).

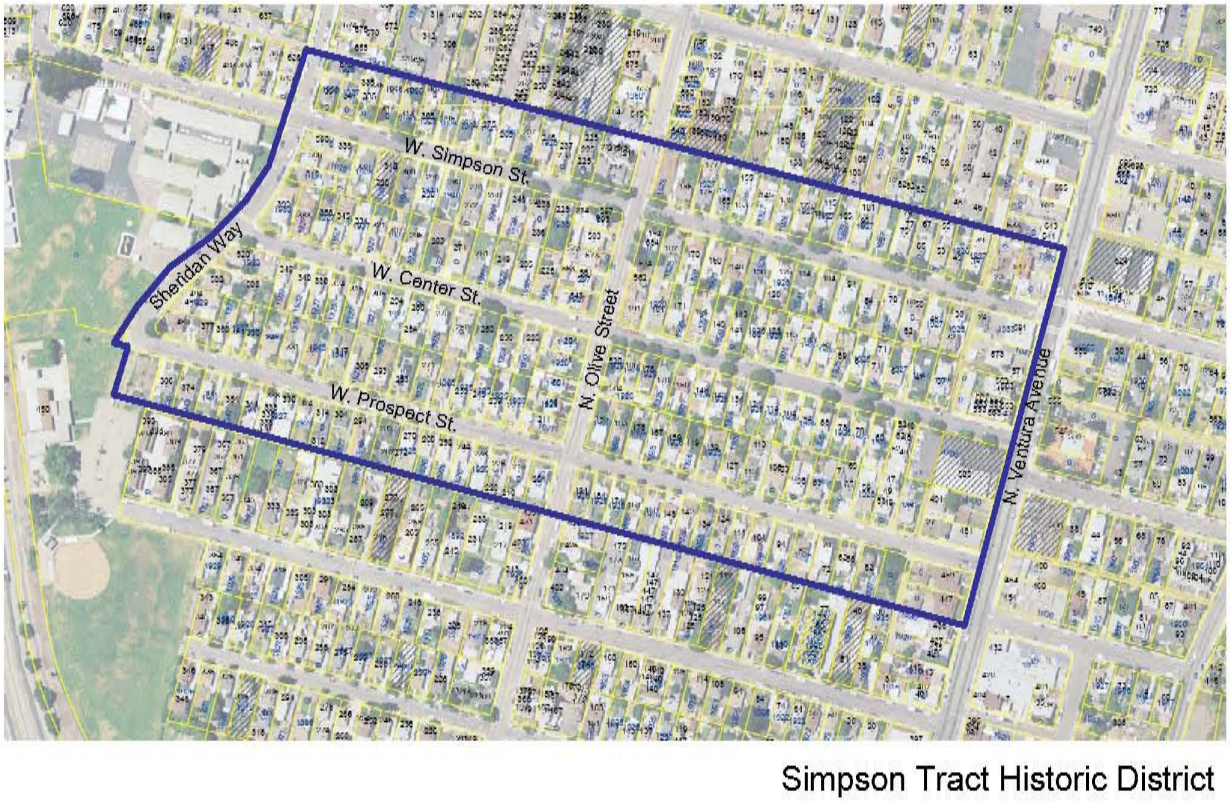

Figure 6. Map of Simpson Tract Historic District.

The Simpson Tract was established as a historic district because the area includes a group of related properties in their original setting. The Simpson tract homes were built, beginning in 1926, in the Mediterranean Revival and California Bungalow styles. They were one of the first housing tracts built in the City and were one of the first examples of large scale development housing for the working class. Their development set the pattern for other building activity in the area including roads, schools, and commercial retail along Ventura Avenue. As such, these properties have historic and cultural significance to the people of Ventura.

The Simpson Tract area is readily distinguishable from other areas of the City because of the historic and cultural attributes of the area and because almost all of the original houses of the housing tract still remain and still exemplify the original architectural style and character of the tract. The original tract homes were built in one of two architectural styles that were popular at that time. The majority of these homes were four and five room Mediterranean Revival houses which had stucco siding, arched entrances and flat roofs with decorative red tiled parapets. The other style used was the California Bungalow. Architectural features included low-pitched roofs with separate gabled roof supports, wood siding and trim around the doors and windows.

A few of the Simpson Tract's original homes were not built there, but moved into the area from locations unknown. Historical literature suggests that these houses were brought in by oil workers and came from the oil fields or were displaced by new building in the city. Most of the early moved residences are designed in the Victorian style.

Though the Simpson Tract contains several stylistics periods, the general character of the neighborhood is low density, single family residential properties. All the homes were laid out in a symmetrical fashion on linear streets with separate garages in the back and street trees planted between the sidewalk and street. The long lots allowed ample front and back yards. There is evidence that the garages were built first and often lived in before the house was completed.

The Simpson Tract is architecturally significant because as a neighborhood, it represents the working class neighborhood from the 1920s. The overall character of this tract reflects both the economy and architecture of the oil boom era. The Simpson Tract also has historical significance due to the major role it played in shaping the Avenue's history. It provided affordable housing for its works, stimulated commercial growth along its main thoroughfare, and created the need for additional schools, roads and City services in this area.

At the time that the Simpson Tract was designated a historic district in 1991, eighty-eight (88) properties were identified as contributing to the historic district. However, nearly thirty years have passed since the prior survey and many changes have occurred in this district area since. Therefore, the project team closely reviewed the Simpson Tract Historic District to confirm the validity of the previous determinations and to note any modifications to the properties or changes to the proposed district's significance or boundaries (due to demolitions, alterations, changes in district boundaries, changes in overall integrity levels or significance levels). The project team then determined the district boundaries and noted the contributing and non-contributing properties as evidenced by the current condition and integrity of the properties located within the district boundaries. Following is an updated map of the Simpson Tract Historic District.

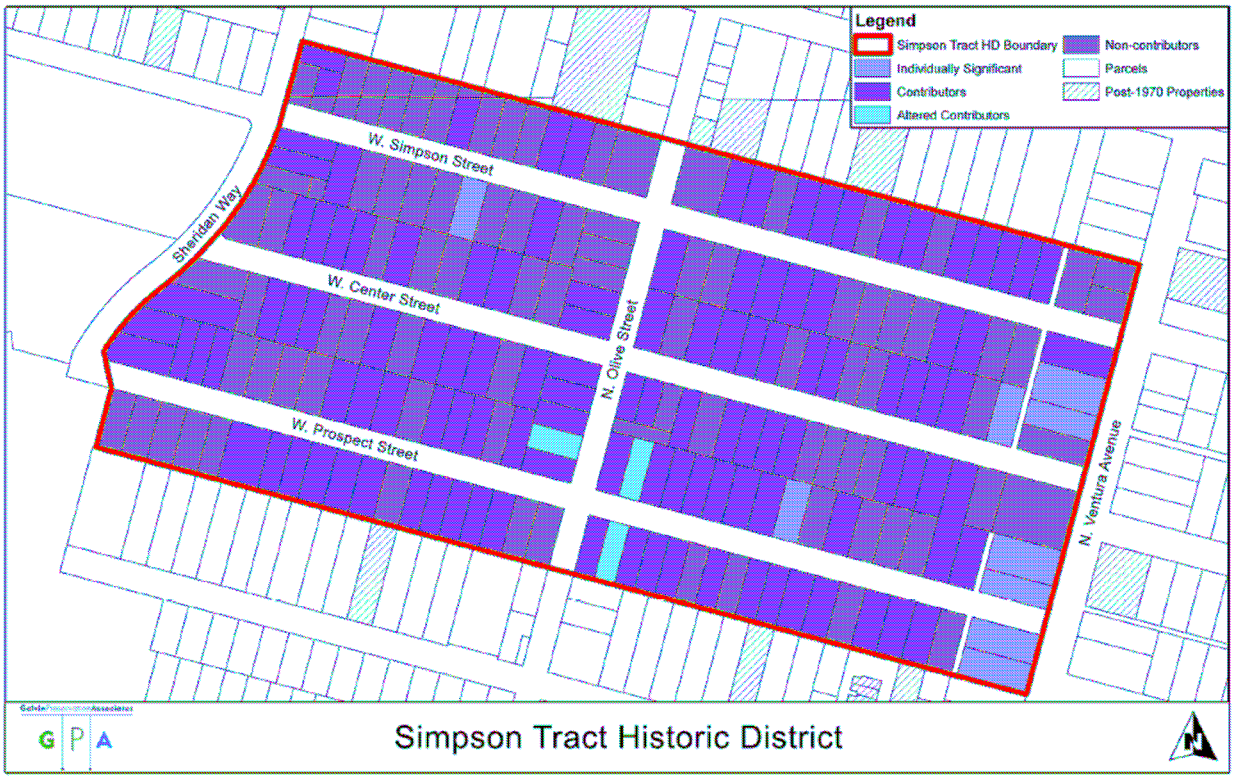

Figure 7. Updated Map of Simpson Tract Historic District (2010). Note that this map shows the parcels, which are highlighted based on their current condition. However, some parcels may have multiple buildings or addresses and therefore the numbers indicated below may not match this map exactly.

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they did not diminish the properties' ability to convey it overall historic significance and the alterations are somewhat easily reversible. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-contributing properties received a status code of 6Z because they appear ineligible for the National Register, California Register or local designation through survey evaluation. Thirteen (13) properties received a status code of 5B because they not only contribute to the historic district, but may also be individually eligible for local listing through survey evaluation (under another context) or they are already designated locally. All 5D3 and 5B rated properties are historical resources for the purposes of the California Environmental Quality Act (CEQA).

After re-evaluation, there are one hundred sixty eight (168) properties that continue to contribute to the Simpson Tract Historic District (including those properties that are individually eligible for local listing). Two (2) properties located within the Simpson Tract Historic District need to be re-evaluated within a historic context other than the historic district. These properties received a status code of 7N. Following is an updated list of the contributors to the Simpson Tract Historic District:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
37 CENTER ST W	1925		6	HDA	5B	Individually Significant & Contributing
113 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
115 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
93 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
270 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
272 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
447 VENTURA AV N	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
563 VENTURA AV N #C	1889 (c)	Queen Anne w/Eastlake Influences	7N	HDA	5B	Individually Significant Building within Simpson Tract;"Structure of Merit 1983"
571 VENTURA AV N	1947	Craftsman Bungalow	6	HDA	5B	Individually Significant & Contributing
573 VENTURA AV N	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant & Contributing
60 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
61 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 CENTER ST W	1923	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W #B	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
78 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
81 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
89 CENTER ST W	1925		6	HDA	5D1	Contributing Building
115 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
123 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
134 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
141 CENTER ST W	1925 (c)	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
142 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
143 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 CENTER ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
161 CENTER ST W	1929	Spanish Colonial Revival	7R	HDA; POT	5D1	Contributing Building
170 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
171 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
186 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
204 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 CENTER ST W	1930		6	HDA	5D1	Contributing Building
249 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
250 CENTER ST W	1930	Tudor Revival	7R	HDA	5D1	Contributing Building to the Simpson Tract Historic District; "Building of Merit 1983"
260 CENTER ST W	1921 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
261 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
270 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
295 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
321 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
331 CENTER ST W	1937	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
340 CENTER ST W	1932	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
345 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
495 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
501 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
520 OLIVE ST N	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
521 OLIVE ST N	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
543 OLIVE ST N	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
557 OLIVE ST N		Spanish Colonial Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
561 OLIVE ST N			6	HDA	5D1	Contributing Building
562 OLIVE ST N	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
563 OLIVE ST N			6	HDA	5D1	Contributing Building
574 OLIVE ST N		Craftsman Bungalow	6	HDA	5D1	Contributing Building
584 OLIVE ST N			6	HDA	5D1	Contributing Building
27 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
39 PROSPECT ST W	1925	Craftsman Bungalow	7R	HDA	5D1	Contributing Building to Simpson Tract Historic District; George Macpherson Residence
47 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 PROSPECT ST W #3		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
53 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
58 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Irvin T. Orm Residence; Contributing Building to Simpson Tract Historic District
62 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 PROSPECT ST W			6	HDA	5D1	Contributing Building
72 PROSPECT ST W			6	HDA	5D1	Contributing Building
94 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
95 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
97 PROSPECT ST W			6	HDA	5D1	Contributing Building
104 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
114 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
127 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
139 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
142 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
159 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
167 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
168 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
174 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
175 PROSPECT ST W	1926	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
183 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Contributor to Simpson Tract Historic District; "Building of Merit 1983"
184 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
194 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
195 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
211 PROSPECT ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Charles S. Benzien Residence; Contributing Building to Simpson Tract Historic District
226 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
227 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
244 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
245 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
252 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
255 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
260 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
261 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
282 PROSPECT ST W	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
282 PROSPECT ST W #100	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
283 PROSPECT ST W	1928	Spanish Colonial Revival	6Y	HDA	5D1	Contributing Building
293 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 PROSPECT ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
304 PROSPECT ST W	1927		6	HDA	5D1	Contributing Building
305 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
312 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
314 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #A	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #B	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #C	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
338 PROSPECT ST W #D	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
361 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
377 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
480 SHERIDAN WY	1926 (c)		6	HDA	5D1	Contributing Building
490 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
494 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
502 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
508 SHERIDAN WY	1926 (c)		6	HDA	5D1	Contributing Building
586 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
596 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
640 SHERIDAN WY	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
24 SIMPSON ST W	1933		6	HDA	5D1	Contributing Building
39 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
39 SIMPSON ST W #84	1927	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
49 SIMPSON ST W	1926	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
53 SIMPSON ST W		Spanish Colonial Revial	6	HDA	5D1	Contributing Building
55 SIMPSON ST W		Spanish Colonial Revial	6	HDA	5D1	Contributing Building
58 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
60 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
62 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
65 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
67 SIMPSON ST W			6	HDA	5D1	Contributing Building
70 SIMPSON ST W	1928	Craftsman Bungalow	7R	HDA	5D1	Edward T. Bozarth Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
75 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
77 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
79 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
105 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
125 SIMPSON ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Clarence C. Neel Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
126 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
128 SIMPSON ST W	1928	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
135 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
138 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
145 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
165 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
175 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
177 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
194 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
235 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
236 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
237 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
242 SIMPSON ST W			6	HDA	5D1	Contributing Building
245 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
285 SIMPSON ST W	1914	Craftsman Bungalow	6	HDA	5D1	Contributing Building
330 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
338 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
347 SIMPSON ST W	1927		6	HDA	5D1	Contributing Building
591 VENTURA AV N	1933		6	HDA	5S3	Contributing Building
52 PROSPECT ST W	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building ; needs re-evaluation
563 VENTURA AV N #A	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract;"Structure of Merit 1983"; needs re-evaluation

Following is an updated list of the properties that are located within the boundaries of the Simpson Tract Historic District, but do not contribute to the significance of the district (some of the properties listed below may have been contributing to the district in 1991 but have since lost integrity and are therefore no longer contributing. The following list shows the original status code and the updated status code accordingly). These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but may warrant special consideration in local planning or zoning due to the fact that they are located within the designated historic district. The following one hundred twenty six (126) non-contributing properties received a status code of 6L:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
47 CENTER ST W	1947		6	HDA	6L	Non-Contributing
48 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
48 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
88 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
94 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
95 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
104 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
105 CENTER ST W	1925		6	HDA	6L	Non-Contributing
114 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
135 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
160 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
178 CENTER ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
181 CENTER ST W	1928	Craftsman Bungalow	7R	HDA; POT	6L	Non-Contributing
191 CENTER ST W	1956 (c)		6	HDA	6L	Non-Contributing
225 CENTER ST W	1950		6	HDA	6L	Non-Contributing
235 CENTER ST W	1955		6	HDA	6L	Non-Contributing
238 CENTER ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
271 CENTER ST W	1950 (c)	Mid-Century Vernacular Cottage	6	HDA	6L	Non-Contributing
280 CENTER ST W	1956 (c)	Ranch	6	HDA	6L	Non-Contributing
283 CENTER ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
284 CENTER ST W	1956 (c)	Ranch	6	HDA	6L	Non-Contributing
306 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
307 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
316 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
346 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
383 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
399 CENTER ST W	1930	Vernacular Religious Building	7R	HDA	6L	Non-Contributing
504 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N #12		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
583 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
593 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
597 OLIVE ST N			6	HDA	6L	Non-Contributing
59 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
65 PROSPECT ST W			6		6L	Non-Contributing
69 PROSPECT ST W			6	HDA	6L	Non-Contributing
71 PROSPECT ST W			6		6L	Non-Contributing
82 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
83 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
103 PROSPECT ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
105 PROSPECT ST W	1928		6	HDA	6L	Non-Contributing
134 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
148 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
204 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
216 PROSPECT ST W		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
218 PROSPECT ST W			6	HDA	6L	Non-Contributing
239 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
270 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
271 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
272 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
317 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
325 PROSPECT ST W	1940		6	HDA	6L	Non-Contributing
331 PROSPECT ST W	1951		6	HDA	6L	Non-Contributing
344 PROSPECT ST W	1944	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
345 PROSPECT ST W	1959		6	HDA	6L	Non-Contributing
354 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
366 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
369 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
374 PROSPECT ST W	1949		6	HDA	6L	Non-Contributing
386 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
520 SHERIDAN WY	1922	Craftsman Bungalow	6	HDA	6L	Non-Contributing
576 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
23 SIMPSON ST W			6	HDA	6L	Non-Contributing
32 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
38 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
48 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
84 SIMPSON ST W	1953		6	HDA	6L	Non-Contributing
85 SIMPSON ST W	1937		6	HDA	6L	Non-Contributing
94 SIMPSON ST W			6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
104 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
114 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
115 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #A	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #B	1927		6	HDA	6L	Non-Contributing
153 SIMPSON ST W			6	HDA	6L	Non-Contributing
155 SIMPSON ST W			6	HDA	6L	Non-Contributing
170 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
182 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
185 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
211 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
214 SIMPSON ST W			6	HDA	6L	Non-Contributing
215 SIMPSON ST W			6	HDA	6L	Non-Contributing
217 SIMPSON ST W			6	HDA	6L	Non-Contributing
225 SIMPSON ST W	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #A	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #B	1986		6	HDA	6L	Non-Contributing
228 SIMPSON ST W	1936		6	HDA	6L	Non-Contributing
248 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Non-Contributing
257 SIMPSON ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
260 SIMPSON ST W	1961		6	HDA	6L	Non-Contributing
265 SIMPSON ST W	1940		6	HDA	6L	Non-Contributing
275 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
280 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W #B	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
295 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
300 SIMPSON ST W	1941	Craftsman Bungalow	6	HDA	6L	Non-Contributing
305 SIMPSON ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
307 SIMPSON ST W			6	HDA	6L	Non-Contributing
310 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
313 SIMPSON ST W	1951		6	HDA	6L	Non-Contributing
315 SIMPSON ST W	1926		6	HDA	6L	Non-Contributing
317 SIMPSON ST W			6	HDA	6L	Non-Contributing
320 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
325 SIMPSON ST W	1948		6	HDA	6L	Non-Contributing
335 SIMPSON ST W			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #C			6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
351 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
481 VENTURA AV N		Spanish Colonial Revival	6	HDA	5B	Non-Contributing
491 VENTURA AV N	1926	Craftsman Bungalow	6	HDA	5B	Non-Contributing
505 VENTURA AV N	1937		6	HDA	5B	Non-Contributing
545 VENTURA AV N			6	HDA	6L	Non-Contributing
553 VENTURA AV N #A			6	HDA	6L	Non-Contributing
553 VENTURA AV N #C			6	HDA	6L	Non-Contributing
553 VENTURA AV N #D			6	HDA	6L	Non-Contributing
553 VENTURA AV N #E			6	HDA	6L	Non-Contributing
553 VENTURA AV N #F			6	HDA	6L	Non-Contributing
553 VENTURA AV N #G			6	HDA	6L	Non-Contributing
553 VENTURA AV N #H			6	HDA	6L	Non-Contributing
553 VENTURA AV N #I			6	HDA	6L	Non-Contributing
556 VENTURA AV N					6L	Non-Contributing
617 VENTURA AV N	1960 (c)		6	HDA	6L	Non-Contributing

Identification of Potentially New Historic Districts

East Lewis/ Vince Streets Potential Historic District

After review of the survey area and the previous survey findings, the project team identified one additional area that had a strong concentration of residential properties from the 1920s that is reflective of the working class neighborhoods that sprung up as a result of the oil boom in the immediate area. This area comprises both sides of East Lewis Street and East Vince Street (See figure 8).

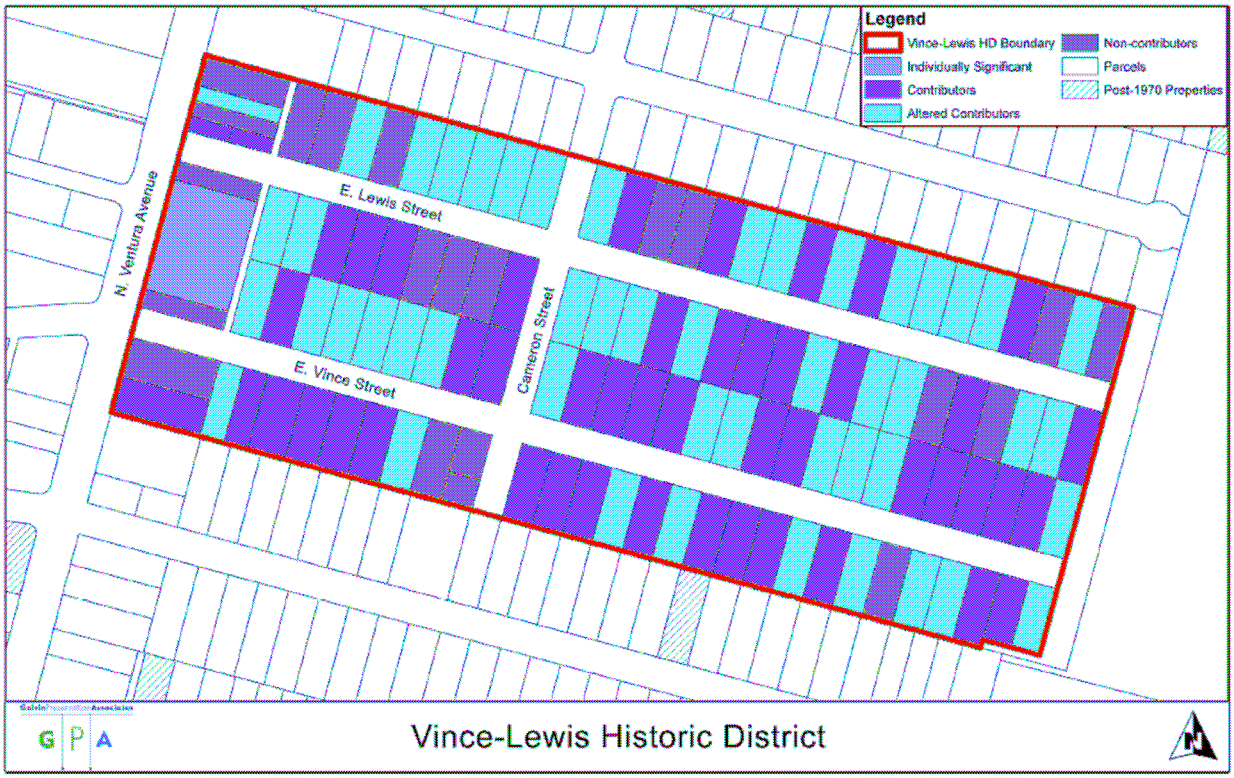

Figure 8. Map of Proposed East Lewis Street/ Vince Street Historic District Boundaries.

The boundaries of the proposed East Lewis/Vince Streets Historic District were derived based on the large concentration of fairly intact properties from the district period of significance. The boundaries reflect the 1920s working class residential neighborhood in the Westside Community of Ventura. Today, the area is bounded by North Ventura Avenue on the west, the north side of East Lewis Street on the north, the base of the hillside on the east, and the south side of East Vince Street on the south. Although there are additional working class properties on adjacent streets to the south, the percentage of intact residences were lower on these other streets. Therefore, these streets were not included in this proposed historic district, but are being recommended as a potential conservation area instead. The properties within the boundaries are

cohesive because they are primarily single family residential properties mixed with some multi-family duplexes, courtyard housing, and apartment buildings, the majority of which were constructed between 1920 and 1929, that are designed in the common styles that reflect the modest nature of the working class cottages that were designed with influences from architectural styles that were popular during the day. The proposed district is distinct from its surrounding areas due to the age, styles and use of the properties, the consistent pattern of properties constructed with consistent set backs, massing, detached garages to the rear, and the common feeling of an early 1920s residential streetscape.

The majority of the properties were designed in the Craftsman cottage style or in a period revival style, such as the Spanish Colonial Revival Style or Tudor Revival Style. Most of the properties are single story with a compact massing and have a side drive leading to a detached garage. All of the properties, even the large ones, are modest in their detailing and ornamentation. The Westside and Ventura Avenue areas initially developed as a rural area; however, after the discovery of oil along Ventura Avenue, many of the property owners subdivided their land and developed the tracts into small single family parcels to provide housing for workers in the oil industry. Its location and proximity to the oil fields made it convenient for workers to walk to work. Also in the 1920s commercial properties (small shops and grocery stores) popped up along Ventura Avenue to accommodate the needs of the surrounding residential neighborhoods.

The district is significant as a geographically definable area possessing a significant concentration of single family working class residences that were planned and developed as a result of the 1920s oil boom in Ventura. The overall integrity of the East Lewis/Vince Street Historic District is good. Ninety-five (95) of the one hundred fourteen (114) properties contribute to the significance of the district. While some of the properties have been altered, their alterations have been made in such a way that they do not diminish the properties' ability to contribute to the residential neighborhood. The district retains the small scale, density and feel of its original streetscape, despite being surrounded by very different suburban development to the north.

Therefore, this local district reflects the special elements of the City's cultural and social heritage as the core area of the town where people lived who worked in the oil trades in Ventura's early years. The area is geographically definable and represents a significant and distinguishable entity whose components lack individual distinction (Ventura Criterion f).

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and also demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors include those properties that were constructed within the district's period of significance and demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they are easily reversible and did not diminish the properties' ability to convey its overall historic significance. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-

contributing properties received a status code of 6Z because they appear ineligible for the National Register, California Register or local designation through survey evaluation. Some of the properties located within the district boundaries also appear to be locally significant individually for reasons or contexts other than for their contribution to the local historic district. Therefore, these properties received a status code of 5B because they are locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

Following is the list of potential contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
106 VINCE ST E	069-0-111-085	1928		6		5D3	Contributing
115 VINCE ST E	069-0-092-120	1928		6		5D3	Contributing
1166 VENTURA AV N	069-0-111-025	1926				5D3	Contributing
125 VINCE ST E	069-0-092-110	1929		6		5D3	Contributing
1302 VENTURA AV N	069-0-091-405					5D3	Contributing
133 VINCE ST E	069-0-092-100	1928		6		5D3	Contributing
136 LEWIS ST E	069-0-092-220	1928		6		5D3	Contributing
136 LEWIS ST E #A	069-0-092-220	1928		6		5D3	Contributing
156 VINCE ST E	069-0-121-010	1929		6		5D3	Contributing
163 LEWIS ST E	069-0-102-325	1928	Craftsman Bungalow	7R		5D3	Contributing
165 VINCE ST E	069-0-103-340			6		5D3	Contributing
175 VINCE ST E	069-0-103-330	1928		6		5D3	Contributing
176 VINCE ST E	069-0-121-030	1928		6		5D3	Contributing
177 VINCE ST E	069-0-103-330	1928		6		5D3	Contributing
182 LEWIS ST E	069-0-103-040	1927	Tudor Revival	7R		5D3	Contributor; Wallace Thompson Residence
182 LEWIS ST E #2	069-0-103-040	1930 (c)	Tudor Revival	7R		5D3	Contributing
185 VINCE ST E	069-0-103-325	1929		6		5D3	Contributing
205 LEWIS ST E	069-0-102-290	1928		6		5D3	Contributing
205 VINCE ST E	069-0-103-310	1928		6		5D3	Contributing
206 VINCE ST E	069-0-121-350	1929		6		5D3	Contributing
21 LEWIS ST E	069-0-091-405			6		5D3	Contributing
214 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing
216 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing
222 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
224 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
228 VINCE ST E	069-0-121-060	1929		6		5D3	Contributing
230 LEWIS ST E	069-0-103-080	1929		6		5D3	Contributing
230 VINCE ST E	069-0-121-075	1928		6		5D3	Contributing
231 LEWIS ST E	069-0-102-260	1929		6		5D3	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
231 VINCE ST E	069-0-103-285	1928		6		5D3	Contributing
242 VINCE ST E	069-0-121-085	1928		6		5D3	Contributing
243 VINCE ST E	069-0-103-275	1929		6		5D3	Contributing
246 VINCE ST E	069-0-121-085	1928		6		5D3	Contributing
252 LEWIS ST E	069-0-103-100	1929	Spanish Colonial Revival	7R		5D3	Contributor; George V. Armitage Residence
253 LEWIS ST E	069-0-102-245	1928		6		5D3	Contributing
262 VINCE ST E	069-0-121-100	1929	Tudor Revival	7R	PO T	5D3	Contributor; Paul Clise Residence; Misc. Potential Site
283 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R	PO T	5D3	Contributing Building; Potential Misc. Site
285 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R		5D3	Contributing
302 LEWIS ST E	069-0-103-130	1938				5D3	Contributing
303 VINCE ST E	069-0-103-220	1929		6		5D3	Contributing
315 LEWIS ST E	069-0-102-190	1928				5D3	Contributing
315 VINCE ST E	069-0-103-215	1929		6		5D3	Contributing
322 VINCE ST E	069-0-121-155	1928		6		5D3	Contributing
323 VINCE ST E	069-0-103-200	1928		6		5D3	Contributing
332 VINCE ST E	069-0-121-160	1929		6		5D3	Contributing
333 VINCE ST E	069-0-103-190	1928		6		5D3	Contributing
342 LEWIS ST E	069-0-103-175	1940				5D3	Contributing Building; Check Year Built
35 LEWIS ST E	069-0-091-390	1928	Spanish Colonial Revival	7R		5D3	Contributing
52 VINCE ST E	069-0-111-045	1928		6		5D3	Contributing
55 VINCE ST E	069-0-092-170	1996		6		5D3	Contributing
57 VINCE ST E	069-0-092-170	1996		6		5D3	Contributing
64 VINCE ST E	069-0-111-055	1928		6		5D3	Contributing
66 LEWIS ST E	069-0-092-040	1928		6		5D3	Contributing
78 LEWIS ST E	069-0-092-050	1929		6		5D3	Contributing
82 VINCE ST E	069-0-111-065	1926		6		5D3	Contributing
90 LEWIS ST E	069-0-092-065	1928		6		5D3	Contributing
92 VINCE ST E	069-0-111-075	1925	Craftsman Bungalow	7R	POT	5D3	Contributing Building; Misc. Potential Site

Following is a list of the properties that are contributing to the historic district and also may have individual significance for a context other than the historic district. These properties received a status code of 5B and are considered "historical resources" for the purposes of the California Environmental Quality Act (CEQA).

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1240 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1252 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1254 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant
1264 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #13	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #14	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #15	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #16	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #17	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #18	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #19	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #20	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant
1280 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	PO T	5B	Individually Significant

Following is a list of the altered contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
103 VINCE ST E	069-0-092-130	1928		6		5D3	Altered Contributor
113 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
115 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
116 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
117 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
118 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
119 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
123 LEWIS ST E	069-0-091-310	1921 (c)	Vernacular Cottage	6		5D3	Altered Contributor
125 LEWIS ST E	069-0-091-310	1946 (c)	Vernacular Cottage	6		5D3	Altered Contributor
1270 CAMERON ST	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #1	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #2	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #3	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #4	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #5	069-0-103-015	1925 (c)				5D3	Altered Contributor
1305 CAMERON ST	069-0-091-300	1928				5D3	Altered Contributor
1320 CAMERON ST	069-0-102-335	1925 (c)				5D3	Altered Contributor
135 LEWIS ST E	069-0-091-300	1928		6		5D3	Altered Contributor
152 LEWIS ST E	069-0-103-015	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
153 LEWIS ST E	069-0-102-335	1925 (c)	Spanish Colonial Revival	6		5D3	Altered Contributor
155 VINCE ST E	069-0-103-350	1937		6		5D3	Altered Contributor
162 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	7R		5D3	Altered Contributor
164 LEWIS ST E	069-0-103-025	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
166 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
168 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
172 LEWIS ST E	069-0-103-035	1928		6		5D3	Altered Contributor
186 VINCE ST E	069-0-121-040	1928		6		5D3	Altered Contributor
202 LEWIS ST E	069-0-103-050	1928		6		5D3	Altered Contributor
208 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
210 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
212 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
214 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
215 LEWIS ST E	069-0-102-285	1929	Tudor Revival	7R		5D3	Altered; Jere Snyder Residence
215 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
216 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
217 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
227 LEWIS ST E	069-0-102-275	1928		6		5D3	Altered Contributor
227 VINCE ST E	069-0-103-290	1929		6		5D3	Altered Contributor
242 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
244 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
245 LEWIS ST E	069-0-102-250	1927 (c)	Altered Spanish Colonial Revival	6		5D3	Altered Contributor
246 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
247 LEWIS ST E	069-0-102-250			6		5D3	Altered Contributor
248 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
254 VINCE ST E	069-0-121-095			6		5D3	Altered Contributor
255 VINCE ST E	069-0-103-260	1929		6		5D3	Altered Contributor
256 VINCE ST E	069-0-121-095	1928		6		5D3	Altered Contributor
262 LEWIS ST E	069-0-103-110	1949 (c)	Minimal Traditional	6		5D3	Altered Contributor
263 LEWIS ST E	069-0-102-235	1937		6		5D3	Altered Contributor
263 VINCE ST E	069-0-103-250	1940		6		5D3	Altered Contributor
264 LEWIS ST E	069-0-103-110	1949 (c)	Minimal Traditional	6		5D3	Altered Contributor
272 LEWIS ST E	069-0-103-360	1928		6		5D3	Altered Contributor
272 VINCE ST E	069-0-121-110	1929		6		5D3	Altered Contributor
273 LEWIS ST E	069-0-102-220	1938		6		5D3	Altered Contributor
273 VINCE ST E	069-0-103-240			6		5D3	Altered Contributor
285 LEWIS ST E	069-0-102-215	1938		6		5D3	Altered Contributor
302 VINCE ST E	069-0-121-130	1929		6		5D3	Altered Contributor
305 LEWIS ST E	069-0-102-205	1947				5D3	Altered Contributor
314 VINCE ST E	069-0-121-140	2007		6		5D3	Altered Contributor; Check Year Built
316 VINCE ST E	069-0-121-140	2007		6		5D3	Altered; Check Year Built
322 LEWIS ST E	069-0-103-155	1928				5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
331 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
332 LEWIS ST E	069-0-103-160	1990				5D3	Altered Contributor
333 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
335 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
337 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
342 VINCE ST E	069-0-121-170	1938		6		5D3	Altered Contributor
343 VINCE ST E	069-0-103-180	1940		6		5D3	Altered Contributor
42 VINCE ST E	069-0-111-030	1928		6		5D3	Altered Contributor
42 VINCE ST E #1	069-0-111-030	1928		6		5D3	Altered Contributor
44 LEWIS ST E	069-0-092-020	1929		6		5D3	Altered Contributor
60 LEWIS ST E	069-0-092-035	1946		6		5D3	Altered Contributor
67 VINCE ST E	069-0-092-160	1940		6		5D3	Altered Contributor
69 LEWIS ST E	069-0-091-360	1928		6		5D3	Altered Contributor
79 VINCE ST E	069-0-092-155	1928		6		5D3	Altered Contributor
91 LEWIS ST E	069-0-091-340	1928		6		5D3	Altered Contributor
91 VINCE ST E	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #A	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #B	069-0-092-145			6		5D3	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed East Lewis/Vince Streets local Historic District, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties received a status code of 6L and are not considered historical resources for the purposes of CEQA, but may warrant special consideration in local planning due to the fact that they are located within a local historic district:

Address	APN	Yr. Built	Style	rev. Statu Code	Local Code	Current Status Code	Description
102 LEWIS ST E	069-0-092-075	1944		6		6L	Non-Contributing
103 LEWIS ST E	069-0-091-330	1947		6		6L	Non-Contributing
1153 CAMERON ST	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #A	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #B	069-0-111-125	1947				6L	Non-Contributing
1155 CAMERON ST #A	069-0-111-115	1918 (c)				6L	Non-Contributing
1155 CAMERON ST #B	069-0-111-115	1918 (c)				6L	Non-Contributing
116 LEWIS ST E #A	069-0-092-080	1986		6		6L	Non-Contributing
116 LEWIS ST E #B	069-0-092-080	1986		6		6L	Non-Contributing
1190 VENTURA AV N	069-0-111-015	1953				6L	Non-Contributing
120 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing
120 VINCE ST E	069-0-111-105	1948		6		6L	Non-Contributing
1202 VENTURA AV N	069-0-092-190	1929	Spanish Colonial Revival	7R		6L	Non-Contributing
126 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing

Address	APN	Yr. Built	Style	rev. Statu Code	Local Code	Current Status Code	Description
1290 VENTURA AV N	069-0-092-010	1928				6L	Non-Contributing
1308 VENTURA AV N	069-0-091-410					6L	Non-Contributing
1310 VENTURA AV N	069-0-091-410					6L	Non-Contributing
132 VINCE ST E	069-0-111-115			6		6L	Non-Contributing
1320 VENTURA AV N	069-0-091-420					6L	Non-Contributing
175 LEWIS ST E	069-0-102-310	1928		6		6L	Non-Contributing
185 LEWIS ST E	069-0-102-305	1928		6		6L	Non-Contributing
282 LEWIS ST E	069-0-103-370	1981		6		6L	Non-Contributing
282 VINCE ST E	069-0-121-120	1929		6		6L	Non-Contributing
312 LEWIS ST E	069-0-103-140	1929				6L	Non-Contributing
323 LEWIS ST E	069-0-102-185	1939				6L	Non-Contributing
341 LEWIS ST E	069-0-102-355	1960				6L	Non-Contributing
43 LEWIS ST E	069-0-091-385	1945 (c)	No Style	6		6L	Non-Contributing
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing - Has a context separate from district
45 LEWIS ST E	069-0-091-385	1945 (c)	No Style	6		6L	Non-Contributing
59 LEWIS ST E	069-0-091-370	1940		6		6L	Non-Contributing
81 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing
85 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing

Identification of Potential Conservation Areas (Properties May Receive Special Consideration in Local Planning)

The City of Ventura has an interest in preserving its neighborhoods. However, not all neighborhoods within the City may have historic significance or have sufficient integrity to qualify as a historic district. Therefore, GPA identified concentrations of properties within neighborhoods that still have concentrations of modest working class single family residences and modest duplexes, courtyard housing and apartment buildings from the 1920s that the City may be interested in preserving. These areas are considered 'Conservation Areas' and may receive special consideration in local planning. Examples of special consideration may include special zoning to preserve the density and building heights, setbacks, and architectural styles, as applicable and as determined by the City during the Community Plan process. All of the properties located within the conservation area boundaries received a 6L status code, meaning that they will receive special consideration in local planning. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and they are not local landmarks; however, the properties within these areas may be subject to special zoning requirements to conserve the neighborhood character.

GPA identified three potential conservation areas. These include 1) the El Medio Conservation Area, 2) the West Mission Conservation Area, and 3) the Barry Drive Conservation Area. They are more fully described in the following pages.

The proposed conservation areas exhibit a large concentration of modest worker's cottages that were constructed in the 1920s in architectural styles that were popular at the time such as Spanish Colonial Revival, Craftsman, and Tudor revival styles. Also, more specifically, the neighborhoods exhibit a consistency of small lot sizes with consistent setbacks, sidewalks aligning the street, side driveways with single car garages to the rear of the property (some driveways still have planting strips between two strips of concrete), modest, single-story single family residences (averaging size of 1,000-1,500 square feet) with flat or moderately pitched roofs, wood and stucco siding, fenestration patterns and designs that are appropriate to 1920s architectural styles, and landscaping features such as manicured front lawns and modest plantings around the base of the residence. Some lots may have more than one single family residence on the lot and a few of the lots have multi-family units. However, overall, the individual properties do not exhibit high levels of integrity, although some may still be fairly intact. These areas do not retain sufficient integrity as a whole to be considered a "historic district".

El Medio Potential Conservation Area

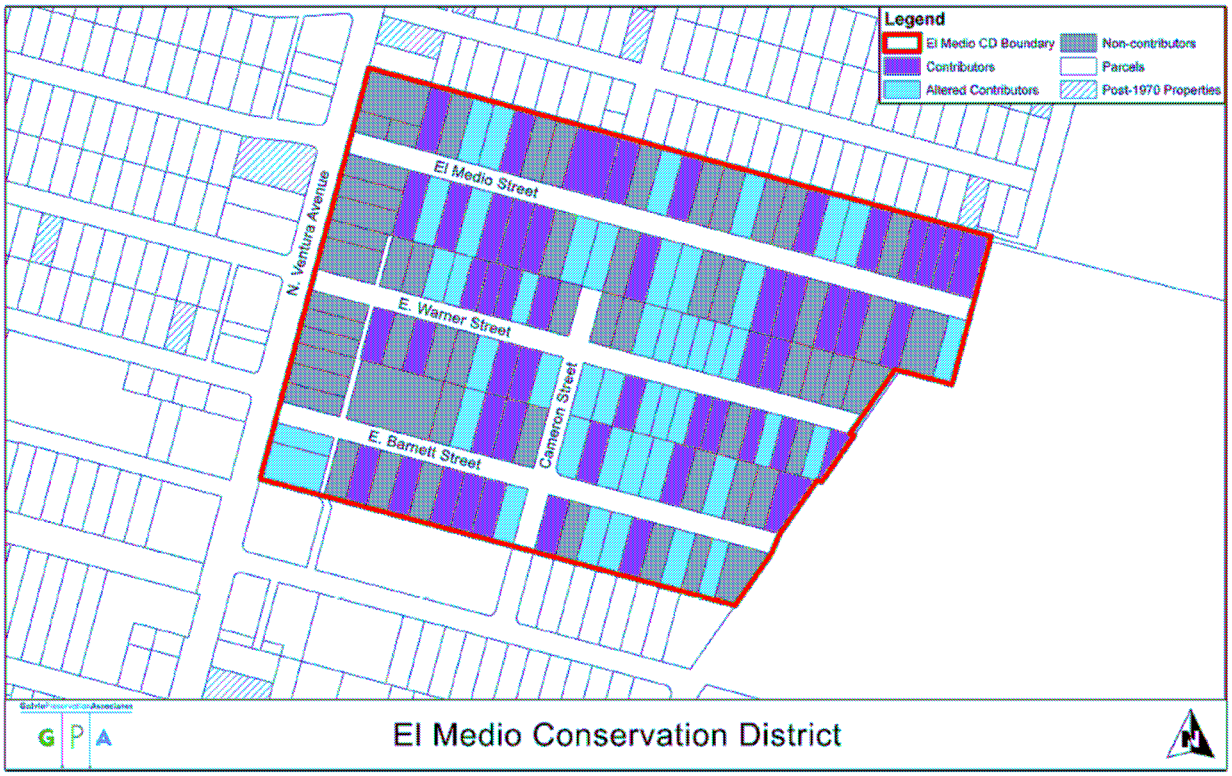

Figure 9. Map of Proposed El Medio Conservation Area.

The El Medio Conservation Area is bounded by the north side of East El Medio Street on the north, North Ventura Avenue on the west (not including commercial properties facing North Ventura Avenue), the south side of East Barnett Street on the south and the base of the hillside on the east (See figure 5). There are two hundred fifty eight (258) properties located within the conservation area boundaries; one hundred sixty two (162) of which have been identified as contributing or altered. Ninety five (95) properties do not contribute to the conservation area.

Following is the list of potential contributors to the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
101 WARNER ST E	069-0-112-170	1927		6		6L	Contributor
102 EL MEDIO ST	069-0-112-090	1920 (c)	Spanish Colonial Revival			6L	Contributor
106 BARNETT ST E	071-0-031-060			7R		6L	Contributor
106 EL MEDIO ST	069-0-112-090	1920 (c)	Craftsman Bungalow			6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
109 WARNER ST E	069-0-112-160	1927		6		6L	Contributor
112 EL MEDIO ST	069-0-112-100	1927				6L	Contributor
115 BARNETT ST E	069-0-131-150	1924		7R		6L	Contributor
115 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
116 EL MEDIO ST	069-0-112-100	1927				6L	Contributor
116 WARNER ST E	069-0-131-100	1927		6		6L	Contributor
117 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
118 BARNETT ST E	071-0-031-070	1925		7R		6L	Contributor
119 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
121 WARNER ST E	069-0-112-140	1927		6		6L	Contributor
122 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
124 BARNETT ST E	071-0-031-080	1927		7R		6L	Contributor
124 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
125 BARNETT ST E	069-0-131-140	1924	Spanish Colonial Revival	7R		6L	Contributor
126 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
144 BARNETT ST E	071-0-033-010	1926		7R		6L	Contributor
145 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
147 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
149 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
156 BARNETT ST E	071-0-033-010	1926		7R		6L	Contributor
162 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
165 BARNETT ST E	069-0-132-240			7R		6L	Contributor
166 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
167 BARNETT ST E	069-0-132-240			7R		6L	Contributor
175 EL MEDIO ST	069-0-121-310	1926				6L	Contributor
176 WARNER ST E	069-0-132-030	1925		6		6L	Contributor
206 BARNETT ST E	071-0-033-050	1927		7R		6L	Contributor
213 BARNETT ST E	069-0-132-200			7R		6L	Contributor
215 BARNETT ST E	069-0-132-200			7R		6L	Contributor
218 WARNER ST E	069-0-132-070	1927		6		6L	Contributor
226 WARNER ST E	069-0-132-080	1927		6		6L	Contributor
231 WARNER ST E	069-0-122-210			6		6L	Contributor
233 WARNER ST E	069-0-122-210			6		6L	Contributor
235 WARNER ST E	069-0-122-210			6		6L	Contributor
236 EL MEDIO ST	069-0-122-090	1925				6L	Contributor
239 WARNER ST E	069-0-122-210			6		6L	Contributor
240 WARNER ST E	069-0-132-100	1928		6		6L	Contributor
242 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
243 EL MEDIO ST	069-0-121-260	1928				6L	Contributor
244 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
246 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
247 EL MEDIO ST	069-0-121-260	1928				6L	Contributor
247 WARNER ST E	069-0-122-200	2005		6		6L	Contributor
258 WARNER ST E	069-0-132-120	1928		6		6L	Contributor
264 EL MEDIO ST	069-0-122-120	1946				6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
265 BARNETT ST E	069-0-132-160			7R		6L	Contributor
267 BARNETT ST E	069-0-132-160			7R		6L	Contributor
274 EL MEDIO ST	069-0-122-130	1991				6L	Contributor
275 EL MEDIO ST	069-0-121-230	1926				6L	Contributor
276 EL MEDIO ST	069-0-122-130	1991				6L	Contributor
282 WARNER ST E	069-0-132-150	1929		6		6L	Contributor
302 EL MEDIO ST	069-0-122-150	1923 (c)	Spanish Colonial Revival			6L	Contributor
305 EL MEDIO ST	069-0-121-210	1925				6L	Contributor
317 EL MEDIO ST	069-0-121-200	1925				6L	Contributor
322 EL MEDIO ST	069-0-122-150					6L	Contributor
324 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
325 EL MEDIO ST	069-0-121-190	1925				6L	Contributor
326 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
328 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
332 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
334 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
335 EL MEDIO ST	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #A	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #B	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #C	069-0-121-180	1925				6L	Contributor
42 EL MEDIO ST	069-0-112-040	1925	Craftsman Bungalow	7R		6L	Contributor
44 WARNER ST E	069-0-131-040	1928		6		6L	Contributor
45 EL MEDIO ST	069-0-111-200	1924				6L	Contributor
60 BARNETT ST E	071-0-031-020	1926		7R		6L	Contributor
66 EL MEDIO ST	069-0-112-060	1942				6L	Contributor
68 WARNER ST E	069-0-131-060			6		6L	Contributor
70 WARNER ST E	069-0-131-060			6		6L	Contributor
72 WARNER ST E	069-0-131-060			6		6L	Contributor
76 BARNETT ST E	071-0-031-040	1926	Craftsman Bungalow	7R		6L	Contributor
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor
89 WARNER ST E	069-0-112-180	1927		6		6L	Contributor
90 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
93 EL MEDIO ST	069-0-111-280	1925				6L	Contributor
94 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
95 EL MEDIO ST	069-0-111-280	1925				6L	Contributor

Following is a list of the altered contributors within the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
104 WARNER ST E	069-0-131-090	1924		6		6L	Altered Contributor
107 BARNETT ST E	069-0-131-160	1924		7R		6L	Altered Contributor
117 WARNER ST E	069-0-112-150			6		6L	Altered Contributor
132 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
132 WARNER ST E	069-0-131-120			6		6L	Altered Contributor
136 BARNETT ST E	071-0-031-090	1950		7R		6L	Altered Contributor
136 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
144 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
146 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
152 WARNER ST E	069-0-132-010	1928		6		6L	Altered Contributor
155 BARNETT ST E	069-0-132-260	1990		7R		6L	Altered Contributor
155 BARNETT ST E #102	069-0-132-260	1990		7R		6L	Altered Contributor
164 WARNER ST E	069-0-132-020	1945		6		6L	Altered Contributor
165 EL MEDIO ST	069-0-121-320	1927				6L	Altered Contributor
173 BARNETT ST E	069-0-132-230	1933		7R		6L	Altered Contributor
174 EL MEDIO ST	069-0-122-040	1927				6L	Altered Contributor
175 WARNER ST E	069-0-122-270			6		6L	Altered Contributor
176 BARNETT ST E	071-0-033-030	1926		7R		6L	Altered Contributor
177 WARNER ST E	069-0-122-270			6		6L	Altered Contributor
182 BARNETT ST E	071-0-033-040	1926		7R		6L	Altered Contributor
184 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
185 BARNETT ST E	069-0-132-220	1931		7R		6L	Altered Contributor
186 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
187 WARNER ST E	069-0-122-260	1927		6		6L	Altered Contributor
188 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
188 WARNER ST E	069-0-132-040	1927	Spanish Colonial Revival	7R		6L	Altered Contributor
202 WARNER ST E	069-0-132-050	1927		6		6L	Altered Contributor
203 WARNER ST E	069-0-122-320	1927		6		6L	Altered Contributor
205 BARNETT ST E	069-0-132-210	1923		7R		6L	Altered Contributor
211 WARNER ST E	069-0-122-330	1927		6		6L	Altered Contributor
212 WARNER ST E	069-0-132-060	1927		6		6L	Altered Contributor
215 EL MEDIO ST	069-0-121-290	1921 (c)	Vernacular Cottage			6L	Altered Contributor
217 EL MEDIO ST	069-0-121-290	1921 (c)	Vernacular Cottage			6L	Altered Contributor
219 WARNER ST E	069-0-122-230	1927		6		6L	Altered Contributor
225 WARNER ST E	069-0-122-220	1927		6		6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
226 BARNETT ST E	071-0-033-070	1927		7R		6L	Altered Contributor
226 EL MEDIO ST	069-0-122-080	1925				6L	Altered Contributor
233 BARNETT ST E	069-0-132-180	1926		7R		6L	Altered Contributor
246 BARNETT ST E	071-0-033-090	1926		7R		6L	Altered Contributor
250 WARNER ST E	069-0-132-110	1928	Craftsman Bungalow	7R		6L	Altered Contributor
251 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor
255 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor
265 EL MEDIO ST	069-0-121-240	1935				6L	Altered Contributor
272 WARNER ST E	069-0-132-140	1928		6		6L	Altered Contributor
336 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
338 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
340 EL MEDIO ST	069-0-122-160					6L	Altered Contributor
52 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
54 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
56 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
67 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 WARNER ST E	069-0-112-200	1929		6		6L	Altered Contributor
80 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
81 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
82 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
85 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
85 WARNER ST E	069-0-112-190	1927		6		6L	Altered Contributor
852 VENTURA AV N	071-0-031-120					6L	Altered Contributor
854 VENTURA AV N	071-0-031-120					6L	Altered Contributor
856 VENTURA AV N	071-0-031-120					6L	Altered Contributor
858 VENTURA AV N	071-0-031-120					6L	Altered Contributor
860 VENTURA AV N	071-0-031-120					6L	Altered Contributor
862 VENTURA AV N	071-0-031-120					6L	Altered Contributor
864 VENTURA AV N	071-0-031-120					6L	Altered Contributor
866 VENTURA AV N	071-0-031-120					6L	Altered Contributor
868 VENTURA AV N	071-0-031-120					6L	Altered Contributor
870 VENTURA AV N	071-0-031-120					6L	Altered Contributor
872 VENTURA AV N	071-0-031-120					6L	Altered Contributor
936 CAMERON ST	069-0-132-260	1990				6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
955 CAMERON ST	069-0-131-120	1918 (c)				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area that contribute to the significance of the district but are individually significant for a context other than being within the conservation area boundaries. These properties received a status code of 5S3 because they appear eligible for the local register. These properties are "historical resources" for the purposes of CEQA but they may also be subject to special planning or zoning requirements due their location within the conservation area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1000 VENTURA AV N	069-0-112-230					6L	Non-Contributor
101 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor
1020 VENTURA AV N	069-0-112-245					6L	Non-Contributor
1031 CAMERON ST	069-0-112-130	1927				6L	Non-Contributor
1034 CAMERON ST	069-0-122-295	1927	Craftsman	7N	PO T	6L	Non-Contributor
1036 CAMERON ST	069-0-122-295	1927	Craftsman	3		6L	Non-Contributor
1040 VENTURA AV N	069-0-112-245					6L	Non-Contributor
105 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1052 VENTURA AV N	069-0-112-030					6L	Non-Contributor
1070 VENTURA AV N	069-0-112-020	1950				6L	Non-Contributor
1100 VENTURA AV N	069-0-111-260	1927				6L	Non-Contributor
1150 VENTURA AV N	069-0-111-225					6L	Non-Contributor
122 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
124 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
126 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
135 BARNETT ST E	069-0-131-130	1940		7R		6L	Non-Contributor
150 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
151 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
152 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
153 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
154 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
155 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
163 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
165 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
166 BARNETT ST E	071-0-033-020	1945		7R		6L	Non-Contributor
183 EL MEDIO ST	069-0-121-380	1956 (c)	No Particular Style			6L	Non-Contributor
185 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
189 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
194 EL MEDIO ST	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #A	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #B	069-0-122-060	1951				6L	Non-Contributor
197 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
207 EL MEDIO ST	069-0-121-370	1921 (c)	Vernacular Cottage			6L	Non-Contributor
209 EL MEDIO ST	069-0-121-370	1921 (c)	Vernacular Cottage			6L	Non-Contributor
212 BARNETT ST E	071-0-033-060	1926		7R		6L	Non-Contributor
214 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
216 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
219 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
221 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
225 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
230 WARNER ST E	069-0-132-090			6		6L	Non-Contributor
232 BARNETT ST E	071-0-033-080	1977		7R		6L	Non-Contributor
234 WARNER ST E	069-0-132-090			6		6L	Non-Contributor
235 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
237 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
245 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
247 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
254 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
255 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
255 WARNER ST E	069-0-122-190	1948		6		6L	Non-Contributor
256 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
256 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
257 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
258 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
266 WARNER ST E	069-0-132-130			6		6L	Non-Contributor
269 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
271 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
273 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
275 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
282 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
283 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
283 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
284 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
285 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
287 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow			6L	Non-Contributor
287 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
33 EL MEDIO ST	069-0-111-250					6L	Non-Contributor
36 BARNETT ST E	071-0-031-010	1940 (c)		7R		6L	Non-Contributor
42 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
46 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
47 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
48 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
49 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
60 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
61 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
61 EL MEDIO ST #A	069-0-111-190	1935				6L	Non-Contributor
61 WARNER ST E	069-0-112-210	1931		6		6L	Non-Contributor
62 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
63 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
64 BARNETT ST E	071-0-031-030	1979		7R		6L	Non-Contributor
67 BARNETT ST E	069-0-131-250	1960 (c)		7R		6L	Non-Contributor
76 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
80 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
82 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
86 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
880 VENTURA AV N	071-0-031-130	1952				6L	Non-Contributor
906 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
908 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
910 VENTURA AV N	069-0-131-270	1959				6L	Non-Contributor
915 CAMERON ST	069-0-131-130	1940				6L	Non-Contributor
92 WARNER ST E	069-0-131-080	1926		6		6L	Non-Contributor
920 VENTURA AV N	069-0-131-260	1990				6L	Non-Contributor
93 BARNETT ST E	069-0-131-170	1925		7R		6L	Non-Contributor
930 VENTURA AV N	069-0-131-030					6L	Non-Contributor
970 VENTURA AV N	069-0-131-020					6L	Non-Contributor
990 VENTURA AV N	069-0-131-010	1946				6L	Non-Contributor

West Mission Potential Conservation Area

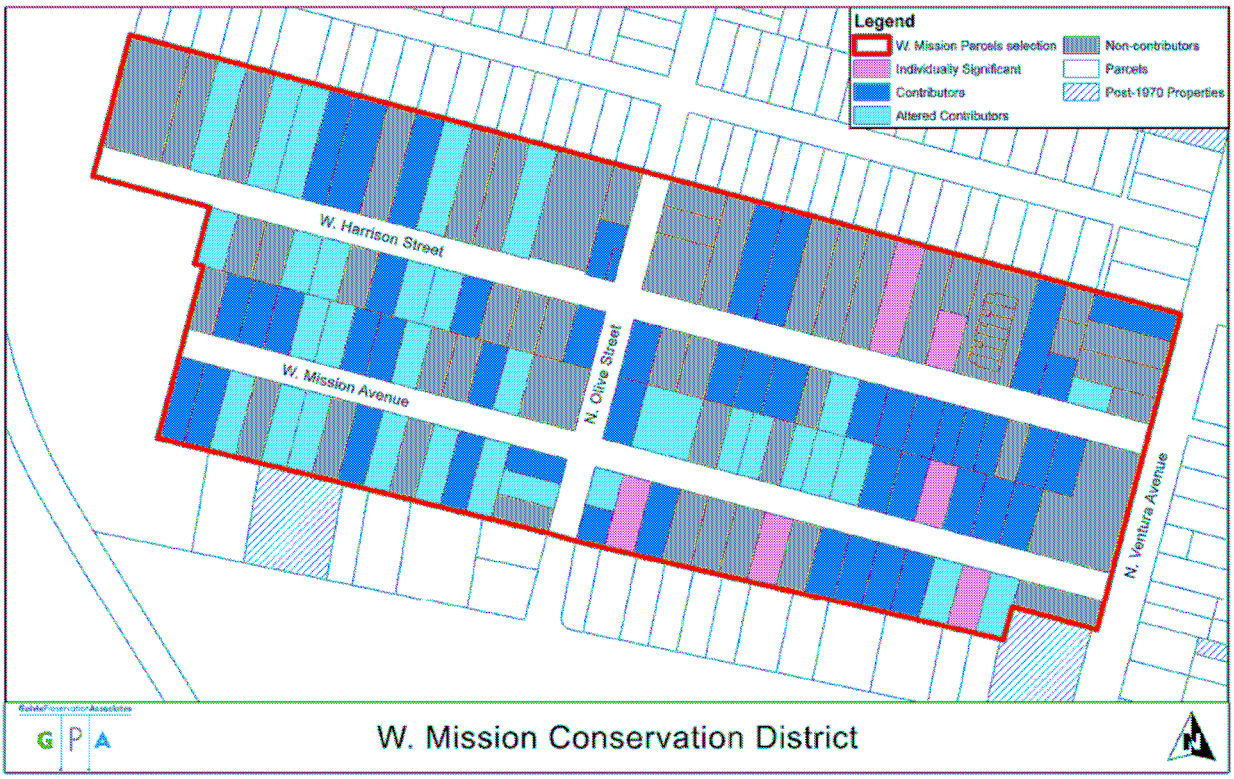

Figure 10. Map of Proposed West Mission Conservation Area.

The West Mission Conservation Area is bounded by the north side of West Harrison Street on the north, Highway 133 Easement on the west (not including the ball fields and community properties), the south side of West Mission Avenue on the south and the west side of North Ventura Avenue on the east (See figure 10). There are two hundred fifty eight (258) properties located within the conservation area boundaries; one hundred forty five (145) of which have been identified as contributing or altered. One hundred twelve (112) properties do not contribute to the conservation area. There are also six (6) individually significant properties within the conservation area.

Following is the list of potential contributors to the West Mission Conservation Area. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
140 HARRISON AV W #1	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #2	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #3	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #4	071-0-141-060	1928		7R		6L	Contributing
170 MISSION AV	071-0-142-030					6L	Contributing
172 MISSION AV	071-0-142-030					6L	Contributing
191 MISSION AV	071-0-141-330	1927 (c)				6L	Contributing
197 MISSION AV	071-0-141-330	1927 (c)				6L	Contributing
213 HARRISON AV W	071-0-094-210	1926		7R		6L	Contributing
236 MISSION AV	071-0-132-110	1927				6L	Contributing
246 MISSION AV	071-0-132-100	1927				6L	Contributing
274 MISSION AV	071-0-132-070					6L	Contributing
275 MISSION AV	071-0-131-210	1927				6L	Contributing
276 MISSION AV	071-0-132-070					6L	Contributing
277 MISSION AV	071-0-131-210	1927				6L	Contributing
285 MISSION AV	071-0-131-220					6L	Contributing
287 MISSION AV	071-0-131-220					6L	Contributing
315 MISSION AV	071-0-131-250	1927				6L	Contributing
325 MISSION AV	071-0-131-260	1926				6L	Contributing
332 OLIVE ST N	071-0-142-350	1927				6L	Contributing
336 OLIVE ST N	071-0-142-350	1927				6L	Contributing
349 OLIVE ST N	071-0-132-130	1928				6L	Contributing
366 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
370 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
374 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
383 OLIVE ST N	071-0-131-140	1927 (c)				6L	Contributing
387 OLIVE ST N	071-0-131-140					6L	Contributing
39 MISSION AV	071-0-141-190	1935				6L	Contributing
391 OLIVE ST N	071-0-131-140					6L	Contributing
403 OLIVE ST N	071-0-094-220					6L	Contributing
47 MISSION AV	071-0-141-200	1925				6L	Contributing
49 HARRISON AV W	071-0-102-270			6		6L	Contributing
70 MISSION AV	071-0-142-120					6L	Contributing
94 MISSION AV	071-0-142-100	1927				6L	Contributing
95 MISSION AV	071-0-141-240	1926				6L	Contributing
98 MISSION AV	071-0-142-100	1927				6L	Contributing
51 HARRISON AV W	071-0-102-270	1900		7R		6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
35 HARRISON AV W	071-0-102-430	1936		6		6L	Contributing
190 HARRISON AV W	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #C	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #D	071-0-141-010	1925		7R		6L	Contributing
248 HARRISON AV W	071-0-131-100	1925		7R		6L	Contributing
335 MISSION AV	071-0-131-270	1926				6L	Contributing
336 MISSION AV	071-0-132-020	1926				6L	Contributing
346 MISSION AV	071-0-132-010	1926				6L	Contributing
348 MISSION AV	071-0-132-010	1926				6L	Contributing
84 HARRISON AV W	071-0-141-110	1925		6		6L	Contributing
94 HARRISON AV W	071-0-141-100	1925		6		6L	Contributing
106 MISSION AV	071-0-142-090	1930				6L	Contributing
108 HARRISON AV W	071-0-141-090	1921		7R		6L	Contributing
134 MISSION AV	071-0-142-060	1924				6L	Contributing
147 HARRISON AV W #A	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #B	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #C	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #D	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #E	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #F	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
150 HARRISON AV W	071-0-141-050	1924		7R		6L	Contributing
157 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
160 HARRISON AV W	071-0-141-040	1923		7R		6L	Contributing
163 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
165 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
167 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
204 HARRISON AV W	071-0-131-140	1925 (c)	Spanish Colonial Revival Apartments	7R		6L	Contributing
210 MISSION AV	071-0-132-130	1928				6L	Contributing
28 HARRISON AV W	071-0-141-170	1922		6		6L	Contributing
325 HARRISON AV W	071-0-094-310	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
327 HARRISON AV W	071-0-094-310	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
354 HARRISON AV W	071-0-131-010	1929		7R		6L	Contributing
38 HARRISON AV W	071-0-141-160	1922		6		6L	Contributing
55 MISSION AV	071-0-141-210	1930				6L	Contributing
56 HARRISON AV W	071-0-141-140	1922		6		6L	Contributing
64 HARRISON AV W	071-0-141-130	1922		6		6L	Contributing
74 HARRISON AV W	071-0-141-120	1922		6		6L	Contributing
82 MISSION AV	071-0-142-110	1930				6L	Contributing
284 HARRISON AV W	071-0-131-070	1925		7R	POT	6L	Contributing Building; ALFRED F. ORTEGA HOUSE
435 VENTURA AV N	071-0-102-440	1890	Vernacular Cottage	7R		6L	Contributing Building; D. M. Rodibaugh Residence;
303 HARRISON AV W #B	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #C	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #D	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #E	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #F	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #H	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT

Following is a list of the altered contributors within the West Mission Conservation Area. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
107 MISSION AV	071-0-141-250	1926				6L	Altered Contributing
129 MISSION AV	071-0-141-270	1925				6L	Altered Contributing
143 MISSION AV	071-0-141-290	1925				6L	Altered Contributing
151 MISSION AV	071-0-141-300	1925				6L	Altered Contributing
187 MISSION AV #A	071-0-141-320	1929-1943	Mediterranean Revival	6		6L	Altered Contributing
187 MISSION AV #B	071-0-141-320	1929-1945	Mediterranean Revival	6		6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
187 MISSION AV #C	071-0-141-320	1929-1946	Mediterranean Revival	6		6L	Altered Contributing
187 MISSION AV #D	071-0-141-320	1929-1944	Mediterranean Revival	6		6L	Altered Contributing
225 MISSION AV	071-0-131-160	1926				6L	Altered Contributing
235 MISSION AV	071-0-131-170	1925				6L	Altered Contributing
326 MISSION AV	071-0-132-030	1926				6L	Altered Contributing
275 HARRISON AV W	071-0-094-270	1985	Craftsman Bungalow	7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
277 HARRISON AV W #A	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
277 HARRISON AV W #B	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE
277 HARRISON AV W #C	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
245 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
247 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
249 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
265 MISSION AV	071-0-131-200	1927				6L	Altered Contributing
294 MISSION AV	071-0-132-050	1927				6L	Altered Contributing
305 MISSION AV	071-0-131-240	1927				6L	Altered Contributing
31 HARRISON AV W	071-0-102-250	1915		7R		6L	Altered Contributing
318 HARRISON AV W	071-0-131-040	1926		7R		6L	Altered Contributing
333 HARRISON AV W	071-0-094-320	1926		7R		6L	Altered Contributing
345 HARRISON AV W	071-0-094-330	1926		7R		6L	Altered Contributing
367 HARRISON AV W #A	071-0-094-410	1927		7R		6L	Altered Contributing
367 HARRISON AV W #B	071-0-094-410	1927		7R		6L	Altered Contributing
367 HARRISON AV W #C	071-0-094-410	1927		7R		6L	Altered Contributing
173 MISSION AV #A	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #B	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #C	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #D	071-0-141-320	1927 (c)				6L	Altered Contributing
192 MISSION AV	071-0-142-010					6L	Altered Contributing
196 MISSION AV	071-0-142-010					6L	Altered Contributing
266 MISSION AV	071-0-132-080					6L	Altered Contributing
268 MISSION AV	071-0-132-080					6L	Altered Contributing
295 MISSION AV	071-0-131-230					6L	Altered Contributing
306 MISSION AV	071-0-132-250					6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
308 MISSION AV	071-0-132-250					6L	Altered Contributing
318 MISSION AV	071-0-132-250					6L	Altered Contributing
60 MISSION AV	071-0-142-130	1927 (c)				6L	Altered Contributing
114 HARRISON AV W	071-0-141-080	1924		7R		6L	Altered Contributing
117 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
119 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
226 MISSION AV	071-0-132-120	1928				6L	Altered Contributing
260 HARRISON AV W	071-0-131-090	1925		7R		6L	Altered Contributing
272 HARRISON AV W	071-0-131-080	1925		7R		6L	Altered Contributing
306 HARRISON AV W	071-0-131-050	1928		7R		6L	Altered Contributing
341 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
343 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
44 MISSION AV	071-0-142-310	1930				6L	Altered Contributing

Following is a list of the individually significant properties that are located within the West Mission Conservation Area. These properties are "historical resources" for the purposes of the California Environmental Quality Act and will have a status code that indicates their historic status, individually. They may also be subject to special zoning or planning requirements because they are located within the boundaries of the West Mission Conservation Area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
184 MISSION AV	071-0-142-020	1886	Italianate	3S	PO T	5S1, 3S	Individually Significant
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant
67 MISSION AV	071-0-141-220					5S3	Individually Significant
69 MISSION AV	071-0-141-220					5S3	Individually Significant
128 MISSION AV	071-0-142-070	1900				5S3	Individually Significant
83 HARRISON AV W	071-0-102-290	1890		6		5S3	Individually Significant
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant; W.S. Linn Residence
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML ; LM A	3S	Individually Significant; Dr. C.L. Bard Residence

Following is a list of the properties that are located within the boundaries of the proposed West Mission Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are located within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
137 MISSION AV	071-0-141-285	1925				6L	Non-Contributing
150 MISSION AV	071-0-142-050	1950				6L	Non-Contributing
252 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
254 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
255 MISSION AV	071-0-131-190	1927				6L	Non-Contributing
256 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
286 MISSION AV	071-0-132-060	1936				6L	Non-Contributing
294 HARRISON AV W	071-0-131-060	1926		7R		6L	Non-Contributing
343 MISSION AV	071-0-131-280					6L	Non-Contributing
345 MISSION AV	071-0-131-280					6L	Non-Contributing
357 OLIVE ST N	071-0-131-150					6L	Non-Contributing
359 OLIVE ST N	071-0-131-150					6L	Non-Contributing
95 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
97 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
99 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
339 VENTURA AV N	071-0-142-320	1962				6L	Non-Contributing
114 MISSION AV	071-0-142-080					6L	Non-Contributing
116 MISSION AV	071-0-142-080					6L	Non-Contributing
160 MISSION AV	071-0-142-040	1928				6L	Non-Contributing
182 HARRISON AV W	071-0-141-020	1922		7R		6L	Non-Contributing
209 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
211 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
213 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
215 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
423 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
431 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
433 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
137 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
139 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
117 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
119 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing
121 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
123 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #A	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #B	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #C	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #D	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
126 HARRISON AV W	071-0-141-070	1921 (c)	Vernacular Cottage	7R		6L	Non-Contributing
138 MISSION AV	071-0-142-060	1924				6L	Non-Contributing
161 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
163 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
169 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
171 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
172 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
173 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
174 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
175 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
179 HARRISON AV W	071-0-102-390	1939		7R		6L	Non-Contributing
217 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
218 HARRISON AV W	071-0-131-130	1923		7R		6L	Non-Contributing
219 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
228 HARRISON AV W	071-0-131-120	1923		7R		6L	Non-Contributing
231 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
233 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
238 HARRISON AV W	071-0-131-110	1924		7R		6L	Non-Contributing
245 MISSION AV	071-0-131-180	1980				6L	Non-Contributing
255 HARRISON AV W	071-0-094-250	1900		7R		6L	Non-Contributing
265 HARRISON AV W	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #A	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #B	071-0-094-260			7R		6L	Non-Contributing
285 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
287 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
289 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman	7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Influences				
295 HARRISON AV W	071-0-094-290	1880		7R		6L	Non-Contributing
316 MISSION AV	071-0-132-260	1979				6L	Non-Contributing
331 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
333 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
335 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
337 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
342 HARRISON AV W	071-0-131-020	1929		7R		6L	Non-Contributing
357 HARRISON AV W	071-0-094-340	1925 (c)	Vernacular Cottage	7R		6L	Non-Contributing
359 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
361 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
363 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
37 HARRISON AV W	071-0-102-420	1905		6		6L	Non-Contributing
402 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
404 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
50 HARRISON AV W	071-0-141-150	1922		6		6L	Non-Contributing
53 HARRISON AV W	071-0-102-465	1992		6		6L	Non-Contributing
57 HARRISON AV W	071-0-102-475	1992		6		6L	Non-Contributing
61 HARRISON AV W	071-0-102-485	1992		6		6L	Non-Contributing
65 HARRISON AV W	071-0-102-495	1992		6		6L	Non-Contributing
69 HARRISON AV W	071-0-102-505	1992		6		6L	Non-Contributing
73 HARRISON AV W	071-0-102-515	1992		6		6L	Non-Contributing
77 HARRISON AV W	071-0-102-525	1992		6		6L	Non-Contributing
85 HARRISON AV W	071-0-102-300	1925		6		6L	Non-Contributing
85 MISSION AV	071-0-141-230	1924				6L	Non-Contributing
363 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
369 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
371 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
375 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
377 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
397 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
421 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
425 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
427 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
426 OLIVE ST N	071-0-102-400	1927				6L	Non-Contributing
377 HARRISON AV W #A	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #B	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #C	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
379 HARRISON AV W	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #7	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #8	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
389 HARRISON AV W #6	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #3	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #4	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #1	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #2	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
334 HARRISON AV W	071-0-131-030	1927		7R		6L	Non-Contributing
401 VENTURA AV N	071-0-102-240					6L	Non-Contributing
407 VENTURA AV N	071-0-102-240					6L	Non-Contributing
413 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing
415 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing

Barry Drive Potential Conservation Area

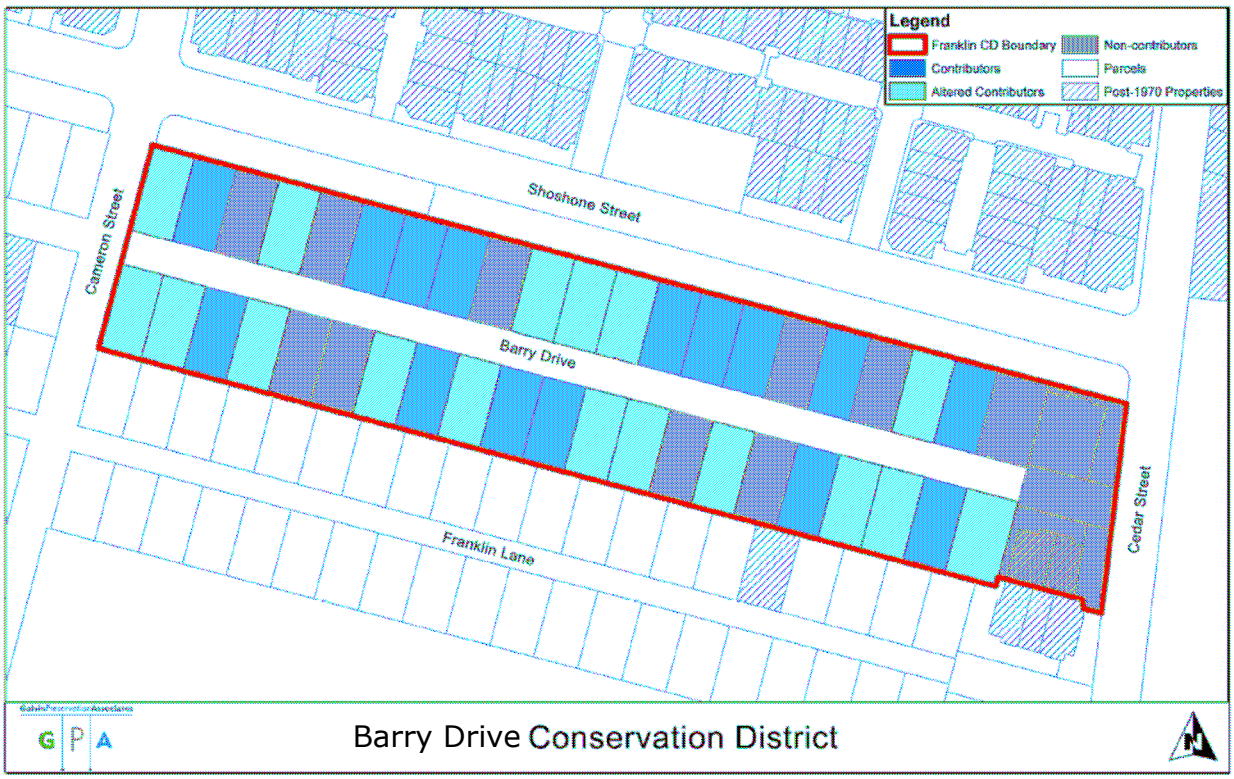

Figure 11. Map of Proposed Barry Drive Conservation Area.

The Barry Drive Conservation Area is located along the 200 and 300 blocks of Barry Drive. It is bounded by the north side of Barry Drive on the north, the west side of Cameron Street on the west, the south side of Barry Drive on the south and the west side of Cedar Street on the east (See figure 11). There are forty seven (47) properties located within the conservation area boundaries; thirty four (34) of which have been identified as contributing or altered. Twelve (12) properties do not contribute to the conservation area.

Following is the list of potential contributors to the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
163 BARRY DR	069-0-051-025	1935				6L	Contributor
172 BARRY DR	069-0-052-035	1915 (c)				6L	Contributor
174 BARRY DR	069-0-052-035	1915 (c)				6L	Contributor
176 BARRY DR	069-0-052-035					6L	Contributor
211 BARRY DR	069-0-051-065	1928				6L	Contributor
213 BARRY DR	069-0-051-065	1928				6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
225 BARRY DR	069-0-051-075	1928				6L	Contributor
232 BARRY DR	069-0-052-085	1928				6L	Contributor
233 BARRY DR	069-0-051-085	1928				6L	Contributor
252 BARRY DR	069-0-052-105	1928				6L	Contributor
254 BARRY DR	069-0-052-105	1928				6L	Contributor
262 BARRY DR	069-0-052-115	1925 (c)				6L	Contributor
264 BARRY DR	069-0-052-115	1925 (c)				6L	Contributor
283 BARRY DR	069-0-051-135	1929				6L	Contributor
303 BARRY DR	069-0-051-145	1929				6L	Contributor
315 BARRY DR	069-0-051-155	1929				6L	Contributor
338 BARRY DR	069-0-052-175	1929				6L	Contributor
339 BARRY DR	069-0-051-175	1928				6L	Contributor
374 BARRY DR	069-0-052-205	1928				6L	Contributor
375 BARRY DR	069-0-051-205	1935				6L	Contributor

Following is a list of the altered contributors within the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
152 BARRY DR	069-0-052-015	1980 (c)				6L	Altered Contributor
153 BARRY DR	069-0-051-015	1929				6L	Altered Contributor
162 BARRY DR	069-0-052-025	1930				6L	Altered Contributor
182 BARRY DR	069-0-052-045	1915 (c)				6L	Altered Contributor
183 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
184 BARRY DR	069-0-052-045					6L	Altered Contributor
185 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
2226 CAMERON ST	069-0-052-015	1987 (c)				6L	Altered Contributor
224 BARRY DR	069-0-052-075	1935				6L	Altered Contributor
242 BARRY DR	069-0-052-095	1928				6L	Altered Contributor
253 BARRY DR	069-0-051-105	1928				6L	Altered Contributor
263 BARRY DR	069-0-051-115	1929				6L	Altered Contributor
272 BARRY DR	069-0-052-125	1945 (c)				6L	Altered Contributor
272 BARRY DR #8	069-0-052-125	1945 (c)				6L	Altered Contributor
273 BARRY DR	069-0-051-125	1928				6L	Altered Contributor
282 BARRY DR	069-0-052-135	1927				6L	Altered Contributor
314 BARRY DR	069-0-052-155	1941				6L	Altered Contributor
350 BARRY DR	069-0-052-185	1939				6L	Altered Contributor
362 BARRY DR	069-0-052-195	1928				6L	Altered Contributor
363 BARRY DR	069-0-051-195	1948				6L	Altered Contributor
386 BARRY DR	069-0-052-215	1947				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed Barry Drive Conservation Area, but do not contribute to the significance of the district because they

were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
175 BARRY DR	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #A	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #B	069-0-051-035	1980 (c)				6L	Non-Contributor
202 BARRY DR	069-0-052-055	1928				6L	Non-Contributor
203 BARRY DR	069-0-051-055	1928				6L	Non-Contributor
216 BARRY DR	069-0-052-065	1945				6L	Non-Contributor
245 BARRY DR	069-0-051-095	1939				6L	Non-Contributor
302 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
304 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
327 BARRY DR	069-0-051-165	1963				6L	Non-Contributor
330 BARRY DR	069-0-052-165	1929				6L	Non-Contributor
351 BARRY DR	069-0-051-185	1940				6L	Non-Contributor
387 BARRY DR	069-0-051-215	1940				6L	Non-Contributor

Identification of Individually Significant Properties/Structures

Properties Listed on the National Register of Historic Places

There is currently one property in the Westside Community Plan Area that is listed on the National Register of Historic Places (National Register). This property has been given a status code of 1S (Individual property listed in the National Register by the Keeper and are automatically listed in the California Register). These properties are historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

- The Mission Aqueduct located off of Canada Larga Road.

Properties Previously Determined Eligible for the National Register of Historic Places

There are twenty six (26) properties in the City of Ventura that are located within the Westside Community Plan Area that were previously determined individually eligible for the National Register of Historic Places. These properties were previously given a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation).

However, after re-evaluation, some of these previously determined eligible properties have since been demolished or altered and no longer appear to meet the criteria for inclusion in the National Register due to a loss of integrity or are better suited for eligibility at the local level. In these cases, the previous status code is followed by a new status code reflecting the property's change in status. Only those properties with a current status code of 3S are eligible for the National Register.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
41 BELL WY		071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence
1036 CAMERON ST		069-0-122-295	1927	Craftsman	3		6L	Non-Contributor to the El Medio Conservation District
111 FRANKLIN LN		069-0-042-105	1900	Queen Anne	3S	POT	5S1	Misc. Potential Site
386 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
388 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
52 MISSION AV		071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
184 MISSION AV		071-0-142-020	1886	Italianate	3S	POT	5S1	Individually Significant Building
125 PARK ROW AV W		071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
20 PLEASANT PL		068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
684 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
688 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
692 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
696 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
698 VENTURA AV N		071-0-071-010	1925		3S	POT	3S	
2400 VENTURA AV N	1	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	2	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	3	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	4	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	5	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	6	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	7	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	8	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	9	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	10	069-0-221-010	1910		3S		6Z	Dent Ranch
2453 VENTURA AV N		068-0-052-040	1890 (c)	Queen Anne w/Eastlake Influences	3S		3S	Albert H. Barney Residence
2647 VENTURA AV N		068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School

Properties Currently Determined Eligible for the National Register of Historic Places

The following properties represent those properties that currently appear eligible for the National Register through survey evaluation. They received a status code of 3S and are considered to be "historical resources for the purposes of the California Environmental Quality Act (CEQA). They are also eligible for local landmark status.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
5895 VENTURA AV N	063-0-040-025	1939		2S2	LMA	2S2	Avenue Water Treatment Facility;
125 PARK ROW AV W	071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
20 PLEASANT PL	068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School
684 VENTURA AV N	071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
698 VENTURA AV N	071-0-071-010	1925		3S	POT	3S	
2453 VENTURA AV N	068-0-052-040	1890 (c)	Queen Anne w/Eastlake Influences	3S		3S	Albert H. Barney Residence
2647 VENTURA AV N	068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
2220 VENTURA AV N Needs Clarification of original building;	069-0-042-185	1959				3S	Associated with Fred Huntsinger and VETCO
600 SHELL RD						3S	SHELL CLUB

Previously Determined Properties Eligible for Local Historic Designation

There are nineteen (19) properties that were previously determined eligible for local designation. However, these properties formerly received a status code of 5S2 (individually property that is eligible for local listing or designation). In a few cases these properties have undergone significant alterations since the prior evaluation and therefore received an updated status code to reflect the changes. Following is a list of properties. Only properties with a current status code of 5S1, 5S2, or 5S3 are currently designated or appear eligible as local landmarks.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
2690 VENTURA AV N		069-0-020-050	1870-1907	Vernacular Cottage	5		6Z	
121 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
123 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
47 JAMES DR		068-0-090-035	1970 (c)	No Particular Style	5S2	POT	6Z	Misc. Potential Site
183 PARK ROW AV W		071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence
54 STANLEY AV E		069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
447 VENTURA AV N		071-0-102-190	1928	Craftsman	5S2	HDA;	5B	"Building of Merit

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	URRENT STATUS CODE	NOTES
			(c)			POT		1983"; Carl A. Simpson Residence;
610 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
2025 VENTURA AV N		068-0-070-025	1887	Italianate Cottage	5S2		7N	
2686 VENTURA AV N		069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
2717 VENTURA AV N		068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence
606 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building

Properties Currently Listed as Local Landmarks

The following properties within the survey area are currently listed as local landmarks; however, some of these properties have since been altered or changed. The new status code reflects their current status.

ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
610 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
606 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
5895 VENTURA AV N	1939		2S2	LMA	2S2	Avenue Water Treatment Facility; SUCATCODE OVERRIDE
388 FRANKLIN LN	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
11 SIMPSON ST E	1929		6	LML	6Z	
15 SIMPSON ST E #2B	1929		6	LML	6Z	
15 SIMPSON ST E #2F	1929		6	LML	6Z	
15 SIMPSON ST E #2G	1929		6	LML	6Z	
15 SIMPSON ST E #3B	1929		6	LML	6Z	
15 SIMPSON ST E #3D	1929		6	LML	6Z	
15 SIMPSON ST E #3G	1929		6	LML	6Z	
348 CARR DR	1952			LML	6Z	Mission Aqueduct
222 ROCKLITE RD	1948			LML	6Z	Mission Aqueduct
125 PARK ROW AV W	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
386 FRANKLIN LN	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
52 MISSION AV	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
41 BELL WY	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence

Properties Individually Eligible for Local Historic Designation

Since the prior survey, several new properties were identified in this current study that may have individual significance at the local level because they meet at least one of the City of Ventura's designation criteria. These are properties that are either 1) very good representations of their architectural style, 2)are the earliest properties that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, 3) are associated with significant local individuals or 4) are good examples of at least one historic context.

These properties were given a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) if they appeared individually significant at the local level under any of the identified historic contexts and if they met at least one of the local register criteria. There were twenty five (25) properties that received a status code of 5S3. Properties that are already listed locally have a status code of 5S1. These properties are considered historical resources for the purposes of the California Environmental Quality Act (CEQA). They are as follows:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
183 PARK ROW AV W	071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence
54 STANLEY AV E	069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
606 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
610 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
612 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
111 FRANKLIN LN	069-0-042-105	1900	Queen Anne	3S	POT	5S1, 3S	Misc. Potential Site
386 FRANKLIN LN	069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1, 3S	Judge Ben T. Williams Residence
184 MISSION AV	071-0-142-020	1886	Italianate	3S	POT	5S1, 3S	Individually Significant Building
41 BELL WY	071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1, 3S	Josiah Keene Residence
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant Building
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court	5S2		5S3	El Medio Court Apartments

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
			Apartments				
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
62 BELL WY	071-0-022-080	1890	Queen Anne Cottage w/Eastlake Influences	7N	POT	5S3	Misc. Potential Site
2686 VENTURA AV N	069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
591 VENTURA AV N	071-0-062-350	1933		6	HDA	5S3	
83 HARRISON AV W	071-0-102-290	1890		6		5S3	
4777 CROOKED PALM RD	063-0-050-245	1945 (c)	Mid-Century Modern			5S3	
404 VENTURA AV N	071-0-153-040	1945				5S3	
420 VENTURA AV N	071-0-153-040	1945				5S3	
432 VENTURA AV N	071-0-153-040	1945				5S3	
2038 VENTURA AV N	069-0-043-345	1952				5S3	
3587 VENTURA AV N	063-0-210-095	1925 (c)				5S3	
4504 VENTURA AV N	063-0-151-365	1890				5S3	
4692 VENTURA AV N	063-0-131-035	1900				5S3	
4850 VENTURA AV N	063-0-131-020	1920 (c)				5S3	
67 MISSION AV	071-0-141-220					5S3	
69 MISSION AV	071-0-141-220					5S3	
128 MISSION AV	071-0-142-070	1900				5S3	

In addition to the properties listed above, there are also fifty four (54) properties that appear to be individually significant that are located within the existing or proposed district boundaries; these properties appear to be individually significant for contexts other than their contributions the potential district's significance. These properties received a status code of 5B (locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation). These properties are "historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	POT	5B	Individually Significant Building within E. Vince/Lewis Historic District; Misc. Potential Site
37 CENTER ST W	071-0-062-030	1925		6	HDA	5B	Individually Significant Building within Simpson Tract
113 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
115 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
270 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
272 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
447 VENTURA AV N	071-0-102-190	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
481 VENTURA AV N	071-0-101-030		Spanish Colonial Revival	6	HDA	5B	Individually Significant Building within Simpson Tract
491 VENTURA AV N	071-0-101-020	1926	Craftsman Bungalow	6	HDA	5B	Individually Significant Building within Simpson Tract
505 VENTURA AV N	071-0-101-410	1937		6	HDA	5B	Individually Significant Building within Simpson Tract
563 VENTURA AV N #C	071-0-062-370	1889 (c)	Queen Anne w/Eastlake Influences	7N	HDA	5B	Individually Significant within the Simpson Tract "Structure of Merit 1983";
571 VENTURA AV N	071-0-062-360	1947	Craftsman Bungalow	6	HDA	5B	Individually Significant Building within Simpson Tract

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
573 VENTURA AV N	071-0-062-360	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant Building within Simpson Tract
1240 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1252 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1254 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
1258 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1264 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #13	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #14	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #15	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #16	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
							Historic District
1266 VENTURA AV N #17	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #18	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #19	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #20	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
							Vince/Lewis Historic District
1280 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
93 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE

Identification of Properties that Are Not Historically Significant

The majority (approx. 3,730) of the 4,481 properties that were inventoried in the survey were determined not to be historically significant as they do not appear to meet the National Register of Historic Places, the California Register of Historical Resources, or the local designation criteria, or because they have been so significantly altered that they no longer possess enough historic integrity to convey their historical associations. Therefore, these properties were given a status code of 6Z (found ineligible for National Register, California Register or Local designation through survey evaluation). There are too many of these properties to list here, but a complete listing off all properties inventoried and their associated status codes is provided in Appendix A attached to this report. These properties are not considered to be historical resources for the purposes of the California Environmental Quality Act (CEQA).

Identification of Properties that Will Require Further Evaluation

Finally, there were forty nine (49) properties identified that may require further evaluation. This is due to the fact that the properties were either not visible from the public right-of-way, or appeared to have been moved to the survey area and therefore may have significance within a individual historic context or were located along the base of the hillside and may have a segment of the mission aqueduct present. These properties received a status code of 7N and will therefore need to be evaluated on a case-by-case basis in the future. This group includes the following properties:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor to the El Medio Conservation District
323 ROCKLITE RD						7N	Check association with cynderblock production
800 SENECA ST	069-0-020-165	1920 (c)				7N	Confirm association with original girls school
132 SIMPSON ST E	071-0-072-130	1910	Vernacular Cottage	7R		7N	Edwin C. Williams Residence
49 PARK ROW AV W	071-0-142-200	1855	Vernacular Residence w/Queen Anne Influences	7N	POT	7N	Garcia-Comstock Residence
47 JAMES DR	068-0-090-035	1970 (c)	No Particular Style	5S2	POT	7N	Misc. Potential Site
348 CARR DR	069-0-102-165	1952			LML	7N	Mission Aqueduct
234 CANADA LARGA RD	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
234 CANADA LARGA RD #R1	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
700 CEDAR ST	071-0-081-020	1925		7R	POT	7N	MOULTON G. WALKER RESIDENCE
56 SIMPSON ST E	071-0-072-040	1905	Vernacular Cottage	7R		7N	Nathan R. Woodworth Residence
219 PARK ROW AV W	071-0-132-170	1908				7N	Not Visible
304 WALL ST	071-0-152-100				POT	7N	POTENTIAL AQUEDUCT SITE
334 WALL ST	071-0-152-360				POT	7N	POTENTIAL AQUEDUCT SITE
362 WALL ST	071-0-152-160				POT	7N	POTENTIAL AQUEDUCT SITE
388 WALL ST	071-0-152-170				POT	7N	POTENTIAL AQUEDUCT SITE
600 CEDAR ST #150	071-0-112-210	1967		7R	POT	7N	POTENTIAL AQUEDUCT SITE

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
652 CEDAR ST	071-0-081-070	1925		7R	POT	7N	Potential Aqueduct Site
667 CEDAR PL	071-0-081-060	1956 (c)			POT	7N	Potential Aqueduct Site
676 CEDAR ST	071-0-081-050	1925		7R	POT	7N	Potential Aqueduct Site
686 CEDAR ST	071-0-081-040	1925		7R	POT	7N	Potential Aqueduct Site
738 CEDAR ST	071-0-082-210	1922		7R	POT	7N	Potential Aqueduct Site
790 CEDAR ST #121	071-0-082-190	1980 (c)		7R	POT	7N	Potential Aqueduct Site
746 CEDAR ST	071-0-082-020	1928	Tudor Revival	7R	POT	7N	Potential Aqueduct Site; Moulton G. Walker Residence
300 VENTURA AV N	071-0-154-110	1920 (c)				7N	
1019 OLIVE ST N	068-0-121-030	1952				7N	
109 CENTER ST E	071-0-072-180	1928		7R		7N	
145 JAMES DR	068-0-090-095	1920				7N	
1980 VENTURA AV N	069-0-060-015	1920 (c)				7N	
1985 VENTURA AV N	068-0-070-045	1912 (c)	Craftsman	7R		7N	
2025 VENTURA AV N	068-0-070-025	1887	Italianate Cottage	5S2		7N	
267 PARK ROW AV W #A	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #B	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #C	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #D	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
3052 VENTURA AV N	069-0-141-235					7N	
447 SIMPSON ST W	071-0-051-140	1915		7R		7N	
5017 CROOKED PALM RD	063-0-050-345					7N	
63 RAMONA ST W	071-0-022-180	1910				7N	
68 CENTER ST E	071-0-111-140	1900	Vernacular Cottage w/Queen Anne Influences	7R		7N	
70 MC FARLANE DR W	068-0-101-160	1928		6		7N	

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
83 CENTER ST E	071-0-072-310	1908	Vernacular Cottage w/Queen Anne Influences	7R		7N	
52 PROSPECT ST W	071-0-102-160	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building to Simpson Tract Historic District
563 VENTURA AV N #A	071-0-062-370	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract;"Structure of Merit 1983";
459 VENTURA AV N	071-0-102-180	1928 (c)	Craftsman	7R	HDA	7N	Martin Uharriet Residence; "Building of Merit 1983";
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant Building within West Mission Conservation District; W.S. Linn Residence
490 VENTURA AV N		1950 (c)				7N	
2717 VENTURA AV N	068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing Building within the E. Vince/Lewis Historic District - Has a context separate from district
1641 VENTURA AV N	068-0-090-245	1946				POT	

Conclusion & Recommendations

The City of Ventura retained Galvin Preservation Associates Inc. (GPA) to conduct a historic architectural survey of the Westside and North Avenue Community Plan Areas in the City of Ventura. The survey included 1) the development of an updated historic context focused on the Westside area, 2) the reconnaissance and inventory of all properties within the Westside Community Plan Area, 3) the updating of previous survey data from a 1983 survey, and 4) an intensive level survey of select properties within the survey area that may have individual historic significance. The survey was conducted between March and August 2010 and the final report was prepared in September, 2010 and January, 2011.

Conclusions:

The survey included the inventory of 4,481 properties within the survey area.

Previous Determinations:

(1,312) Properties were previously identified or evaluated in previous studies
(1) Property is currently listed on the National Register of Historic Places (segment of the mission aqueduct along Canada Larga Road)
(1) Properties are currently listed on the California Register of Historical Resources
(18) Properties are currently listed on the Local City of Ventura Historical Register individually (LMA and LML local rating)- including properties with multiple addresses
(294) Properties are currently listed as contributing properties within the Simpson Tract Historic District (HDA local rating)

As a result of this survey:

(93) Properties were recorded on DPR 523A forms
(93) Properties were evaluated on DPR 523B forms

(1) Historic district is locally listed (Simpson Tract Historic District). Updated survey included:

- (172) properties that contribute to the district (including individually significant properties)
- (123) properties that do not contribute district

(1) Historic district appears eligible as a City of Ventura Local Historic District (East Lewis/ Vince Streets)

- (169) properties contribute to the East Lewis/Vince Streets Local Historic Districts (including individually significant properties)

- (31) properties do not contribute to the local district but may receive special consideration in planning

(3) Areas that are being recommended as Conservation Areas that may receive special consideration in local zoning or planning include:

- El Medio Conservation Area
  - (92) properties contribute (including individually significant properties)
  - (70) properties contribute to the area but have been altered
  - (94) properties do not contribute to the area but may receive special consideration in planning
- West Mission Conservation Area
  - (94) properties contribute (including individually significant properties)
  - (50) properties contribute to the area but have been altered
  - (122) properties do not contribute to the area but may receive special consideration in planning
- Barry Drive Conservation Area
  - (19) properties contribute (including individually significant properties)
  - (20) properties contribute to the area but have been altered
  - (12) properties do not contribute to the area but may receive special consideration in planning

(86) Properties appear to be individually eligible for the Local Historical Register through survey evaluation (5S3) (including those previously evaluated and those located within listed or proposed historic districts)

(approx. 3,730) Properties were evaluated within the identified historic contexts and determined not to meet the National Register, California Register or local designation criteria (these properties received a status code of 6Z)

(49) Properties will need to be reevaluated at a later date because they were not visible from the street or there was no public access (these properties received a status code of 7N)

Recommendations:

After review of the Westside Community Plan Area Historic Survey, GPA recommends that the City of Ventura consider the following:

1. Local designation of the recommended historic district and individual resources present within the survey area.

2. Define the existing and proposed district areas with special signage to promote awareness and pride within the community.

3. Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation, conduct public outreach efforts and prepare fact sheets about historic preservation for property owners.

4. Consider designating the identified "Conservation Areas" with special zoning to help preserve community character in accordance with the City's General Plan. Identify specific zoning requirements in conjunction with the Westside Community Plan Update.

5. Prepare design guidelines for the two historic district areas to assist with the design of proposed alterations to contributing properties, altered properties, and compatible infill. Consider incentives for "altered contributors" to restore buildings back to the district character so that they would become a "contributor."

6. Consider special design guidelines for "non-contributing" buildings within designated historic districts so that the infill development and alterations to non-contributing buildings would be compatible with the historic character of the district. Likewise, consider special infill design and neighborhood compatibility reviews for "non-contributing" and new buildings within existing Conservation Areas.

7. Post information from this survey on the City's website or otherwise make the information readily available to the public.

8. Consider providing financial incentives to property owners for the ongoing maintenance of their properties, including the use of the Mills Act Property Tax Abatement Program and allowing use of the Historic Building Code on designated historic properties.

9. Conduct additional research on some of the property owners of the earliest residences and the properties identified with a 7N more thoroughly to identify and showcase some of the early families and significant individuals of Ventura's Westside Community history.

10. Conduct an oral history outreach project on the early residents of the Westside Community Plan Areas to document the city's history as it relates to this area. Utilize local university history programs to integrate an oral history program into school sponsored projects.

11. Explore additional focused themes on contexts identified by the Historic Preservation Committee including (but not limited to) the development of cable television within the area, the local influence of the automobile including show cars and auto show rooms, and the potential that the area's early history played a role in the mass production and shipping of fruits and nuts within the valley.

General City Recommendations Regarding Historic Preservation

12. Review current preservation policy and determine how to integrate the survey findings into the overall planning process including integrating design review with the California Environmental Quality Act (CEQA) process.

13. Apply to become a Certified Local Government (CLG) through the State Office of Historic Preservation (OHP) to further the preservation program and to become eligible for competitive grants for ongoing historic preservation activities.

14. Require training for select members of the Planning Commission and the Community Development staff on historic preservation practices and issues as they relate to planning in the City of Ventura. Specific training may include information on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Mills Act Property Tax Abatement Program, Establishing Design Guidelines, the California Environmental Quality Act (CEQA) as it relates to historic properties, etc.

List of Preparers and Acknowledgements

The City of Ventura's Westside Community Plan Survey Report was prepared by Galvin Preservation Associates Inc. (GPA) under contract to the City of Ventura. The work was completed between January and July 2009. The GPA team members who participated with the survey are Andrea Galvin, Nicole Collum, Ben Taniguchi, and Laura Vanaskie.

GPA worked under the direction of **Jeffrey Lambert**, AICP, Community Development Director with the City of Ventura's Community Development Department and **Lisa Wilkinson**, Associate Planner.

Andrea Galvin, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the City; she peer reviewed the historic context, conducted the public outreach component of the project and prepared the overall summary report.

Nicole Collum, architectural historian II with GPA, assisted with the preparation and quality control of the evaluation of properties and the preparation of the DPR 523B forms. Ms. Collum has a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts degree in Art History and Classics from the University of Southern California.

Ben Taniguchi, historian II with GPA, prepared sections of the draft historic context statement, conducted the architectural survey work, and peer reviewed inventory forms for the properties located within the survey area. Ben has a Bachelor of Arts degree in history from the University of California, Riverside and has been working in the field of history in California for a number of years.

Laura Vanaskie, architectural historian II and architectural designer with GPA, assisted with the survey efforts for this project and with the peer review of the draft historic context and development of inventory forms. Ms. Vanaskie also assisted in the evaluation of historic properties, prepared the district record forms and prepared all maps and illustrations associated with this project. Ms. Vanaskie has a Master of Architecture from the California State Polytechnic University, Pomona.

The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61. The GPA historians and architectural historians brought their history of working in Ventura and knowledge of California Architectural History to ensure a high quality product for the City.

Thank You!

In addition to those mentioned above, the following City of Ventura staff members and volunteer community members greatly assisted in the completion of this report. A special thanks goes out to the following people who volunteered their time to meet with the project team and city staff, attend public outreach meetings and peer review the draft historic context statement for the City.

Historic Preservation Committee:

- Jack Shaffer, Chair
- Mel Willis
- Tyson Cline
- Alan McLeod
- Pamela Huckins

City Staff /Volunteers:

- Lisa Wilkinson/ Associate Planner
- Jared Rosengren/Associate Planner
- Elizabeth Richardson/Assistant Planner

- Pamela Huckins Community Volunteer
- Caroline Raftery, Community Volunteer
- Nicole Petler, Community Volunteer

A special thank you goes to Jim Monahan and Stephen Schafer, who each toured the survey area with the project manager, Andrea Galvin, and assisted with identifying potentially significant properties and providing insightful contextual information.

Mr. Monahan was born and raised within the Westside/ Ventura Avenue area and worked in the oil tool manufacturing business for many years. He is a former Mayor of Ventura and is currently serving the City as a Councilmember. He was very helpful for his wealth of knowledge in the area.

Mr. Schafer is a local photographer and the president of the Ventura Conservancy, a local advocacy group whose mission is to preserve and protect historic resources within Ventura. Mr. Schafer provided the survey team with several historic photographs and maps of the survey area and identified potentially significant properties in the field.

Additional thanks goes to Charles Johnson, Librarian at the Museum of Ventura County Archives, who was extremely helpful in providing research material and contextual information on the Westside and Ventura Avenue Areas.

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