



# **Westside Historic Context & Survey Report City of Ventura**

Prepared for:

City of Ventura  
501 Poli Street  
Ventura, CA 93001

Prepared by:

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# **AVENUE SURVEY FINAL VERSION**

**October 2011**

# **10/2011**

GalvinPreservationAssociates



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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 was developed. The area was 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 recommendation is, 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 brownfields (hazardously contaminated soils). 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 identify, 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 41). 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.

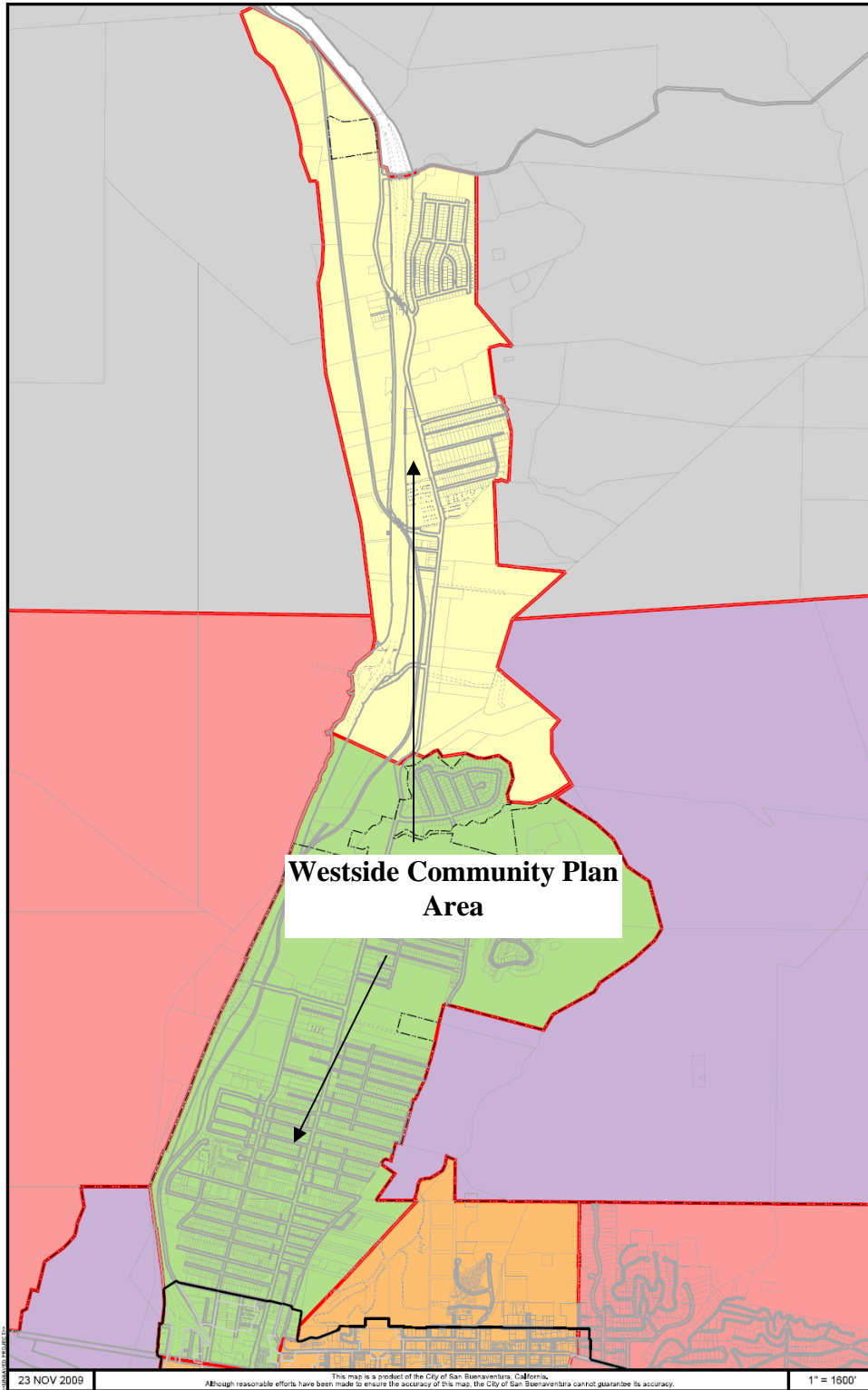


Figure 1. Map of Westside/ North Ventura Avenue Community Plan Areas & Study Area.

## 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 for 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 4,482 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 4,482 properties, the project team triaged those properties that best represented the identified contextual themes for the City and selected seventy-eight (78) 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. Preparing the DPR 523B forms. Utilizing the draft historic context and identified historic themes, the project team sorted the inventory forms into groups that represented each historic context. Notes were taken on properties that represented multiple historic contexts. Then, the project team prepared the DPR 523B forms that included property specific information on the individual building as well as information on the previous owners, architect, area or theme that the building represented, etc. if such information was available. The project team did not conduct additional research on properties that were previously identified in other studies or currently listed landmark properties. Determinations were made as to which properties may be significant individually, based on their identified historic context or theme. The project team then prepared the Draft DPR 523B forms to include significance statements and a summary of the associated context. Evaluations of significance were made based on the National Register, California Register, and local designation criteria.

### ***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 are specific to development of the Westside/Ventura Avenue study area:

1. Mission Period, 1782 – 1833
2. The Rancho Period and the City's Founding, 1834 – 1848
3. Early Agricultural Development, 1866 – 1925
4. The Oil and Development Boom, 1920 – 1945
5. The Great Depression and World War II, 1929 – 1945
6. The Postwar Years and the 1950s Boom, 1946 – 1959

### **Introduction: Identified Resource Types**

The Westside/Ventura Avenue (hereafter referred to as "Westside" only) 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. 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 early ranching properties at one time were surrounded by fields and orchards, but those have since been developed into large housing tracts and in most cases only the primary residence remains. The majority of properties were constructed between 1920 and 1930. They include commercial properties modest in size and design and modest single-family residences constructed in the Craftsman and Mission Revival styles of architecture. The majority of resources within the area include these 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. Examples of each of the property types are included in the following sections.

## ***Historic Context***

### **Introduction: The Study Area**

The Westside study area, oriented north-south and located adjacent to each other on the west side of the City of Ventura, currently has a population of approximately 12,000 residents. The study area is bounded by Park Row Avenue on the south and Cañada Larga Road on the north; it is bisected by Ventura Avenue. It 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. After the turn of the 20<sup>th</sup> 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 oil workers and those employed in associated industries. New schools were built as well to accommodate for the increasing population.

Ventura Avenue, which runs north-south and is now referred to as 'the Avenue' by residents of the city of Ventura, was formerly called Cañada Street. The southern portion of Ventura Avenue was originally Spruce Street and north of the oil fields it was called Nordhoff Road.<sup>1</sup> 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 lined the roadway surrounded by large expanses of wheat, grains, and apricots. After oil was discovered in the 1920s, the avenue began to change. Development became increasingly dense from the 1920s to the 1950s. 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. The northern section also has large residential developments from the 1960s to the present day. A few late 19<sup>th</sup> century residences remain mixed in with modest worker's housing from the 1920s, '30s, and '40s. Due to the mix of property uses and ages, the Westside study area exhibits a wide variety of property types and architectural styles, demonstrating how this particular area in Ventura's history has evolved over time to accommodate the many changes in the area.

### **Development History and Associated Property Types**

#### ***The Mission Period, 1782 – 1833***

Mission San Buenaventura was founded on Easter Sunday, March 31, 1782. Plans for a mission at San Buenaventura were drawn up as early as 1768, when the area was selected as the site for

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<sup>1</sup> David W. Hill *The Streets of Ventura: Their Names and How They Came to Be* (Ventura, CA: Museum of Ventura County, 2008).

an intermediate mission between the existing Mission San Diego and Mission San Carlos. In 1771, the Fathers assigned to Mission San Buenaventura started their journey to Rancheria de la Asuncion de Nuestra Señora at the mouth of the Santa Clara River, south of the present-day City of Ventura. Political infighting and Native American uprisings delayed the founding of the mission until 1782. Mission San Buenaventura became the ninth mission established in Alta California and the last mission established by Father Junipero Serra.<sup>2</sup> The first mission building and its chapel were located near the present-day intersection of Thompson Boulevard and Palm Street; they no longer survive. The existing mission building on Main Street was built in 1804.

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. The first source of water was likely 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.<sup>3</sup> The Spanish relied on Chumash Indian labor for construction of the mission and its ancillary buildings. It appears that the aqueduct was constructed in the late 1790s or early 1800s, though the exact date is unknown. The lack of availability of Mexican artisans and stonemasons in Alta California prior to this time likely prevented its construction until this time.<sup>4</sup> Studies of construction practices within the California missions have also revealed that most construction activities associated with waterworks took place between 1805 and 1815. This included the construction of aqueducts, reservoirs, dams and mills. The mission was reported to have a “copious supply of water that produced more than ordinary harvests of grain and fruits” as early as 1787.<sup>5</sup> Based on historical data concerning the development of Mission San Buenaventura, it appears most likely that the aqueduct was constructed between 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, although the mill building is no longer extant.<sup>6</sup>

The aqueduct ran east of what would eventually become Ventura Avenue. It originated at San Antonio Creek near the Rancho Anaz Adobe on Old Creek Road north of the study area and ran south approximately seven miles along the base of the hillside, passing present-day Weldon Canyon and Cañada Larga before leading to the mission on present-day Main Street in downtown Ventura. 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 was 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 varied in height depending on the terrain and

<sup>2</sup> Fr. Zephyrin Engelhardt, *San Buenaventura: The Mission by the Sea* (Santa Barbara: The Schauer Printing Studio Inc., 1930), 6.

<sup>3</sup> Dorothy E. Brovarney. “Cañada Larga: History and Preservation of the Mission San Buenaventura Aqueduct,” *The Ventura County Historical Society Quarterly* 32, no. 3 (spring 1987): 7.

<sup>4</sup> Brovarney, 8.

<sup>5</sup> Brovarney, 13.

<sup>6</sup> Brovarney, 10.

had a shallow trough 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 maintain 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.<sup>7</sup>

The aqueduct remained in use until 1861 when it was washed out by floods from winter storms. After this, it fell into disuse and remained so until the Santa Ana Water Company purchased the mission water rights in 1871 and used the aqueduct, supplemented by a reinforced plank conduit, to transmit water once again. Around 1900, however, a hole was blasted through the aqueduct at Cañada Larga Road in the study area to accommodate a road.<sup>8</sup> Today, the largest remaining portion of the aqueduct remains visible at this site along Cañada Larga Road. The surviving portion consists of two fragments which total approximately 100 feet in length. There is a 12-foot gap between the two fragments from when the road was created. The aqueduct portion at Cañada Larga Road is listed on the National Register of Historic Places and is Ventura County Landmark #28. Smaller segments are also visible farther south along the base of the hills at the end of East Vince and East Lewis Streets, east of Ventura Avenue. This portion is Historic Landmark #58.

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.<sup>9</sup> The vineyard that Uria is referring to was located to the north of the mission complex within the study area. It consisted of approximately 19 acres and was surrounded by a hexagonal stone wall. A plat map of the lands belonging to 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 the present-day Museum of Ventura County and associated park lands. The original vineyard site is located approximately in the neighborhood bounded by Bell Way, West Barnett Street, West Warner Street, and West Flint Street on the west side of Ventura Avenue. Although not visible, the stone foundation walls are likely still extant below ground.

#### Extant Properties:

The only extant resource from the Mission Period in the survey area is the mission aqueduct, a portion of which is located near Cañada Larga Road.

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<sup>7</sup> Brovarney, 14.

<sup>8</sup> Brovarney, 26 – 27.

<sup>9</sup> Brovarney, 10.

### ***The Rancho Period and the City's Founding, 1834 – 1848***

In 1834, Pio Pico, the last Mexican governor of California, ordered all of the missions secularized and their administration transferred to the Mexican government. He began awarding land grants to prominent businessmen, officials and military leaders. He gave a total of 19 grants of ranchos in the Ventura County area, the majority of which contained 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 study area is located on several former ranchos including Rancho Cañada de San Miguelito, Rancho Cañada Larga o Verde, Rancho Santa Ana, and small portions of Rancho Ex Mission Tract No. 1. The Rancho Arnaz Adobe, located along Old Creek Road and Highway 33 near the head of the former mission aqueduct is located outside the study area, but is in close proximity. This building dates to the Mexican period. Battles between troops loyal to Mexico and opposing *Californio* rebels led to the ousting of governors of the province of Alta California. The land holdings of the mission were taken over by Manuel Antonio Rodriguez de Poli, a native of Spain, and patented on August 24, 1874.

After the end of the Mexican-American War, California became a territory in 1848 and a state in 1850. Jose Arnaz began laying out a town site at San Buenaventura in 1848.<sup>10</sup> The town consisted of mostly adobe buildings constructed in the vicinity of the mission along present-day Main Street. In addition to the new buildings in town, a U.S. Coast Survey Map dating to 1855 shows three “Indian Ranchos” within the lush Ventura River basin. 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, which was little more than a dirt path leading to Ojai to the north and had few buildings present within the immediate vicinity.

The house at 49 Park Row Avenue was constructed in 1855 in the Vernacular Victorian style. The two-story single-family residence has a front gabled roof with a full-width porch with a hipped roof supported by square columns. The house has a clapboard exterior and narrow double-hung windows. It is an example of the types of houses being built in the middle of the 19<sup>th</sup> century in Ventura when the avenue served as the main road to Ojai and development outside the immediate vicinity of Main Street was sparse. The house would have been surrounded by agricultural fields or open space when it was constructed. It was not until later in the century that the first streets and tracts would be laid out beyond downtown Ventura.

#### Extant Properties:

There is one extant example in the survey area from this period. The residence at 49 Park Row Avenue was constructed in 1855 in a vernacular style with Victorian influences. The Ortega Adobe at 215 West Main Street, though outside the survey area, is an important early example of

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<sup>10</sup> E.M. Sheridan, *History of Santa Barbara, San Luis Obispo and Ventura Counties, California*. (Chicago: The Lewis Publishing Company, 1917).

residential development. It was built between 1855 and 1857 by Emigdio Miguel Ortega, on a portion of the former Rancho Ex-Mission San Buenaventura near the Ventura River.

### ***Early Agricultural Development, 1866 – 1925***

The city was officially recognized within United States jurisdiction when a post office was established in 1861. The city was incorporated as the City of San Buenaventura under an act of the state legislature in 1866. It remained largely rural, with a few adobe buildings. Development was concentrated west of the mission on either side of Main Street. Outside of this area, the land was mostly still open fields. Ventura Avenue was then known as Cañada Street. This area of San Buenaventura was known at the time as La Cañada, or the canyon. It was subdivided for farmland, but that remained the extent of its development until the 1880s and 1890s.

The establishment of a stagecoach line in 1868 would stimulate growth in the city that would continue for the remainder of the 19<sup>th</sup> century.<sup>11</sup> At the time, Ventura Avenue was the main thoroughfare on the route north to Ojai. As a dirt road, it was dusty, and “it had to be sprinkled by a water tank to which a sprayer was attached.” When it rained heavily as it did in 1914, nearby Ojai got 24 inches of rain, and “our few dirt roads [including the Avenue] were veritable masses of mud and dirt.”<sup>12</sup> After the stagecoach line was completed, followed by the Transcontinental Railroad in 1869, the town of San Buenaventura experienced its first land boom. Travelers and potential residents arrived by train to 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. The completion of the wharf in 1873 spurred further economic growth by providing better shipping and storage facilities for merchants and the growing number of agricultural interests. It also provided access to Ventura for passengers.

The railroad arrived in Ventura in 1887. Mrs. Edward Canet recalled that the train would stop on their property off of northern Ventura Avenue to let passengers board. Members of the family would wave a scarf at the train as it stopped and passed.<sup>13</sup> The arrival of the railroad began a period of incredible growth in the city. The development of Main Street accelerated, and soon there were brick buildings replacing the earlier wooden and adobe structures. The neighborhoods around Main Street grew dramatically as well, filling in with residences. Some of this development spilled over into the Ventura Avenue area, and scattered residences were built as some of the first streets were laid out on either side of the avenue, though the land remained largely open.

Some of the earliest tracts in Ventura, developed between 1876 and 1887, were laid out along the southern end of North Ventura Avenue near Main Street. These included the Dubbers Tract, the Obiols Tract, the Tico Tract, and the Park Row Tract along the southern end of North Ventura Avenue, and the Mission Orchard and Brooks Tracts south of Main Street at the intersection of

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<sup>11</sup> Sheridan, 25.

<sup>12</sup> “Henry Sparks Writes,” Reprinted in “A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916.” Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 39.

<sup>13</sup> Fraser, 19.



Main Street and Ventura Avenue. These tracts were developed primarily as farmland, punctuated with farmhouses or simple adobe or wood-framed buildings. It was not until the 1920s that the tracts were subdivided into parcels and developed further.

By the beginning of the 20<sup>th</sup> century, some of the earliest residential streets had been laid out, including Park Row and Harrison Avenues, Pearl (now Center), Diamond (now Simpson), Ruby (now Prospect), and Walnut (now Cedar) Streets on the southern end of Ventura Avenue.<sup>14</sup> On these streets off of Ventura Avenue closer to downtown, such as Park Row, Mission, and Harrison Avenues, homes were constructed as the town grew. Some of these late 19<sup>th</sup> century residences remain today in the study area. There are a number of surviving examples on Park Row Avenue west of Ventura Avenue, which was close enough to downtown Ventura that development occurred on it as well. 183 West Park Row Avenue is a modest, one-story farmhouse with Italianate influences. The home was built before or around 1896, when William Sharp, a farmer, and his family were recorded as living here. Sharp also owned two other parcels east of the home. It is an example of the sparse but growing development along the southern end of North Ventura Avenue that was occurring in the late 19<sup>th</sup> century. There are also several surviving houses on West McFarlane Street, East Stanley Avenue and North Ventura Avenue.

Prior to the discovery of oil in the 1920s, commercial enterprises were slow to develop. A few timber-framed commercial buildings were located along the southern section of Ventura Avenue, but the land on either side of Ventura Avenue farther north remained largely open with a mix of land uses including scattered residential lots, vacant lots, and some cultivated fields devoted to orchards and crops like lima beans, apricots and lemons. The *Ventura Signal* described it being “bordered on either side by beautiful residences with their flower gardens, ornamental shrubbery, and fine orchards, making it one of the most delightful drives in all Southern California.”<sup>15</sup> Orchards of walnuts, oranges, lemons, and almonds were grown. As Ventura Avenue became more developed with farms and farmhouses on either side of its length, it was described in 1887 as being “lined on either side by orchards, gardens, and well cultivated fields.”<sup>16</sup> There was a natural gas plant on McFarlane Street that was constructed in 1891, but this was largely the extent of commercial development beyond the vicinity of Main Street until the 1920s.

Ventura Avenue was dotted with modest and medium size single-family farmhouses, some of which are extant. The homes were often built in the Victorian style and were finished with clapboard. They were often surrounded by landscaping and accompanied by outbuildings and orchards. A few of these early houses with portions of their orchards remain along Ventura Avenue, such as the Willett Ranch at 2686 Ventura Avenue.

The Willett Ranch, just south of School Canyon Road, was built around 1906 and moved from its original site on a hill on the property to its present location sometime after 1908, when

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<sup>14</sup> West Coast Environmental and Engineering, “Historical Overview: The Ventura Brownfield Project,” prepared for the City of San Buenaventura, February 2001, 23.

<sup>15</sup> Edwin Earl Hampton, Jr., “Ventura County: Garden of the World,” *Ventura County Historical Quarterly* 46, nos. 1 – 4 (2002): 179.

<sup>16</sup> “Ventura County: Rich in Resources and Ready for Development,” *Los Angeles Times*, January 1, 1887, 5, accessed April 7, 2011, <http://proquest.umi.com.ezproxy.lapl.org>.

Richard Willett was born.<sup>17</sup> The house is a one-story residence with a rectangular plan, side-gabled roof with exposed rafter tails, and clapboard siding. The east elevation has a brick chimney. The portion of the house with the chimney that faces the street was built in the 1920s. The primary elevation faces away from the street. Richard Willett related that his grandfather purchased the ranch in 1873. His father, Muktar Willett, enlarged the ranch and planted apricots. Oil would eventually be discovered on the property.

2453 North Ventura Avenue is a Queen Anne style home with Eastlake influences built around 1890. It has an L-shaped plan and a recessed porch with decorative millwork details. It is finished with clapboard siding and has shingles beneath the front-facing gable of its primary façade. It is an example of the late 19<sup>th</sup> century farmhouses built along North Ventura Avenue at this time. It was built by Albert Barney, a fruit grower.

One of the most prominent families in 19<sup>th</sup> century Ventura was the Fosters. Eugene Preston Foster was born in 1848 and emigrated west with his family from Illinois to the San Jose area. He moved to Ventura County in 1871 and went into the business of sheep herding in the Santa Clara Valley. He and his family moved to Ventura after droughts in the late 1870s brought the herding business to a standstill. The Fosters built their home on Ventura Avenue, which at the time was “one of the best residential districts in Ventura” and home to lawyers, merchants, farmers, and bankers.<sup>18</sup> The Fosters contributed greatly to the City of Ventura; their gifts included land for parks, the land on which the E.P. Foster School was built, and trees to plant on city and county streets. Their Colonial Revival home, located at 2717 Ventura Avenue adjacent to the E.P. Foster Elementary School, was recently destroyed by fire and no longer remains.

The northern Ventura Avenue area (from the Gosnell Bend north toward Casitas) was known locally as “Sleepy Hollow” at this time and was primarily developed with small family farms. The name “Sleepy Hollow” is speculated to have been given 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 area in the 1870s and then returned in 1881 with a gentleman by the name of N. B. Smith, who likely used this name for the avenue section adjacent to his property.<sup>19</sup>

Sleepy Hollow was described as a “quiet canyon... under a fine state of cultivation. On each side of the road are beautiful little farms, handsome residences, ornamental grounds and thrifty orchards.”<sup>20</sup> Families such as the Frasers, the Barnards, and the Canets lived on the east side of Ventura Avenue. The Hubbards, the Morrisons, and the Smiths are a few of the families that resided on the west side. Nathan B. Smith grew asparagus. Adjacent to his property was the Ventura mill. Late 19<sup>th</sup> century photographs show residences scattered among agricultural fields and orchards. Residences on much of Ventura Avenue did not have address prior to the 1920s, merely a general mailbox number, testament to the sparse, largely agricultural development on

<sup>17</sup> Richard Willett, interview by Viola Carlson, tape recording, Ventura, CA, June 1987, Museum of Ventura County, Ventura.

<sup>18</sup> “Profile of the Week,” *Ventura County Star-Free Press*, May 16, 1971, 4.

<sup>19</sup> 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.

<sup>20</sup> Hampton, 182.

the street. Few of these early residences remain surrounded by portions of their original orchards or open land, but several do remain extant.

4692 North Ventura Avenue is a one-story cottage constructed in 1900 on the east side of the avenue. It has a hipped roof with front gable and a partial-width recessed porch supported by Ionic columns. It is clad in wood siding and has single sash double-hung windows. It is characteristic of the types of houses that were constructed by the families of North Ventura Avenue at the turn of the 20<sup>th</sup> century. The property was home to the Allan Fraser family, who moved in to the new house in 1900. It was previously known as Sky Ranch when an African American man had homesteaded the property. Ida Fraser, daughter of Allan Fraser, recalled that growing up they “had a croquet ground and a tennis court [...and] a gathering that was enjoyed once weekly was horseshoes.”<sup>21</sup>

Just north of the Allan Fraser residence is 4850 North Ventura Avenue, also owned by the Fraser family. It is a two-story Spanish Colonial Revival residence with an L-shaped plan and surrounded by surviving orchards. It has a cross gable roof with exposed rafter tails and terra cotta tiles. The house is clad in stucco. It is one of the few large single-family residences in the area built in the Spanish Colonial Revival style.

Eva Hubbard Hanlin recalled the social life on northern Ventura Avenue towards the end of the 19<sup>th</sup> century: “We used to have a nice time. There were so many young people to attend out home parties.”<sup>22</sup> Social life included dances and amateur theatrical productions. It also took on the form of organized clubs. The Casa de Rosas Club was formed in 1896 as a women’s club for residents of the northern section of Ventura Avenue. First called the Social Reunion of Sleepy Hollow, a member of the club described it as a result of “the need of housewives to meet socially, to talk over the beauty of Ventura Avenue, to sew a fine seam in the company of others, and to share the joys of motherhood.”<sup>23</sup> Women of the families of North Ventura Avenue such as the Frasers, the Orrs, the Barnards, the Hubbards, and the Smiths were members. The club changed its name to the Casa de Rosas Club about 1911 when it was suggested that the club be named for the Griswold home on Ventura Avenue, which had yellow roses adorning it.

The Ventura flour mill was constructed in 1876 about three miles north of downtown Ventura along the Ventura River.<sup>24</sup> Local residents would take their wheat to grind into flour; later the mill was turned into an ice-making plant and later a dance hall.<sup>25</sup> The flour mill was owned by Thomas Clarke and was modeled after the famous Minneapolis Mills of Minnesota. The main building was 50 square feet, three and a half stories, including a basement, and had wings of

<sup>21</sup> “The Allan Fraser Family,” written by Ida Fraser Byard, reprinted in “A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916.” Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 29.

<sup>22</sup> “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, 9.

<sup>23</sup> “Casa de Rosas Club,” reprinted in “A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916.” Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 18.

<sup>24</sup> 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, 4.

<sup>25</sup> Hanlin, “My Life on Ventura Avenue,” 7.

about the same size on the ground for storage. It was powered by a turbine wheel in the river. There was also a large warehouse connected to the milling works located near a railroad track. The mill could produce 100 barrels of flour per day and supplied both Ventura and Santa Barbara Counties.<sup>26</sup> The building no longer remains.

Located about a mile north of the flour mill was the Mill School, established in September 1875 as part of the Cañada de Larga School District. The one-room schoolhouse was named for the flour mill and was established for the children of Sleepy Hollow’s residents. A new building was constructed in 1904 – 1905 in the Mission style. It had a bell tower on its primary elevation and had “hallways and a library, all heated by a big wooden stove in the center of the schoolroom.”<sup>27</sup> The present Mill School building, located at 5301 North Ventura Avenue, was built in the 1930s and incorporated the 1904 building into its southern portion.<sup>28</sup> It is now the home of the Brooks Institute of Photography.

#### Extant Properties:

The majority of properties from this period consist of single-family residences constructed along the length of Ventura Avenue and along the first streets laid out on either side of Ventura Avenue near downtown, which was developing at this time. This growth spilled over onto the southern part of Ventura Avenue and its side streets. Some of these streets include Park Row Avenue, Mission Avenue, Center Street, and Prospect Street. The homes on these early streets are often Victorian style homes and vernacular homes with Victorian influences. Some of the homes now located on these side streets were once located on Ventura Avenue and were later moved when the street became more developed after the discovery of oil in the 1920s.

Extant examples of residential construction from this period include 41 Bell Avenue (constructed 1890), 62 Bell Avenue (constructed 1890), 68 East Center Street (constructed 1900), 83 East Center Street (constructed 1908), 111 Franklin Lane (constructed 1900), 105 West Harrison (constructed c.1905), 52 West Mission Avenue (constructed 1886), 128 West Mission Avenue (constructed 1900), 125 West Park Row Avenue (constructed 1895), 183 West Park Row Avenue (constructed 1893), 56 East Simpson Street (constructed 1905), 563 Ventura Avenue (constructed c.1900), 4692 Ventura Avenue (constructed 1900), and 2453 Ventura Avenue (constructed c.1890).

Character defining features for the Victorian homes in the survey area include wood clapboard siding, decorative woodwork, multiple roof forms, shingle siding beneath the eaves, porches above the main entrance or wrapping around the primary elevation, and narrowly-proportioned double-hung windows. Character defining features for the vernacular homes with Victorian influences include cross-gabled or hipped roofs, wood siding, narrowly-proportioned double-hung windows, and small porches over the main entrance.

<sup>26</sup> 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), 378-379.

<sup>27</sup> Byard. “The Allan Fraser Family,” 28.

<sup>28</sup> Judith P. Triem, “Ventura County Cultural Heritage Survey: Phase I” prepared for the City of Ventura, 1983, 3.

The end of the period saw the construction of Craftsman bungalows and bungalow courts, though not many bungalow courts remain. One extant example is located at 870 Ventura Avenue. There are also several extant Mission Revival homes, but the majority of homes built in this style date from the next context period. The character defining features of these properties are discussed below.

### ***The Oil and Development Boom, 1920 – 1945***

The first signs of the oil boom to come occurred in 1861, when George S. Gilbert established an oil refinery on land that was known as Rancho Ex-Mission San Buenaventura. The oil was refined for use in lamps and transported to San Francisco. Oil was first discovered along Ventura Avenue in 1885 while crews were drilling for water; the area at the time consisted of farmland. Oil was subsequently discovered in what was to become known as the Ventura Avenue Oil Field (VAOF) in the early 1900s, but much of the oil was surrounded by pockets of high pressure natural gas which made it difficult and dangerous to harness. Investors were keen to claim rights to the oil rich land, but the difficulties encountered while drilling delayed their financial success.<sup>29</sup> Drilling was limited to shallow wells, which were often abandoned due to high concentrations of water.<sup>30</sup> It was not until the 1920s that advances in technology allowed for deeper wells to be drilled successfully and oil to be extracted.

Ralph Lloyd of Ventura, who studied geology, mapped what was to become the Ventura Avenue Oil Field (VAOF), convinced that there was oil to be found. He and Joseph Dabney leased a large area of land from neighbors, including the Gosnell, the Taylor, the Hartman, and the McGonigle, and formed the State Consolidated Oil Company. They began drilling in 1914, but were unsuccessful due to the gas pockets exploding during drilling and salt water seepages contaminating the oil. The land was leased by Shell in 1916, and from the beginning it encountered the same kinds of problems Lloyd and Dabney had experienced.

The McGonigle lease, separated from the rest of Shell’s leases by a high ridge, proved one of the most difficult to drill. Equipment had to be transported over the ridge, and the steam boilers commonly used to power the equipment were too heavy and cumbersome to move to the site. Thus the land was the first in the state to be drilled entirely by electricity.<sup>31</sup> Progress on all four leases was slow due to the complex geology of the area as well as the ever-present salt water and high-pressure gas pockets. Shell’s efforts did not pay off until 1922 when Gosnell No. 3 began producing around 900 barrels of oil a day.<sup>32</sup> Associated Oil acquired the Hartman and McGonigle leases, which soon proved profitable as well. The success seen on the Ventura Avenue field was aided by advances in drilling technology in the first half of the 1920s, which allowed the rigs to drill deeper and withstand the high pressure gas pockets that had been such an impediment previously. Thereafter, the Ventura Avenue field proved incredibly successful. By the middle of the decade, the VAOF had 113 wells that were producing about 57,000 barrels of

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<sup>29</sup> “Ventura Brownfield Project,” 13.

<sup>30</sup> Richard Denison, *The First 100 Years in Ventura* (Ventura, CA: Denison & Teichman, 1966), 52.

<sup>31</sup> Kendall Beaton, *Enterprise in Oil: A History of Shell in the United States* (New York: Appleton-Century-Crofts, Inc., 1957), 109.

<sup>32</sup> Beaton, 111.

oil and 213 cubic feet of gas per day.<sup>33</sup> The VAOF was “rated by oil men as potentially one of the richest and longest-lived natural gas and oil fields in the State,” the *Los Angeles Times* proclaimed in 1931.<sup>34</sup>

The discovery of deeper wells of oil in the 1920s prompted the rapid development of Ventura Avenue. The population of the Westside area had doubled to over 10,000 by the 1930s. The area was transformed from one devoted to agriculture to one that supported the oil industry.<sup>35</sup> The agricultural fields and hills north of Ventura were transformed into oil fields occupied by derricks and oil wells. Farther south on Ventura Avenue, the land was subdivided to build much-needed workers’ housing. The boom in the oil industry brought large numbers of people in, which caused a temporary housing shortage in Ventura and led to the rapid development of tracts on both sides of Ventura Avenue. This more extensive development first began occurring in 1925 – 1926. The area became characterized by neighborhoods of modest single-family homes built mostly in the Craftsman or Mission Revival styles popular at the time. One of these tracts, the Simpson Tract, was developed in 1925 when Carl Simpson sold farmland he had inherited from his family to Joseph Argabrite, who subdivided it and sold the lots. The Simpson Tract is characterized by modest four and five room homes built in the Craftsman and Mediterranean Revival styles. These homes were built between 1925 and 1930 and have detached garages toward the rear of the property and street trees in front.<sup>36</sup> The Simpson Tract is characteristic of the development explosion that took place in the latter half of the 1920s on both sides of Ventura Avenue. Some of the homes on these side streets date from earlier periods and were moved from downtown and Ventura Avenue as the pace of commercial and industrial development increased.<sup>37</sup> Some multi-family residential development occurred as well, but not to the extent that single-family residential development did. The majority of the construction in the 1920s occurred on the streets surrounding Ventura Avenue. Some industrial development occurred to the north, but the majority of construction in this portion of Ventura Avenue would occur in the 1940s and 1950s.

The influx of oil workers put pressure not only on the housing stock of Ventura but on other amenities as well. Two new schools, the Avenue School and the E.P. Foster Elementary School were built in the 1920s to expand the city’s school capacity. The Avenue School District was created in 1888 after residents petitioned the Ventura County Board of Supervisors for a district.<sup>38</sup> The 1920s saw incredible growth of the district and of its schools. The number of children dramatically increased, echoing the general population boom of the decade.

A new school building for the Avenue School, a one-story Mission Revival style building at 2647 North Ventura Avenue, was built beginning in 1924 with two buildings containing two

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<sup>33</sup> “Ventura Brownfield Project,” 13.

<sup>34</sup> “Ventura County,” *Los Angeles Times*, December 4, 1931, H26, accessed April 7, 2011, <http://proquest.umi.com.ezproxy.lapl.org>.

<sup>35</sup> “Ventura Brownfield Project,” 2.

<sup>36</sup> Ventura Ordinance No. 90-4, City of San Buenaventura Simpson Tract Historic District, Architectural and Development Guidelines

<sup>37</sup> Triem, “Ventura County Cultural Heritage Survey,” 9.

<sup>38</sup> Betty Jane Shattuck, “A Historical Study of the Avenue School District” (master’s thesis, University of Southern California, 1964), 20.

classrooms and a clubroom for community use. Architect Albert Hogsett informed the school board that he could design a building nearly twice the size for the same amount of money, but the school board did not believe that enrollment would increase to such a degree that a building that large would be necessary. The new school was formally opened in 1925. That fall, more students than ever before enrolled, and the district had to hire a third teacher for the school. A blackboard was installed in the clubroom so it could be used as an additional classroom.<sup>39</sup> By 1928, enrollment had jumped from 52 to 527 students. Additional land was purchased to enlarge the school, and three classrooms, a cafeteria and offices were added that year. The addition was designed by the Los Angeles firm of John C. Austin and Frederick Ashley.

A kindergarten was added to the school district in 1929. An underpass was excavated beneath Ventura Avenue to allow for the safe passage of students across the increasingly busy street. In 1926, the growing district also began contracting to have bus transport for its pupils until it purchased its own buses.<sup>40</sup> The E.P. Foster Elementary School at the corner of Pleasant Place and Ventura Avenue was constructed in 1930 to accommodate the growing district. Even before its completion, two more classrooms were added to the five already planned.

Ventura Avenue became increasingly commercial during this period. Buildings like those at 698 – 684 and 1240 – 1280 North Ventura Avenue, built in 1926 and 1929 respectively, were constructed to cater to the growing population. 698 – 684 North Ventura Avenue, a one-story Spanish Colonial Revival building with Art Deco influences, had four commercial occupants upon its completion, including a barber, grocer and restaurant. 1240 – 1280 North Ventura Avenue is a two-story Spanish Colonial Revival building with an L-shaped plan and flat roof with side gables. It exhibits characteristic Spanish Colonial Revival features including textured stucco finish, clay roof tiles, metal balconies with decorative scrollwork, and arched openings on the first floor of its primary elevation. These two buildings illustrate the rapid growth of Ventura Avenue during the 1920s and the construction aimed at catering to the new residential developments on either side of Ventura Avenue. A number of extant commercial buildings from this period remain between Harrison Avenue and Lewis Street. Businesses related to the automobile industry also appeared in this period, including a number of gas stations and auto service shops near Main Street, south of the study area.

The 1920s oil boom brought several large oil companies into the Ventura Avenue area. Shell Company of California, Union Oil Company of California, and Standard Oil of California had all established offices in Ventura by 1921 – 1922. Shell established offices at 110 Ventura Avenue, south of the study area. They also had a refinery on Ventura Avenue north of the city limits by 1926. Union Oil Company of California had its offices on Front Street, also outside the study area. Industrial buildings were constructed to meet the demand of the oil industry. An extant example is 70 West McFarlane Drive, a two-story corrugated steel building with an asymmetrical false front stepped parapet on its north elevation. It was constructed in 1928.

A number of tool trade companies also were established in this period, though the 1950s saw the greatest expansion of this industry in the city. Ventura Tool Company was established in 1930.

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<sup>39</sup> Shattuck, 32, 37.

<sup>40</sup> Shattuck, 56.

Fritz Huntsinger purchased the existing Schwab-Lane Tool Company on Ventura Avenue and changes its name to the Ventura Tool Company. The company repaired pumps and other machinery in the oilfield; it grew slowly through the Depression, but by 1937 had 50 employees and had become well established on the Avenue. Ventura Tool improved upon the existing Boroscope, an instrument used for inspecting cannon barrels. Huntsinger had a light added to the tip, and the instrument, which used a wide angle lens to relay images back to its operator, could be used for locating defects in petroleum pipes. This innovation revolutionized the inspection of petroleum pipes for defects. Ventura Tool gradually added new techniques for use in these inspections, and the company grew further. It acquired the Master Thread Company, Pressure Weld, Inc. and Tube Upset Corporation. The company specialized in pipe repair and began to develop a high speed drill in the 1940s.<sup>41</sup> It also began manufacturing tools for the Air Force. The company would eventually change its emphasis and reincorporate as Vetco Offshore Industries, Inc. in the late 1950s. It would become a leader in the oil drilling tool industry.

#### Extant Properties:

Construction during this period occurred both on Ventura Avenue and on the side streets on either side of Ventura Avenue. The pace of development increased, and the majority of extant resources from this period are residential. There was a dramatic rise in the amount of residential construction after about 1925 as the population of Ventura grew rapidly. Residential construction included Craftsman bungalows and modest Mission Revival style homes often built for workers in the oil industry. Character defining features for Craftsman bungalows include cross-gabled, side-gabled or front-gabled roofs with multiple gables; wide, overhanging eaves; wood siding and wood windows; and porches supported by wood piers. Character defining features for Mission Revival homes include stucco exteriors, terra cotta tiled roofs, and aches on the exterior. There was a small amount of multi-family residential construction, but the majority of the residential construction consisted of single-family homes.

Extant examples of residential construction from this period include 107 East Barnett Street (constructed 1924), 125 East Barnett Street (constructed 1924), 252 Barry Drive (constructed 1928), 283 Barry Drive (constructed 1929), 303 Barry Drive (constructed 1929), 746 Cedar Street (constructed 1928), 204 Center Street (constructed 1926), 182 East Lewis Street (constructed 1928), 82 West Prospect (constructed 1926), 238 West Prospect Street (constructed 1926), 305 West Prospect Street (constructed 1927), 52 West Prospect Street (constructed 1927), 115 East Vince Street (constructed 1928), 205 East Vince Street (constructed 1928), 109 East Warner Street (constructed 1927), and 116 East Warner Street (constructed 1927). An extant example of multi-family residential construction is the Casa de Anza apartments at 606 Ventura Avenue (constructed 1929 – 1932).

Though the majority of extant resources from this period are residential, commercial and industrial properties remain extant as well. Commercial development occurred along the southern end of Ventura Avenue. Extant commercial resources from this period remain in the area between Harrison Avenue and Ramona Street such as 1202 Ventura Avenue (constructed 1929), 404 – 420 Ventura (constructed 1929), 591 Ventura Avenue (constructed 1933), and 684

<sup>41</sup> No Author, “Vetco, 1930 – 1980: The First Fifty Years,” booklet, no publication date.



Ventura Avenue (constructed c.1925). A smaller number of industrial properties remain from this period than from the second oil boom period of the 1950s. Extant industrial properties from period include 37 McFarlane Drive and 70 McFarlane Drive (both constructed 1928). It was also during this period that a number of schools were constructed as the population of Ventura grew dramatically. These include the E.P. Foster Elementary School at the corner of Pleasant Place and Ventura Avenue (constructed 1930), and the Avenue School, located at 2647 Ventura Avenue (constructed 1924).

### ***The Great Depression and World War II, 1929 – 1945***

By the 1930s, the Westside area population had doubled to over 10,000 and the neighborhood became home to industries that supported oil production. The VAOF was densely occupied with oil wells and related facilities in the mid 1930s.<sup>42</sup> The stock market crash of October 1929 and the subsequent Great Depression, however, 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.

The Great Depression led to a glut in the oil market. Demand for oil products, especially gasoline, plummeted. Oil was being produced at a faster rate than ever before, but demand had decreased drastically. 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.<sup>43</sup> The VAOF was able to maintain steady production levels despite the economic effects of the Great Depression, but companies like Union Oil of California, later to become known as Union 76, found themselves having to store their oil and price it below production cost. Despite their losses, the major oil companies were able to survive the Depression as well as the effects of World War II when civilian-use automobile production was halted and gasoline was rationed. The onset of World War II would alleviate the crisis in the oil industry, when the demand for gasoline for the aviation industry skyrocketed.<sup>44</sup> During the post-war period American cities and towns experienced phenomenal population growth, and automobile production returned to pre-1930 levels. The VAOF reached its production peak in the early 1950s as it became the 12<sup>th</sup> most productive oil field in the nation.<sup>45</sup>

The pace of development in Ventura slowed considerably due to the Great Depression. It did not halt completely, however, and by the mid-1930s, construction began to occur again, mostly in the form of single-family homes. Development resumed during the war years as the demand for oil increased once again and the VAOF began to recover from the lean years of the depression. Much of the construction that occurred during this period was single-family residential construction. The home styles in this period include both the Period Revival styles popular into

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<sup>42</sup> “The Ventura Brownfield Project,” 13.

<sup>43</sup> Frank J. Taylor and Earl W. Welty, *Black Bonanza: How an Oil Company Grew into the Union Oil Company* (New York, Whittlesey House, 1950), 185.

<sup>44</sup> Earl W. Welty and Frank J. Taylor, *The '76 Bonanza: The Fabulous Life and Times of the Union Oil Company of California* (Menlo Park, CA: Lane Magazine and Book Company, 1966), 201, 219.

<sup>45</sup> Kit Stolz, “Tar on Your Foot: The Down and Dirty about Ventura County’s Oil Legacy,” Ventura County Reporter Online, April 16, 2009, [http://www.vcreporter.com/cms/story/detail/tar\\_on\\_your\\_foot/6850](http://www.vcreporter.com/cms/story/detail/tar_on_your_foot/6850).

the mid-1930s and Minimal Traditional and Early Ranch homes that began to appear after the mid-1930s.

The Minimal Traditional houses feature cross-gabled or side gabled roofs. They have minimal exterior decoration and often feature a small porch formed by the extension of the roof's gable. An example in the study area is 242 Holt Street, a single-family residence built in 1945 with a low-pitched, cross-gabled roof, which extends over the primary entrance to form a porch. It has horizontal siding on its exterior and scalloped siding beneath its gable. 350 Barry Drive is a one-story single-family residence built in 1939 with a cross-gabled roof and narrow single- and double-hung windows. It has a chimney on its east elevation and vertical siding with scalloped siding beneath the gables.

The Early Ranch houses foreshadow the larger, sprawling Ranch homes of the 1950s and 1960s. They feature hipped roofs with wider overhanging eaves and minimal decoration on their exteriors. Examples in the study area include 85 Comstock Drive, built in 1945; 66 El Medio Street, built in 1942; and 102 and 116 Flint Street, nearly identical in style and both built in 1940.

#### Extant Properties:

The trend of building modest sized single-family homes continued into the 1930s. Residences continued to be constructed in the Period Revival styles in the first years of the 1930s, such as 250 West Center Street (constructed 1930), which possesses elements of the Tudor Revival style. The middle of the decade saw a transition into Minimal Traditional and Early Ranch homes. These styles would continue to increase in popularity during and after World War II.

Character defining features for the Minimal Traditional homes constructed in this period include cross-gabled roofs, wood siding, and minimal ornamentation. Character defining features for Early Ranch houses include hipped roofs, rectangular plans, and minimal ornamentation.

Extant residential resources from this period include 350 Barry Drive (constructed 1939), 66 El Medio Street (constructed 1942), and 144 – 146 El Medio Street (constructed 1935).

#### ***The Postwar Years and the 1950s Boom, 1946 – 1959***

The post-war years saw a second boom in the production of oil in the Ventura Avenue field. It also saw the establishment of a large oil-related tool trade industry. The post-war era saw a rise in the demand for oil due to a number of factors. As the population of the West grew, due to a population boom and an increase in the number of people moving to the region, the demand for oil also grew. The ever-increasing number of automobiles and other vehicles such as airplanes, trucks and diesel engines led to a greater demand for gas.<sup>46</sup> The expanding petrochemical industry, which extracted ammonia and urea from oil for fertilizer was also a factor.<sup>47</sup> The Shell Chemical Company on Crooked Palm Road off Ventura Avenue, constructed in 1953, was built

<sup>46</sup> Welty and Taylor, *The '76 Bonanza*, 235.

<sup>47</sup> Pamphlet, Shell Oil Company of California, no date.

expressly for this purpose. The onset of the Korean War in 1950 also increased the demand for fuel.

The expansion in the Ventura oil industry in the 1950s reflected a country-wide trend in the decade which resulted in the expansion of crude oil production by 50 percent. Between 1945 and 1959, the country's output of crude oil increased from 1.7 billion barrels to 2.6 billion barrels. In addition to this, the price of crude oil in California nearly doubled between 1945 and 1960.<sup>48</sup>

Both “actual and potential onshore and offshore oil reserves in Ventura [County...] in the post-World War II period supported an industry structure of many large and small corporations” beginning in 1950 and lasting for about 40 years. There were roughly 220 operators every year between 1950 and 1959; this number began to decrease as the VAOF reached its peak production capacity and began to decline in the 1960s.<sup>49</sup> As early as the end of the 1951, the Ventura Avenue field was yielding a record 73,000 barrels a day; this increased even further by 1953 with production at 90,000 barrels a day.<sup>50</sup> The majority of this production came from the drilling of already-established wells.

Businesses ranged in size from individual wildcatters, or explorers, to large corporations like Shell and Union Oil. The large companies that drove postwar production in the Ventura Avenue oil field were already established in the area by 1950.<sup>51</sup> The presence of large companies like Union Oil, Shell, and Standard Oil did not preclude the existence of smaller, independent companies in the VAOF throughout the 1950s and beyond.<sup>52</sup> The smaller companies merely saw more fluctuation, with new ones entering the field and established ones leaving. One such smaller but nevertheless successful company was the Bolsa Chica Oil Corporation, based in Los Angeles, that had operated in Ventura from the mid-1920s.<sup>53</sup>

The large oil companies that had been present in the vicinity of Ventura Avenue beginning in the 1920s increased their presence in the 1950s. Shell Company of California established an increased presence at the VAOF beginning in the early 1950s. It established a field office at 3587 North Ventura Avenue by 1951. The U-shaped building appears to have been constructed between 1915 and 1925. It has Craftsman style influences including exposed rafter tails and front gable roofs over small porches. Shell also had a geological office, warehouse and pipeline department by the middle of the decade. General Petroleum and Tidewater Associated Oil, which arose from a merger of Associated Oil and Tidewater in 1926, also had offices on Ventura Avenue by 1951.

The decade saw the last significant period of onshore oil exploration; the period lasted until 1959, when new discoveries in the area began to taper off, though continued production in

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<sup>48</sup> Krista Paulsen et al., *Petroleum Extraction in Ventura County, California: An Industrial History* (Camarillo: United States Department of the Interior, 1998), 3.2.11.

<sup>49</sup> Paulsen et al., 3.2.2.

<sup>50</sup> Paulsen et al., 3.2.13, 3.2.15.

<sup>51</sup> Paulsen et al., 3.2.7.

<sup>52</sup> Paulsen et al., 3.2.4.

<sup>53</sup> Paulsen et al., 3.2.9.

existing fields sustained the industry into the 1960s and beyond.<sup>54</sup> The boom was driven by both deeper drilling of established oil wells and increased exploration of new areas, resulting in record production until the middle of the decade. New developments in technology allowed for successful drilling of deeper wells. This was dominated by the larger companies since deep drilling was a more expensive and involved process.

The second boom in the oil industry was unique in that it resulted in a large supportive tool trade industry on Ventura Avenue, which had not occurred during the first oil boom in the 1920s. The number of businesses devoted to supporting the oil industry increased dramatically in the mid-1950s. The number of businesses devoted to supporting the oil industry, which included oil well services as well as oil tool and equipment companies, nearly doubled from 1948 to 1951. By 1956, there was four times the number of companies that there had been in 1948. While these businesses, such as the Midway Fishing Tool Company and Hughes Tool Company, were established along much of the length of Ventura Avenue in the study area, the majority of construction began north of Kellogg Street, with the greatest concentration of construction between McFarlane Street and Shell Road. Ventura Avenue became lined with light industrial buildings. Though there had been development along this portion of Ventura Avenue prior to the late 1940s, it became much more concentrated and characteristically industrial in the 1950s.

One of these increasingly successful companies was Ventura Tool Company, reincorporated as Vetco Offshore Industries in the late 1950s. The company developed new tools throughout the decade, including a tube that insulated drill pipes during offshore drilling and allowed for deep water drilling for the first time. The company would become a national leader in the production of oil drilling equipment. The company's original headquarters building at 2220 Ventura Avenue was built in 1952.

The decade made development on Ventura Avenue denser than it had been previously. Construction filled in the open spaces on the avenue. The streets on either side of Ventura Avenue remained largely residential with commercial development occurring along Ventura Avenue itself. Institutional buildings such as the Ventura Community Church at 767 North Ventura Avenue, built in 1947, were constructed as well. The 1950s also saw the construction of some residential architecture, especially along Carr Drive, where the entire block was developed in 1952 and 1953 with modest Midcentury Modern houses. The period saw the continued construction of Minimal Traditional and Early Ranch single-family residential homes as well as the construction of larger, L-shaped Ranch homes at the end of the 1950s. Residences along Lakespur, Floral, and Norway Drives, for example, are all in the same neighborhood and were constructed in 1958. The majority have L-shaped plans, cross-gabled or hipped roofs, and minimal ornamentation. They exemplify post-war single-family residential architecture.

An interesting development that occurred during this time due to the proliferation of the oil industry was the appearance of a few businesses that capitalized on the presence of the oil industry. Rather than naming themselves after Ventura Avenue, like many did, they called upon the oil industry for inspiration. Oil Field Liquors was located at 1001 North Ventura Avenue at the corner of North Ventura Avenue and Warner Street and the Derrick Coffee Room and Tavern

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<sup>54</sup> Paulsen et al., 3.2.21.

next door at 1015 North Ventura Avenue. The Oilfield Grocery Store was located at 3973 North Ventura Avenue in the vicinity of where Crooked Palm Road meets North Ventura Avenue.

The majority of construction along the Ventura Avenue had occurred by the late 1950s and early 1960s. The oil industry and tool industries continued successfully into the 1960s, but the peak of the VAOF occurred in the late 1950s. A large industrial area developed on the west side of the avenue in the 1960s and 1970s between Barry Drive and Shell Road. By the late 1970s, a decline in oil production resulted in a decrease in the amount of oilfield activity and investment in the area.

#### Extant Properties:

The postwar period again saw rapid development of the survey area. Construction consisted of both residential and industrial buildings. Often whole streets and neighborhoods were developed with residences at one time—one of these streets is a significant portion of Carr Drive, developed in 1952 – 1953. These homes consist of the Minimal Traditional and Early Ranch homes that continued to be built in the survey area at the beginning of this period. They retain the character defining features discussed above with the addition of multiple hipped roof forms. The end of this period saw the construction of homes with Ranch style influences, including the neighborhood at the northern edge of the survey area including of Lakespur, Norway, Floral, and Primrose Drives, all developed in 1958. Character defining features of these homes include L-shaped plans, side- or front-facing garages attached to the primary elevation of the residence, stucco or wood siding, and waterboards near the foundation of the primary elevation.

An example of an extant residential property from the period is 386 Barry Drive (constructed 1947).

There was also extensive industrial development along Ventura Avenue. Character defining features for these industrial buildings include corrugated steel siding, rectangular plans, front gabled roofs, a parapet on the primary elevation masking the gabled roof behind, and a utilitarian appearance with little to no ornamentation. Office buildings were also constructed in the area. Their character defining features include flat roofs; large, single pane or sliding windows, and little to no ornamentation. Extant properties related to the oil and tool trade industries include 2220 Ventura Avenue (original building constructed 1952) and 4777 Crooked Palm Road (constructed c.1950). There was also commercial development along Ventura Avenue as the town grew; an extant example is 432 Ventura Avenue (constructed 1957).

There is a small potential conservation area related to the 1950s oilfield industry on Ventura Avenue between East McFarlane Street and Rocklite Road. The boundaries of the conservation area were based on the relatively high concentration of industrial buildings dating from the district period of significance. This area contains industrial properties built between 1945 and 1960.

#### Conservation Area Statement of Significance:

This area is significant for its concentration of intact industrial properties built during the second oil boom. The period of significance is between 1945 and 1960. The majority of the contributing buildings in the district were constructed in the 1950s. They consist of industrial buildings, possibly used for manufacturing, and buildings used for offices and headquarters for the industries that expanded or moved into Ventura during the second oil boom. The conservation area is located on Ventura Avenue between East McFarlane Street and Rocklite Road. It is distinct from the surrounding area for its concentration of extant industrial properties from the period. While there are other buildings on Ventura Avenue that were constructed within the context of the second oil boom, this area represents the greatest concentration of them.

The properties consist of contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and demonstrated a 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 area'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 did not diminish the properties' ability to convey their overall historic significance.

The properties that are contributors and altered contributors to the district are as follows: 1540 Ventura Avenue (constructed c.1950), 1621 Ventura Avenue (constructed c.1950), 1622 Ventura Avenue (constructed 1946, altered contributor), 1636 Ventura Avenue (constructed 1945, altered contributor), 1641 Ventura Avenue (constructed 1946, altered contributor), 1680 Ventura Avenue (constructed 1954), 1684 Ventura Avenue (constructed 1954, altered contributor), 1688 Ventura Avenue (constructed c.1950, altered contributor), 1723 Ventura Avenue (constructed c.1960), and 1770 Ventura Avenue (constructed 1950, altered contributor).

## **Selected Chronology**

The following section lays out a chronology of events significant to the development of the Westside area from the Mission Period to the industrial development of Ventura Avenue in the post-World War II era.

### **Mission Period, 1782 – 1833**

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

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

### **The Rancho Period and the City's Founding, 1834 – 1848**

**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.

**1848** Jose Arnaz attempts the first layout of a town site at San Buenaventura.

**1855** The first survey of the town is conducted.

### **Early Agricultural Development, 1866 – 1935**

**1861** The town of San Buenaventura is recognized within United States jurisdiction when a post office is established.

George S. Gilbert establishes an oil refinery on Rancho Ex-Mission San Buenaventura

**1866** The town of San Buenaventura successfully incorporates.

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

**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.

**1876** The first tracts are laid out along Ventura Avenue.

**1887** The railroad arrived in Ventura.

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

### **The Oil Boom, 1920 – 1945**

**1922** Shell Oil strikes the largest oil well in the region thus far at Gosnell No. 3

**1930** Ventura Tool Company is established by Fritz Huntsinger

### **The Great Depression and World War II, 1929 – 1945**

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

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

**1941** On December 7<sup>th</sup>, the United States is bombed at Pearl Harbor in Hawaii and America enters World War II. Demand for oil increases.

**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.

### **The Postwar Years and the 1950s Boom, 1946 – 1959**

**1950** The start of the Korean War increases the demand for petroleum.

The pace of industrial development along Ventura Avenue increases dramatically.



## 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.<sup>55</sup>

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.<sup>56</sup> 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.

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<sup>55</sup> Sheridan, *The History of Ventura County*, 1926.

<sup>56</sup> 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.<sup>57</sup> He was honored in the late 1920s as one of the nine men who founded the California Banker's Association.<sup>58</sup>

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.<sup>59</sup>

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.<sup>60</sup>

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 1920s, 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.<sup>61</sup>

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

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<sup>57</sup> Brown.

<sup>58</sup> "Looking Backward and Forward." *Los Angeles Times*, May, 1929.

<sup>59</sup> Brown.

<sup>60</sup> Percy, Gird. *History of the Ventura County Parks Department 1914 – 1989*. Ventura: Ventura County Museum of History & Art Quarterly, 1989.

<sup>61</sup> "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).<sup>62</sup>

### ***Additional Significant Persons***

Other persons significant in the development of Ventura's physical environment include:<sup>63</sup>

**Jose Arnaz** - responsible for laying out a town site at San Buenaventura in 1848.

**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. Conducted pioneering research on anthrax in Ventura County.

**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.<sup>64</sup>

**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.

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<sup>62</sup> "Mrs. Orpha Foster, Pioneer, Passes." *Daily Free Press*, September 18, 1938.

<sup>63</sup> 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.

<sup>64</sup> Other sources identify a Charles. D. Bonestel as Chaffee's partner in the lumber business.

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

**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.

**George S. Gilbert** - Established an oil refinery on land that was known as Rancho Ex-Mission San Buenaventura, one of the first discoveries of oil in the Ventura Avenue area.

**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.

**Fritz Huntsinger** - Established the Ventura Tool Company, which later became Vetco Offshore Industries, a leader in the drilling tool industry

**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 Theodisia 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.

**Carl Simpson** – Early rancher who owned land along the Avenue. He sold his land to in the 1920s to be developed into the Simpson Tract, a neighborhood of modest single-family homes built primarily for workers in the oil industry.

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

**George H. Thompson** – Resurveyed the town of San Buenaventura and established many of the street names that remain today.

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

### *Builders*

William Anderson	L.E. Mercer
A.W. Barnes	W.E. Mercer
Bergseid & Barr	Ed Miller
J.A. Bullis	J.W. Mitchell
C.H.K.; Swift & Co. (Chicago)	Mitchell Brothers
Gilpin W. Chrisman	John C. Morrison
J.B. Cook	Harvey A. Nichols
Charles L. Cooper	Pacific Steel Building (Los Angeles)
A.B. Eels	Arthur Pefley
Eugene Preston Foster	Charles Wesley Petit
H.A. Giddings	George Randall
Emil A. Gratzky	Rodney & Putnam
Hall & Bailey	Louis C. Rudolph
Abram Lincoln Hobson	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 whose 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 percentage of individual buildings with high integrity does not meet the eligibility criteria as a historic district but where there is still a concentration of buildings within an area that have moderate integrity. These areas may warrant consideration in local planning for the retention of the neighborhood character. Local governments may develop regulations for individual neighborhood conservation districts that are tailored to the needs of the particular neighborhood and are generally less strict than those in historic districts. Conservation Areas may be 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 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 codes that were 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.<sup>65</sup> 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.

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<sup>65</sup> 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

<b>1 Properties listed in the National Register (NR) or the California Register (CR)</b>	
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.
<b>2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)</b>	
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.
<b>3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</b>	
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.
<b>4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation</b>	
4CM	Master List - State Owned Properties – PRC §5024.
<b>5 Properties Recognized as Historically Significant by Local Government</b>	
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.
<b>6 Not Eligible for Listing or Designation as specified</b>	
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.
<b>7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation</b>	
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.

## 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 (only for buildings located outside the district areas). At the conclusion of the survey project, the project team prepared approximately seventy-eight (78) DPR 523A 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).



Simpson Tract Historic District

**Figure 2. 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.

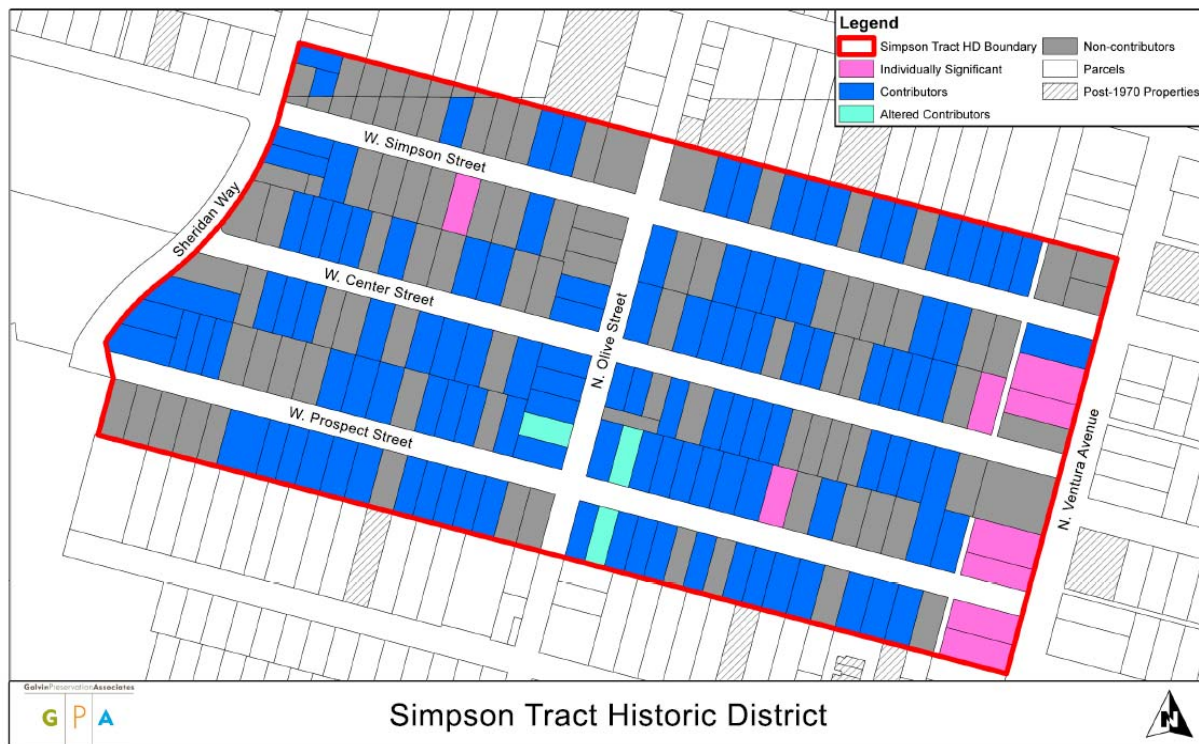
Though the Simpson Tract contains several stylistics periods, the general character of the neighborhood is low density, single-family residential properties. All the homes were laid out in



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 3.** 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 its 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 6L because they appear ineligible for the National Register, California Register or local designation through survey evaluation, but they may receive special consideration in local planning due to the fact that they are located within the Simpson Tract Historic District Boundaries. 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 Revival	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	1927	Spanish Colonial Revival	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 Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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
561 OLIVE ST N			6	HDA	5D1	Contributing Building
562 OLIVE ST N	1927	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

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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	1926		6	HDA	5D1	Contributing Building
72 PROSPECT ST W	1926		6	HDA	5D1	Contributing Building
94 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
95 PROSPECT ST W	1935	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 Revival	6	HDA	5D1	Contributing Building
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	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
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	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
282 PROSPECT ST W #100	1926	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
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

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
586 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
596 SHERIDAN WY	1929	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 Revival	6	HDA	5D1	Contributing Building
39 SIMPSON ST W #84	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
53 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
55 SIMPSON ST W		Spanish Colonial Revival	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 Revival	6	HDA	5D1	Contributing Building
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

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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
248 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Non-Contributing
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
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
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

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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	1951	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
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



Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
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		Spanish Colonial Revival	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	1939		6	HDA	6L	Non-Contributing
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	1958		6	HDA	6L	Non-Contributing
155 SIMPSON ST W	1958		6	HDA	6L	Non-Contributing
170 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
182 SIMPSON ST W	1926	Craftsman Bungalow	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
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	1926		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
351 SIMPSON ST W	1928		6	HDA	6L	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

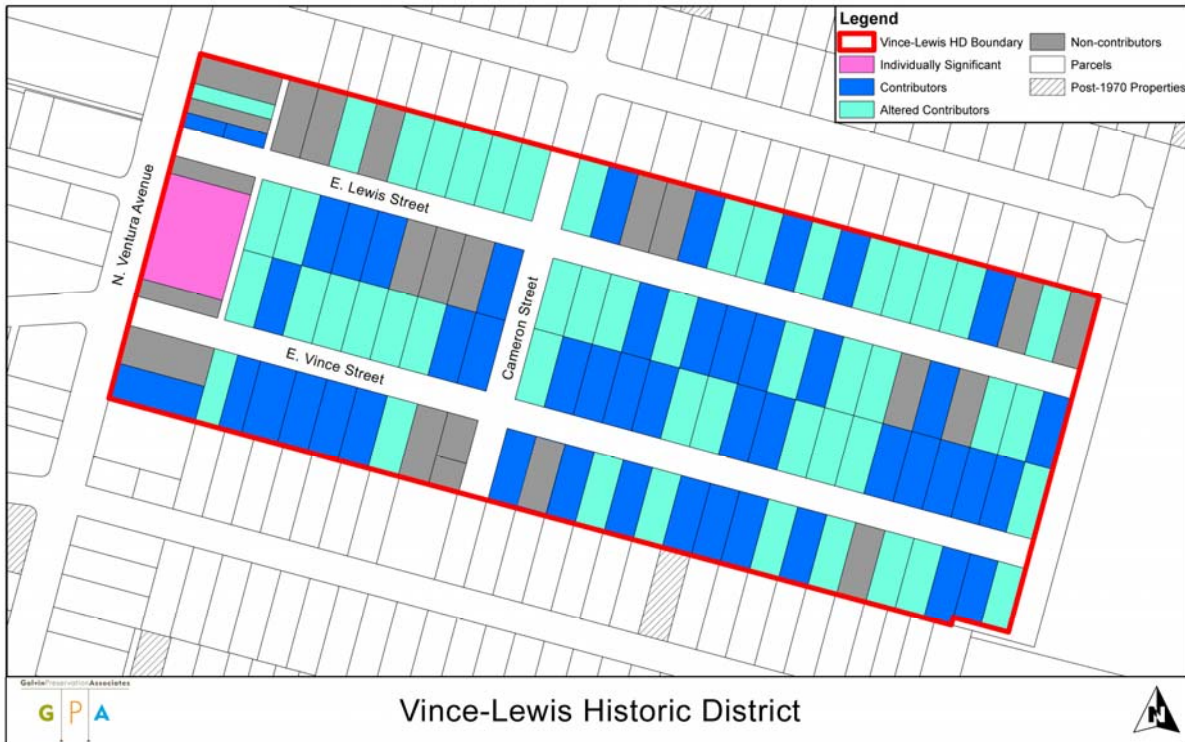
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Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
556 VENTURA AV N					6L	Non-Contributing
617 VENTURA AV N	1960 (c)		6	HDA	6L	Non-Contributing

## *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 4. 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, although there are a few building from the 1930s and 1940s interspersed. 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. However, there are a few buildings from the 1930s and 1940s that were constructed on previously empty lots. They were built in the common styles with architectural influences popular during the period (1930s – 1940s) and were modest in scale, reflecting their use as working class cottages. 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, the common feeling of an early 1920s residential streetscape, and the high level of integrity of its resources.

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. A few of the 1930s and 1940s residences have minimal traditional influences. Most of the properties are single story with a compact massing and have a side yard driveway 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-four (94) 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 6L because they appear ineligible for the National Register, California Register or local designation through survey evaluation, but they may warrant special consideration in local planning.

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	Spanish Colonial Revival	6		5D3	Contributing
115 VINCE ST E	069-0-092-120	1928	Tudor Revival	6		5D3	Contributing
1166 VENTURA AV N	069-0-111-025	1926	Craftsman Bungalow			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	Spanish Colonial Revival	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	1929	Tudor Revival	6		5D3	Contributing
175 VINCE ST E	069-0-103-330	1928	Spanish Colonial Revival	6		5D3	Contributing
176 VINCE ST E	069-0-121-030	1928	Spanish Colonial Revival	6		5D3	Contributing
177 VINCE ST E	069-0-103-330	1928	Spanish Colonial Revival	6		5D3	Contributing
182 LEWIS ST E	069-0-103-040	1928	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	Spanish Colonial Revival	6		5D3	Contributing
205 VINCE ST E	069-0-103-310	1928	Tudor Revival	6		5D3	Contributing
206 VINCE ST E	069-0-121-350	1929	Spanish Colonial Revival	6		5D3	Contributing
21 LEWIS ST E	069-0-091-405			6		5D3	Contributing
214 LEWIS ST E	069-0-103-060	1928	Spanish Colonial Revival	6		5D3	Contributing
216 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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	Spanish Colonial Revival	6		5D3	Contributing
230 LEWIS ST E	069-0-103-080	1929		6		5D3	Contributing
230 VINCE ST E	069-0-121-075	1928	Tudor Revival	6		5D3	Contributing
231 LEWIS ST E	069-0-102-260	1929		6		5D3	Contributing
231 VINCE ST E	069-0-103-285	1928	Spanish Colonial Revival	6		5D3	Contributing
242 VINCE ST E	069-0-121-085	1928	Spanish Colonial Revival	6		5D3	Contributing
243 VINCE ST E	069-0-103-275	1929	Spanish Colonial Revival	6		5D3	Contributing
246 VINCE ST E	069-0-121-085	1928	Spanish Colonial Revival	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	POT	5D3	Contributor; Paul Clise Residence; Misc. Potential Site
283 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R	POT	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	Spanish Colonial Revival	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	Spanish Colonial Revival	6		5D3	Contributing
332 VINCE ST E	069-0-121-160	1929	Spanish Colonial Revival	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	Craftsman Bungalow	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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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 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



Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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
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 Contributor; 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	1949 (c)		6		5D3	Altered Contributor
262 LEWIS ST E	069-0-103-110		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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
322 LEWIS ST E	069-0-103-155	1928				5D3	Altered Contributor
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	Prev. Status 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	Prev. Status 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
316 VINCE ST E	069-0-121-140	2007		6		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	1940	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
57 VINCE ST E	069-0-092-170	1996		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

Following is a list of the properties that are non-contributing to the historic district but require further research and need to be re-evaluated within a historic context other than the historic district. These properties received a status code of 7N:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	POT	7N	Non-Contributing-Moved to the site in 1948

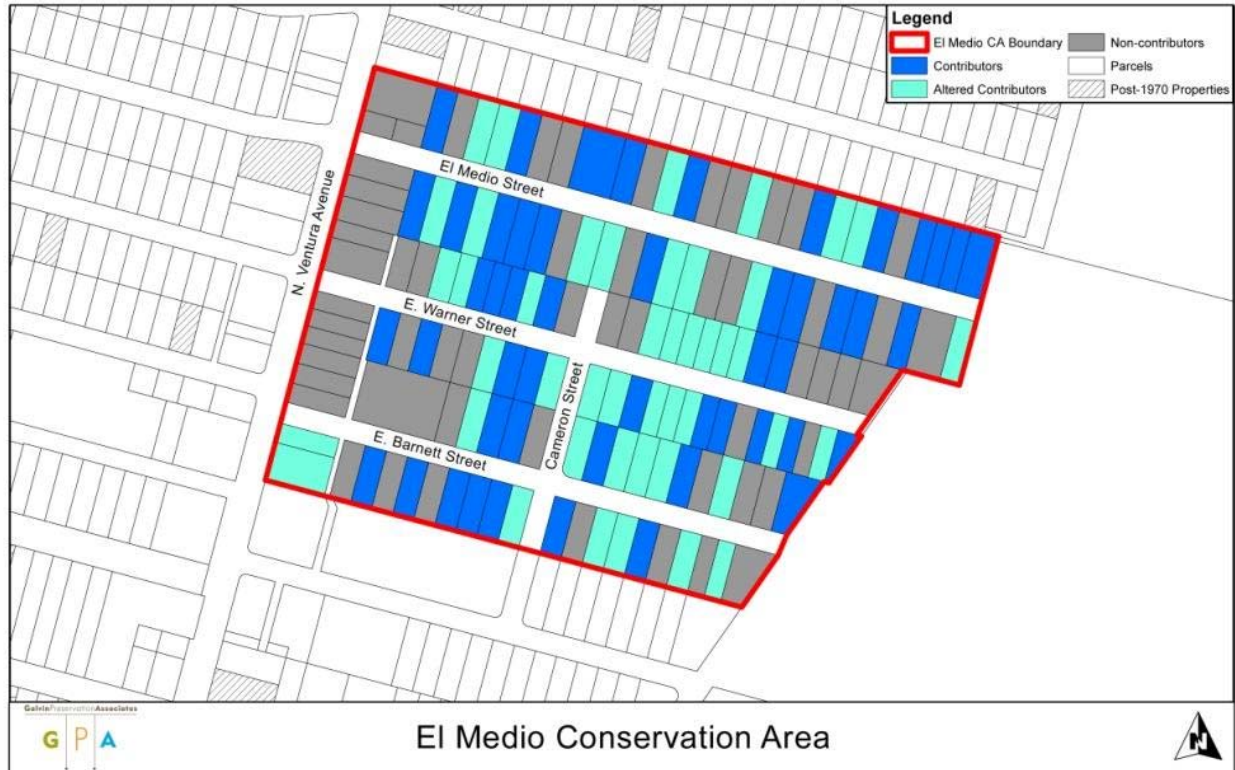
## ***Identification of Potential Conservation Areas (Properties May Receive Special Consideration in Local Planning)***

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, and 4) the Ventura Avenue Industrial 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 fifty eight (158) of which have been identified as contributing or altered. One hundred (100) 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	1926	Craftsman Bungalow	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	Craftsman Bungalow			6L	Contributor
116 EL MEDIO ST	069-0-112-100	1927	Craftsman Bungalow			6L	Contributor
121 WARNER ST E	069-0-112-140	1927	Spanish Colonial Revival	6		6L	Contributor
122 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
124 BARNETT ST E	071-0-031-080	1927	Craftsman Bungalow	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	Craftsman Bungalow	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	1926	Craftsman Bungalow	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	Spanish Colonial Revival	6		6L	Contributor
206 BARNETT ST E	071-0-033-050	1927	Craftsman Bungalow	7R		6L	Contributor
213 BARNETT ST E	069-0-132-200	1926		7R		6L	Contributor
215 BARNETT ST E	069-0-132-200	1926		7R		6L	Contributor
218 WARNER ST E	069-0-132-070	1927		6		6L	Contributor
226 WARNER ST E	069-0-132-080	1927	Spanish Colonial Revival	6		6L	Contributor
231 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
233 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
235 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
236 EL MEDIO ST	069-0-122-090	1925				6L	Contributor
239 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
240 WARNER ST E	069-0-132-100	1928	Craftsman Bungalow	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	Spanish Colonial Revival			6L	Contributor
247 WARNER ST E	069-0-122-200			6		6L	Contributor
258 WARNER ST E	069-0-132-120	1928	Craftsman Bungalow	6		6L	Contributor
264 EL MEDIO ST	069-0-122-120	1946				6L	Contributor
265 BARNETT ST E	069-0-132-160	1926		7R		6L	Contributor
275 EL MEDIO ST	069-0-121-230	1926				6L	Contributor
276 EL MEDIO ST	069-0-122-130					6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
282 WARNER ST E	069-0-132-150	1929	Spanish Colonial Revival	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	Spanish Colonial Revival			6L	Contributor
317 EL MEDIO ST	069-0-121-200	1925	Spanish Colonial Revival			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	Italianate Cottage			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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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	1927		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	1927		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	1924	Vernacular Cottage			6L	Altered Contributor
217 EL MEDIO ST	069-0-121-290	1924	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
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



Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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
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
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
115 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Non-Contributor
117 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular			6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Style				
119 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			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	1965	No Particular Style			6L	Non-Contributor
185 EL MEDIO ST	069-0-121-380	1965				6L	Non-Contributor
189 EL MEDIO ST	069-0-121-380	1965				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	1951	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
230 WARNER ST E	069-0-132-090			6		6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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
274 EL MEDIO ST	069-0-122-130	1991				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



**Figure10. 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 sixty six (266) properties located within the conservation area boundaries; one hundred forty one (141) of which have been identified as contributing or altered. One hundred twenty five (125) 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		Spanish Colonial Revival			6L	Contributing
172 MISSION AV	071-0-142-030					6L	Contributing
191 MISSION AV	071-0-141-330	1927 (c)	Spanish Colonial Revival duplex			6L	Contributing
197 MISSION AV	071-0-141-330	1927 (c)	Spanish Colonial Revival duplex			6L	Contributing
213 HARRISON AV W	071-0-094-210	1926	Craftsman Bungalow	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	Craftsman Bungalow			6L	Contributing
276 MISSION AV	071-0-132-070		Spanish Colonial Revival			6L	Contributing
277 MISSION AV	071-0-131-210	1927				6L	Contributing
285 MISSION AV	071-0-131-220		Spanish Colonial Revival			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	Craftsman Bungalow			6L	Contributing
332 OLIVE ST N	071-0-142-350	1927				6L	Contributing
336 OLIVE ST N	071-0-142-350	1927	Craftsman Bungalow			6L	Contributing
349 OLIVE ST N	071-0-132-130	1928				6L	Contributing
366 OLIVE ST N	071-0-141-330	1927 (c)	Spanish Colonial Revival apartments			6L	Contributing
370 OLIVE ST N	071-0-141-330	1927 (c)	Spanish Colonial Revival apartments			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	1900		6		6L	Contributing
70 MISSION AV	071-0-142-120	1925				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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
51 HARRISON AV W	071-0-102-270	1900		7R		6L	Contributing
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	Craftsman Bungalow			6L	Contributing
336 MISSION AV	071-0-132-020	1926	Craftsman Bungalow			6L	Contributing
346 MISSION AV	071-0-132-010	1926	Craftsman Bungalow			6L	Contributing
348 MISSION AV	071-0-132-010	1926				6L	Contributing
84 HARRISON AV W	071-0-141-110	1925	Craftsman Bungalow	6		6L	Contributing
94 HARRISON AV W	071-0-141-100	1925	Craftsman Bungalow	6		6L	Contributing
106 MISSION AV	071-0-142-090	1930				6L	Contributing
108 HARRISON AV W	071-0-141-090	1921	Craftsman Bungalow	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	Craftsman Bungalow	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



Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
325 HARRISON AV W	071-0-094-310	1926	Craftsman Bungalow Apartments	7R		6L	Contributing
327 HARRISON AV W	071-0-094-310	1926	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	Craftsman Bungalow	6		6L	Contributing
64 HARRISON AV W	071-0-141-130	1922	Craftsman Bungalow	6		6L	Contributing
74 HARRISON AV W	071-0-141-120	1922	Craftsman Bungalow	6		6L	Contributing
82 MISSION AV	071-0-142-110	1930	Craftsman Bungalow			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	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #C	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #D	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #E	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #F	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #H	071-0-094-300	1922	Spanish Colonial Revival 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	Craftsman Bungalow			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 Apartments	6		6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
187 MISSION AV #B	071-0-141-320	1929-1945	Mediterranean Revival Apartments	6		6L	Altered Contributing
187 MISSION AV #C	071-0-141-320	1929-1946	Mediterranean Revival Apartments	6		6L	Altered Contributing
187 MISSION AV #D	071-0-141-320	1929-1944	Mediterranean Revival Apartments	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
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	Craftsman Bungalow	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	Craftsman Bungalow	7R		6L	Altered Contributing
345 HARRISON AV W	071-0-094-330	1926	Craftsman Bungalow	7R		6L	Altered Contributing
367 HARRISON AV W #A	071-0-094-410	1927	Spanish Colonial Revival	7R		6L	Altered Contributing
367 HARRISON AV W #B	071-0-094-410	1927	Spanish Colonial Revival	7R		6L	Altered Contributing
367 HARRISON AV W #C	071-0-094-410	1927	Spanish Colonial Revival	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		Spanish Colonial Revival			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		Spanish Colonial Revival			6L	Altered Contributing
306 MISSION AV	071-0-132-250					6L	Altered Contributing
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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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
275 HARRISON AV W	071-0-094-270	1910 (c)		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	1900				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	1926				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					6L	Non-Contributing
433 OLIVE ST N	071-0-094-200					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
277 HARRISON AV W #A	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
277 HARRISON AV W #B	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
277 HARRISON AV W #C	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
285 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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 Influences	7R		6L	Non-Contributing
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

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
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
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

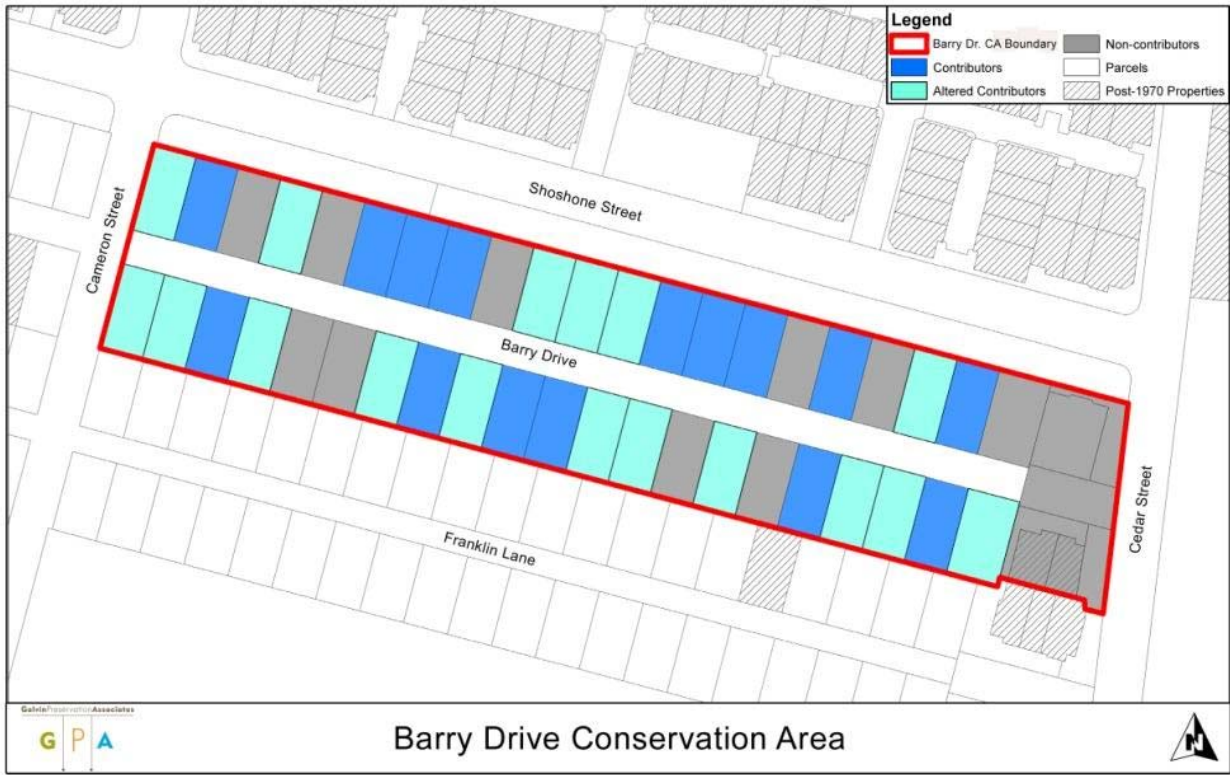


Figure 11. Map of Proposed Barry Drive Conservation Area.

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 fifty three (53) properties located within the conservation area boundaries; thirty nine (39) of which have been identified as contributing or altered. Fourteen (14) 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	Craftsman Bungalow			6L	Contributor
172 BARRY DR	069-0-052-035	1915 (c)	Craftsman Bungalow			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	Spanish			6L	Contributor



Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Colonial Revival				
213 BARRY DR	069-0-051-065	1928				6L	Contributor
225 BARRY DR	069-0-051-075	1928				6L	Contributor
232 BARRY DR	069-0-052-085	1928	Craftsman Bungalow			6L	Contributor
233 BARRY DR	069-0-051-085	1928	Spanish Colonial Revival			6L	Contributor
252 BARRY DR	069-0-052-105	1928	Tudor Revival			6L	Contributor
254 BARRY DR	069-0-052-105	1928				6L	Contributor
262 BARRY DR	069-0-052-115	1928				6L	Contributor
264 BARRY DR	069-0-052-115	1928				6L	Contributor
283 BARRY DR	069-0-051-135	1929	Craftsman Bungalow			6L	Contributor
303 BARRY DR	069-0-051-145	1929	Craftsman Bungalow			6L	Contributor
315 BARRY DR	069-0-051-155	1929				6L	Contributor
338 BARRY DR	069-0-052-175	1929	Spanish Colonial Revival			6L	Contributor
339 BARRY DR	069-0-051-175	1928	Spanish Colonial Revival			6L	Contributor
374 BARRY DR	069-0-052-205	1928				6L	Contributor
375 BARRY DR	069-0-051-205	1935	Craftsman Bungalow			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
185 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
184 BARRY DR	069-0-052-045					6L	Altered Contributor
224 BARRY DR	069-0-052-075	1935	Craftsman Bungalow			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	Spanish Colonial Revival			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

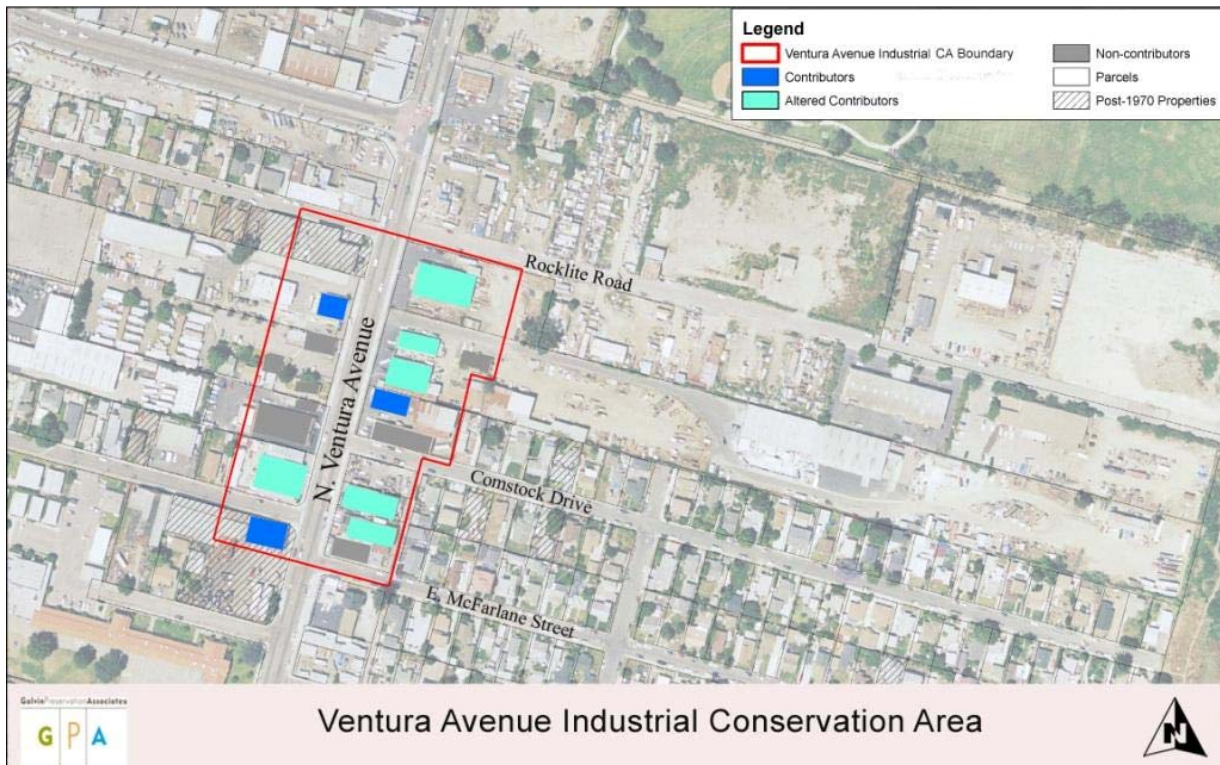
Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
350 BARRY DR	069-0-052-185	1939				6L	Altered Contributor
362 BARRY DR	069-0-052-195	1928				6L	Altered Contributor
363 BARRY DR	069-0-051-195	1948				6L	Altered Contributor
386 BARRY DR	069-0-052-215	1947				6L	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
2226 CAMERON ST	069-0-052-015	1987 (c)				6L	Non-Contributor

## Ventura Avenue Industrial Potential Conservation Area

The Ventura Avenue Industrial Conservation Area is located on either side of Ventura Avenue and is bounded by Rocklite Road on the north and East McFarlane Street on the south (See Figure 12). There are sixteen (16) properties located within the conservation area boundaries, nine (9) of which have been identified as contributing or altered. Seven (7) properties do not contribute to the conservation area. The proposed area is significant for its concentration of industrial buildings constructed in period between 1945 and 1960, during Ventura’s second oil boom.



**Figure 12. Map of Proposed Ventura Avenue Industrial Conservation Area boundaries.**

The boundaries of the proposed Ventura Avenue Industrial Conservation Area were derived based on the concentration of industrial properties dating from the 1945 to 1960 with a relatively high degree of integrity. The area immediately surrounding consists of commercial, residential, and earlier industrial resources, but the industrial resources in the surrounding area lack the cohesiveness of the proposed conservation area. The resources in the proposed conservation area are cohesive because they are good examples of industrial properties constructed in the 1940s and 1950s during the second oil boom in Ventura. Interspersed in this area are properties constructed during the 1920s, during the first oil boom. The properties are constructed in a vernacular industrial style that reflects their utilitarian uses, including office and manufacturing space. The proposed conservation area is distinct from its surrounding areas due to the age, style, and uses of the properties.

Character defining features for properties in the proposed Ventura Avenue Industrial Conservation Area include one-story rectangular building forms, front gabled roofs, sometimes with parapets, utilitarian building materials like corrugated steel, and minimal to no decorative detailing. There are a number of properties devoted to office or headquarters space; the character defining features for these properties include one-story rectangular building forms, flat roofs, and minimal ornamentation. The proposed conservation area is significant as a geographically definable area possessing a concentration of industrial properties dating from the second oil boom period in the 1940s and 1950s in Ventura. The overall integrity of the area is fair.

While the percentage of contributors (56%) is only slightly higher than that of non-contributors (44%), the overall feel of the conservation area as an industrial sector developed during the 1940s and 1950s remains. Given the evolution of Ventura Avenue over time and its varied mixture of property types from different context periods, the concentration of industrial properties from the 1940s and 1950s along this portion of the street is significant. Some of the properties have been altered but not to a degree that they no longer convey their significance or fail to represent the context period in which they gained significance. The conservation area overall retains its ability to convey the significance of the development during the second oil boom in Ventura after World War II.

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 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 did not diminish the properties’ ability to convey its overall historic significance. Character defining features for the properties in the district include one-story rectangular building forms, front gabled roofs, sometimes with parapets, utilitarian building materials like corrugated steel, and minimal to no decorative detailing. There are a number of properties devoted to office or headquarters space; the character defining features for these properties include one-story rectangular building forms, flat roofs, and minimal ornamentation.

Following is the list of potential contributors to the Ventura Avenue Industrial Conservation Area. These properties are not “historical resources” for the purposes of the California Environment 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
1621 VENTURA AVE N	068-0-101-140	1950 (c)				6L	Contributor
1680 VENTURA AVE N	069-0-060-040	1956				6L	Contributor
1723 VENTURA AVE N		1960 (c)				6L	Contributor

Following is the list of the altered contributors to the Ventura Avenue Industrial 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
1622 VENTURA AVE N	069-0-072-215	1946				6L	Altered Contributor
1636 VENTURA AVE N	069-0-072-025	1945				6L	Altered Contributor
1641 VENTURA AVE N	068-0-090-245	1946				POT; 6L	Altered Contributor
1684 VENTURA AVE N	069-0-060-040	1954				6L	Altered Contributor
1688 VENTURA AVE N	069-0-060-040	1954				6L	Altered Contributor
1770 VENTURA AVE N	069-0-060-050	1950				6L	Altered Contributor

Following is the list of properties that are located within the boundaries of the Ventura Avenue Industrial Conservation Area, but do not contribute to the significance of the area because they were constructed outside the district’s period of significance or were constructed for uses other than industrial uses related to the oil industry. 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
1604 VENTURA AVE N	069-0-072-215	1920 (c)				6L	Non-contributor
1665 VENTURA AVE N	068-0-090-430	1926				6L	Non-contributor
1673 VENTURA AVE N	068-0-090-430	1926				6L	Non-contributor
1676 VENTURA AVE N	069-0-071-010	1956				6L	Non-contributor
1685 VENTURA AVE N	068-0-090-535	1920 (c)	Spanish Colonial Revival			6L	Non-contributor
1703 VENTURA AVE N	068-0-090-535	1950 (c)				6L	Non-contributor
1720 VENTURA AVE N	069-0-060-040	1950 (c)				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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK 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

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
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;
688 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
692 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
696 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	
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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK 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	Queen Anne	3S		3S	Albert H. Barney

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
		(c)	w/Eastlake Influences				Residence
2647 VENTURA AV N	068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School
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	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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK 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



ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
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 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 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	PREVIOUS 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, are 2) 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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	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	Art Deco Commercial	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 one (51) 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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
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
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.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							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
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.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							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 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.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							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. 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 Revival	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 4,881 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 of 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 eight (48) 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	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK 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 cinderblock 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
496 CEDAR ST	071-0-112-080	1927		7R	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	
3052 VENTURA AV N	069-0-141-235					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	
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 <sup>66</sup>
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	POT	7N	Non-Contributing building to the E. Vince/Lewis Historic District - Moved to this site in 1948
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

<sup>66</sup> The E.P. Foster House at 2717 N. Ventura Avenue burned in August 2010. However, this does not diminish the importance of the property.

## 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. The final report was updated in June, 2011 to expand the industrial and agricultural history of the community.

### *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:

- (78) Properties were recorded on DPR 523A forms
- (15) 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)
  - ( 166 ) properties contribute to the East Lewis/Vince Streets Local Historic Districts (including individually significant properties)

- ( 34 ) properties do not contribute to the local district but may receive special consideration in planning
- ( 4 ) Areas that are being recommended as Conservation Areas that may receive special consideration in local zoning or planning including:
- El Medio Conservation Area
    - ( 88 ) properties contribute (including individually significant properties)
    - ( 70 ) properties contribute to the area but have been altered
    - ( 98 ) 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)
    - ( 47 ) properties contribute to the area but have been altered
    - ( 125 ) properties do not contribute to the area but may receive special consideration in planning
  - Barry Drive Conservation Area
    - ( 20 ) properties contribute (including individually significant properties)
    - ( 19 ) properties contribute to the area but have been altered
    - ( 14 ) properties do not contribute to the area but may receive special consideration in planning
  - Ventura Avenue Industrial Conservation Area
    - ( 3 ) properties contribute to the area
    - ( 6 ) properties contribute to the area but have been altered
    - ( 7 ) properties do not contribute to the area but may receive special consideration in planning
- (85) 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)
- (48) 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.

**Elysha Dory**, architectural historian II with GPA, assisted with the preparation of the draft historic context. Ms. Dory has a Bachelor of Arts degree in History from the College of William and Mary in Williamsburg, Virginia and a Master of Historic Preservation from the University of Southern California.

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 Members:

- 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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