

Historic Resources Survey Update

City of Ventura, California

Downtown Specific Plan Area



Prepared by
HISTORIC RESOURCES GROUP

April 2007

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Prepared for

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EXECUTIVE SUMMARY

This report presents the results of an historic resources survey update conducted in the City of Ventura, California. The survey update was conducted between October 2006 and April 2007 by Historic Resources Group of Hollywood, California. Participants included Christy McAvoy, Managing Principal; Kari Fowler, Senior Preservation Planner; and Paul Travis, Associate Preservation Planner; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation. Additional assistance was provided by Rosie Klein.¹ Project coordination on behalf of the City of Ventura was managed by associate planners Lilly Okamura and Nicole Horn.

With the notable exceptions of the San Buenaventura Mission complex and the Ortega Adobe, the survey area contains historic properties dating from 1869 through the early 1960s. Of the surveyed properties, approximately 12% are pre-1900 structures. The remaining properties were constructed in the 20th century, most of these built prior to 1930.

Few historic properties remain in the western portion of the survey area, due in part to the construction of the Freeway in 1962. The majority of Ventura's earliest remaining commercial resources are concentrated within the central portion of the survey area, described as the Main Street commercial corridor. The City's earliest extant residential structures are located in the foothills immediately to the north, and in residential neighborhoods immediately to the east, of the commercial core. Taken together, this population of buildings comprises the vast majority of the city's oldest historic resources. Similar concentrations will not be encountered anywhere else in the city.

This survey update identified and surveyed over 1,100 individual properties within the Downtown Specific Plan Area. Of these, 221 are recommended for local Landmark designation, including 64 currently designated Landmarks and 157 undesignated properties. Thirteen properties are recommended for designation as Points of Interest, including 9 currently designated sites.

In addition to properties eligible individually as local Landmarks or Points of Interest, this survey update identifies three local historic districts. The Mitchell Block Residential Historic District, comprising 8 single-family residences in the 600 block of East Thompson Boulevard, is recommended for designation as a local historic district, with all 8 properties designated as district contributors. In addition, the Mitchell Block was previously determined eligible for listing in the National Register of Historic Places. The currently designated Selwyn Shaw Residential Historic District comprises a complete block bounded by Ann, Buena Vista, Hemlock, and

¹ Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

Poli Streets. Within this block, 10 properties have been identified as contributors to the historic district.

Finally, this survey update proposes a third, currently unrecognized local historic district. The Main Street Commercial Historic District contains 98 properties, 53 of which have been evaluated as district contributors. This recommended district includes properties on the north and south sides of East Main Street between Figueroa and Fir Streets, and several properties immediately north and south of Main Street on Palm, Oak, California and Chestnut Streets. These blocks of Main Street form a contiguous and relatively intact grouping of buildings which functioned historically as the City's primary commercial corridor from the late 1860s through the 1950s.

This survey update identifies 50 properties as appearing eligible for listing in the National Register of Historic Places, including 4 properties that are currently listed in the National Register. The update identifies 57 properties as appearing eligible for listing in the California Register of Historical Resources.

As this survey update indicates, the City of Ventura boasts a substantial number of historically significant properties within the Downtown Specific Plan Area. With the information compiled in this report and associated appendices, the City will be well-prepared to pursue its ongoing efforts to protect and preserve evidence of its vibrant past.

I. INTRODUCTION



*Main Street looking West
circa 1930*

PROJECT DESCRIPTION

The purpose of this survey update is to identify historic properties within the Downtown Specific Plan Area and to provide the City with recommendations regarding local designation of these resources. Based upon sound survey methodology and well-defined evaluation criteria, the survey update will serve as the foundation for developing a comprehensive listing of historic resources within Ventura, and help to guide future development of downtown in a manner that continues to respect and preserve the City's historic resources.

PREVIOUS PRESERVATION EFFORTS

The City of Ventura has incorporated the recognition and preservation of its historic, architectural, and cultural legacy in various ways. The City has adopted a landmarks ordinance which outlines procedures for identifying historic resources, and to date has designated nearly 100 individual Landmarks and Points of Interest.

In addition, the City has established the Historic Preservation Committee (HPC) to make recommendations concerning the designation of historic districts and landmarks, to review and act upon requests for demolition or relocation of designated landmarks, and to review and evaluate any subject or area of possible historic, cultural, or natural significance.

In 1983, Historic Preservation Committee member Judy Triem conducted a comprehensive survey of historic resources in the downtown and Avenue areas of the City. Over the last two decades, many resources identified by this survey have undergone substantial alterations and even demolition, while most resources built after World War II were not evaluated at all.

In March of 2007, the Ventura City Council approved the Final Draft Downtown Specific Plan (DTSP). This document articulates a clear intention to preserve the unique and historic character of the City's commercial core with the inclusion of Actions 1.1 through 1.8.

OBJECTIVES AND SCOPE

The current survey update was designed to answer several key questions regarding the historic resources in the survey area:

- What is the current status of existing Landmarks and Points of Interest? Do these properties retain sufficient historic integrity to remain eligible for designation?
- Are there any geographic or thematic groupings of properties that would comprise a potential historic district? If so, what would the boundaries of such a district be? Which properties within these boundaries would be contributors to the potential district?
- Which previously identified properties, if any, are no longer eligible for designation, due to alterations or demolition? Which properties remain eligible despite alterations?
- Of the properties that have not been surveyed or evaluated in the past, which are eligible for designation individually or as contributors to a potential historic district?

With these objectives in mind, the scope of the survey update was defined in consultation with City staff to comprise three main components:

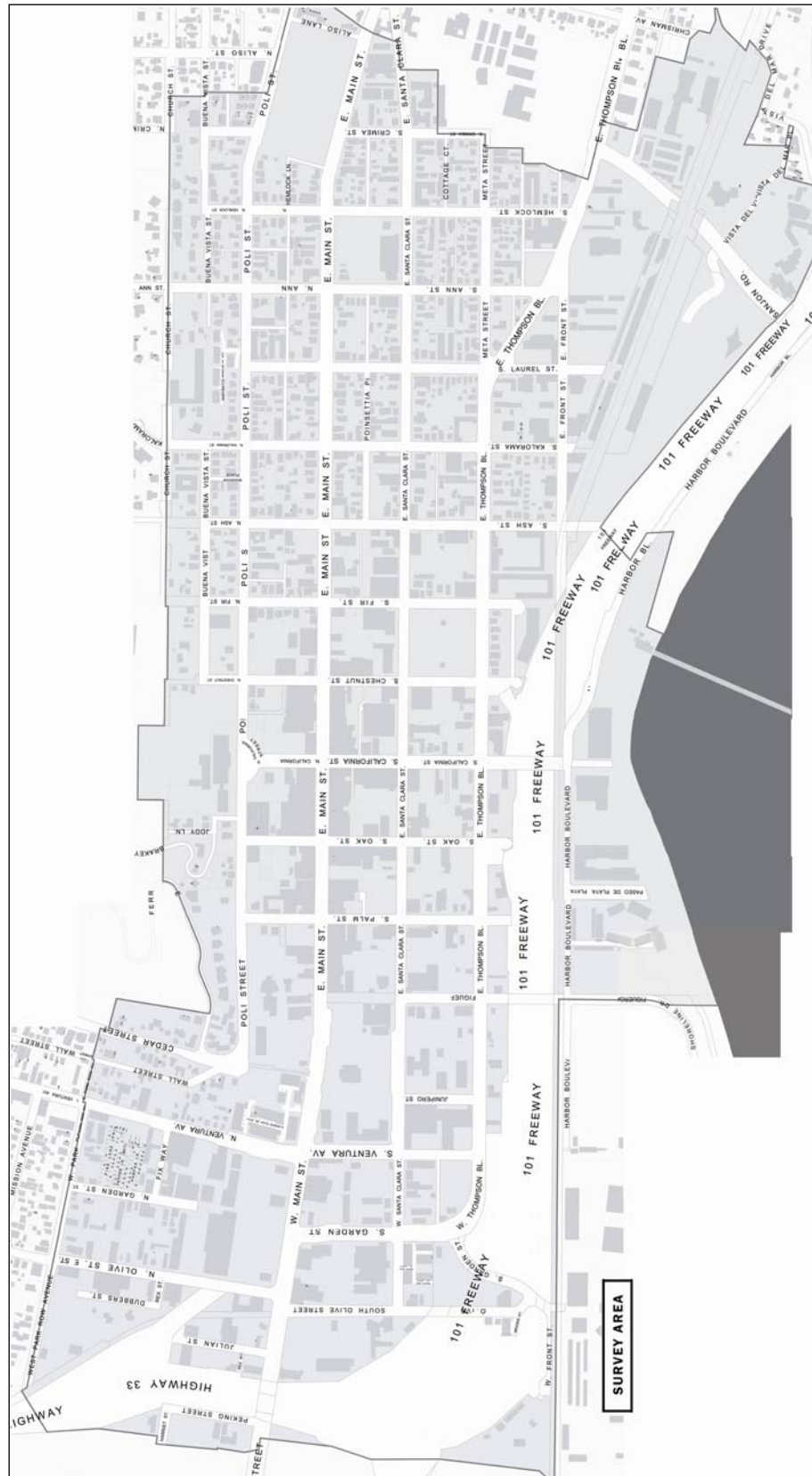
1. A reconnaissance-level survey of all properties within the Downtown Specific Plan Area.
2. An historic context statement of the City of Ventura, with particular emphasis on extant properties of the Downtown Specific Plan Area.
3. A listing of all surveyed properties, with local evaluations where applicable.

SURVEY AREA

The geographical boundaries of this survey update are those of the Downtown Specific Plan Area. Comprising approximately 445 acres and over 1,100 individual parcels, the survey area is bounded generally by foothills to the north, the coastline to the south, Highway 33 to the west, and Cabrillo Middle School to the east.² A map of the survey area is provided below (See Figure 1). This map was derived from a city-provided map depicting the Downtown Specific Plan Area (See Appendix A.)

² The *Final Draft Downtown Specific Plan* defines the Downtown Specific Plan Area as “bounded by the Pacific Ocean on the south, the foothills and the Westside Planning Area to the north, the Ventura River to the west, and the Midtown Planning Area to the east.”

Figure 1. Survey Area



PREVIOUS DESIGNATIONS AND SURVEYS

As part of the process of identifying and evaluating historic properties, it is necessary to determine which properties have previously been designated, surveyed, or otherwise evaluated for historic significance on the local, state, or national level. Past surveys and historic resources inventories were reviewed in determining local eligibility in this study.

National Register of Historic Places

The National Register of Historic Places is "an authoritative guide to be used by Federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. A benefit of listing in the National Register is the availability of financial and tax incentives for property owners for rehabilitation.

Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. However, projects that receive Federal funding are subject to review under Section 106 of the National Historic Preservation Act requiring Federal agencies to take into account the effects of their undertakings on historic properties. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible structures may be subject to provisions of the California Environmental Quality Act (CEQA).

The criteria for listing in the National Register follow the standards for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting any or all of the criteria listed below, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history
- B. Associated with the lives of persons significant in our past

- C. 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
- D. Yield, or may be likely to yield, information important in prehistory or history

The evaluation of integrity is grounded in an understanding of a property's physical features and how these features relate to its historic significance. It is through the retention of original character-defining features that the significance of a resource is conveyed. The National Register recognizes seven aspects or qualities that, in various combinations, define the integrity of a property. They include:

1. Location - Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design - Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting - Setting is the physical environment of a historic property.
4. Materials - 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.
5. Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling - Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association - Association is the direct link between an important historic event or person and a historic property.

According to the State Historic Resources Inventory (HRI), 48 properties within the survey area have been previously listed on, formally determined eligible for, or evaluated as appearing eligible for the National Register.³

³ State Historic Resources Inventory, update December 22, 2005.

Table 1. Properties with National Register Evaluations.⁴

Street Address	Property Name	NR Evaluation	Date of Evaluation
139 N Ann St	(residence)	Appears eligible as a district contributor	(no date)
140 N Ann St	Selwyn Shaw House	Appears eligible as a district contributor	(no date)
82 S Ash St	Jacque Roos House	Appears eligible as a separate property	(no date)
697 Buena Vista St	Merle J. Rogers House	Appears eligible as a separate property	(no date)
61- 79 S California St	Bella Maggiore (A.C. Martin Building)	Appears eligible as a separate property	(no date)
26-54 S Chestnut St	Ventura Theatre	Listed as a separate property	1986
107 Figueroa St	Peirano House	Appears eligible as a separate property	(no date)
143 Figueroa St	William Elwell House	Appears eligible as a separate property	(no date)
121 N Fir St	Elizabeth Bard Memorial Hospital	Listed as a separate property	1977
668 Harbor Bl	Ventura Pier (Ventura Wharf)	Determined eligible as a separate property	1994
101 S Laurel St	First Baptist Church (Stacy-Judd Building)	Appears eligible as a separate property	(no date)
208 E Main St	Peirano's Grocery	Appears eligible as a district contributor	1983
211 E Main St	Mission Norfolk Pines	Appears eligible as a district contributor	1983
451- 461 E Main St	El Jardin Patio	Appears eligible as a separate property	(no date)
494 E Main St/21 S California	First National Bank	Appears eligible as a separate property	(no date)
592-598 E Main St	Ventura Guaranty Building & Loan (Groene Building)	Appears eligible as a separate property	(no date)
835 E Main St	Blackstock House	Appears eligible as a separate property	(no date)

⁴ The previous evaluation of a property as *appearing eligible as a district contributor* suggests the existence of a potential historic district. These potential districts may no longer be apparent, often due to a loss of historic integrity. Previous evaluations have been taken into account in the current survey update. However, recommended designations may not correspond to previous evaluations.

Street Address	Property Name	NR Evaluation	Date of Evaluation
896 E Main St	Southern Methodist Episcopal Church	Appears eligible as a separate property	(no date)
902 E Main St	First Christian Church/Alice Bartlett Club	Appears eligible as a separate property	(no date)
1206 E Main St	Granger House	Appears eligible as a separate property	(no date)
2-12 W Main St	Feraud General Merchandise Store & Bakery	Listed as a separate property	1986
215 W Main St	Ortega Adobe	Appears eligible as a separate property	1988
31 N Oak St	Emmanuel Franz House	Listed as a separate property	1982
73 N Palm St	Fridolin W. Hartman House	Determined eligible as a district contributor	1987
180 S Palm St	W.J. Walton House	Appears eligible	(no date)
501 Poli St	Ventura County Courthouse (Ventura City Hall)	Appears eligible as a separate property	(no date)
605 Poli St	Judge Felix W. Ewing House	Appears eligible as a separate property	(no date)
644 Poli St	Theodosia Burr Shepherd Gardens	Appears eligible as a separate property	(no date)
759 Poli St	J.A. Day House	Appears eligible as a separate property	(no date)
1109 Poli St	(residence)	Appears eligible as a district contributor	(no date)
1129 Poli St	(residence)	Appears eligible as a district contributor	(no date)
1141 Poli St	Bert Shaw House	Appears eligible as a district contributor	(no date)
1157 Poli St	Suyter House	Appears eligible as a district contributor	(no date)
1169 Poli St	(residence)	Appears eligible as a district contributor	(no date)
1183 Poli St	(residence)	Appears eligible as a district contributor	(no date)
Santa Clara St E and Chestnut St S	Plaza Park	Determined eligible as a separate property	1977
Santa Clara St E and Chestnut St S	Plaza Morton Bay Fig	Appears eligible as a district contributor	1983

Street Address	Property Name	NR Evaluation	Date of Evaluation
993 E Santa Clara St	Harry Valentine House	Appears eligible as a separate property	(no date)
1065 E Santa Clara St	Dr. Stephen Bowers House	Appears eligible as a separate property	(no date)
608 E Thompson Blvd	Conklin House	Determined eligible as a district contributor	1980
620 E Thompson Blvd	William McGuire House	Determined eligible as a district contributor	1980
632 E Thompson Blvd	Earl E. Barnes House	Determined eligible as a district contributor	1980
644 E Thompson Blvd	Joseph M. Riley House	Determined eligible as a district contributor	1980
658 E Thompson Blvd	Dr. J.J. Streets House	Determined eligible as a district contributor	1980
670 E Thompson Blvd	Mary Mitchell House	Determined eligible as a district contributor	1980
682 E Thompson Blvd	W.F. Sittel House	Determined eligible as a district contributor	1980
692 E Thompson Blvd	John Mitchell House	Determined eligible as a district contributor	1980
856 E Thompson Bl	A.D. Briggs House	Appears eligible as a separate property	(no date)

In addition to the abovementioned properties, the Mission San Buenaventura and Mission Compound Site was listed on the National Register in 1975. This site is bounded by Poli Street, Ventura Avenue, Santa Clara Avenue, and Palm Street, and lies wholly within the survey area. The Mission Plaza Archeological Site includes five mission building foundations, ceramic pipelines, an adobe brick factory, a well, an earth oven, and a water filtration building. The filtration building is thought to have been built sometime after 1782 and is the oldest standing structure in Ventura County. This site also includes archaeological site VEN-4-87, recorded in 1951 in the UCLA Archaeological Survey Archives.

California Register of Historical Resources

The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes California properties listed in the National Register, those formally Determined Eligible for listing in the National Register, California Registered Historical Landmarks from No. 0770 onward, and those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register. Other resources which may be nominated for listing in the California Register include historical resources with a significance rating of Category 3 through 5 in the State Inventory, individual historical resources, historical resources contributing to historic districts, and historical resources designated or listed as a local landmark.⁵

The criteria for eligibility for listing in the California Register are based upon National Register criteria and may include any resource that:

- 1) Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) Is associated with the lives of persons important to local, California or national history.
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Ventura Landmarks, Points of Interest, and Historic Districts

The City of Ventura has established procedures for identifying, designating, and preserving historic resources. As outlined in section 24.455.120 of the Municipal Code, an historic resource may be a landmark, point of interest, or district. The terms *Landmark* and *Point of Interest* are defined as follows:

⁵ *Technical Assistance Series #3. California Register of Historical Resources: Questions and Answers.* California Office of Historic Preservation, revised May 9, 2006.

Landmark means any real property such as a building, structure, 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 historic 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.

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.

These definitions are generally consistent with the criteria set forth by the National Register of Historic Places and the California Register of Historical Resources. To date, the City has 97 designated Landmarks and Points of Interest. Of these, 76 are located within the survey area, including 66 Landmarks and 10 Points of Interest (See Figure 2).

Table 2. Designated Landmarks and POIs in the DTSP Area.

Street Address	Property Name	Current Designation
81 N Ann St	Hitching Post	LMK #26
140 N Ann St	Selwyn Shaw House	LMK #46
82 S Ash St	Jacque Roos House	LMK #47
162 S Ash St	Frank J. Sifford House	LMK #52
831 Buena Vista St	Charles B. Corcoran House	LMK #66
61-79 S California St	Bella Maggiore (A.C. Martin Building; El Niddo Hotel)	LMK #40
128 S California St	Dr. C.F. Miller House	LMK #39
163 Cedar St	Charles Cooper House	LMK #67
42 N Chestnut St	Motley-Gallentine Co. (Packard Garage)	LMK #31
26-54 S Chestnut St/608 E Main St	Ventura Theatre	LMK #24
(South end Figueroa St)	Shisholop Village Site	POI #18
107 Figueroa St	Peirano House	LMK #33
119 Figueroa St	Ada McCoskey Love House	LMK #73
143 Figueroa St	William Elwell House	LMK #61
92 N Fir St	Eliza J. Arnold House	LMK #97
121 N Fir St	Elizabeth Bard Memorial Hospital	LMK #19
825 E Front St	Robert C. Sudden House	LMK #41
668 Harbor Bl	Ventura Pier (Ventura Wharf)	LMK #20
101 S Laurel St	First Baptist Church (Stacy-Judd Building)	LMK #17
(100 block E Main St)	Mission Plaza Site	LMK #6
(100 block E Main St)	John C. Fremont Camp	POI #90
(100 block E Main St)	Morton Bay Fig Tree	LMK #12
(200 block E Main St)	China Alley	POI #91
204-208 E Main St	Peirano's Grocery	LMK #32
204-208 E Main St	Mission Lavenderia	LMK #85
211 E Main St	San Buenaventura Mission	LMK #10
211 E Main St	Mission Norfolk Pines	LMK #8
304 E Main St	Chaffey & McKeeby Store (site of)	POI #43
377-379 E Main St	First Post Office Building	LMK #25
394 E Main St	Bank of Italy	LMK #38
401 E Main St/16 N Oak St	First National Bank of Ventura	POI #36
451-461 E Main St	El Jardin Patio	LMK #63
494 E Main St/21 S California St	First National Bank	LMK #37

Street Address	Property Name	Current Designation
494 E Main St/21 S California St	Erle Stanley Garner Office	POI #86
592-598 E Main St	Ventura Guarantee Building and Loan (Groene Building)	LMK #15
692 E Main St	Ventura Mutual Fire Insurance Company	LMK #71
717-721 E Main St	David S. Blackburn House	LMK #59
835 E Main St	Blackstock House	LMK #51
853 E Main St	Nellie Clover House	LMK #53
896 E Main St	Southern Methodist Episcopal Church	LMK #28
902 E Main St	First Christian Church/Alice Bartlett Club	LMK #27
932 E Main St	Dunning House	LMK #55
953 E Main St	Kate Duval House	LMK #74
1206 E Main St	Granger House	LMK #56
2-12 W Main St	Feraud General Merchandise Store & Bakery	LMK #35
38-50 W Main St	Arcade Building	LMK #83
215 W Main St	Ortega Adobe	LMK #2
31 N Oak St	Emmanuel Franz House	LMK #21
34-52 N Palm St	Livery Theatre (Old Town Livery)	LMK #30
71 N Palm St	71 Palm Restaurant (Norton Ranch House)	LMK #89
73 N Palm St	Fridolin W. Hartman House	LMK #69
(Poli St/California St)	Father Serra Statue	LMK #3
331 Poli St	John C. Morrison House	LMK #57
411 Poli St	Robert E. Brakey House	LMK #64
501 Poli St	Ventura County Courthouse/Ventura City Hall	LMK #4
605 Poli St	Judge Felix W. Ewing House	LMK #14
637-639 Poli St	Hammond-Reese House	LMK #79
644 Poli St	Theodosia Burr Shepherd Gardens	POI #34
755 Poli St	J.A. Day House	LMK #70
1029 Poli St	Sheridan House	LMK #42
1141 Poli St	Bert Shaw House	LMK #50
1157 Poli St	Suyter House	LMK #62
550 Sanjon Rd	Pierpont Inn	LMK #80
E Santa Clara St/S Chestnut St	Plaza Morton Bay Fig	LMK #11

Street Address	Property Name	Current Designation
211 E Santa Clara St	Landmark #78 Restaurant (Carlo Hahn House)	LMK #78
675 E Santa Clara St	Post Office (Gordon Grant Murals)	LMK #29
754 E Santa Clara St	Magnolia Tree	POI #22
793 E Santa Clara St	Mayfair Theater (site of)	POI #95
958 E Santa Clara St	Louis Rudolph House	LMK #92
970 E Santa Clara St	J. Hoover Love House	LMK #75
235/259 W Santa Clara St	Hobson Bros. Meat Packing Co. Building	LMK #23
E Thompson Bl/S Palm St	San Miguel Chapel Site	POI #16
E Thompson Bl/S Palm St	Coast Live Oak Tree	LMK #96
557 E Thompson Bl	Dacy Fazio House	LMK #48
608 E Thompson Bl	Conklin Home	LMK #7
856 E Thompson Bl	A.D. Briggs House	LMK #81

The City's Municipal Code defines the term *Historic District* as follows:

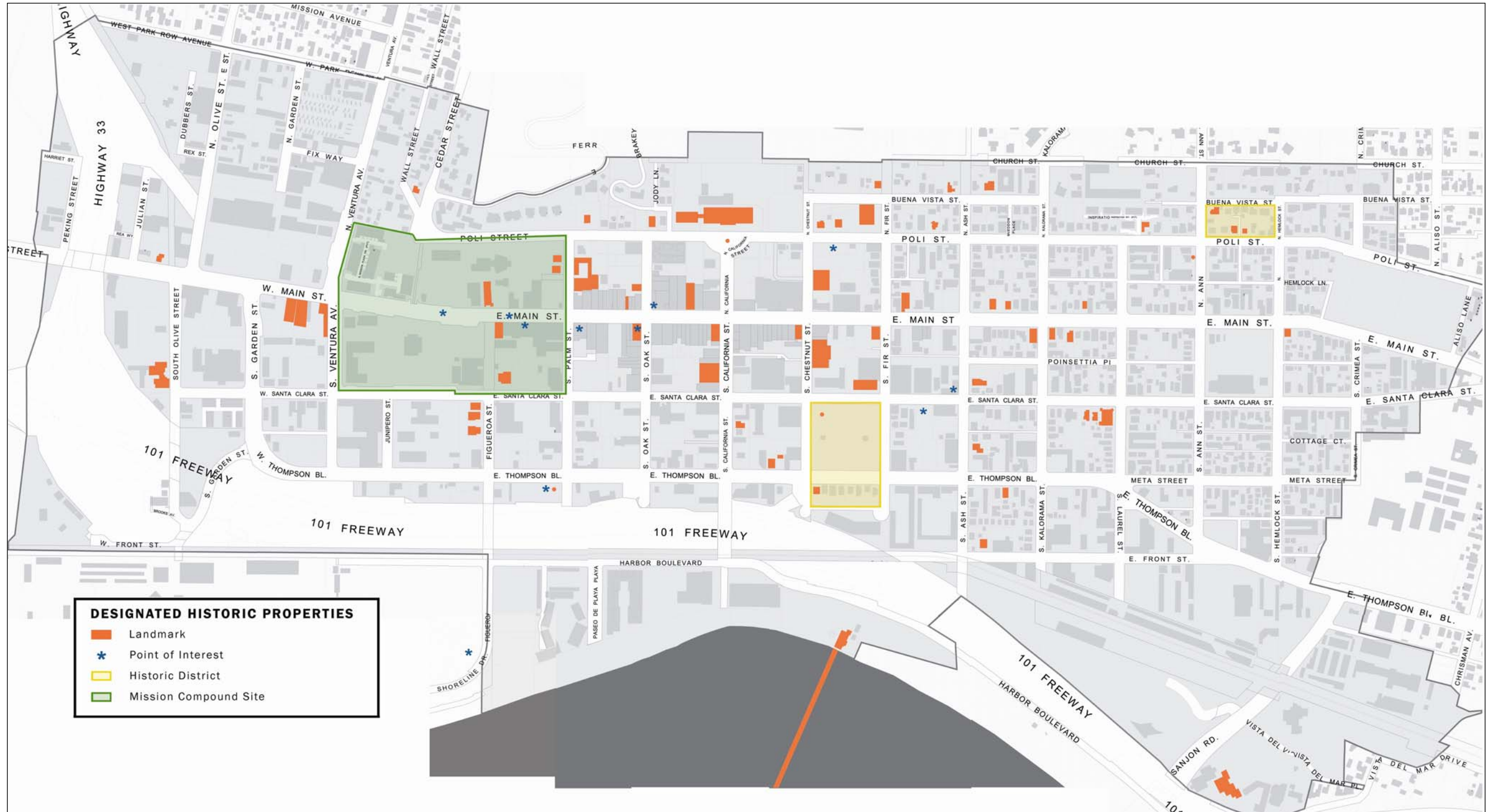
Historic District means a geographically definable area possessing a significant concentration, linkage or continuity of site, buildings, structures and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some buildings, 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 numbers 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.

There are two official local historic districts located within the survey area. The Mitchell Block consists of Plaza Park and 8 single-family residences on East Thompson Boulevard between Fir and Chestnut Streets. The Selwyn Shaw Historic District comprises a complete block bounded by Ann, Buena Vista, Hemlock, and Poli Streets (See Figure 2).⁶

⁶ The City's list of Historic Landmarks & Districts, dated July 1, 2003, defines the area bounded by Santa Clara St, Poli St, Palm St, and Ventura Av as the *Mission Historic District*, although contributing resources were not identified. For the purposes of this survey update, built resources within this area are evaluated as individual properties.

Figure 2. Designated Historic Properties



II. METHODOLOGY

SURVEY PROCESS

This Survey was conducted using a 5-step approach. This approach is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and preservation professionals over the past three decades.⁷

1. **Historical Research:** Background research was conducted on the history of Ventura. Sources of research included local newspapers; San Buenaventura Conservancy archives; the Ventura County Museum of History and Art, historic photographs; Sanborn fire insurance maps; published histories; and previous surveys. This research formed the basis of the historic context statement in the next section.
2. **Fieldwork:** A field survey of all buildings within the survey area was conducted between October 2006 and March 2007. Evaluated properties were observed and photographed from the public right-of-way by Historic Resources Group. These images were used to assess material and architectural integrity as well as to corroborate other property-specific data. Preliminary evaluations were verified with on-site field work during subsequent visits to the survey area by Historic Resources Group. A sample field survey form is attached (See Appendix B).
3. **Data Management:** Results of the field survey and property-specific research were compiled into a table for sorting and analysis. This table also contains previously existing documentation for historic resources in the survey area.
4. **Analysis:** Analysis of the compiled data was conducted, enhanced by the development of the historic context statement. Factors of the analysis included historic integrity, architectural style, neighborhood cohesion, and relationships to larger development patterns in the area. A preliminary determination of significance was made for each surveyed property based upon all of the data collected. Groupings of properties were analyzed for geographic or thematic relationships.
5. **Evaluations and Recommended Designations:** Informed by all of the previous steps, each property was assigned a local evaluation of *Eligible*, *Not eligible*, or *None*. Properties evaluated as *Eligible* were determined to meet one or more of the City's local evaluation criteria. Properties evaluated as *Not eligible* were determined not to meet any of the criteria. Properties with a local evaluation of

⁷ See, for example: *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

None were eliminated through reconnaissance, typically due to age or integrity. Eligible properties were assigned a recommended designation of *Landmark*, *Point of Interest*, *District contributor*, or *District Non-contributor*. In the case of historic districts, boundaries were defined.

AGE THRESHOLD

The 50-year age threshold has become standard in historic preservation. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource 50 years of age or older may be considered for listing on the National Register of Historic Places:

*Ordinarily...properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register.*⁸

The City of Ventura's most recent General Plan update establishes a 40-year threshold in which any project that would affect a structure more than 40 years old is required to provide an assessment of that structure's eligibility for local, state, or Federal landmark status.⁹

Properties within the Main Street commercial corridor were evaluated regardless of age, in order to provide a baseline of information for extant resources in this area. Properties outside this area which did not meet this age threshold - unless they appeared to be of exceptional importance - were eliminated through reconnaissance.

SURVEY PHASES

The survey area contains over 1,100 individual parcels. In order to facilitate a survey update of such a large area, the City determined that the project would be conducted in two phases (See Figure 3). The Phase One survey area is composed of the downtown commercial core, including the Main Street corridor immediately east of the Mission. This area is bounded by Poli Street on the north, and the coastline on the south. The west boundary is formed by Figueroa Street. The eastern boundary is irregular and includes properties on both sides of Fir Street. Additional areas to the west, north, and east of the commercial core comprised the Phase Two survey area. Data from both survey phases were combined for analysis and evaluation. The information presented in this report pertains to the entire survey area as a whole.

⁸ *National Register Bulletin 15. How to Apply the National Register Registration Criteria for Evaluation.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. p. 2.

⁹ City of Ventura Planning Department staff, 2007.

PROPERTY DATA

All property-specific information gathered during the course of the survey update has been compiled into digital table, referred to as the *property data table*. The property data table is a critical tool in the on-going administration of Ventura's preservation program. This data is being provided to the City as an Excel spreadsheet. In this format, property data can be sorted for further analysis and/or linked with the City's internal mapping and database systems. A printed version of this document is attached (See Appendix D). The information compiled in this table is described below.

Property No.	Number assigned to the property and keyed to maps and photographs.
Address (Number)	Number portion of the primary address for the subject parcel as assigned by the Ventura County Tax Assessor, provided by the City.
Address (Street)	Street portion of the primary address for the subject parcel as assigned by the Ventura County Tax Assessor, provided by the City.
Alternate Address(es)	Any additional addresses for the property (including alternate parcels addresses and street addresses) when different from the primary parcel address.
APN*	Assessor parcel number as assigned by the Ventura County Tax Assessor, provided by the City. Parcels containing more than one evaluated resource are indicated with an asterisk (*) next to the APN. Additional resources are listed separately under the same APN.
Evaluation Date	The date used to evaluate the property, compiled from multiple sources including tax assessor dates provided by the City; dates from 1983 survey forms completed by Judy Triem; the City's list of designated Landmarks and Points of Interest prepared by the Historic Preservation Committee; the State Historic Resources Inventory; tour publications from the San Buenaventura Conservancy; etc. When no reliable date was available, a circa date was assigned. Buildings within the Main Street commercial corridor with intact facades that post-date the original construction are indicated with "façade." Otherwise, the evaluation date is the original date of construction.
Additional Date	Other significant property dates, especially the original date of construction when different from the evaluation date.

Historic Name	Original or past names used to identify a property, as derived through research or previous documentation.
Common Name	Current property name or building tenant, as observed in the field.
Original Architect	Original designer of the building (if known), as derived through research or previous documentation.
Original Builder	Original contractor or construction company that erected the property (if known), as derived through research or previous documentation.
Original Owner	Owner of the property at the time of its original construction (if known), as derived through research or previous documentation.
Original Use	Initial use of the building (if known), especially if different from its current use, as derived through research or previous documentation.
No. of Stories	Current number of stories, especially within the Main Street commercial core.
Brick Construction	Indicating brick structures, especially within the Main Street commercial core.
Building Type	Original building form (house, apartment building, store, office building, etc.)
Architectural Style	Academic or vernacular style (Victoria-era, Craftsman, Period Revival, Deco/Moderne, Mid-Century Modern, commercial vernacular, etc.)
Current Use	Current building use (single-family residence, multiple-family residence, retail, office, hotel, theater, religious, governmental, auto-related, etc.)
Condition	Physical condition of exterior materials (good, fair, poor).
Integrity	Integrity of historic fabric, including materials and character-defining features (good, fair, poor).
Designated Landmark/POI	Indicating inclusion of the City's official list of designated historic properties as of October 9, 2006 (including designation number, property name, address, and date of designation).
Designated District	Indicating inclusion in an official local historic district (Mitchell Block, Selwyn-Shaw Block).
HRI Evaluation	State code assigned in the California Historic Resources Inventory, updated December 22, 2005.

Building Notes	Additional information regarding the physical structure and its material integrity.
Significance Notes	Additional information regarding the property's historic significance and known historic associations.
Local Evaluation	Eligibility for local designation (eligible, not eligible). Properties with an evaluation of "None" were surveyed and eliminated through reconnaissance, typically due to age or integrity.
Recommended Designation	Recommended level of local designation (Landmark-LMK, Point of Interest-POI, District Contributor-DC, and/or District Non-contributor-NC). Properties not recommended for any local designation are marked "none."
Evaluation Criteria	Applicable local eligibility criteria as outlined in the Municipal Code (Landmark, Point of Interest).
Basis for Evaluation	Reason for the local evaluation and recommended local designation.
NR/CR	Properties that appear eligible for listing on the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR) through survey evaluation.

Conditions within the Main Street commercial core required a more detailed analysis. For this reason, field data collected in this portion of the survey area was somewhat more inclusive.

PROPERTY NUMBERS

Each surveyed property has been assigned a *property number* for easy identification of properties across multiple data sources. These numbers correspond to the property numbers provided in the property data table. They are also keyed to electronic files containing digital photographs of each property. For readability, the location of these property numbers within the survey area are presented in a series of three maps - West Survey Area, Central Survey Area, and East Survey Area (See Figures 4, 5 and 6).

MAPS

The maps contained in this report are an attempt to visually represent current and recommended designations for properties within the survey area. These maps emphasize extant built resources, and do not reflect the actual boundaries of any specific property. Standard preservation practice defines the boundaries of an historic property as the parcel on which an

historic structure is situated. Specific boundaries of an historic property should be clearly defined at the time of designation.

DEFINITIONS

This report uses established historic preservation principles and concepts, based in cultural resources law at the Federal, state, and local levels. These principles and concepts are based upon guidelines and standards developed by the National Park Service, the Department of the Interior, and professional practitioners, including historians, architects, archeologists, and urban planners. Some of the most relevant principles and concepts are defined below.

Character-defining features are those physical aspects of a property's design and form which identify it as belonging to a specific time and place. Design, materials, form, and style of decorative features and spaces, both interior and exterior, make up the character-defining features of a building.

Designation is the act of recognizing, labeling, or listing a property as being historic. Properties in the City of Ventura may be designated at the Federal level as a National Historic Landmark or listed in the National Register of Historic Places, at the state level as a California Historical Landmark, California Point of Interest, or listed in the California Register of Historical Resources, or at the local level. Designation formally establishes by law or ordinance that a building or site has significance. Designation does not create significance, but is the formal recognition process used by government entities.

Historic Context is the area or domain within which a property has historic significance. Historic contexts allow for an understanding of how the property is a part of an important historic development or event.

A **Historic Resources Inventory** lists by address all properties in a city that have been evaluated through historical resources surveys or other evaluations, including those properties that have been identified as non-historic. Numerical evaluation codes developed by the State Office of Historic Preservation are frequently used to categorize properties listed in the inventory and their significance or non-significance.

Historic Significance is the reason a property should be considered historic. Establishing historic significance is important because it demonstrates that the determination that a building is historic is based on appropriate criteria. An argument for historic significance must be based upon legally established criteria such as those required for listing in the

National Register of Historic Places, the California Register of Historical Resources, or a local landmark program.

Historic Integrity is the ability of a property to convey its significance, or the authenticity of a property's historic identity, evidenced by the survival of physical characteristics and materials that existed during the property's historic or pre-historic period of significance.

A **Reconnaissance Survey** includes an historic context statement, field observations, photographs, analysis, and recommendations.

The Secretary of the Interior's Standards and Guidelines are the standards used in the preservation, rehabilitation, restoration, or reconstruction of a historic property. "The Standards" delineate accepted treatments for the protection and rehabilitation of materials.

Figure 3. Survey Phase Areas



Figure 4. Property Numbers - West Survey Area

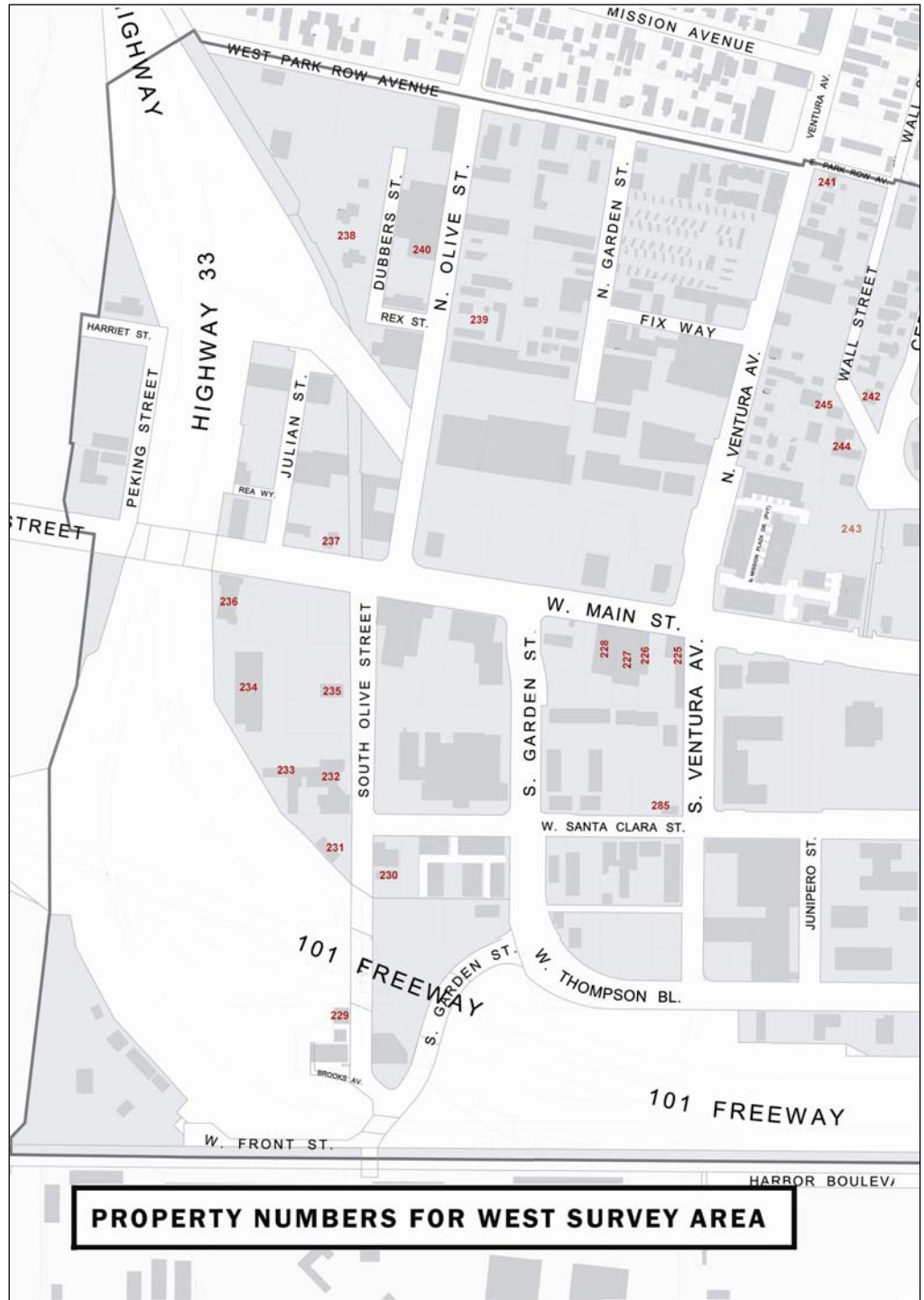


Figure 5. Property Numbers - Central Survey Area

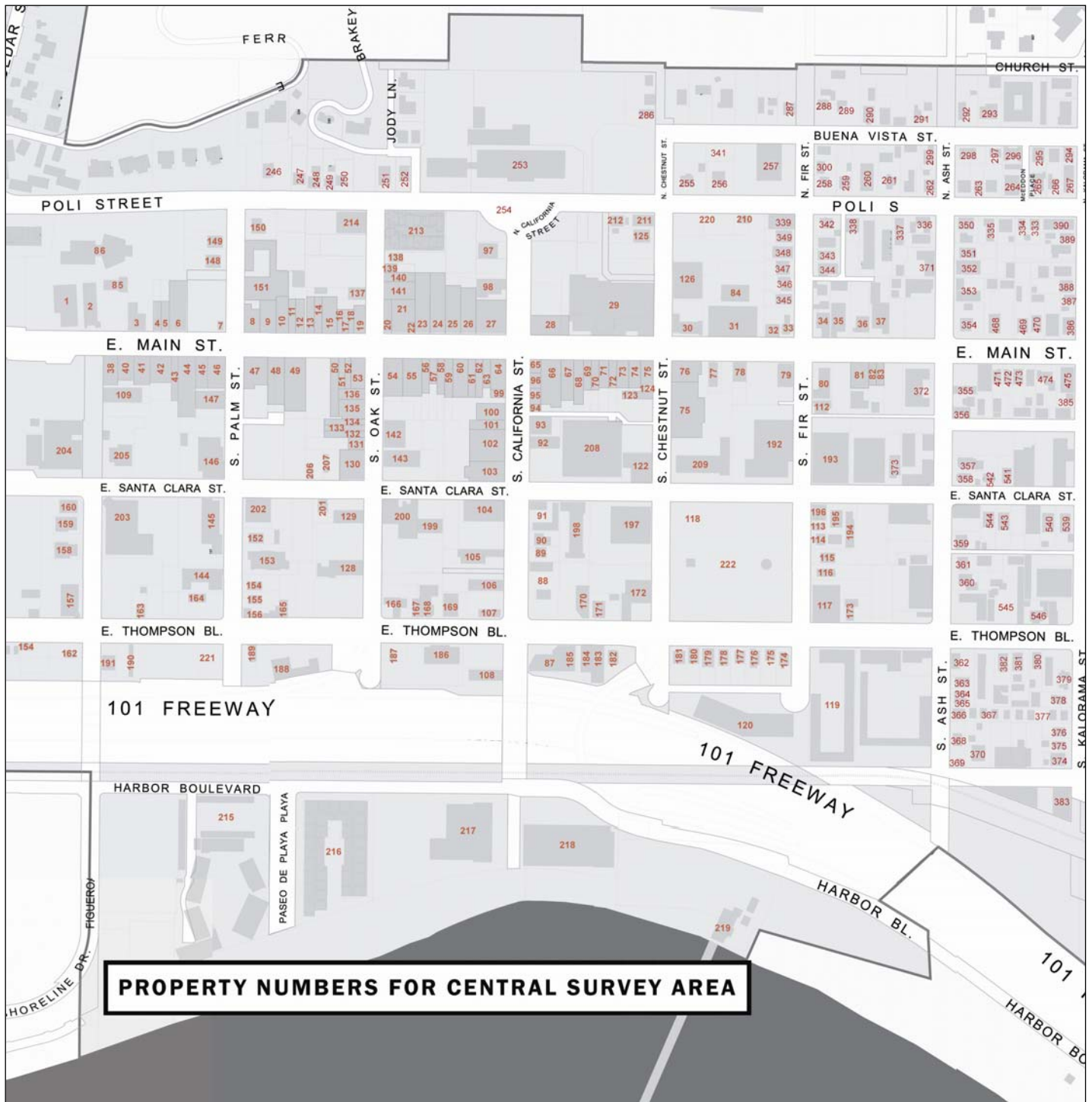
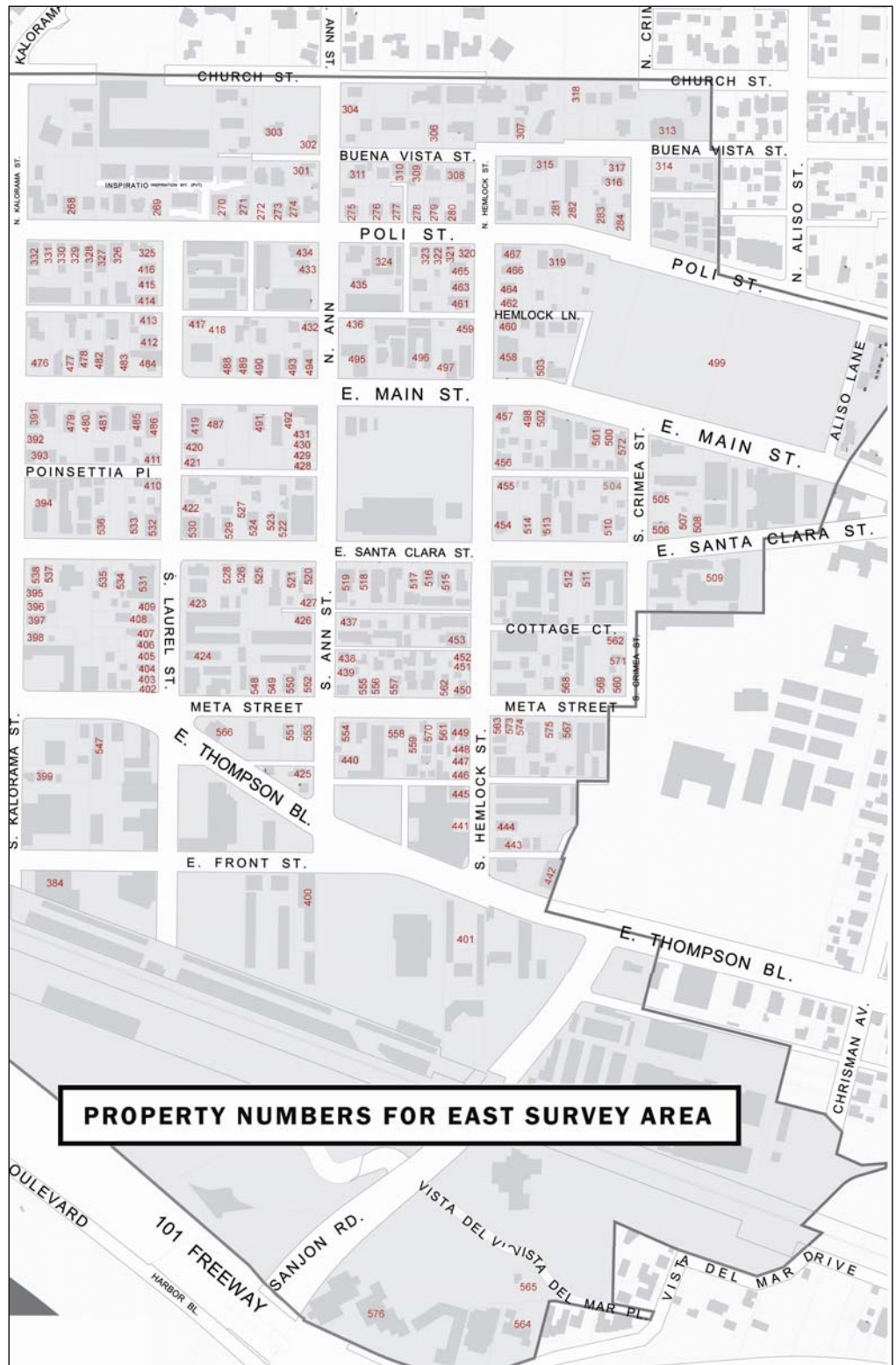


Figure 6. Property Numbers - East Survey Area



III. HISTORIC CONTEXT

PURPOSE

In order to understand the significance of historic resources, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established. For this reason, historic properties must be considered in relation to important historic events and periods of development in the City of Ventura as a whole.



View to Pier circa 1930.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*. The Bulletin describes an historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.¹⁰

¹⁰ *National Register Bulletin 16A. How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997.

An historic context statement is linked with tangible built resources through the concept of “property type,” a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area. It may include, but need not be limited to:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

An historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties. Specific examples referred to in this document are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this report does not diminish the significance of any individual resource.

INTRODUCTION

This historic context statement is a revision and expansion of context statements developed in two previous reports for the City of Ventura. The first was completed in 1980 by Greenwood and Associates, and is entitled *Archival Study/Historic Overview: Downtown San Buenaventura Redevelopment Study Area*.¹¹ The second report, *Cultural Heritage Survey Phase I: Downtown and Ventura Avenue*, was prepared by Judy Triem of San Buenaventura Associates in 1983.¹² Portions of both of these documents have been incorporated here to provide continuity of scholarship and approach.

The context statement is organized by chronological periods of development. It provides a narrative overview of the history of Ventura from its earliest known settlement through the 1960s. Broad historical themes and associated property types outlined here include residential development; commercial development; civic buildings and public infrastructure; social, recreational, cultural and religious institutions; transportation patterns; and community planning.

¹¹ Greenwood, Roberta, G. *Archival Study/Historic Overview. Downtown San Buenaventura Redevelopment Study Area*. Pacific Palisades: Greenwood and Associates, May 1980.

¹² Triem, Judy. *Cultural Heritage Survey Phase I, Downtown and Ventura Avenue for the City of Ventura*. July 1983.

Outside of buildings associated with the Mission San Buenaventura Historic site, the earliest examples of potential historic resources within the survey area are residential structures dating from the city's first two significant land booms (1869-1905). The majority of these date from the first three decades of the 20th century, including a large number of residential structures built between 1910 and 1930. The survey area also contains a large population of commercial buildings developed during the land and oil boom of the 1920s (1921-1929), most of which are concentrated along Main Street. A smaller number of structures scattered throughout the area represent the eras of the Great Depression and World War II. The last significant period of development is represented by those buildings constructed between World War II and the completion of the freeway in 1962.

Previous survey reports largely excluded structures erected after 1940. These buildings are now 50 years of age or older and meet the initial threshold criteria of the National Register of Historic Places and the California Register of Historical Resources for consideration.

Information included in this context statement was compiled from a variety of primary and secondary sources, including local histories, the E.P. Foster Library collections, the Ventura County Museum of History & Art archive and photography collections, county tax assessor records, tract maps, and Sanborn fire insurance maps.

Further understanding of each context and property type identified in the survey will benefit from future research. Primary sources, such as city building permits, will contain additional useful information. Each individual community and neighborhood is rich in resources. Individuals with expertise in significant social and cultural institutions, neighborhoods, and industries should be consulted to broaden the texture of the historical contexts discussed here and to assist in identifying further examples of each resource type.

DEVELOPMENT HISTORY AND ASSOCIATED PROPERTY TYPES

Native American Inhabitants

Archaeologists believe that the earliest people to inhabit Ventura County arrived some 10,000 to 20,000 years ago. However, the earliest identifiable culture, called the Milling Stone Horizon or Oak Grove people, dates from 7,000 years ago.¹³ Remnants of their civilization have been found through archaeological investigations of areas such as Valdez Alley in 1975.

About 3,500 years ago, the area west of the Mission was occupied by people who possibly represent a transitional culture between the Milling Stone and

¹³ Triem, Judy. *Ventura County, Land of Good Fortune*. Second edition. San Luis Obispo: EZ Nature Books, 1990.

Chumash periods both in terms of chronology and adaptation to local food resources.¹⁴ The name *Chumash* originally applied only to those persons living on Santa Rosa Island, but is now generally applied to nearly all Native American cultures that inhabit the coastal areas from San Luis Obispo to Malibu Canyon and the western edge of the San Joaquin Valley, including the Santa Barbara Channel Islands.¹⁵ They represent the final stages of prehistoric coastal civilization at its highest level of technology, especially in their use of bone, shell, and stone.¹⁶

On a discovery expedition for Spain in 1542, Portuguese navigator Juan Rodriguez Cabrillo arrived at the future site of Mission San Buenaventura. In his diaries, he described a Chumash village that he named *Pueblo de las Canoas* in honor of the skilled construction and use of the canoes by the native people.¹⁷ The missionaries who later settled in the area called the Village Shisholop. The village was located on an ocean bluff between present-day Figueroa and Palm Streets. It is the earliest record of land use patterns established by the Native Americans in the project area. Archaeological evidence of this village has been excavated from a site located near the foot of present-day Figueroa Street.

There are no extant built resources in the city from this period. The Shisholop Village Site is designated Point of Interest #18.

European Exploration (1542 -1781)

Portuguese explorer Juan Rodriguez Cabrillo, credited as the first European to explore present-day California, investigated the area now occupied by the City of Ventura in 1542. On a subsequent mapping expedition for the Spanish government in 1602, navigator Sebastian Vizcaino further investigated the area.

In 1769, the Spanish government dispatched an expedition led by Gaspar de Portola to establish a presidio, or garrison, against Russian expansion in Alta California. Additionally, a Mission was to be founded for the conversion to Christianity of the native people along the coast. Portola set out from San Diego in July and arrived at the mouth of the Santa Clara River on Sunday, August 13th, 1769. Portola renamed the Native village *La Asuncion de Nuestra Senora* (The Assumption of the Blessed Virgin) or *La Asumpta* "because we reached it on the eve of that festival."¹⁸

In February of 1774, Captain Juan Bautista Anza of Sonora led a party of colonists to the area of *La Asumpta*.¹⁹ Over the next three decades, twenty-

¹⁴ Greenwood.

¹⁵ Triem, *Ventura County*.

¹⁶ Ibid, page 12.

¹⁷ Engelhardt, Zephyrin, Fr. *San Buenaventura, The Mission by the Sea*. Santa Barbara: The Schauer Printing Studio Inc., 1930.

¹⁸ Engelhardt, page 5.

¹⁹ Ibid, page 6.

one Franciscan missions and various military presidios and pueblos would be established along El Camino Real (“The King’s Road”) from San Diego to Sonoma. By the 1770s, Spain had dominated the California’s Pacific Coast for over 200 years.

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



San Buenaventura Mission.

Mission Period (1782 - 1833)

The Mission San Buenaventura was established in 1782. The earliest plans for a mission at San Buenaventura date to 1768, when the area was selected for an “intermediate” mission between the existing Mission San Diego and Mission San Carlos. In 1771, the Fathers assigned to Mission San Buenaventura embarked on their journey to Rancheria de la Asuncion de Nuestra Senora in order to establish what was intended as the third mission. Indian uprisings and political infighting delayed the founding of Mission San Buenaventura until Easter Sunday, March 31 of 1782. Mission San Buenaventura became the ninth mission established in Alta California and the last mission founded by Father Junipero Serra.²⁰

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

The first Mission structure was located near the chapel. In 1804, the Mission was relocated to its present site on Main Street. The Spanish relied on Chumash Indian labor for construction of the mission, its adjacent buildings and lush gardens.²¹ One of their most remarkable accomplishments was an elaborate seven-mile aqueduct that reached from the San Antonio Creek, along the Ventura River, through Canada Larga, culminating at the Mission. Laundry areas and fountains were located in front of the mission and a ditch was created to guide the water to the San Miguel Chapel down what is now Figueroa Street to the foot of Palm Street. The ‘ditch’ that now runs from the fountain on Figueroa Plaza to Santa Clara Street commemorates this structure. Remnants of the original Lavanderia (laundry) were discovered in 1991 beneath the flooring of present-day Jonathan’s at Peirano’s, located at 204 E. Main Street.

Extant Examples from the Mission Period:

There are several significant sites and buildings that are extant from the Mission Period. The Mission (Landmark #10), the San Miguel Chapel Site

²⁰ Ibid.

²¹ Robinson, W. W. *The Story of Ventura County*, booklet. Ventura: Title Insurance and Trust Company, 1956.

(Point of Interest #16), the Mission Plaza Archeological Site (Landmark #6) and the Mission Water Filtration Building (1782) in Eastwood Park, are all located within the Mission San Buenaventura and Mission Compound Site, listed in the National Register of Historic Places in 1975. The Mission Aqueduct (#58) and the San Buenaventura Lavanderia (#85) are local Landmarks.²² These resources are concentrated within a five block radius of the Mission.

Mexican Period (1834 - 1847)

In 1834, Pio Pico, the last Mexican Governor of California, ordered all of the Missions secularized and their administration transferred to the Mexican government. Governor Pico began awarding generous land grants to prominent businessmen, officials, and military leaders. There were nineteen grants of ranchos in the Ventura County area, the majority containing thousands of acres. Native Californians of Spanish or Mexican descent, known as *Californios*, accumulated great wealth, largely through cattle ranching. They built large adobe residences both close to the Mission and on vast grazing acreage outside the Mission area. The Downtown Specific Plan area is within a tract of land known as Rancho Ex-Mission San Buenaventura, granted to Jose Arnaz on June 8, 1846.²³

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

Extant Examples from the Mexican Period:

There are no known extant examples of built resources from the Mexican Period within the survey area. Sub-surface remnants, however, have been identified.²⁵ The only extant building from this period in the City is the Olivas Adobe, constructed in 1847. The Olivas Adobe (Landmark #1) is located outside the survey area at 4200 Olivas Park Drive.

City Founding and Incorporation (1848 - 1868)

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

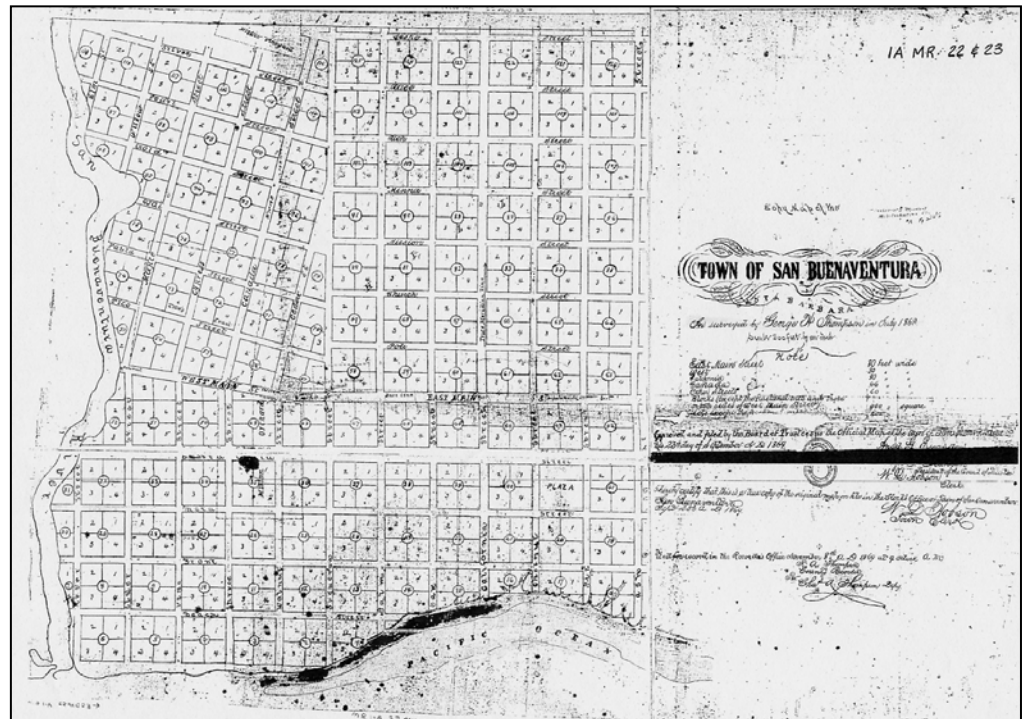
²² Ibid.

²³ Sheridan, Edwin, M. *History of Ventura County, State of California*. Los Angeles: Harold McLean Meier, 1940.

²⁴ Robinson.

²⁵ Greenwood.

In 1848, Jose Arnaz began the first attempt to lay out a townsite at San Buenaventura.²⁶ In 1863, the first surveys of the town were conducted, along with an unsuccessful attempt at incorporation.²⁷ The following year, a serious drought devastated local livestock, leading to the financial ruin of many *Californios*. They began to sell their vast land holdings in smaller parcels, which marked the arrival of foreign (not Spanish or Mexican) citizens to San Buenaventura.²⁸



Original townsite.

The town officially became recognized within the United States jurisdiction when a post office was established in 1861. In 1864 Charles Allyn described Ventura as “as little Mexican town with a row of adobe houses on each side of Main Street from where Palm Street is to the river. There were a few scattering houses as far east as the present California Street, and beyond that nothing but an open plain.”²⁹

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

²⁶ Sheridan, E. M. *History of Santa Barbara, San Luis Obispo and Ventura Counties California*. Chicago: The Lewis Publishing Company, 1917.

²⁷ *Ibid*, page 293.

²⁸ *Ibid*, page 294.

²⁹ *Ibid*, page 1

Edwin M. Sheridan described the area west of the Mission in the 1860s in his writings of 1926. He said “the whole town was west of the old Mission church, extending to the river, with adobes on both sides (of Main Street). The old Mission garden wall of adobe, ten feet high, took up the space on the south side of the street for a distance of two blocks. The bull ring in those days was built on this street, between the church and what is now the Ventura Avenue, with the wall of the old garden forming the south sides of the square, adobe homes opposite the north side. (There were) straggling rows of adobe houses along both sides of the street from Palm Street to the river.”³⁰

The town’s first board of trustees included Angel G. Escandon, Walter S. Chaffee, Juan Camarillo, Victor Ustusaustegui, and Fernando Tico, Jr., most of whom had both businesses and residences within the township.³¹ In 1869, the town was resurveyed by George H. Thompson, establishing many of the street names that remain today.³²

Prior to 1868, access to San Buenaventura was chiefly by sailing vessels and steamers, which would anchor offshore from the Mission. In 1868, a stagecoach line was established, making the city more accessible to the outside world. This accessibility stimulated a development and growth period that would characterize the town for the remainder of the nineteenth century.³³

Extant Examples from the Period:

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



Schiappapietra Mansion.

First Land Boom (1869 - 1886)

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

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

³⁰ Ibid, page 1

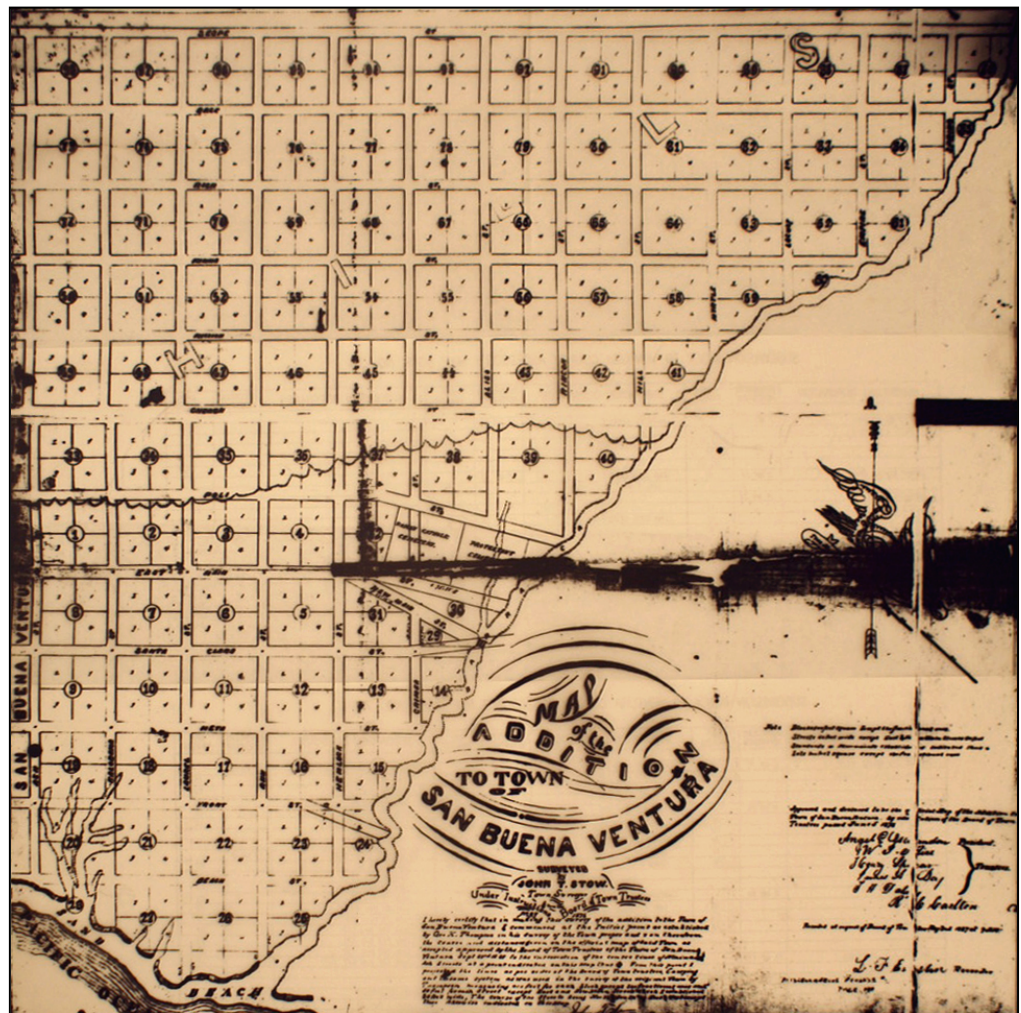
³¹ Triem, *Ventura County*.

³² Greenwood.

³³ Ibid, page 50.

extant). These hotels were located directly south of the Mission on Main Street, in the area now known as Mission Park.

One of Ventura's foremost pioneers, William Hobson Dewey, arrived in the 1850s and participated in many successful business ventures, including mining, cattle ranching, real estate, and meat packing. He was a prolific builder, primarily of brick buildings.³⁴ By 1871, he began constructing the first significant brick buildings for commercial and public use. The City's first brick building was the Cohn Store on Main Street. It was followed by the Hill Street School on Poli Street, the Chaffee & McKeeby General Merchandise store, Gandolfo's Store, The Revere Hotel (Great Eastern Building), and Spear's Hall. Of these examples, only Gandolfo's Store (Peirano's) and the Great Eastern building remain.



1876 Annexation.

³⁴ Phelps, Gary. "Ventura County Born In A Room Above Saloon." *Ventura County Star*. August, 2000.

During this period, a large population of immigrant European merchants came to Ventura and established flourishing businesses in the Mission area. Federico and Antonio Schiappapietra, two brothers from Genoa, Italy, were among the earliest. Antonio eventually built an elaborate Italianate mansion on Santa Clara Street which became known as the Schiappapietra Mansion (demolished in the 1950s). The ethnic mix of merchant immigrants would eventually include people of French (Chateuneuf, Feraud), Italian (Peirano, Gandolfo, Fazio, Ferro, Righetti, Lagomarsino) and German/Austrian (Hartman, Dubbers, Franz) heritage. These merchant families established storefronts along Main Street and constructed homes in adjacent neighborhoods.³⁵ Today, several of their homes and places of business have become official city landmarks.

Thousands of Chinese laborers originally brought to California to help construct the railroad migrated throughout the state. A community of about 200 settled in Ventura, residing in a collection of rectangular, gable ended wooden structures facing Figueroa Street that became known as *Chinese Alley*. By the late 19th century, a fully established Chinatown existed on both sides of Figueroa Street between Main and Santa Clara Streets. The Chinese community worked in a variety of labor and service capacities and, though socially isolated from the majority population, provided an important foundation for the growth and development of the City.³⁶

On January 1, 1873 Ventura County was officially established and the wharf (Pier) completed. This made travel easier for passengers, but it also spurred economic growth by providing better shipping and storage facilities for merchants and the growing number of agricultural interests. The area's first newspaper, *The Ventura Signal*, was established by John H. Bradley in 1871. This was followed by three other newspapers, *The Daily Ventura Free Press*, *The Ventura Daily Post*, and *The Daily Democrat*.

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

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

Extant Examples from the Period:

Commercial construction from this period is primarily represented by brick structures along Main Street in the central downtown area. Among these are Peirano's Grocery at 204-208 East Main Street (Landmark #32), built in

³⁵ Triem, *Ventura County*.

³⁶ Greenwood.

1887; and a commercial building at 240-256 East Main Street, constructed prior to 1886 and believed to be an adobe structure with brick veneer.³⁷ Remnants of the original Ventura Wharf (Pier), completed in 1873, also date from this period.

Residential development from this period represents a wide range of architectural styles, including both Romantic styles (Gothic Revival, Italianate, Greek and Exotic Revivals), as well as Victorian styles (Second Empire, Stick, Eastlake, Queen Anne, Folk Victorian, and Richardsonian Romanesque).³⁸

Only a few residences remain from the 1870s. One of the oldest is the Lafayette R. Herbert residence at 27 South Kalorama Street, built in 1875. Originally located at 351 East Thompson Boulevard, it was dismantled and reassembled at its present location. The Emmanuel Franz Residence at 31 North Oak Street (Landmark #21) was constructed in 1879 and is one of the only remaining intact examples of Italianate architecture from the 1870s in the City. The W.J. Walton Residence at 180 South Palm Street was built in 1879, and is a rare two-story Italianate structure.

Intact residential examples from the 1880s include the John C. Morrison House at 331 Poli Street (Landmark #57), built in 1880; the Charles D. Bonestel Residence at 84 North Palm Street, built in 1884; the J.V. Sanchez House at 168 South Palm Street, built in 1885; the Charles Cooper House at 163 Cedar Street (Landmark #67) built in 1886; and the Robert C. Sudden House at 825 East Front Street (Landmark #41) also built in 1886.

The Josiah Keene House, located outside the survey area at 41 Bell Way (Landmark #68), was built in 1872 and appears to be the City's only example of Second Empire-style Victorian-era residential architecture.



Anacapa Hotel.

Second Land Boom (1887 - 1905)

In 1886, the Southern Pacific Railroad announced plans to build a spur from Newhall through the Santa Clara Valley to Ventura and Santa Barbara. By 1887, regularly scheduled trains were arriving at the newly built Ventura Depot. It was at this time that confusion over the name of the community began. Initially, the Southern Pacific had printed tickets reading "Ventura," but later changed the station name to "San Buenaventura" in deference to local merchants. The U.S. Post Office adopted the name "Ventura" in 1889, although the longer name remained in use until 1907.³⁹

³⁷ Sanborn maps indicate this building's construction as being "adobe with brick veneer."

³⁸ McAlister, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A Knopf, 2004.

³⁹ Myrick, David, F. "Ventura County Railroads, A Centennial History, Volume I: The Railroad Comes to Ventura County." *The Ventura County Historical Society Quarterly*, Vol. 33, No. 1, Fall 1987.

By the end of 1887, the second land and population growth period in Ventura County's history was underway. Eastern settlers began migrating to the state by the thousands, many arriving via the newly established train spur traveling through the town to Santa Barbara. Additionally, rate wars between the Southern Pacific and Santa Fe Railroads, along with the stagecoach lines, increased the affordability of travel.⁴⁰

In 1887, the Ventura Development Association was formed by a group of leading citizens and prominent businessmen. It was during this time period that the Rose Hotel, the Anacapa Hotel, and Armory Hall were erected on Main Street (none extant). The population rose from 1,000 in 1875 to 3,869 in 1890. By 1904, the Southern Pacific had permeated all parts of the County and growth continued on a steady pace as San Buenaventura entered the 20th century.⁴¹

The railroad had an immense effect on the city's physical development. Up until 1890, Main Street west of the Mission remained populated by adobe dwellings and wooden and brick commercial buildings. By 1892, Main Street had become a far more densely developed corridor, with many brick buildings replacing wooden structures. The concentration of commercial development on Main Street was matched by the parallel development of surrounding residential structures that nearly tripled in quantity during this period.⁴² Lumber mills were established in the area immediately surrounding the Wharf and a mix of industrial and residential structures developed in the blocks bordered by Front, Ash and Ann Streets.

The area's growth and prosperity fueled racial and ethnic tensions. An ordinance was established in 1888 to limit Chinatown to a four-square block area south of Main Street and west of California. In further attempts to 'clean up' the city, the Anti-Chinese League was formed. By 1905, all of the buildings on the west and east side of Figueroa Streets, known as China Alley, were removed.⁴³

Extant Examples from the Period:

Extant commercial and institutional structures from this time period include the brick Feraud General Merchandise Store at 2 West Main Street (Landmark #35), a rare intact example of turn-of-the-century commercial architecture in Ventura; the Mission Revival Elizabeth Bard Memorial Hospital at 121 North Fir Street, built in 1902 (Landmark #19); the Gothic Revival style church (now a B&B) at 896 East Main Street (Landmark #28), built in 1890; and the First Christian Church/Alice Bartlett Clubhouse at 902 East Main Street (Landmark #27), built in 1895 (circa).

Examples of intact residential architecture from this period, reflecting Romantic and Victorian styles, occur throughout the survey area. One

⁴⁰ Triem, *Ventura County*.

⁴¹ Ibid.

⁴² Sanborn Map Company. Fire insurance maps of San Buenaventura 1886, 1890, 1892.

⁴³ *Ventura Democrat*, 1912.

outstanding collection of such residences can be found in the 600 block of East Thompson Boulevard. The Mitchell Block, comprising eight single-family residences, is a designated local historic district. The residences at 608 and 692 East Thompson Boulevard are the only remaining examples of brick houses constructed prior to 1900 in the City.⁴⁴

Residences constructed prior to 1900 include the Selwyn-Shaw House at 140 North Ann Street, built in 1887 (Landmark #46); the Carrie Newby Residence at 144 South Fir Street, built in 1887; the George Parker House at 81 North Hemlock Street built in 1887; the Dr. C.F. Miller Residence at 128 South California Street, built in 1888 (Landmark #39); and the L.F. Webster House at 296 North Ventura Avenue, built in 1888; the J.A. Day House at 759 Poli Street, built in 1889 (Landmark #70); the Robert E. Brakey House at 411-413 Poli Street, built in 1890 (Landmark #64); the Suyter House at 1157 Poli Street, built in 1890 (Landmark #62); the Jacque Roos House at 82 South Ash Street, built in 1892 (Landmark #47); the Congressman Vandever Residence at 144 South California Street, built in 1892; the Maggie Bard House at 1120 East Santa Clara Street, built in 1892; the William Elwell House at 143 Figueroa Street, built in 1892 (Landmark #61); the Mayhew Residence at 70 North Ann Street, built in 1893; the A.D. Briggs Residence at 856 East Thompson Boulevard, built in 1894 (Landmark #81); the Judge Felix W. Ewing Residence at 605 Poli Street, built in 1895 (Landmark #14); the Dr. Stephen Bowers House at 1065 East Santa Clara Street, built in 1895; the Italianate style residence at 39-43 North Laurel Street, built in 1895; the Italianate style Bert Shaw House at 1141 Poli Street, built in 1896 (Landmark #50); the Robert Morgan House at 845 East Santa Clara Street, built in 1896; the David S. Blackburn House at 717-719 East Main Street, built in 1896 (Landmark #59); the Peirano Residence at 107 Figueroa Street, built in 1897 (Landmark #33); and the William Vincent House at 1156 East Santa Clara Street, built in 1898.

Residential examples constructed after 1900 include the Blackstock House at 835 East Main Street, built in 1900 (Landmark #51); Frank Hobart House at 230 South Ash Street, built in 1902; the Kate Duval House at 953 East Main Street, built in 1902 (Landmark #74); the Granger House at 1206 East Main Street, built in 1902 (Landmark #56); the Nellie Clover House at 853, 857 East Main Street, built in 1903 (Landmark #53); the Juan Camarillo House at 830 East Santa Clara Street, built in 1903; the Ada McCosky Love House at 119 South Figueroa Street, built in 1903 (Landmark #73); the Hammond/Reese Residence at 637-639 Poli Street, built in 1905 (Landmark #79); and the Eugene W. Duval House at 943-945 East Main Street, built in 1905.

Also from this period is the Baker Residence (Landmark #13), located outside the survey area at 2107 Poli Street.

⁴⁴ Triem, *Cultural Heritage Survey Phase I*.

City Expansion and Civic Improvement (1906 - 1920)

The City dramatically expanded its territorial boundaries in the first years of the twentieth century. From Mission development through 1905, the ocean to the south, hills to the north, the Ventura River to the west, and the Sanjon Barranca to the east provided natural borders for the city proper. All this changed in 1906, when a large tract of land east of the Sanjon Barranca, including portions of the Dixie Thompson ranch, was annexed by the city.⁴⁵ *The Daily Free Press* described the annexation on April 10, 1906:

*By voting to annex this territory, the citizens of Ventura have more than doubled the area of the city. The former municipality was about a little more than one mile square containing about 750 acres. The new Ventura will contain 1900 acres and will extend from the Ventura river on the west to the junction of the Montalvo and Santa Paula roads commonly known as the FORKS on the east, and from the ocean to the summit of the hills back of the city.*⁴⁶

By October of 1906, small tracts of land were being sold for development.⁴⁷ Widespread construction east of the Sanjon Barranca, however, would not take place until the mid-1920s. Most of the land acquired through annexation continued to be used for agricultural purposes or remained open space.

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

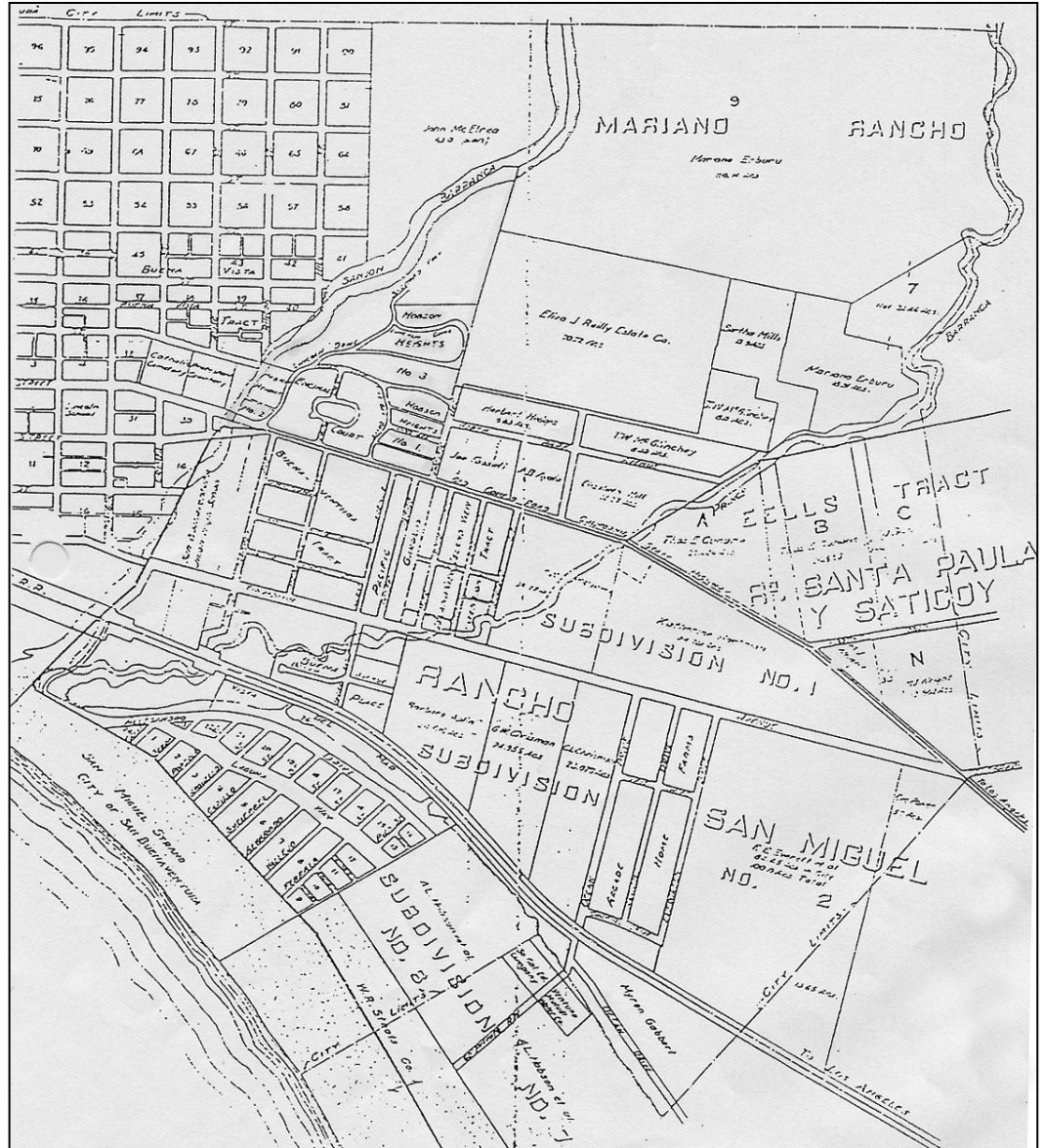
Territorial expansion continued in 1910, when local businessman John R. Brakey deeded a road through his property at the juncture of Oak and Poli Streets to the City in return for property development rights. This action opened land in the hills above Ventura to future development.⁴⁸

⁴⁵ "Now Greater Ventura." *Daily Free Press*, April 10, 1906.

⁴⁶ *Ibid*, page 1.

⁴⁷ "San Miguel Acres," advertisement. *Daily Free Press*, October 19, 1906.

⁴⁸ "Certainties for 1910 Will Make New Year Most Prosperous One." *Daily Free Press*, December 31, 1909.



Subdivision of 1906 Annexation area.

Construction within the City's downtown and its immediately surrounding areas was considerable during this period as lots subdivided in the 1870s were developed during the first decades of the 20th century. Commercial development expanded east of the Mission, solidifying Main Street as the City's primary commercial corridor. By January of 1912, the local paper reported that "the increase in building in the city was 316 percent over the previous year." This was the highest gain percentage in the state of California.⁴⁹

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

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

The demolition of the saloon and its replacement by a garage was an early sign of the influence of the automobile on the physical development of Ventura. The M. P. Stiles Garage Building was more than just a place for auto-related services. It was a social center with dressing rooms for ladies and gentlemen, private lockers, and was elaborately furnished. In the early years of the automobile, it was customary to park one's "machine" at the garage, change clothing from traveling to pedestrian attire, and then walk to one's home, business or entertainment.⁵⁰

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

⁴⁹ "Hurrah! Ventura's Percentage is Greater Than any Other City in Southern California." *Daily Free Press*, January 12, 1912.

⁵⁰ "Valuable Addition to Ventura is Stiles New Garage Block. *Ventura Star Free Press*, August 31, 1909.



County Courthouse.

Arts styles. This “White City”, with its emphasis on symmetry, order and harmony, launched a nationwide movement to express American ideals in the built environment.

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

Physical improvement and new or renovated buildings were dominant subjects of the local press between 1911 and 1913. In May of 1912, the *Ventura Free Press* quoted Secretary of the Chamber of Commerce Sol Sheridan stating that Ventura “had made prodigious headway in the last three years in every direction with improved streets, walk(ways) and homes.” In June of the same year, the paper noted that “Contractor Brakey has constructed a new Cross to be raised on the Hill on Admission Day, September 9th.” A “new light system... installed on every corner along Main Street” was reported in July, and business owners were ordered to install “concrete sidewalks in front of your property or have it done by the City at your expense” in the September issue.

Banker and civic leader Eugene Preston Foster made significant contributions to the physical infrastructure of the city and surrounding area during this period. As the first commissioner of the County’s Forestry Commission, he was instrumental in establishing the area’s first parks. He was also responsible for financing the first drivable causeway road between Ventura and Santa Barbara. Foster personally financed and led the construction campaign to build the Ventura City County Library Headquarters on Main Street that also housed the City Hall.⁵¹

In January of 1913 an article in the *Ventura Free Press* announced “New Improvements for Main Street—Stores Being Fitted with Modern Steel Fronts Improve Street’s Appearance.” It noted that “the Great Eastern and the Rains Shoe Store will each be fitted with modern steel fronts with prism glass and large plate glass display windows.” The article also mentioned several other businesses along Main Street receiving similar treatment forming as fine a line of store fronts “as can be found in any city.”⁵²

⁵¹ Brown, Eva Barbara. “The E.P. Foster Family: The Living and the Legacy.” *Ventura County Star Free Press*, May 16, 1971.

⁵² “New Improvement for Main Street.” *Ventura Free Press*, January 24, 1913.



Ventura City County Library.

Prismatic glass tile transoms would become a signature design element of Main Street commercial buildings during the first two decades of the twentieth century. First introduced in the 1890s, prismatic tiles had raised patterns on their inside surface that refracted sunlight toward the rear of the building. The pressed tiles were usually joined together with zinc or lead in the manner of stained glass windows. The tiles were designed to increase natural light levels and thereby reduce reliance upon light wells and artificial light sources. As such, prismatic tile transoms were a popular and practical innovation used both in new construction and to update existing storefronts. Applied to many Main Street buildings, they became a unifying streetscape element.⁵³

Extant Examples of the Period:

Many significant buildings remain from this period including the Beaux-Art/Neo-classical style Ventura County Court House/Ventura City Hall at 501 Poli Street, built in 1912 (Landmark #4). Commercial structures from the period include Le Petite Theater (now Palermo's) at 315-321 East Main Street, built between 1906 and 1910. The Old Town Livery at 34-52 North Palm Street, built in 1906, is a rare remaining carriage house from the period (Landmark #30). The Wharf at 934 East Front Street is a rare remaining 1906 warehouse building; and the main building of the Pierpont Inn at 550 Sanjon Road was constructed in 1910 (Landmark #80).

There are many extant residential structures from this period, representing the transition from Romantic and Victorian styles to Craftsman and Period Revival styles.⁵⁴

Victorian-era/Transitional style residences include the Eliza J. Arnold House at 92 North First Street, built in 1908 (Landmark #97); the Elsie Meiners Residence at 87 North Chestnut Street, built in 1910; the Leewood Hotel at 720 East Santa Clara Street, built 1906-1910; and the Carlo Hahn House (Landmark #78 Restaurant) at 211 East Santa Clara Street, built between 1912 and 1914 (Landmark #78).⁵⁵

Craftsman style architecture from this period is represented by the Dacy Fazio House at 557 East Thompson Boulevard, built in 1910 (Landmark #48); the Thomas G. Gabbert House at 40 North Hemlock Street, built in 1910; the Norton Ranch House at 71 North Palm Street, built in 1910 (Landmark #89); the Merle J. Rogers House at 697 Buena Vista Street, built in 1910; the Clay G. Knox House at 85 North Fir Street, built in 1910; the Walsh Residence at 257 South Hemlock Street, built in 1910; the John Pratt Residence at 274 South Hemlock Street, built in 1910; the Minnie P. Gales Residence at 793 Poli Street, built in 1910; the A.W. Barns Residence at 1311 East Santa Clara Street, built in 1910; the Fridolin W. Hartman House at 73 North Palm Street, built in 1911 (Landmark #69); the William B. Aplin House at 57 North Fir Street, built in 1912; the Andrew T. MacGregor

⁵³ Photographs, Ventura County Museum of History & Art.

⁵⁴ McAlister.

⁵⁵ City of San Buenaventura Historic Landmarks & Districts.

Residence at 8896 Poli Street, built in 1912; the Daisy N. Orr Residence at 95 South Ash Street, built in 1913; the Walter Jones Residence at 695-697 East Main Street, built in 1913; the S. M. Wilson House at 942 East Main Street, built in 1913; the Henry Harrison Neel Residence at 36-38 South Fir Street, built in 1914; the Gibson/Harkey House at 767 East Santa Clara Street, built in 1914; the Sheridan House at 1029 Poli Street, built in 1915 (Landmark #42); the Rose Baldwin House at 1242 Meta Street, built in 1916; the Boling House at 69 North Hemlock Street, built in 1918; the Ernest E. Everett House at 1203 Santa Clara Street, built in 1920; the Roy A. Priest Residence at 867 East Main Street, built in 1920; and the William A. Dunning House at 932 East Main Street, built in 1920 (Landmark #55).

The Harry Valentine House at 993 East Santa Clara Street is a notable example of Oriental Craftsman architecture from 1915. The four bungalows at 253-259 South Kalorama Street, built in 1920 (circa) are a rare example of multi-unit worker housing from the period.

Representatives of American Colonial Revival style architecture from this period include the residence at 1182 Poli Street built 1910; the residence at 1194 Poli Street, built in 1910; the residence at 656-658 Poli Street, built in 1910 (circa); the residence at 134 South Ash Street, built in 1915 (circa); and the residence at 1043 Poli Street, built in 1919.



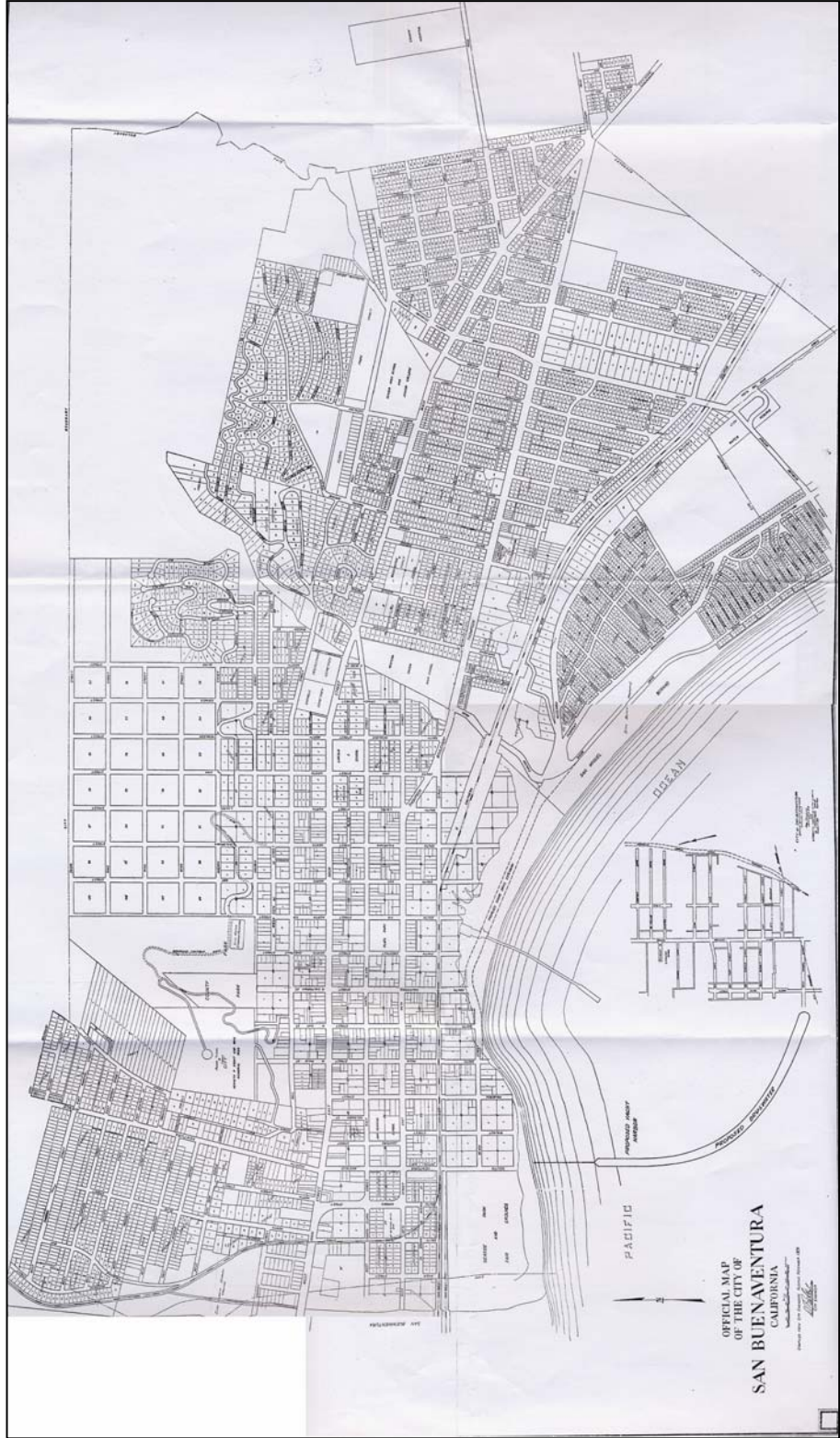
First National Bank of Ventura.

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

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

In 1921, a major oil strike by Shell Oil ushered in a new era of growth and prosperity for Ventura County. The local newspapers were filled with daily reports that detailed the number of barrels of oil being produced from the local wells with headlines like "*Shell Oil Brings In 1,000 Barrel Gusher-You May Not Know What That Means to Ventura.*"⁵⁶ By 1926, the Associated and Shell Oil Companies were pumping and processing tens of thousands of barrels of oil a day. Thousands of oil workers, geologists, engineers, and oil-related businesses descended upon the City, increasing the need for housing. Commercial activity increased, giving birth to ancillary businesses like Ventura Tool. Ventura's population would grow from 4,156 to 11,603 during the 1920s, an increase of 179 percent.

⁵⁶ *The Star Free Press*, excerpts, 1921 to 1929.



City of Ventura, 1929.

Economic prosperity created greater demand for goods and services, leading to a proliferation of commercial buildings. Prior to the oil boom, the north side of Main Street was only partially developed and contained many one-story, wood frame structures. By 1928, whole blocks along Main Street had experienced recent construction. The north side of Main Street from the Mission to California Street was almost completely filled with brick commercial buildings. Prominent multistory structures anchored the primary intersections.⁵⁷

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

The city's residential stock expanded both within and beyond the 1879 boundaries. Multi-family apartment buildings dotted the downtown residential areas, filling in previously single-family neighborhoods. The Avenue area, previously rural and home to working families and farm owners, filled with additional worker housing to support adjacent industrial development. Housing subdivision tracts, with names like Hobson Heights, Arcade Farm Homes, Magnolia Park, Buenaventura Tract, El Plano, and Mc El Rea were advertised in the newspapers along with detailed tract maps. Many of these new subdivisions were located in what is now called Midtown. Every issue of the newspaper printed intricate house plans that ran from small, one-bedroom bungalows to elaborate multi-bedroom mansions.⁵⁸

Extant Examples of the Period:

There are many extant buildings from this period within the survey area, particularly within the downtown core. Several of these buildings reflect the enormous popularity of Spanish Colonial Revival and Mediterranean Revival styles in Southern California between 1915 and 1930.

Significant commercial buildings from this period include the Sanchez Bros. Hardware store (Ventura Leather) at 353-355 East Main Street, built in 1922; the Beaux Arts influenced Bank of Italy at 394 East Main Street, built in 1924 (Landmark #38); the Spanish Colonial El Jardín Patio at 451-461 East Main Street, built in 1925 (Landmark #63); the Renaissance Revival First National Bank at 494 East Main Street, built in 1926 (Landmark #37); and the Mediterranean Revival style A.C. Martin Building (Bella Maggiore) at 63-79 South California Street, built in 1926 (Landmark #40).

⁵⁷ Sanborn Map Company, 1928.

⁵⁸ *The Star Free Press*, excerpts, 1921 to 1929.

Ornate versions of the Spanish Colonial Revival style were favored by architects of motion picture theaters during the 1920s.⁵⁹ A notable example in Ventura is the Ventura Theatre at 26-54 South Chestnut Street, constructed in 1928 (Landmark #24).

Auto-oriented architecture from this period includes the Spanish Colonial Revival style Motley-Gallentine Co. (Packard Garage) at 42 North Chestnut Street, built in 1925 (Landmark #31); the Seaside Gas and Service Station (Seaside Plaza) at 120-122 South California Street, built in 1925; the Nash Motor Sales Garage at 230 East Main Street, built in 1926; the Arcade Building at 38 West Main Street, built in 1926 (Landmark #83); and Firestone Tires at 500 East Thompson Boulevard, built in 1929 in the Art Deco/Moderne style.

Notable hotel structures from the period include the Mediterranean Revival style Hotel Ventura (Ventura Inn) at 477-495 East Main Street, built in 1926; and the French Eclectic style Hotel Fosnaugh (The Somerset) at 540 East Santa Clara Street, built in 1926.

Industrial buildings from this period often favored the Mission Revival style. Examples include the Swift and Company Building at 305 South Kalorama Street built in 1928; and the Hobson Bros. Packing Co Building (Patagonia/Great Pacific Ironworks) at 235 West Santa Clara Street, built in 1923 (Landmark #23).

Institutional construction from this period is represented by the Ventura BPOE Lodge #1430 (Elks Lodge) at 11 South Ash Street, built in 1928; the Masonic Temple at 101-107 South California Street, built in 1929; and the Southern California Edison Building at 99 South Ventura Avenue, built in 1925 (circa).

Outstanding churches from the period include the Art Deco/Exotic Revival First Baptist Church (Stacy-Judd Building) at 101 South Laurel Street, built in 1927 (Landmark 17); and the Mediterranean Revival style First Methodist Episcopal Church at 1338 East Santa Clara Street, built in 1928.

Craftsman and American Colonial Revival residential styles remained popular during this period. Examples of Craftsman style homes include the Louis Rudolph House at 958 East Santa Clara Street, built in 1922 (Landmark #92); the Joseph Fossati Residence at 158 South Fir Street, built in 1924; and the Ernest Shaw House at 1169 Buena Vista Street, built in 1925. Examples of Colonial Revival homes include the residence at 1285 East Santa Clara Street, built in 1921; the residence at 854 Poli Street, built in 1922; the residence at 145 North Crimea Street, built in 1923; the residence at 159 North Crimea Street, built in 1923; and the residence at 1279 Meta Street, built in 1924.

⁵⁹ McMillian, Elizabeth. Casa California - Spanish Style Houses from Santa Barbara to San Clemente. New York: Rizzoli International Publications, 1997.

There are also substantial numbers of extant single-family residences from this period built in Spanish Colonial Revival and Mediterranean Revival styles. Many of these are concentrated in Midtown. One example within the survey area is the J. Hoover Love House at 970 East Santa Clara Street, built in 1923 (Landmark #75). Examples of multiple-family residential buildings surround the downtown core. These buildings represent the wide range of Eclectic and Period Revival styles, with an emphasis on the Mediterranean. Examples include the Miramar Apartments at 139 Wall Street, built in 1925 (circa); the apartment building at 1132 Poli Street, built in 1925; the Richard N. Hayden Apartments at 847 Poli Street, built in 1926; and the Noble Hill Apartments at 688 Poli Street, built in 1928;



Mayfair Theater.

Great Depression and World War II (1930 - 1944)

The stock market crash of October 1929 and the subsequent Great Depression essentially halted construction in Ventura County. In 1933, Franklin D. Roosevelt became President, and his New Deal relief programs started putting Americans back to work. Ventura County received hundreds of thousands of dollars for new construction and improvement programs for public buildings, parks, roads, and bridges. An annex and jail were added to the County Courthouse building in 1931 and the Ventura Post Office at 675 Santa Clara was built in 1936. Programs like the Public Works Administration (PWA), the Works Progress Administration (WPA), and the Civilian Conservation Corps (CCC) operated in the county between 1933 and 1941.⁶⁰ Local projects completed through these and similar programs include the murals at the Ventura Post Office; the statue of Father Serra in front of the County Court Building; and the rock wall surrounding Cemetery Park.

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

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

Extant Examples of this Period:

Extant commercial buildings constructed during this period include the Spanish Colonial Goodyear Building (now Discount Centers) at 585 East Thompson Boulevard, built in 1930; the Ventura Guarantee Building and

⁶⁰ Triem, *Ventura County*.

Loan at 592-598 East Main Street, built in 1930 with elements of the Art Deco and Spanish Colonial Revival styles (Landmark 15); the Spanish Colonial Revival Casa Vista Apartments at 1209 East Main Street 1930(circa); the Mediterranean Revival Mosher-Bardill Clinic at 46 North Ash Street, built in 1930; the Ventura County Courthouse Annex and Jail at 501 Poli Street, built in 1931; the Dr. W. Sterling Clark office building at 40 South Ash Street, built in 1933; the Mediterranean/Art Deco Ventura Mutual Fire Insurance Company (Chicago Ribs)at 692 East Main Street, built in 1937 (Landmark #71); and the Streamline Moderne gas station (Ventura Locksmith) at 901 East Main Street, built in 1938.



"New" E.P. Foster Library.

Postwar Prosperity and the Freeway (1945 - 1962)

As a result of the wartime housing shortage, dozens of new subdivisions were built throughout the county after the War. In Ventura, the boundaries of development were pushed further east, including several residential subdivisions from Seaward to Mills Road.⁶¹

With the end of World War II, wartime industries in Southern California successfully converted to civilian manufacturing and offered good jobs to thousands of returning servicemen. Fueled by the post-War prosperity, thousands of young families flocked to Ventura County, making it the fastest growing county in California by 1964.⁶²

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

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

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

⁶¹ Ibid, page 136.

⁶² Triem, *Ventura County*.

Thompson Boulevard corridor. Many of these examples of roadside architecture can still be found along Thompson Boulevard.

The coming of the freeway brought both eager anticipation and concern throughout Ventura County. The Camarillo Chamber of Commerce, eager for the increased access the freeway would bring, lobbied to have the freeway built directly through the city instead of bypassing it on the south. The most vocal opposition to the freeway route was heard from the City of Ventura. Residents were concerned that the proposed elevated freeway would block both views and access to the beach. They were only somewhat successful in pressuring the state highway department to depress the freeway through part of the downtown, thereby preserving the clear view of the ocean from the County Courthouse on Poli.⁶³ In September of 1962 the freeway was completed.

One community that was adversely affected by the building of the freeway was Tortilla Flats, one of the oldest and poorest neighborhoods located near the southwest edge of the downtown. This multi-ethnic community, home to people of Native American, Spanish, Mexican, African American, Japanese, Chinese, Basque, Philipino, and Italian decent, was almost entirely razed to clear land for the Freeway.⁶⁴ The Freeway also destroyed a portion of the Beach Tracts neighborhood, and physically separated what remained from the City proper.

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

Extant Examples of the Period:

The example of World War II era construction is represented by the Quonset Hut at 43 South Olive Street, built in 1945 (circa). The Woolworths building (Nicholby's) at 404-410 East Main Street includes a 1948 façade on 1886 building.

Several extant commercial and civic structures from the period represent classic Mid-Century Modern design traditions. These include the original City Hall building (Affinity Bank) at 625 East Santa Clara Street, built in 1951; the E.P. Foster Library at 651 East Main Street, built in front of the original public library in 1958; and the Smith-Hobson Building at 63 North Ash Street, built in 1960 (circa).

Residential examples influenced by International Style and Mid-Century Modern traditions can be found in the hills above Downtown and in Midtown.

⁶³ Editorial. *Ventura Star Free Press*, May, 1957.

⁶⁴ "Tortilla Flats Mural Designs To Be Showcased At ArtWalk." City of Ventura press release, August 3, 2004. City of Ventura website, www.ci.ventura.ca.us.

SELECTED CHRONOLOGY

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

European Exploration (1542-1781)

- 1542 On October 9th, Portuguese navigator Juan Rodriquez Cabrillo sights the Chumash village later named *Shisholop*.
- 1602 The Chumash village is further explored by Spanish navigator Sebastian Vizcaino.
- 1768 Inspector General Don Joseph de Galvez announces his intention to establish the "intermediate mission" of San Buenaventura between San Diego and San Carlos.
- 1769 Explorer Gaspar de Portola arrives at a Chumash village on August 13th and renames it *Asuncion de Nuestra Senora*.
- 1771 Father Junipero Serra sends two friars to help found San Buenaventura.

Mission Period (1782-1833)

- 1782 After delays of several years, Mission San Buenaventura is officially founded on March 31st, Easter Sunday.
- 1790 San Miguel Chapel is constructed.
- 1804 The Mission is relocated to its present site on Main Street.
- 1812 A large earthquake causes extensive damage to the Mission and the San Miguel chapel.

Mexican Period (1834-1847)

- 1834 All California missions are secularized. Spain's vast land holdings are granted to Mexican and Californio rancheros.
- 1846 Rancho Ex-Mission is granted to Jose Arnaz.
- 1847 Olivas Adobe is constructed.

City Founding and Incorporation (1848-1868)

- 1848 Jose Arnaz attempts the first layout of a townsite at San Buenaventura.
- 1849 Gold is discovered at Sutter's Mill in Northern California.

- 1850 California achieves statehood and is divided into 27 counties, with present-day Ventura included in Santa Barbara County.
- 1855 The first survey of the town is conducted.
- 1857 Ortega Adobe is completed.
- 1859 The first attempt to form a separate county out from the eastern portion of Santa Barbara County is defeated.
- 1864 The most serious drought in local history causes financial ruin to the Californios, who begin to sell their vast land holdings to foreign settlers.
- 1866 The town of San Buenaventura successfully incorporates.
- 1868 A stagecoach line is established and the city becomes connected to the outside world.

First Land Boom (1869-1886)

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

Completion of the Transcontinental Railroad begins to bring settlers from the north, including a substantial Chinese community.
- 1871 The *Ventura Signal*, the town's first newspaper, is published by John H. Bradley who uses the paper to fight for the formation of Ventura County.
- 1872 Led by William Dewey Hobson, the bill to form Ventura County is finally passed and approved by the state legislature on March 22nd. County Commissioners are appointed, construction of the wharf begins, and the cornerstone is laid for a new brick schoolhouse.
- 1873 January 1st officially begins the new Ventura County. County offices are rented in a space above Spear's Hall and the Wharf (Pier) is completed.
- 1874 The Ventura Library Association is incorporated.
- 1875 The first County courthouse is built on three blocks of Mission ground by W. D. Hobson. A second newspaper, *Daily Ventura Free Press*, is established and the town has a fire company, *The Monumentals*. The first banking institution, the Bank of Ventura, is established.
- 1876 Oil is struck in Adams Canyon, making Ventura County a pioneer in California oil production.

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

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

Second Land Boom (1887-1905)

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

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

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

1900 The first Ventura Chamber of Commerce is organized.

1903 The City Beautiful League is formed in Ventura.

City Expansion and Civic Improvement (1906-1920)

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

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

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

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

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

1917 The United States enters the World War I.

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

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

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

Great Depression and World War II (1930-1944)

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

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

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

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

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

Postwar Prosperity and the Freeway (1945-1962)

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

1962 The Freeway opens in Ventura County in September.

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

1967 Holiday Inn built as part of beachfront redevelopment.

1993 Ventura Pier reconstructed.

2007 Downtown Specific Plan is adopted.

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.⁶⁵

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 1873.⁶⁶ Called the "Father of

⁶⁵ Sheridan, *The History of Ventura County*, 1926.

⁶⁶ Triem, *Ventura County*.

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.

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.⁶⁷ He was honored in the late 1920s as one of the nine men who founded the California Banker’s Association.⁶⁸

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.⁶⁹

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.⁷⁰

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

⁶⁷ Brown.

⁶⁸ “Looking Backward and Forward.” *Los Angeles Times*, May, 1929.

⁶⁹ Brown.

⁷⁰ Percy, Gird. *History of the Ventura County Parks Department 1914 - 1989*. Ventura: Ventura County Museum of History & Art Quarterly, 1989.

financing and development of much of the built environment that exists today.⁷¹

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 Fletcher Lummis to be part of the Ventura County Camino Real Association in the establishment of the bells along El Camino Real (Highway 101).⁷²

Additional Significant Persons

Other persons significant in the development of Ventura's physical environment include:⁷³

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

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

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

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

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

Watson A. Bonestel - Co-founder of the People's Lumber Company; partner in early lumber business of Chaffee & Bonestel.⁷⁴

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.

⁷¹ "Ventura County Unites In Honor to Fosters." *Daily Free Press*, September 6, 1921.

⁷² "Mrs. Orpha Foster, Pioneer, Passes." *Daily Free Press*, September 18, 1938.

⁷³ 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.

⁷⁴ Other sources identify a Charles D. Bonestel as Chaffee's partner in the lumber business.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Tico family - one of the earliest Spanish founding families; Fernando Tico came from Spain with the mission fathers, and was the first judge of

Ventura; son Jose J. Tico received his education from the mission fathers and became an early land holder and horseman.

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

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

ARCHITECTS AND BUILDERS

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

Architects

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

IV. SURVEY RESULTS

UNDERSTANDING THE SURVEY RESULTS

Evaluations and Recommended Designations

This survey update identified and surveyed over 1,100 individual properties within the Downtown Specific Plan Area. Properties were assessed using a three-step approach.

1. **Field reconnaissance** - Informed by knowledge of Ventura's historic periods of development and their associated property types, field reconnaissance of the entire survey area was conducted. Properties that appeared to be at least 40 years of age and retained a fair degree of historic integrity were identified as requiring additional investigation. Remaining properties were eliminated from further consideration and assigned a local evaluation of *None*.
2. **Local evaluations** - Based upon a more detailed field survey of identified properties, Ventura's criteria were applied and local evaluations were assigned. Each surveyed property was assigned a local evaluation of *Eligible* or *Not eligible*. Properties evaluated as *Eligible* were determined to meet one or more of the City's local evaluation criteria. These typically included good or rare examples of architectural styles or building types, buildings associated with a larger grouping of similar resources, and previously designated properties. Properties evaluated as *Not eligible* were determined not to meet any of the criteria.
3. **Recommended designations** - After additional analysis, each eligible property was assigned a recommended designation of *Landmark (LMK)*, *Point of Interest (POI)*, *District contributor (DC)*, or *District Non-contributor (NC)*.⁷⁵

In addition to evaluation for local designation eligibility, properties have been evaluated for eligibility under the criteria for the National Register of Historic Places and the California Register of Historical Resources. A summary listing of all evaluated properties with current and recommended designations is attached (See Appendix C).

Evaluation of Historic Significance

The evaluation of a property's eligibility for historic designation requires an assessment of two factors: *significance* and *integrity*. The definition of historic significance used by the California Office of Historic Preservation

⁷⁵ Recommendations for designation have been made for all surveyed properties, including both currently designated and undesignated properties.

(OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. It is achieved in several ways: (1) Association with events, activities, or patterns; (2) Association with important persons; (3) Distinctive physical characteristics of design, construction, or form; or (4) Potential to yield important information. Significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.⁷⁶

A substantial number of properties have been identified as historically significant for their association with the evolution of Main Street as Ventura's primary commercial corridor. Additional properties are identified as notable examples of particular building types or architectural styles, or for associations with important people in Ventura.

Evaluation of Historic Integrity

The field of historic preservation uses the concept of "integrity" when evaluating the physical character of individual resources. *Historic integrity* is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."⁷⁷ Integrity is assessed by determining the extent to which a property's historic materials and architectural features remain intact. Integrity is composed of seven aspects: location, design, setting, feeling, workmanship, association, and materials.

Each evaluated property was assigned an integrity evaluation of "good," "fair," or "poor." Properties with good or fair integrity were then considered as possible candidates for designation as Landmarks or as contributors to a potential historic district. Properties with poor integrity but with additional historic significance, such as an association with a significant event, were evaluated as potential Points of Interest. Properties with poor integrity and no known historic associations were evaluated as ineligible for designation.

Dates of Construction

Knowledge of a building's original date of construction is essential to an evaluation of historic significance and integrity. For this reason, Historic

⁷⁶ *National Register Bulletin 16A: How to Complete a National Register Registration Form.* U.S. Department of the Interior, National Park Service, 3.

⁷⁷ *Ibid*, p. 4.

Resources Group requested that the City of Ventura provide construction dates for all properties within the survey area. The City's Planning Department generated a list of dates derived from Ventura County tax assessor rolls.

In comparing these tax assessor dates with observations in the field, and with construction dates from other sources (including previous survey forms, the State Historic Resources Inventory, and the City's own listing of designated landmarks), there were substantial discrepancies.

In the absence of a comprehensive listing of reliable construction dates from a single data source, Historic Resources Group compiled dates from multiple sources and selected the date that appeared most likely to be the original date of construction. Evaluations of significance and integrity have been based upon this *evaluation date*. Where no reliable information was available, the original construction date was estimated and a circa date assigned.

Interior and Hidden Features

For the purposes of this survey update, the integrity of individual properties was observed from the public right-of-way. Some properties may have historic exterior features that are obscured from view (such as covered prismatic glass transoms) or historic interior features. These features may contribute to the overall historic integrity of a building, and should be considered on a property by property basis.

Environmental Review

The identification of local historic resources has implications under the California Environmental Quality Act (CEQA). CEQA requires state and local public agencies to identify and mitigate any significant impacts of a proposed discretionary activity or project to the environment. Historical resources are considered part of the environment:

*A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.*⁷⁸

For purposes of CEQA, the term "historical resources" includes the following:

- A resource listed in, or determined eligible for listing in the California Register of Historical Resources
- A resource included in a local register of historical resources, or

⁷⁸ California Public Resources Code, Section 21084.1.

- A resource identified as significant in an historical resource survey

Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.⁷⁹

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources.⁸⁰

For more information regarding the implications of CEQA on local historic resources, see *Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historical Resources*, published by the California Office of Historic Preservation. This document is available at the OHP website, ohp.parks.ca.gov.

CHARACTERIZING THE SURVEY AREA

The context statement prepared as part of this survey update identified the following chronological development periods in Ventura:

- Native American Inhabitants
- European Exploration (1542-1781)
- Mission Period (1782-1833)
- Mexican Period (1834-1847)
- Founding and Incorporation (1848-1868)
- First Land Boom (1869-1886)
- Second Land Boom (1887-1905)
- City Expansion and Civic Improvement (1906-1920)
- Oil and Land Boom of the 1920s (1921-1929)
- Great Depression and World War II (1930-1944)
- Postwar Prosperity and the Freeway (1945-1962)

With the notable exceptions of the San Buenaventura complex and the Ortega Adobe, the survey area contains historic properties dating from the period of the First Land Boom through the construction of the freeway in 1962. Development in Ventura during the First and Second Land Boom

⁷⁹ California Code of Regulations, Section 15064.5.

⁸⁰ California Office of Historic Preservation website, accessed January 2007.

periods (1869-1905) was concentrated within the survey area, comprising both residential and commercial building types. Extant properties within the survey area from this time are overwhelmingly residential, consisting of one- and two-story single family houses and representing a range of Romantic and Victorian-era architectural style. Commercial buildings from this period are very rare.

Reflecting the city's increasing complexity and sophistication after the turn of the 20th century, development in Ventura was more diverse. The City Expansion and Civic Improvement Period (1906-1920) witnessed the construction of many of Ventura's first civic, social, institutional, and industrial buildings. Commercial construction along Main Street continued, replacing older wooden structures with more permanent masonry buildings, and expanding eastward. Residential development from this period was concentrated in the area immediately to the east of the commercial core. Single family residences were more modest in size, commonly one-story bungalows, displaying American Colonial Revival and Craftsman architectural styles. While examples within the survey area represent a range of building types, resources from this period are predominantly residential.

The pace of development during the Oil and Land Booms of the 1920s (1921-1929) increased substantially, reflecting the period's robust economy. Commercial buildings have a stronger presence on the street, assuming a larger scale and occupying prominent sites within the downtown area. Banks, hotels, theaters, and even churches, begin to reflect a broader range of architectural styles, including those with Mediterranean and Classical influences. Development from this period also responded to the increasing popularity of the private automobile, with the construction of garages, showrooms, and service stations.

Continued single-family residential development and the introduction of multi-story apartment buildings increased densities immediately outside the commercial core. Much of the survey area was built out during this period, causing substantial residential development to locate in other parts of the city.

The majority of extant commercial resources within the survey area date from this period, primarily along Main Street east of the Mission. Building types include retail stores, office buildings, banks, hotels, and auto-related properties. Some extant residential resources continue in the Craftsman style, while others embrace one of the many Period Revival styles that were popular throughout Southern California at the time.

Very little development took place during the Great Depression and World War II period (1930-1944). Construction in Ventura virtually halted with the 1929 stock market crash and the economic depression that followed. Available funds were largely devoted to public improvement projects, including parks, roads, and bridges. Construction within the survey area during this period was extremely limited, consisting mostly of retail shops

and office buildings. Extant resources in the survey area from this period are characterized by the Art Deco and Streamline Moderne styles.

Development in Ventura surged during the Postwar Prosperity and the Freeway period (1945-1962). Following World War II, residential subdivisions and commercial centers were built in previously undeveloped areas of the city. Development within the survey area was characterized by infill and the renovation of existing structures. Very few examples from this period appear within the survey area. Extant examples include updated Modern storefronts, and a handful of civic and office buildings designed in the Mid-century Modern style.

Of the surveyed properties, approximately 12% are pre-1900 structures. The remaining properties were constructed in the 20th century, most of these built prior to 1930. Few historic properties remain in the western portion of the survey area, due in part to the construction of the Freeway in 1962. The majority of Ventura's earliest remaining commercial resources are concentrated within the central portion of the survey area, described as the Main Street commercial corridor. The City's earliest extant residential structures are located in the foothills immediately to the north, and in residential neighborhoods immediately to the east, of the commercial core. Taken together, this population of buildings comprises the vast majority of the city's oldest historic resources. Similar concentrations will not be encountered anywhere else in the city.⁸¹

LANDMARKS

This survey update has identified 221 properties which meet the criteria for local Landmark designation. This number includes 64 currently designated Landmarks and 157 undesignated properties (See Figure 7).⁸² Properties evaluated as eligible for Landmark designation include those with good or fair integrity and at least one of the following:

- Has an historic association with important people or events.
- Is a good or rare example of a particular building type.
- Is a good or rare example of a particular architectural style.

⁸¹ Construction dates, buildings types, architectural styles, and other information that characterizes these historic resources are presented in the Property Data Table.

⁸² The Father Serra Statue (Landmark #3), the Mission Plaza Site (Landmark #6), and the Morton Bay Fig Tree (Landmark #12) are not associated with individual parcel addresses and therefore do not appear in the Property Data Table.

Table 3. Recommended Landmarks

Address	Property Name
40 Ann St N	(None)
70 Ann St N [†]	Mayhew House
70 Ann St N [†]	Hitching Post
81 Ann St N [†]	(None)
81 Ann St N ^{*†}	Hitching Post
122 Ann St N	(None)
140 Ann St N [*]	Selwyn Shaw House
23 Ann St S	(None)
27 Ann St S	(None)
45 Ann St S	(None)
142-146 Ann St S	(None)
168-170 Ann St S	(None)
46 Ash St N	Mosher-Bardill Clinic (Daly, Ross and Walker)
63 Ash St N	Smith-Hobson Building
11 Ash St S	Ventura BPOE Lodge # 1430
40 Ash St S	Dr. W. Sterling Clark Office (Clifford E. Hey & Co./ Becker Group)
82 Ash St S [*]	Jacque Roos House
94 Ash St S	Daisy N. Orr House
134 Ash St S	(None)
142-148 Ash St S	(None)
162 Ash St S [*]	Frank J. Sifford House
230 Ash St S	Frank Hobart House
244 Ash St S	(None)
252 Ash St S	D. Bogetti House
274-278 Ash St S	Beronio House
697 Buena Vista St	Merle J. Rogers House
787 Buena Vista St	William Davis House
831 Buena Vista St [*]	Charles B. Corcoran House
1142-1148 Buena Vista St	(None)
1169 Buena Vista St	Ernest Shaw House
1219 Buena Vista St	L.E. Mercer House

Address	Property Name
61-79 California St S*	Taft Hotel; El Niddo Hotel; A.C. Martin Building (Bella Maggiore)
101-107 California St S/466-482 E Santa Clara St	Masonic Temple
120-122 California St S/500-522 E Santa Clara St	Seaside Gas & Service Station; Ventura Bus Terminal (Seaside Plaza)
128 California St S*	Dr. C.F. Miller House
144 California St S	Congressman Vandever Residence
163 Cedar St*	Charles Cooper House
42 Chestnut St N*	Motley-Gallentine Co., Inc. (Packard Garage)
87 Chestnut St N	Elsie Meiners House
26-54 Chestnut St S*	Ventura Theatre
145 Crimea St N	(None)
159 Crimea St N	(None)
37-39 Crimea St S	(None)
107 Figueroa St*	Peirano House
119 Figueroa St*	Ada McCosky Love House (Spa/Love House)
143 Figueroa St*	William Elwell House
57 Fir St N	William B. Aplin House
69 Fir St N	(None)
85 Fir St N	Clay G. Knox House
92 Fir St N*	Eliza J. Arnold House
121 Fir St N*	Elizabeth Bard Memorial Hospital (Elizabeth Bard Professional Center)
36-38 Fir St S	Henry Harrison Neel House
130 Fir St S	(None)
144 Fir St S	Carrie Newby House
158 Fir St S	Joseph Fossati House
825 Front St E*	Robert C. Sudden House
934 Front St E	Ventura Mill Lumber Company (The Wharf)
40 Hemlock St N	Thomas G. Gabbert House
69 Hemlock St N	Boling Family House
81 Hemlock St N	George Parker House

Address	Property Name
239 Hemlock St S	(None)
257 Hemlock St S	Catherine and Michael Walsh House
264-266 Hemlock St S	(None)
274 Hemlock St S	John Pratt House
33 Kalorama St N	(None)
41-47 Kalorama St N	(None)
83-85 Kalorama St N	(None)
93 Kalorama St N	(None)
27 Kalorama St S	(None)
122 Kalorama St S	Emil A. Gratzky House
134 Kalorama St S	(None)
144 Kalorama St S	(None)
156 Kalorama St S	Pierre Larramendy House
253-259 Kalorama St S	(None)
269 Kalorama St S	(None)
305 Kalorama St S	Swift & Company (Ventura Star Rug)
38 Laurel St N	Sherwood House
39-43 Laurel St N	(None)
71 Laurel St N	Beekman-McGuire House
93 Laurel St N	W.H. Russell House
101 Laurel St S*	First Baptist Church (Church of Religious Science; Stacy-Judd Building)
153 Laurel St S	(None)
(100 block E Main St)*	Mission Plaza Site
(100 block E Main St)*	Morton Bay Fig Tree
204-208 Main St E*†	Peirano's Grocery/Wilson Studio (Jonathan's; J's Tapas)
204-208 Main St E*†	San Buenaventura Mission Lavanderia (site of)
211 Main St E*†	San Buenaventura Mission
211 Main St E*†	Mission Norfolk Pines
213 Main St E	San Buenaventura Mission Rectory
230 Main St E	Nash Motor Sales Garage; Trueblood Thrift Shop (Animal Rescue Thrift)

Address	Property Name
315-321 Main St E	Le Petite Theatre (Palermo)
353-355 Main St E	Sanchez Brothers Hardware (Ventura Leather)
394 Main St E*	Bank of Italy; Pacific National
404-410 Main St E	Woolworth's (Nicholby's)
451-461 Main St E*	El Jardin Patio
477-495 Main St E	Hotel Ventura (Ventura Inn)
494 Main St E/21 S California St*	First National Bank; Erle Stanley Gardner Office
512-522 Main St E	Odd Fellows Temple (IOOF)
592-598 Main St E*	Ventura Guaranty Building and Loan; Theodore Groene Building; Bahn's Jewelry Store
651 E Main St	Ventura County and City Library (E.P. Foster Library)
692 Main St E*	Ventura Mutual Fire Insurance Co. (Chicago Ribbs)
695-697 Main St E	Walter Jones Residence (Ema's Herbs)
717-721 Main St E*	David S. Blackburn House (Elixir Technologies)
835 Main St E*	Blackstock House
844 Main St E	(None)
867 Main St E	Roy A. Priest House
896 Main St E*	Southern Methodist Episcopal Church (Victorian Rose Bed and Breakfast Inn)
901 Main St E	Ventura Locksmith
902 Main St E*	First Christian Church/Alice Bartlett Clubhouse (Apostolic Church/Alleluia House of Worship)
929-931 Main St E	Edwin Insensee House (The Home Office Real Estate)
932 Main St E*	William A. Dunning House (Gallery 932)
942 Main St E	S. M. Willson House
943-945 Main St E	Eugene W. Duval House
953 Main St E*	Kate Duval House
1006 Main St E	First Christian Church; Laurel Theater; United Pentecostal Church (Rubicon Theatre)

Address	Property Name
1031 Main St E	(None)
1043 Main St E	(None)
1081 Main St E	(None)
1206 Main St E*	Granger House
1209 Main St E	Casa Vista Apartments
1224-1228 Main St E	(None)
1347 Main St E	Cemetery (Cemetery Park)
853-857 Main St E*	Nellie Clover House (Mediation Center/Veterinary Clinic)
2-12 Main St W*	Feraud General Merchandise Store; 1903 Building (Paddy's)
38 Main St W*	Arcade Building (Warehouse Antiques)
215 Main St W*	Ortega Adobe
1057 Meta St	(None)
1069 Meta St	(None)
1108 Meta St	(None)
1183 Meta St	J.P. Rasmussen House
1212 Meta St	(None)
1220 Meta St	(None)
1242 Meta St	Rose Baldwin House
1279 Meta St	(None)
1293 Meta St	(None)
31 Oak St N*	Emmanuel Franz House
43 Olive St S	Point Blank
34-52 Palm St N*	Phoenix Stables Livery and Boarding; Ventura County Garage (Old Town Livery, Livery Theatre, Tutti's)
71 Palm St N*	Norton Ranch House (71 Palm Restaurant)
73 Palm St N*	Fridolin W. Hartman House
84 Palm St N	Charles D. Bonestel House
168 Palm St S	J.V. Sanchez House
180 Palm St S	W.J. Walton House
(Poli St/California St)*	Father Serra Statue
98 Poli St	Water Filtration Building; Ventura Jail

Address	Property Name
331 Poli St*	John C. Morrison House
411-413 Poli St*	Robert E. Brakey House (La Mer Bed & Breakfast)
501 Poli St*	Ventura County Courthouse; Ventura County Sherrif's Office and Jail (Ventura City Hall)
605 Poli St*	Judge Felix W. Ewing House (Edward Lascher Law Offices)
637-639 Poli St*	Harry Hammond/Reese House
656-658 Poli St	(None)
688 Poli St	Noble Hill Apartments
732 Poli St	(None)
755-759 Poli St*	J.A. Day House
793 Poli St	Minnie P. Gales House
819 Poli St	(None)
828 Poli St	(None)
847 Poli St	Richard N. Hayden Apartments
854 Poli St	(None)
869 Poli St	Andrew T. MacGregor House
932-934 Poli St	(None)
1029 Poli St*	Sheridan House
1043 Poli St	(None)
1057 Poli St	(None)
1109 Poli St	(None)
1129 Poli St	(None)
1132 Poli St	(None)
1141 Poli St*	Bert Shaw House
1157 Poli St*	Suyter House
1169 Poli St	(None)
1182 Poli St	(None)
1194 Poli St	(None)
1244 Poli St	(None)
1257 Poli St	(None)
1293 Poli St	McCandless House
550 Sanjon Rd*	Pierpont Inn

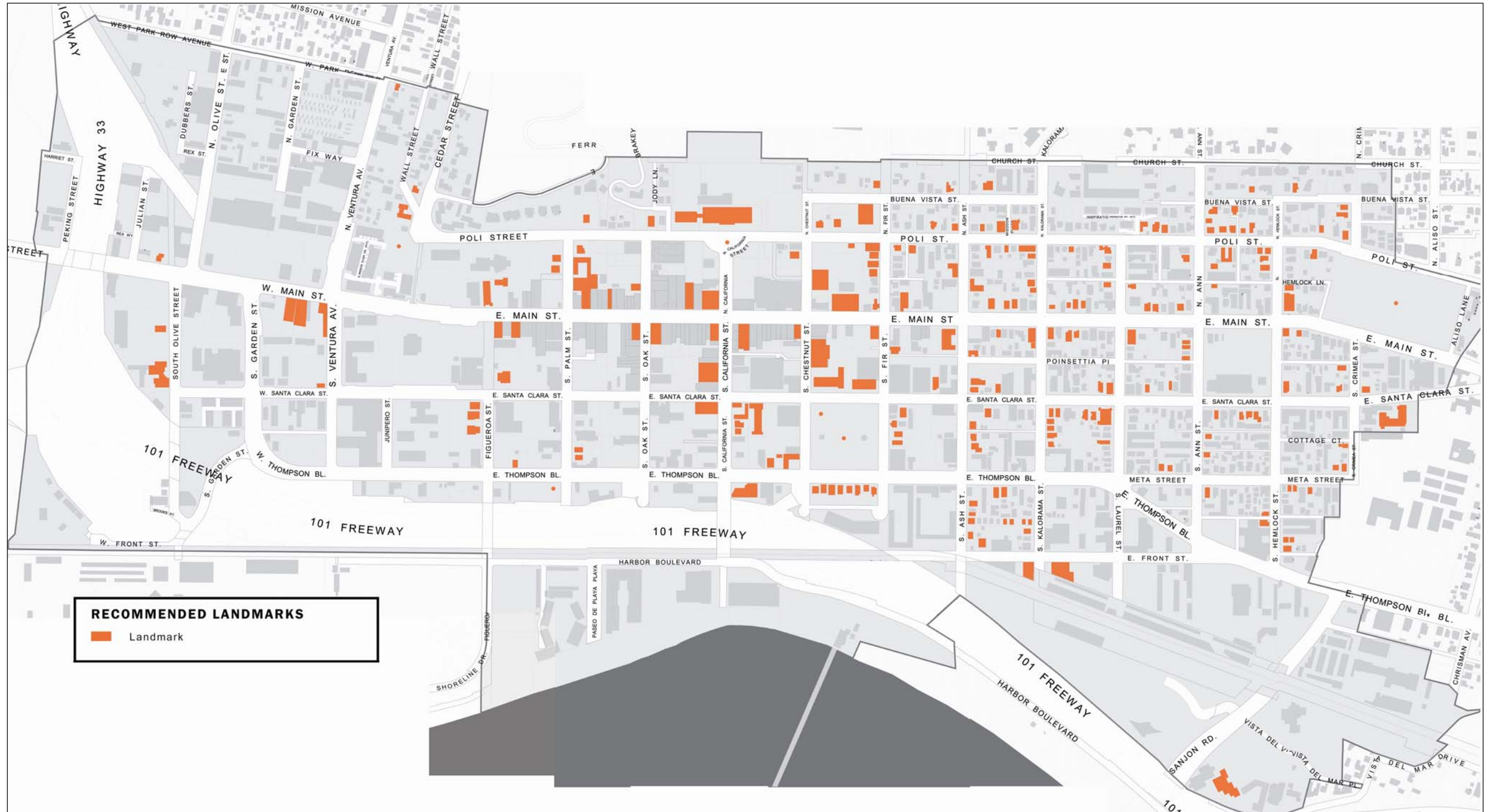
Address	Property Name
211 Santa Clara St E*	Carlo Hahn House (Landmark #78 Restaurant)
540 Santa Clara St E	Hotel Fosnaugh (The Somerset)
625 Santa Clara St E	Affinity Bank, Loan Origination Accounting
675 Santa Clara St E*	Post Office; Gordon Grant Murals
720 Santa Clara St E	Leewood Hotel
767 Santa Clara St E	Wallace R. Gibson; George Harkey
830 Santa Clara St E	Juan Camarillo House (Seaside Chiropractic Offices)
845 Santa Clara St E	Robert Morgan House (Gillian's Therapy Center)
906 Santa Clara St E	(None)
918 Santa Clara St E	(None)
958 Santa Clara St E*	Louis Rudolph House
970 Santa Clara St E*	J. Hoover Love House
981 Santa Clara St E	(None)
993 Santa Clara St E	Harry Valentine House
1033-1039 Santa Clara St E	G.W. Whitton House
1065 Santa Clara St E	Dr. Stephen Bowers House
1120 Santa Clara St E	Maggie Bard House
1156 Santa Clara St E	William Vincent House
1164-1170 Santa Clara St E	M.J. Ely House
1180-1182 Santa Clara St E	Frank Kelsey House
1203 Santa Clara St E	Ernest E. Everett House
1285 Santa Clara St E	(None)
1311 Santa Clara St E	A. W. Barnes House
1338 Santa Clara St E	First Methodist Episcopal Church
Santa Clara St E and Chestnut St S [†]	Plaza (Plaza Park)
Santa Clara St E and Chestnut St S ^{*†}	Plaza Morton Bay Fig
235 Santa Clara St W*	Smith-Hobson Building; Hobson Bros. Packing Company (Patagonia/Great Pacific Ironworks)
231 Thompson Bl E	(None)
500 Thompson Bl E/200 S California St	Firestone Tires (McNeil Bros., Inc.)
557 Thompson Bl E*	Dacy Fazio House (Cherry Homes)

Address	Property Name
585 Thompson Bl E	Goodyear Building (Discount Centers)
608 Thompson Bl E*	Conklin Home
620 Thompson Bl E	William McGuire House
632 Thompson Bl E	Earl E. Barnes House
644 Thompson Bl E	Joseph M. Riley House
658 Thompson Bl E	Dr. J.J. Streets House
670 Thompson Bl E	Mary Mitchell House
682 Thompson Bl E	W.F. Sittel House
692 Thompson Bl E	John Mitchell House
844 Thompson Bl E	George T. McFadden House
856 Thompson Bl E*	A.D. Briggs House (Kids and Families Together)
Thompson Bl E/Palm St*	Coast Live Oak Tree
296 Ventura Av N	L.F. Webster House
99 Ventura Av S	Southern California Edison Company Distributing Station
139 Wall St	Miramar Apartments

* Currently designated local Landmark.

† Property contains two Landmarks.

Figure 7. Recommended Landmarks



POINTS OF INTEREST

This survey update has identified 13 properties which meet the criteria for Point of Interest designation. This number includes 9 currently designated Points of Interest, 2 designated Landmarks that have lost much of their integrity, and 2 undesignated properties (See Figure 8).⁸³

Because historic resources surveys focus on the built environment, currently designated Points of Interest not associated with physical resources were not re-evaluated. These properties are recommended to maintain their current designation.

Table 4. Recommended Points of Interest

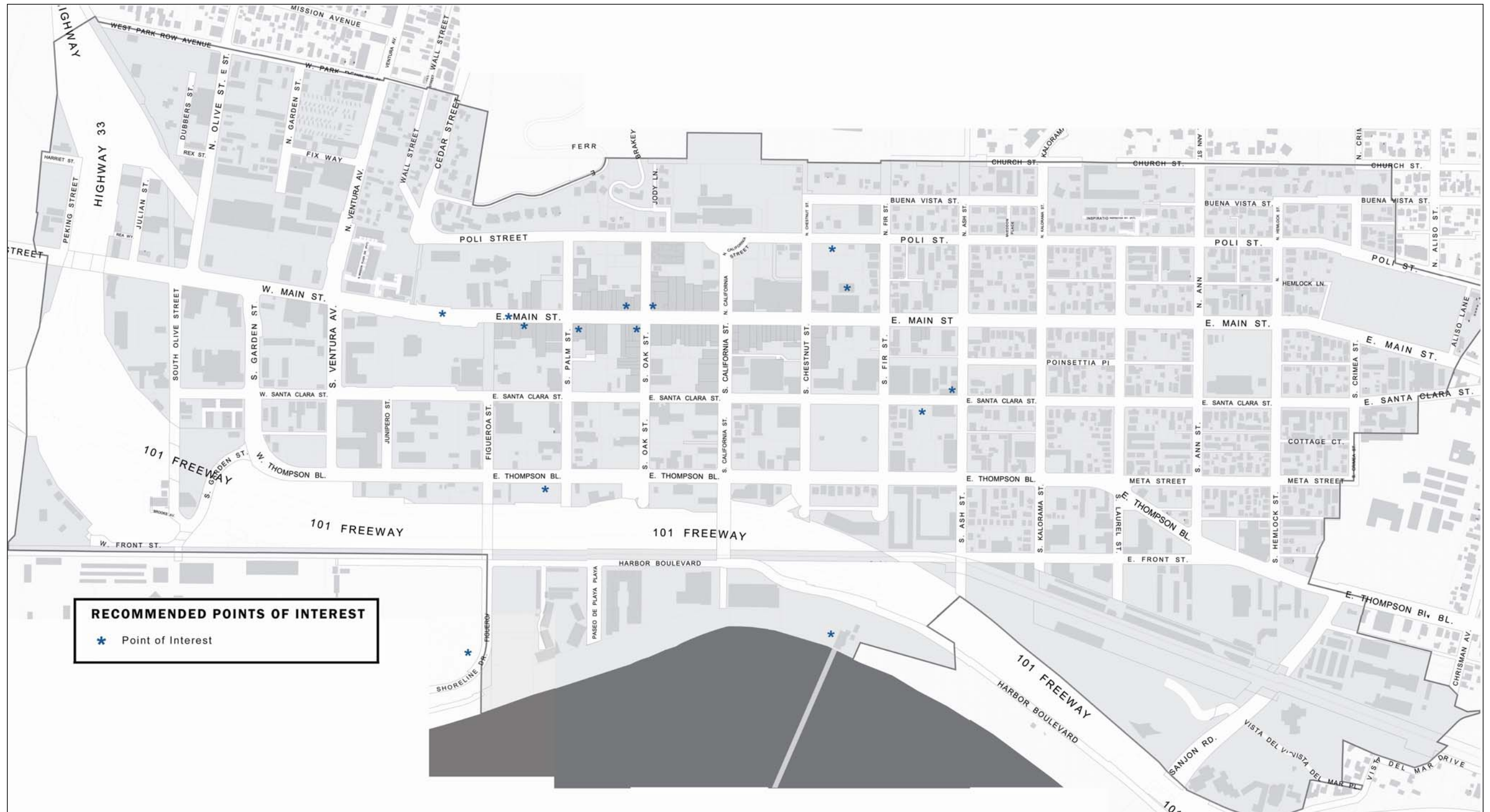
Address	Property Name
(South end Figueroa St)*	Shisholop Village Site
668 Harbor Bl [†]	Ventura Pier (Ventura Wharf)
(100 block E Main St)*	John C. Fremont Camp
(200 block E Main St)*	China Alley
240-256 E Main St	Maria Bonita (brick-veneered adobe building)
304 E Main St*	Chaffey & McKeeby Store (site of)
375-377 E Main St [†]	First Post Office Building (Jersey Mike's Subs)
401 E Main St/16 N Oak St*	First National Bank of Ventura
494 E Main St/21 S California St*	Erle Stanley Gardner Office
651 E Main St	Ventura Public Library (Original library building)
644 Poli St*	Theodosia Burr Shepherd Gardens
(700 block E Santa Clara St)*	Magnolia Tree
E Thompson Bl and S Palm St, SW corner*	San Miguel Chapel Site

* Currently designated Point of Interest.

[†] Currently designated Landmark.

⁸³ The Shisholop Village Site (POI #18), the John C. Fremont Camp (POI #90), China Alley (POI #91), and the Magnolia Tree (POI #22) are not associated with individual parcel addresses and therefore do not appear in the Property Data Table.

Figure 8. Recommended Points of Interest



HISTORIC DISTRICTS

In addition to properties eligible individually as local Landmarks or Points of Interest, this survey update identifies three local historic districts. Standard preservation practice evaluates groups of buildings from similar time periods and historic contexts as *districts*. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”⁸⁴

A historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

*The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.*⁸⁵

For the purposes of this survey update, properties that have been found to contribute to the historic identity of a district are referred to as *district contributors*. These resources are considered significant as a part of the district entity, but are not necessarily significant as individual Landmarks.⁸⁶ Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

Mitchell Block Residential Historic District

The Mitchell Block, composed of 8 single-family residences in the 600 block of East Thompson Boulevard, are recommended for designation as a local historic district, with all 8 properties designated as *district contributors*. Because of their age and high level of integrity, each contributing property also meets the criteria for local Landmark designation (see above).

The Mitchell Block has been recognized as a local historic district in Ventura. As currently identified, the district includes Plaza Park, as well as the 8 residences. However, the park does not appear to have any specific historic association with the residences, but is significant in its own right as one of the first planned landscape features of the City. For this reason, this survey update recommends that the district boundaries of the Mitchell Block Historic District be revised to include the residences only, and that the park be designed as an individual Landmark.

⁸⁴ *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. p. 5.

⁸⁵ *Ibid.*

⁸⁶ Some properties have been recommended for designation as both individual Landmarks and as district contributors.

In addition, the Mitchell Block has been officially determined eligible for listing in the National Register as an historic district, identified as the San Buenaventura Historic District. It should be noted that the boundaries of the National Register-eligible district include only the 8 single-family residences, but do not include the Park.

Table 5. Mitchell Block - Recommended District Contributors

Address	Property Name
608 E Thompson Bl	Conklin Home
620 E Thompson Bl	William McGuire Residence
632 E Thompson Bl	Earl E. Barnes Residence
644 E Thompson Bl	Joseph M. Riley Residence
658 E Thompson Bl	Dr. J.J. Streets Residence
670 E Thompson Bl	Mary Mitchell House
682 E Thompson Bl	W.F. Sittel Residence
692 E Thompson Bl	John Mitchell Residence

Selwyn Shaw Residential Historic District

The Selwyn Shaw District, as currently defined, comprises a complete block bounded by Ann, Buena Vista, Hemlock, and Poli Streets. Within this block, 10 properties have been identified as retaining sufficient integrity to qualify as contributors to the historic district. Eight of these properties also meet the criteria for local Landmark designation (see above).

Table 6. Selwyn Shaw Block - Recommended District Contributors

Address	Property Name
122 N Ann St	(None)
140 N Ann St	Selwyn Shaw House
1142-1148 Buena Vista St	(None)
1188-1190 Buena Vista St	(None)
1109 Poli St	(None)
1129 Poli St	(None)
1141 Poli St	Bert Shaw House
1157 Poli St	Suyter House
1169 Poli St	(None)
1183 Poli St	(None)

Main Street Commercial Historic District

This survey update has identified a third, currently undesignated local historic district. The Main Street Commercial Historic District contains 98 properties. Of these, 53 properties have been evaluated as district contributors (See Figure 9).

This potential district includes properties on the north and south sides of East Main Street between Figueroa and Fir Streets, and several properties immediately north and south of Main Street on Palm, Oak, California and Chestnut Streets. These blocks of Main Street form a contiguous and relatively intact grouping of buildings, which functioned historically as the City's primary commercial corridor from the late 1860s through the 1950s.

The period of significance for this district extends from 1870 through 1962. This broad period of significance is based upon knowledge of the City's general phases of historical development and Main Street's fundamental role in the commercial and social life of the City. With the opening of the freeway through town in 1962, Ventura's commercial development was largely reoriented to areas outside the downtown. This event marked a new era of urban expansion that ended Main Street's primacy as a local commercial center.

Contributing buildings to the potential historic district date from the 1880s through the early 1960s and generally retain their original appearance. Properties are typically one- and two-story commercial storefronts built to the street and fronted with large display windows. Larger buildings include hotels, banks, theaters and a library. Many of the storefront buildings are vernacular in their design. Others, however, reflect the popular architectural styles of their time, including Beaux Arts, Spanish Colonial Revival, Mediterranean Revival, Art Deco, Streamline Moderne and Mid-century Modern styles.

In addition to buildings that retain their original fabric, properties that were wholly remodeled during the period of significance and largely retain this updated appearance today have also been assessed as district contributors. In examining the integrity of commercial storefronts along Main Street, it quickly became apparent that the existing streetscape did not represent a single moment in time, but rather the evolution of the City's central commercial district over many decades. In addition to construction that filled in previously undeveloped lots, one also finds evidence of façade remodeling.

Business owners often undertake the widespread modernization of their commercial structures in order to meet the demands of changing business standards and update the appearance of the community's business district. This is particularly true of economic boom times such as those in the 1920s and the 1950s. This trend is evidenced along Main Streets throughout Southern California today, and reflects the stylistic evolution of a thriving commercial core. While such updated façades no longer retain their original

fabric, these later façades may have assumed significance over time as representative of later development periods.

In Ventura, a vernacular brick building constructed in the 1890s may have been updated in the 1920s to reflect the style of that period. Similarly, the street façade of 1920s structure may have been remodeled in the 1950s with a more modern look. Although such buildings do not convey their original design to the street, they speak to broader patterns of façade modernization that characterizes the historical development of the Main Street corridor. For these reasons, such buildings have been assessed as district contributors.

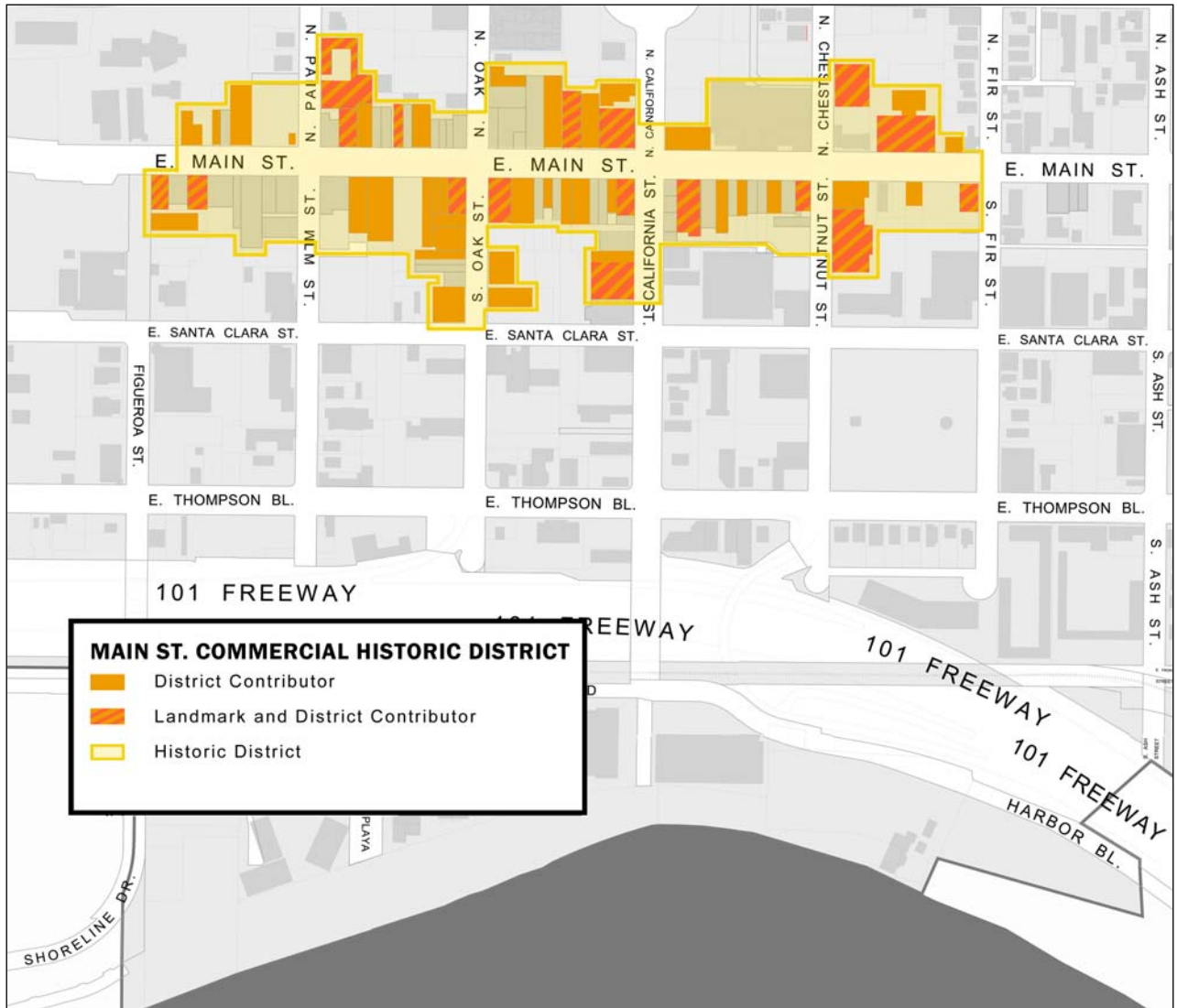
Non-contributing buildings include more recent construction (post-1962), as well as older structures that have been substantially altered. In some cases, alterations have been made with little consideration for the structure’s history. In other cases, renovations of older structures make an effort to reference established styles. While these buildings may retain their original scale, massing, and method of construction (i.e. brick), the publicly visible facade has been stripped of all historic fabric. As these buildings no longer convey their historic appearance to the street, were not renovated during the district’s period of significance, and do not appear to have been rehabilitated with specific documentation as required by the Secretary of the Interior’s guidelines, they are not considered district contributors.

Table 7. Main Street Historic District - Recommended District Contributors

Address	Property Name
39 N California St	Benton, Orr, Duval and Buckingham
53-57 S California St	Sportsman Restaurant (Astor Hotel)
61-79 S California St	Bella Magiore (A.C. Martin Building)
42 N Chestnut St	Motley-Gallentine Co. (Packard Garage)
26-54 S Chestnut St	Ventura Theatre
28-38 Figueroa St	Knights of Columbus (Mission Theater)
204-208 E Main St	Peirano’s Grocery/J’s Tapas
221-225 E Main St	Mission Gift Shop and Museum (Washington Hotel)
230 E Main St	Animal Rescue Thrift (Nash Garage)
243 E Main St	(None)
265 E Main St	Retarded Children’s Thrift
297-299 E Main St	Top Hat Burger Palace
315-321 E Main St	Palermo
324-328 E Main St	Hamilton Building
327 E Main St	J.C. Penney
340 E Main St	Child Abuse Thrift
353-355 E Main St	Ventura Leather
363-373 E Main St	Hamilton Hotel
374 E Main St	Antique Collection
378 E Main St	Rusty Nail
384 E Main St	Main St. Antiques
394 E Main St	Bank of Italy

Address	Property Name
404-410 E Main St	Nicholby's
418-424 E Main St	Fusion Home
440-442 E Main St	Subway
443 E Main St	For Your Home
451-461 E Main St	El Jardin Patio
454 E Main St	Golden Lion Gallery
456-468 E Main St	Realty Building
467-471 E Main St	Times Remembered Antiques
477-495 E Main St	Ventura Inn (Hotel Ventura)
484 E Main St	Dexter's Camera and HiFi
494 E Main St/21 S California St	First National Bank
507-509 E Main St	Bank of America
512-522 E Main St	Odd Fellows
540-542 E Main St	Humane Society Thrift
554 E Main St	Toscana West
574-576 E Main St	Taj Café/Well Polished
592-598 E Main St	Ventura Guarantee Building and Loan (Groene Building)
600-620 E Main St	Ventura Theatre Building
651 E Main St	E.P. Foster Library
652-654 E Main St	The Massage Place
671-677 E Main St	Paradise Wines
692 E Main St	Chicago Ribs (Ventura Mutual Fire Insurance Company)
46 N Oak St	Oak St. Property Shoppe
50 N Oak St	Ancient Aromatics
27 S Oak St	(None)
35-47 S Oak St	Battlefield Adventures
51 S Oak St	The Great Eastern
54-70 S Oak St	American Home Antiques
76 S Oak St	My Florist Wine Café and Bakery
79-97 S Oak St	Mission Hotel
34-52 N Palm St	Livery Theatre (Old Town Livery)

Figure 9. Recommended Main Street Commercial Historic District



HISTORIC SITES, OBJECTS, AND LANDSCAPE FEATURES

The City has designated a number of sites, objects and landscape features as Landmarks or Points of Interest. Several of these can be associated with one or more specific parcel addresses and therefore are listed on the Property Data Table by those addresses. Examples include the Plaza Morton Bay Fig Tree, the Erle Stanley Gardner Office, and hitching posts at both 70 and 81 North Ann Street.

Six historic sites comprise areas that do not appear to be defined by individual parcels, and therefore cannot be associated with specific parcel addresses in the Property Data Table. These sites are:

- **Shisholop Village Site** - Point of Interest #18, defined by the City as the south end of Figueroa Street.
- **China Alley Historic District** - Point of Interest #91, defined by the City as the 200 Block of E Main St.
- **Father Serra Statue** - Landmark #3, located at the intersection of California and Poli Streets.
- **Mission Plaza Site** - Landmark #6, located in the 100 block of East Main Street
- **John C. Fremont Camp** - Point of Interest #90, located in the 100 block of East Main Street.
- **Morton Bay Fig Tree** - Landmark #12, located in the 100 block of East Main Street.

NATIONAL REGISTER AND CALIFORNIA REGISTER PROPERTIES

This survey update identifies 50 properties as appearing eligible for listing in the National Register of Historic Places, including 4 properties that are currently listed in the National Register. The update identifies 57 properties as appearing eligible for listing in the California Register of Historical Resources.

This list reflects preliminary assessments of National Register and California Register eligibility. The properties listed below appear to be significant primarily as excellent, rare, and/or highly intact examples of their architectural style within the City of Ventura, although other historical associations may exist that contribute to the property's significance. Future research may reveal additional properties not listed here that may also be eligible for listing in the National or California registers. In order to list an individual property on the National Register or the California Register, a detailed investigation would be required.

Table 8. Recommended National Register and California Register Properties

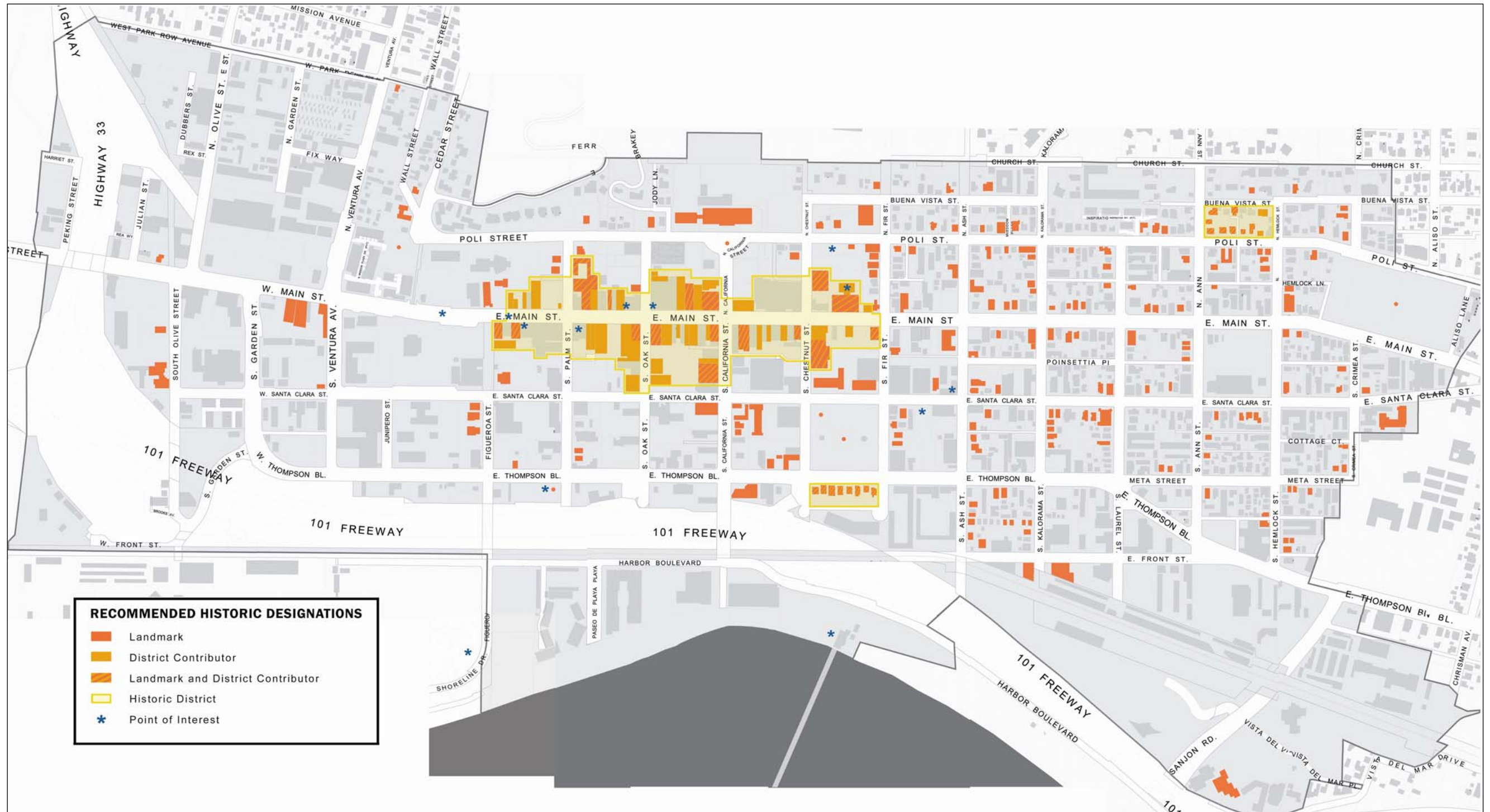
Street Address	Property Name	National Register	California Register
140 N Ann St	Selwyn Shaw House	✓	✓
11 S Ash St	Ventura BPOE Lodge #1430	✓	✓
82 S Ash St	Jacque Roos House	✓	✓
128 S California St	Dr. C.F. Miller Residence	✓	✓
144 S California St	Congressman Vandever Residence	✓	✓
26-54 S Chestnut St*	Ventura Theatre	✓	✓
107 Figueroa St	Peirano Residence	✓	✓
119 Figueroa St	Ada McCosky Love House	✓	✓
143 Figueroa St	William Elwell House	✓	✓
121 N Fir St*	Elizabeth Bard Memorial Hospital	✓	✓
144 S Fir St	Carrie Newby Residence	✓	✓
668 Harbor Bl	Ventura Pier (Ventura Wharf)	✓	✓
27 S Kalorama St	(None)	✓	✓
101 S Laurel St	First Baptist Church (Stacy-Judd Building)	✓	✓
204-208 E Main St	Peirano's Grocery Store	✓	✓
211 E Main St	San Buenaventura Mission	✓	✓
315-321 E Main St	Le Petit Theatre (Palermo)	✓	✓
353-355 E Main St	Sanchez Bros. hardware (Ventura Leather)	✓	✓
394 E Main St	Bank of Italy	✓	✓
404-410 E Main St	Woolworth's (Nicholby's)		✓
451- 461 E Main St	El Jardin Patio	✓	✓
477-495 E Main St	Hotel Ventura (Ventura Inn)	✓	✓
494 E Main St/21 S California St	First National Bank	✓	✓
512-522 E Main St	Odd Fellows (IOOF)		✓
592-598 E Main St	Ventura Guarantee Building and Loan (Groene Building)	✓	✓
651 E Main St	E.P. Foster Library	✓	✓
692 E Main St	Ventura Mutual Fire Insurance Company (Chicago Ribs)	✓	✓
717-721 E Main St	David S. Blackburn House		✓

Street Address	Property Name	National Register	California Register
896 E Main St	Southern Methodist Episcopal Church (Victorian Rose)	✓	✓
2-12 W Main St*	Feraud General Merchandize Store (Paddy's)	✓	✓
215 W Main St	Ortega Adobe	✓	✓
31 N Oak St*	Emmanuel Franz Residence	✓	✓
34-52 N Palm St	Livery Theatre (Old Town Livery)		✓
71 N Palm St	71 Palm Restaurant (Norton Ranch House)		✓
73 N Palm St	Fridolin W. Hartman House		✓
84 N Palm St	Charles D. Bonestel Residence	✓	✓
168 S Palm St	J.V. Sanchez House	✓	✓
180 S Palm St	W.J. Walton Residence	✓	✓
98 Poli St	Water Filtration Building	✓	✓
501 Poli St	Ventura County Courthouse (Ventura City Hall)	✓	✓
E Santa Clara St and S Chestnut St, SE corner	Plaza Park	✓	✓
540 E Santa Clara St	Hotel Fosnaugh (The Somerset)	✓	✓
625 E Santa Clara St	Affinity Bank	✓	✓
675 E Santa Clara St	Post Office (Gordon Grant Murals)		✓
993 E Santa Clara St	Harry Valentine House	✓	✓
1338 E Santa Clara St	First Methodist Episcopal Church	✓	✓
500 E Thompson Bl/200 S California St	Firestone Tires	✓	✓
557 E Thompson Bl	Dacy Fazio House	✓	✓
585 E Thompson Bl	Discount Centers (Goodyear Building)	✓	✓
608 E Thompson Bl	Conklin Home	✓	✓
620 E Thompson Bl	William McGuire Residence	✓	✓
632 E Thompson Bl	Earl E. Barnes Residence	✓	✓
644 E Thompson Bl	Joseph M. Riley Residence	✓	✓
658 E Thompson Bl	Dr. J.J. Streets Residence	✓	✓
670 E Thompson Bl	Mary Mitchell House	✓	✓

Street Address	Property Name	National Register	California Register
682 E Thompson Bl	W.F. Sittel Residence	✓	✓
692 E Thompson Bl	John Mitchell Residence	✓	✓

* Currently listed on the National Register.

Figure 10 Recommended Historic Designations



V. RECOMMENDATIONS

This section makes recommendations for continued research, evaluation, designation, and protection of the City's historic resources. These recommendations are based upon standard preservation guidelines and practice as reflected in technical publications from the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation.

The recommendations pertain to clarification of existing language in City ordinances and development of internal processes to facilitate resource protection, owner and developer technical assistance, efficient inter-departmental coordination, and economic development issues. Recommendations are not limited to the activities of City Council and City staff. The business and professional community, educators, students, volunteers, and community organizations can be important partners in ongoing efforts to preserve Ventura's significant resources. The Ventura Museum of History and Art, the E.P. Foster Library, and the San Buenaventura Conservancy maintain valuable archives of materials relating to the region's early history which contribute greatly to the continued understanding of the City's historic properties.

CITY REGULATIONS: CLARIFICATION OF DEFINITIONS AND CRITERIA

In order to facilitate public dialogue and make adequate findings regarding historic preservation planning, designation, incentives and regulation, terms and procedures currently in use should be refined. In addition, new terms may be needed in the planning process and should be defined. Terms in need of definition or clarification include:

"Landmark"

The City's definition of a "Landmark" states that a property "is unique or significant because of its location, design, setting, materials, workmanship or aesthetic feeling." While this language describes a property's *significance*, it appears to be derived from the National Park Service's definition of *integrity*. *National Register Bulletin 16A* states that "historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association."⁸⁷

The City should consider revising its Landmark definition and criteria in order to clarify the distinction between historic integrity and historic significance, and to more closely conform to the language codified by the

⁸⁷ *National Register Bulletin 16A: How to Complete the National Register Registration Form*, p. 4.

National Park Service, and in the application and evaluation processes used by the Register of Historic Places.

“Point of Interest”

Point of Interest criterion C states that “Point of Interest means any real property or object...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*” (italics added). The use of the term “historic landmark” within the POI criterion is confusing and may be interpreted to mean that a property that meets this criterion is eligible for designation as a Landmark.

The City should consider revising the Point of Interest criteria to clarify the distinction between a Landmark and a Point of Interest. Additionally, it may be useful for the City to distinguish between Points of Interest that are commemorative sites only, versus those that identify an extant building with diminished integrity. This distinction may help clarify review processes and future development considerations.

“Historic District”

The City’s Municipal Code (Section 24.455.120) defines the term “historic district” as:

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

This definition is generally consistent with standard preservation practice. However, the Municipal Code does not outline evaluation criteria for historic districts.

The City should consider drafting historic district criteria that address properties which derive their significance as *part of a group of related properties*. These criteria would differ from existing criteria for Landmarks and Points of Interest, which address properties that are *individually significant*.

In addition, the City may consider establishing a framework for designating non-contiguous or *thematic* historic districts, in addition to geographically-definable historic districts. The approach outlined by the National Park

Service and the State Office of Historic Preservation for Multiple Property Surveys is used to document thematic (or non-contiguous) properties.

“District Contributor” and “District Non-Contributor”

Currently, the City does not distinguish between contributing properties within the boundaries of a historic district, and those that do not contribute. In addition, properties within a designated historic district do not appear on the City’s official list of designated historic properties, which only lists “Landmarks” and “Points of Interest.”

The City should consider including the terms “District Contributor” and “District Non-Contributor” as local historic designations, and should include these properties in their inventory of historically designated resources.

“Landscapes” and “Landscape Features”

The City has designated several trees as local Landmarks. Yet the criterion currently outlined in the ordinance for which they would specifically qualify is not clear. The current definition of a Landmark refers only to “any real property such as a building, structure, or archaeological excavation, or object.”

The National Park Service has developed excellent publications for the protection and maintenance of landscape environments and landscape features, known as “cultural landscapes.” The City should explore expanding its preservation program to include both defined (manmade) and rural landscapes.

ECONOMIC DEVELOPMENT: THE USE OF FINANCIAL INCENTIVES

Federal Tax Credits

Since 1976, the National Park Service has administered the Federal Historic Preservation Tax Incentive program, in conjunction with the Internal Revenue Service and State Historic Preservation Officers nationwide. Tax incentives have spurred the rehabilitation of historic structures and attracted investment to the historic centers of cities and towns.

Tax incentives for preservation established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47) include a 20% tax credit for the certified rehabilitation of income-producing properties, and a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936. Federal rehabilitation tax credits are administered by the U.S. Department of the Interior and the Department of the Treasury. Each dollar of a tax credit reduces the amount of income tax owed by one dollar.

A *20% rehabilitation tax credit* is available to projects that the Secretary of the Interior designates as a *certified rehabilitation of a certified historic structure*. The rehabilitation must exceed \$5,000 or the adjusted basis of the property, whichever is greater. Properties can be rehabilitated for commercial, industrial, agricultural, or rental residential purposes. Properties may not be used as the owner's private residence.

A *certified historic structure* is any building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as a contributor to the district. A state or local district may qualify if the district is certified by the Secretary of the Interior.

A *certified rehabilitation* is one that meets the Secretary of the Interior's Standards for Rehabilitation. The rehabilitation must be consistent with the character of the property and the project cannot damage or destroy character-defining materials.

A *10% rehabilitation tax credit* is available for the rehabilitation of non-historic buildings built before 1936. The rehabilitation must exceed \$5,000 or the adjusted basis of the property and the property must be depreciable. The 10% credit applies to buildings renovated for non-residential uses and excludes rental housing. Hotels are considered to be a commercial use and would qualify for the 10% tax credit. A building that has been moved is not eligible for this tax credit.

For affordable housing projects involving historic rehabilitation, the rehabilitation tax credit can be combined with the Low Income Housing Tax Credit.

*Preservation Easements*⁸⁸

A preservation easement is a voluntary legal agreement between a historic preservation non-profit organization and a property owner whereby the owner agrees to forego certain development rights, and agrees that any future changes to the property will meet historic preservation standards. In return, the property owner may take a charitable tax deduction. The receiving organization is obligated to review future proposed changes to the structure to ensure compliance with standards of historic preservation.

Typically an easement is conveyed by the property owner to a non-profit organization or government agency whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and continues in perpetuity, ensuring the protection of the structure into the future.

⁸⁸ "Conservation Easements," brochure. Los Angeles Conservancy, no date.

A qualifying property must be listed or determined eligible for listing in the National Register of Historic Places individually or as a contributing structure in a National Register Historic District. Both commercial and residential properties are eligible to claim a charitable deduction for an easement donation. The scope of an easement is determined by the property owner making the donation. An easement may apply to a building's façade, historically significant interior spaces, the land on which the building is located, or to the entire property.

Easement donors may claim a charitable deduction on their Federal income taxes for the assessed value of the easement (the difference between the appraised fair market value of the property prior to conveying the easement and its value with the easement restrictions in place). An organization that holds a preservation easement is legally obligated to review and approve the design of proposed changes to the portions of the building covered by the easement. An easement holder receives no financial benefit from accepting an easement.

Easements usually prohibit the owner from demolishing or making alterations to the property without prior review and consultation with the easement holder. Certain easements also require the owner to make improvements to the property or maintain it in a certain physical condition. An easement generally does not restrict the use of a property.

Easements are one of the strongest tools for protecting historic properties from demolition or inappropriate alterations because they are attached to the deed of the property and are enforceable in perpetuity. Local non-profit groups such as the San Buenaventura Conservancy, the Historic Society or the VA Museum may investigate the opportunity to become qualified donor organizations for historic properties in Ventura.

Two significant local properties, the Bard Memorial Hospital and the Thomas Gould Residence have such easements in place.

*Community Development Block Grants*⁸⁹

The U.S. Department of Housing and Urban Development (HUD) funds the Community Development Block Grant program. These funds can be used for a variety of activities that promote historic preservation and heritage tourism in local communities. Eligible CDBG activities include plan development (general plans, comprehensive plans, specific plans, and preservation elements); historic preservation (rehabilitation or restoration of publicly or privately-owned historic properties); engineering and design costs (condition feasibility studies, improvements designs); acquisition (purchase of real property, air rights, rights-of-way, and easements); relocation of a historic structure; and consultant services.

⁸⁹ *Preserving America: Community Development Block Grant Program*. U.S. Department of Housing and Urban Development, no date.

The development of a window repair and/or in-kind window replacement program is one example of how CBDG funds can be used. The small investment in a significant character-defining feature such as windows results in substantial aesthetic and economic benefits in historic areas. CBDG funds can also be used for storefront repair and painting programs.

Mills Act

The California Office of Historic Preservation identifies the Mills Act Program as “the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.”

The Mills Act of 1972, as amended, (Government Code Section 50280 et seq.; Revenue and Taxation Code 439 et seq.) provides a reduction in property taxes for owners of qualified residential and commercial buildings. The owner must enter into a ten year contract with the local government. In return, the owner agrees to rehabilitate and/or maintain the historical and architectural character of the structure.

Mills Act contracts offer several advantages to property owners. Participation of the property owner is voluntary. In areas where land value represents a large portion of the market value, such as high-density commercial and residential districts, the Mills Act method of valuation adjusts the property tax to reflect the actual use of the site which results in a property tax reduction. When the property is sold, the Mills Act contract continues and the reduced property tax is passed on to the new owner.

The City of Ventura currently administers a Mills Act program. Promotion of this program provides a local incentive to historic preservation and contributes to the revitalization of residential neighborhoods, commercial districts, and individual landmarks.

State Bonds

The Marks Historical Rehabilitation Act of 1976 allows local governments to issue bonds to finance the acquisition, relocation, reconstruction, restoration, renovation, or repair of historic properties. Costs eligible for funding include, but are not limited to, work that is necessary to meet applicable rehabilitation standards and installation of fixtures to make the property useable. Design costs, financing costs, and other incidental expenses are also eligible.

Historic properties eligible for assistance under the program include those of any “national, state, or local historical registers or official inventories, such as the National Register of Historic Places and State Historical

Landmarks," plus, any property "deemed of importance to the history, architecture, or culture of an area" as determined by a local official, historic preservation board, or commission.

Prior to issuing bonds under this program, the local government must adopt a historical rehabilitation financing program and designate historical rehabilitation areas, which may consist of the jurisdiction's entire geographical area. The historical rehabilitation financing program must set forth the architectural and/or historical criteria to be used in selecting historical properties eligible for bond financing. The jurisdiction must also allow affected citizens to participate in the planning and implementation of the program in the designation of historical rehabilitation areas. A maximum of citizen participation must be provided, including the establishment of a citizens' advisory board.

"Endangered Property" or "Revolving" Funds

The City, in conjunction with a local lender and/or a non-profit organization (501c3), should explore the creation of a revolving fund to facilitate the preservation of endangered properties. Traditionally defined as "a pool of capital created and reserved for preservation, with the condition that the money will be returned to the fund to be reused for similar activities,"⁹⁰ preservation revolving funds today involve "options, lines of credit, program-related investments, block grant funds, fees for services, donations of property, bargain sales and other sources of flexible funding."⁹¹

Fee Waivers

Building permit and other fee waivers or reductions for owners of historic properties have proven to be a cost-effective incentive for historic rehabilitation. Such waivers acknowledge the public benefit which private property owners provide in using established guidelines in rehabilitation projects. Combined with technical assistance from staff and the use of the SHBC, reduction or waiver of fees underscores the City's commitment to resource protection.

TECHNICAL ASSISTANCE AND OTHER PROGRAMS

Adopting a Historic Preservation Element

The City should adopt a Historic Preservation Element, as identified in the August 2005 draft of the City's General Plan as Action 9.24. The purpose of a Historic Preservation Element is to identify the community's goals and

⁹⁰ *Forum News*, Volume XIII No. 3. National Trust Forum, January/February 2007

⁹¹ *Ibid.*

objectives with respect to historic preservation. Community participation should play a key role in the development of a Historic Preservation Element and the identification of goals and objectives for the preservation of historic resources in the City of Ventura. The Preservation Element can also serve as a guide for the adoption of a revised Landmarks Ordinance, including incentives and regulations to implement the plan. Some of these issues have been partially addressed in other planning documents, such as specific plans. The Preservation Element will provide a citywide framework for the preservation components of each of these plans. The recent Downtown Specific Plan effort established a dialogue and education process which could be a model for developing a Preservation Element.

Certified Local Government Status

The City should consider becoming a Certified Local Government (CLG). The Certified Local Government program is a partnership among local governments, the California Office of Historic Preservation (OHP), and the National Park Service. The program is designed to promote the direct participation of the local government in the identification, evaluation, registration, and preservation of historic properties within its jurisdiction.

In order to be a Certified Local Government, cities agree to meet five basic requirements:

1. Enforce appropriate state and local laws and regulations for the designation and protection of historic properties;
2. Establish an historic preservation review commission by local ordinance;
3. Maintain a system for the survey and inventory of historic properties;
4. Provide for public participation in the local preservation program;
5. Satisfactorily perform responsibilities delegated to it by the state.

Certified Local Governments participate directly in the nomination of historic properties to the National Register of Historic Places and perform other preservation functions delegated by the State Office of Historic Preservation under the National Historic Preservation Act. These functions may include the responsibility to review and comment on development projects for compliance with Federal and state environmental regulations, such as Section 106, National Register nominations, and rehabilitation plans for projects seeking the Federal Rehabilitation Tax Credit.

In order to become a CLG, the chief elected official of the local government must submit an application to the State Office of Historic Preservation (SHPO) requesting certification. After reviewing the application, the SHPO forwards the application to the National Park Service (NPS) which determines the final certification. Upon NPS approval, a certification agreement is prepared and signed by both the SHPO and the

local government. At that time, the local government is considered certified and is then eligible for Federal implementation grants to assist in maintaining the program.

Benefits of CLG status include: (1) added credibility of the local preservation program; (2) faster, more efficient, and less costly environmental review under CEQA and Section 106 through the use of National Register/California Register criteria and the Secretary of the Interior Standards; and (3) greater involvement of local preservation boards and commissions in broader land use planning and project approval processes. CLGs in California are eligible to apply for yearly planning and education grants from the Office of Historic Preservation.

Use of California State Historical Building Code

The State Historical Building Code (SHBS) (Part 8, Title 24, C.C.R., 2001) is intended to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and providing an alternative code to deal with these issues. The regulations of the SHBC are applicable for all issues regarding building code compliance for qualified historical buildings or properties.

The SHBC is the prevailing code for application to qualified historical buildings in that the City's building and safety department must recognize and apply these alternative regulations if the owner chooses to use them. In some cases, the owner may find that the alternatives resolve conflicts between complying with the City's building code and retaining historic fabric as required for historical sites, Mills Act contracts, or historical resources under CEQA review. In some circumstances, the SHBC serves as an economic incentive to owners by reducing the amount of work required for code compliance.

Under the SHBC, a *qualified historical building or property* is "any building, site, structure, object, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state, or Federal governmental jurisdiction." Qualified buildings include those listed in or determined eligible for listing in the California Register of Historical Resources or National Register of Historic Places; State Historical Landmarks and State Points of Historical Interest; and designated local landmarks or districts. Properties listed on officially adopted registers, inventories, and surveys may also qualify.

Applicants should work with the Planning Department to assure that the building is recognized as a qualified site early in any project planning process. State and local agencies and, under certain conditions, individual property owners, may request opinions from the State Historical Building Safety Board (SHBSB) and staff in Sacramento regarding use and

interpretation of the SHBC. Use of the code within the City of Ventura is a safe and economic way to preserve and protect historic structures.

Use of Design Guidelines for Rehabilitation and New Construction

Guidelines for compatible new construction within the Downtown Specific Plan Area incorporate concepts, definitions, and guidelines in the Secretary of Interior's Standards for the Treatment of Historic Properties, and advocates use of form-based code.

The Downtown Specific Plan identifies architectural character, new building types, and policies. This survey update documents specific resources in the Downtown Specific Plan Area, and should be used in conjunction with that document.

Policy 1A states that the City will "enhance, preserve, and celebrate Downtown's historic and prehistoric resources." The ten actions in the DTSP explain the content of implementation measures designed to protect and maintain historic resources. Further definition of these action items developed by staff as administrative procedures clarify time tables and methods for the stated goals and related environmental compliance under CEQA.

Actions 1.2 and 1.3 specify that the HPC will review projects involving historic resources -- even those not formally designated as landmarks -- for compliance with the Secretary of the Interior's Standards and Guidelines. Actions 1.4 and 1.5 outline development and demolition requests review procedures to be undertaken prior to completion of this survey effort. (Anticipated in the Fall of 2007). At this writing, there is no known data regarding the efficiency and adequacy of the proposed implementation methods. If these procedures and accompanying CEQA procedures are deemed adequate after one year's use, it is recommended that the City adopt citywide application procedures base on these efforts.

Design guidelines for rehabilitating historic resources are briefly outlined in section 5.20.020 - 5.20.050 on page III-87 of the Downtown Specific Plan. This section acknowledges the use of the Standards for evaluating rehabilitation projects.

Relocation of Historic Structures

Continued development within the Downtown Specific Plan Area may require demolition of individual resources. In Ventura, the lots platted in the 19th century are deep, often with alleys in the back. The size and type of residential resources, particularly turn-of-the-century cottages and Craftsman bungalows, may lend themselves to "clustering" on one or more lots, thereby preserving historic fabric and obtaining somewhat greater density.

The City should explore the circumstances in which relocation of resources is appropriate and develop criteria and incentives for this type of redevelopment. Attention should be paid to the preservation of streetscapes and existing groupings.

Main Street Principles

The National Trust for Historic Preservation has developed a set of principles and programs for promoting the physical revitalization and enhanced marketing of downtown commercial districts. The coordinated revitalization and economic development approach is recommended for use in the Downtown Core (in the Main Street Historic Commercial District?). The City is encouraged to build on its current efforts to implement these principles.

Heritage Tourism and Education

Heritage tourism is an economic development tool designed to attract visitors to an area based on the unique aspects of the locality's history, landscape, and culture. It is recommended that the City support the efforts of organizations to highlight its architectural heritage. Successful examples within the community include the Ventura Architectural Weekends, Walking Tours and Downtown Art Walks. The use of historic buildings as hotels and lodging, restaurants, galleries and other recreational and commercial venues should continue to be developed with community partners and local businesses.

The City initiated staff training in historic preservation as part of the survey effort. The training sessions were videotaped for use by staff, decision makers, and the public.

Heritage education programs at historic sites and in the schools should be supported.

FUTURE RESEARCH AND SURVEY EFFORTS

Ventura's survey activities have identified several areas that would benefit from ongoing investigation and specific research to better understand the quality and types of historic resources both within the Downtown Specific Plan Area and citywide.

Available Public Archives

Ventura is fortunate to have several repositories which contain material on the built environment. These include the collections of the Ventura County Museum of History and Art, the Ventura Historic Society, the San

Buenaventura Conservancy and the Ventura Library. Access to historical research, photographs, maps, and other materials is useful in assisting developers, consultants, and the general public in their efforts to evaluate the significance and integrity of a property, and plan for appropriate rehabilitation.

The City should consider developing a guide to local repositories for historical research including the locations of maps, photographs and other source materials.

Building Permits

City building permits often contain a wide variety of valuable information about buildings, including construction dates, architects, builders, materials, and methods of construction. Original building permits are considered to be one of the most reliable sources for dates of original construction. Subsequent permits provide valuable information regarding physical alterations to properties. Such information is an integral part of the research process, and is useful to City staff, consultants, and the general public.

The City should consider making City building permits readily available, perhaps in a digital format accessed via a searchable internal database.

Ongoing Maintenance of the Survey

The City should consider developing a mechanism for adding information to the property data table provided with this survey update. The data contained in the property data table may also be linked with the City's internal database and mapping systems.

Department of Parks and Recreation 523 forms (the series of documentation forms used statewide for historic resources) should be generated for properties evaluated in this survey of the DTSP area. In some cases existing 1983 survey forms should be amended to reflect the current condition and significance of each resource. District or multiple property groupings should also be documented.

Additional Surveys and Contexts

The current survey update was focused on the geographic area covered by the Downtown Specific Plan. Similar survey efforts should be undertaken in other parts of the city developed prior to 1970, including Midtown, the Avenue area north to the City limits, east and south of Five Points, and the Beach Tracts including the Keys.

A number of historical themes and associated property types would benefit from further study, in conjunction with the City's ongoing survey and preservation efforts. These include postwar residential suburbs and commercial corridors, mid-century auto-oriented development, and architecturally significant postwar residences. Property types such as educational facilities should be studied with the Multiple Property Survey approach.

The phasing for this work should proceed within 2 to 3-year cycles, beginning with the oldest areas first. This means that Midtown, Ventura Avenue and the Beach Tracts would be surveyed prior to postwar subdivisions, development east and south of Five Points and later 20th century neighborhoods such as the Keys. The procedure used for the DTSP area (the compilation of a property data table and accompanying context followed by preparation of DPR forms) is an efficient and economic process. This scope also ensures that concomitant planning efforts can incorporate historic survey data early in the process, thereby giving residents, staff and elected officials information about the current state of the built environment.

National Register and California Register Designation Programs

This survey has identified some properties as potentially eligible for the California Register or the National Register. Some property owner may benefit from listing their properties in these registers, particularly those who wish to use Federal tax credits in development projects. Further research on each property would be necessary in order to complete a formal application. Applications and instructions for both programs are available from the National Park Service at <http://www.cr.nps.gov/> and the Office for Historic Preservation at <http://ohp.parks.ca.gov>. Further definition of these programs is found in Section I of this report.

CONCLUSION

The above recommendations are designed to clarify, augment, and enhance existing efforts of the City and the community at large in the preservation of historic resources. Ventura has established a variety of programs designed to achieve these goals. Consistent effort on the part of all stakeholders will result in clear and well-researched decisions, economic benefits for property owners, and an enhanced quality of life which integrates the future with the past.

GLOSSARY

Character-Defining Features: Those physical aspects of a property's design and form which identify it as belonging to a specific time and place.

Designation: The act of recognizing, labeling, or listing a property as being historic, at the Federal, state, and/or local level.

District Contributor: A property within the boundaries of a designated historic district that contributes to the district's significance.

District Non-Contributor: A property within the boundaries of a designated historic district that does not contribute to the district's significance.

Eligible for the National Register: Properties formally determined to be eligible for listing in the National Register of Historic Places, but not officially listed.

Historic Context: The pattern or trend in history by which a specific occurrence, property, or site is understood.

Historic District: A significant concentration, linkage, or continuity of properties united historically or aesthetically by plan or physical development. Locally, a historic district must meet the requirements outlined in section 24.455.120.1 of the Ventura Municipal Code.

Historic Integrity: The ability of a property to convey its significance.

Historic Resources Inventory: Listing by address all properties in a city that have been evaluated through historical resources surveys or other evaluations.

Historic Significance: The importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation.

Landmark: A property designated individually. Locally, a landmark must meet the requirements outlined in section 24.455.120.2 of Ventura Municipal Code.

Listed in the National Register: Properties officially included in the National Register of Historic Places.

Local Evaluation: Eligibility for designation at the local level.

Point of Interest: Locally, a point of interest must meet the requirements outlined in section 24.455.120.3 of Ventura Municipal Code.

Recommended Designation: Recommended designation at the local level.

The Standards: The Secretary of the Interior's Standards and Guidelines delineating accepted treatments for the protection and rehabilitation of materials.

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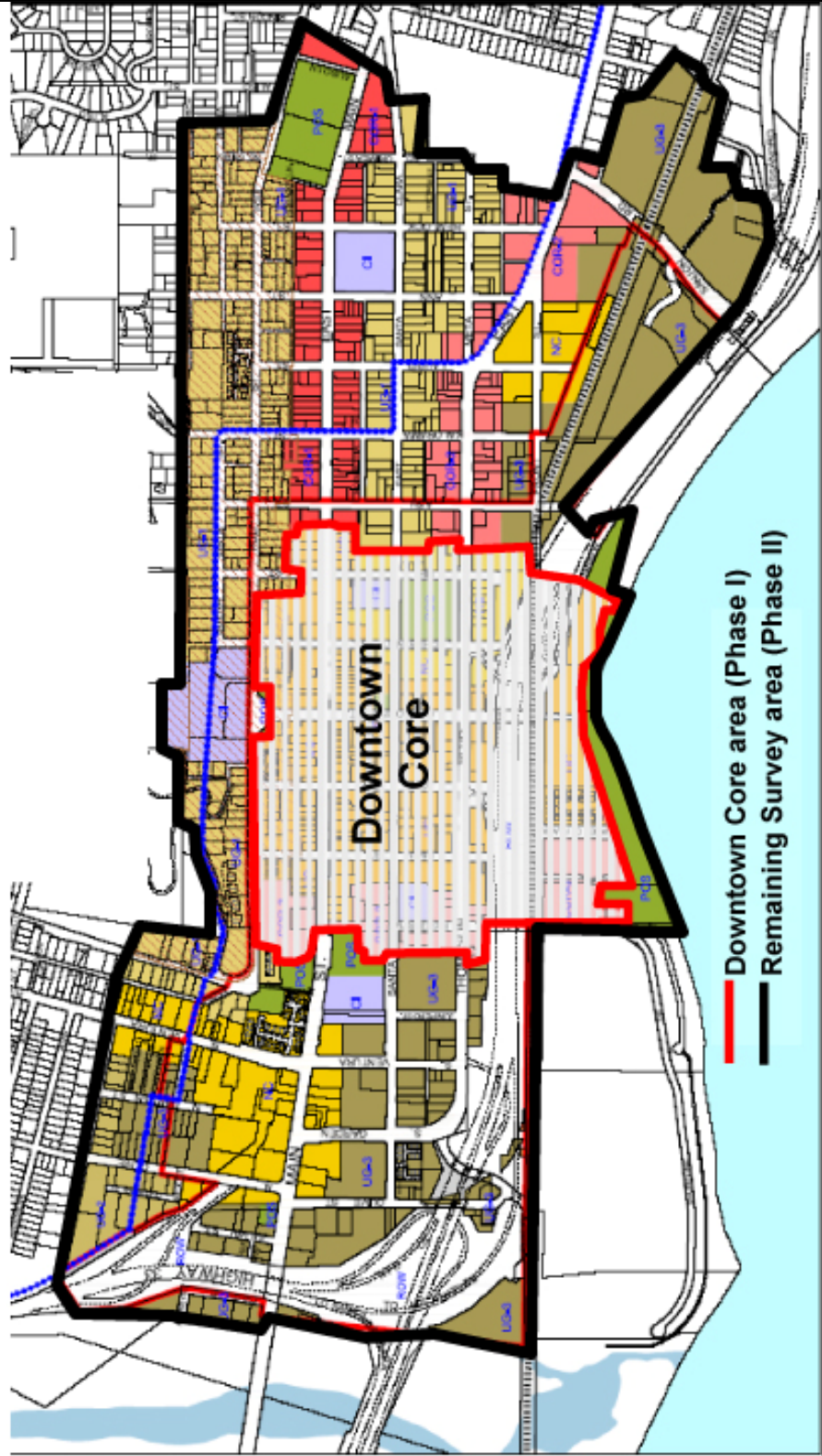
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APPENDIX A

Downtown Specific Plan Area Map

The following map was provided by the City of Ventura to identify the boundaries of the overall survey area. This map was used to determine the boundaries for Phase One and Phase Two.

Downtown Historic Resource Survey Area



APPENDIX B

Phase One Field Survey Form

Street address:	Date:
Parcel Address:	Form #:
Property Name:	Photos:

<u>STORIES</u>	<u>CONSTRUCTION</u>	<u>BUILDING TYPE</u>	<u>CIRCA DATE</u>
1	Wood-frame	House	Pre-1900
2	Steel-frame	Apartments	1900s-teens
3	Brick	Store	1920s
4	Masonry	Office building	1930s
½	Concrete	Commercial block	1950s-1960s
	Adobe	School	
		Church	
		Hotel	
		Bank	
		Theatre	
		Warehouse	
		Park/landscape	

<u>STYLE</u>	<u>CURRENT USE</u>	<u>ALTERATIONS</u>
Victorian-era	Residential-single	Roof shape (parapet)
Craftsman	Residential-multiple	Roof material
American Col Revival	Commercial-retail	Windows (some) (all) (vinyl) (aluminum)
Spanish Col Revival	Commercial-office	Doors
Mediterranean	Hotel	Openings (window) (door)
Renaissance Revival	Bank	Storefronts
Tudor Revival	Theatre	Wall cladding (stucco)
Art Deco	Educational	Porch (added) (removed)
Moderne	Religious	Addition (rear) (upper story)
Mid-century Modern	Governmental	Façade
Commercial Vernacular	Social	Relocated
	Recreational	No alterations
	Industrial	
	Mixed-use	

<u>CONDITION</u>	<u>INTEGRITY</u>	<u>FIELD EVALUATION</u>
Good	Good	<input type="checkbox"/> Eligible (little/no alteration) <input type="checkbox"/> Not eligible
Fair	Fair	<input type="checkbox"/> Altered (remains eligible) <input type="checkbox"/> Demolished
Poor	Poor	<input type="checkbox"/> Altered (no longer eligible) <input type="checkbox"/> Other

NOTES:

APPENDIX C

Summary Listing of Recommended Designations

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
432	730057040	39 Ann St N		(None)	(None)
436	730061190	40 Ann St N		(None)	LMK
435	730061210*	70 Ann St N	Mayhew Residence	(None)	LMK
435	730061210*	70 Ann St N	Hitching post	(None)	LMK
433	730057020*	81 Ann St N		(None)	LMK
433	730057020*	81 Ann St N	Hitching post	LMK	LMK
434	730057010	93 Ann St N		(None)	(None)
312	720124090	122 Ann St N		Selwyn Shaw Block	LMK, DC
301	720116100	139 Ann St N			(None)
311	720124010	140 Ann St N	Selwyn Shaw House	LMK, Selwyn Shaw Block	LMK, DC
304	720123060	184 Ann St N			(None)
431	730058080	23 Ann St S			LMK
430	730058090	27 Ann St S			LMK
429	730058100	37 Ann St S			(None)
428	730058110	45 Ann St S			LMK
427	730145070*	125-129 Ann St S			(None)
426	730145080	141 Ann St S			(None)
437	730152230	142-146 Ann St S			LMK
438	730152210	168-170 Ann St S			LMK
439	730152200	182 Ann St S			(None)
440	730161130	232 Ann St S			(None)
425	730146050	239 Ann St S			(None)
354	730051360	12 Ash St N			(None)
353	730051290	46 Ash St N	Mosher-Bardill Clinic (Daly, Ross and Walker)		LMK
352	730051160	58 Ash St N			(None)
371	730045240	63 Ash St N	Smith-Hobson Building		LMK
351	730051170	78 Ash St N			(None)
350	730051280	94 Ash St N	El Tico Residence		(None)
336	730045010	95 Ash St N	J.A. Bates House		(None)
299	720105110	135 Ash St N			(None)
298	720109010	138 Ash St N			(None)
372	730046060	11 Ash St S	Ventura BPOE Lodge # 1430 (Royal Order of Elks Hall 1430)		LMK
356	730052140	40 Ash St S	Dr. W. Sterling Clark Office (Clifford E. Hey and Co./Becker Group)		LMK
357	730053080	82 Ash St S	Jacque Roos House	LMK	LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
358	730053070	94 Ash St S	Daisy N. Orr Residence		LMK
359	730141270	134 Ash St S			LMK
361	730141180	142-148 Ash St S			LMK
360	730141210	162 Ash St S	Frank J. Sifford Residence	LMK	LMK
363	730142170	230 Ash St S	Frank Hobart House		LMK
364	730142160	238 Ash St S			(None)
365	730142160	244 Ash St S			LMK
366	730142150	252 Ash St S	D. Bogetti House		LMK
367	730142150	254-258 Ash St S			(None)
368	730142270	274-278 Ash St S	Beronio Residence		LMK
341	720102060	620 Buena Vista St			(None)
287	720101080	697 Buena Vista St	Merle J. Rogers House		LMK
288	720104070*	705 Buena Vista St			(None)
289	720104070*	717 Buena Vista St			(None)
290	720104060	721 Buena Vista St	James A. Dolon House		(None)
291	720104040*	787 Buena Vista St	William Davis Residence		LMK
292	720108010	807 Buena Vista St			(None)
293	720108050	831 Buena Vista St	Charles B. Corcoran House	LMK	LMK
297	720109020	832-834 Buena Vista St			(None)
296	720109030	844-850 Buena Vista St			(None)
295	720109130	864-870 Buena Vista St			(None)
303	720116090	1081 Buena Vista St	W.D. Clark House		(None)
302	720116090	1083 Buena Vista St			(None)
310	720124030	1142-1148 Buena Vista St		Selwyn Shaw Block	LMK, DC
309	720124040	1156 Buena Vista St		Selwyn Shaw Block	(None)
306	720123040	1169 Buena Vista St	Ernest Shaw House		LMK
308	720124170	1188-1190 Buena Vista St		Selwyn Shaw Block	DC
307	720126290	1219 Buena Vista St	L.E. Mercer House		LMK
315	720127130	1232 Buena Vista St	Jesse Allen Shaw House (Chateau Buena Vista)		(None)
318	720126030	1259 Buena Vista St			(None)
313	720131080	1313 Buena Vista St	Villa De Buenavista		(None)
98	730034060	39 California St N	Southern Counties Gas Co. (Benton, Orr, Duval and Buckingham)		DC
97	730034160	77 California St N			(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
96	730042010*	14-22 California St S	Weaver Wines		NC
95	730042010*	24-28 California St S	Out of the Earth, Optometrist		NC
99	730035300	31 California St S	The Real Estate Company		NC
94	730042010	40 California St S	California St Gallery		NC
100	730035310*	45 California St S	Herbalist		NC
101	730035310*	53-57 California St S	Astor Hotel (Sportsman Restaurant)		DC
93	730042210	60 California St S			(None)
102	730035310	61-79 California St S	Taft Hotel; El Nido Hotel; A.C. Martin Building (Bella Maggiore)	LMK	LMK, DC
92	730042190	66 California St S	Café Fiore		(None)
103	730035140	89 California St S	Ventura Tourism Info		(None)
104	730125040	101-107 California St S/466-482 E Santa Clara St	Masonic Temple		LMK
91	730131010	120-122 California St S/500-522 E Santa Clara St	Seaside Gas and Service Station; Ventura Bus Terminal (Seaside Plaza)		LMK
90	730131160	128 California St S	Dr. C.F. Miller Residence (Legacy House Real Estate)	LMK	LMK
105	730125160	143 California St S	Bombay Bar and Grill		(None)
89	730131170	144 California St S	Congressman Vandever Residence (Classical Travel)		LMK
106	730125070	165-171 California St S	Liquor Drive In		(None)
108	730126250	227 California St S	Motorcycles 101		(None)
242	710152010	163 Cedar St	Charles Cooper House	LMK	LMK
126	730043100	42 Chestnut St N	Motley-Gallentine Co., Inc. (Packard Garage)	LMK	LMK, DC
125	730041020	87 Chestnut St N	Elsie Meiners Residence		LMK
286	710210050	181 Chestnut St N			(None)
124	730042100*	21 Chestnut St S	Sans Souci		NC
127	730044010	26-54 Chestnut St S	Ventura Theatre	LMK	LMK, DC
123	730042120	27 Chestnut St S			NC
122	730042310; 730042300	75-93 Chestnut St S	Santa Barbara Mutual Building and Loan Association (Times Ventura County)		(None)
197	730131030	101 Chestnut St S	Affinity Bank		(None)
121	730131040	165 Chestnut St S	Dynatest		(None)
120	730134200	298 Chestnut St S	Country Inn and Suites		(None)
314	720132010*	144 Crimea St N	Magnolia Tree		(None)
316	720127020	145 Crimea St N			LMK
317	720127010	159 Crimea St N			LMK
504	730153200	37-39 Crimea St S			LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
505	730155060*	56-58 Crimea St S			(None)
572	730154060	157 Crimea St S			(None)
571	730154070	171 Crimea St S			(None)
238	710160110	135 Dubbers St	Art City Gallery and Stone Supply		(None)
238	710160120	175 Dubbers St	Art City Gallery and Stone Supply		(None)
238	710160130	185, 197 Dubbers St	Art City Gallery and Stone Supply		(None)
109	730031150	28-38 Figueroa St	Mission Theater (Knights of Columbus)		DC
160	730116100	107 Figueroa St	Peirano Residence	LMK	LMK
159	730116090	119 Figueroa St	Ada McCosky Love House (Spa/Love House)	LMK	LMK
158	730116080	143 Figueroa St	William Elwell House (Maharushi Enlightenment)	LMK	LMK
157	730116060	199 Figueroa St			(None)
111	730045100	24-26 Fir St N			(None)
345	730043060	31 Fir St N	J. P. Rasmussen House		(None)
110	730045110	38-40 Fir St N			(None)
346	730043050	43 Fir St N	Frank E. Jones House		(None)
347	730043040	57 Fir St N	William B. Aplin House		LMK
344	730045120	58 Fir St N	Thomas H. Daley House		(None)
343	730045130	62-68 Fir St N	Burt C. Wigton House		(None)
348	730043030	69 Fir St N			LMK
349	730043020	85 Fir St N	Clay G. Knox House		LMK
342	730045150	92 Fir St N	Eliza J. Arnold House	LMK	LMK
257	720102020	121 Fir St N	Elizabeth Bard Memorial Hospital (Elizabeth Bard Professional Center)	LMK	LMK
300	720105080	126-128 Fir St N			(None)
112	730046130	36-38 Fir St S	Henry Harrison Neel Residence		LMK
113	730135180	120 Fir St S	Ventura City Loans		(None)
114	730135170	130 Fir St S			LMK
115	730135160	144 Fir St S	Carrie Newby Residence		LMK
116	730135150	158 Fir St S	Joseph Fossati Residence		LMK
117	730135140	196 Fir St S	Tolman and Wiker Insurance		(None)
369	730142270	809 Front St E	Beronio Brothers Residence (Advanced Ruler Stamp Co.)		(None)
370	730142260	825 Front St E	Robert C. Sudden House	LMK	LMK
384	730263030	934 Front St E	Ventura Mill Lumber Company The Wharf)		LMK
400	730270030	1098 Front St E	The Trans Clinic		(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
217	730240115	450 Harbor Bl	Holiday Inn (Crowne Plaza Hotel)		(None)
218	730252065	500 Harbor Bl/330-364 S California St	Crowne Plaza Hotel Parking		(None)
219	730280210	668 Harbor Bl	Ventura Pier; Ventura Wharf	LMK	POI
459	730061130	39 Hemlock St N			(None)
460	730062130	40 Hemlock St N	Thomas G. Gabbert House		LMK
462	730062180	54 Hemlock St N	Phil Glezen House		(None)
461	730061120	59 Hemlock St N	C. B. Stevens House		(None)
464	730062190	66 Hemlock St N	Prosper J. Istas House		(None)
463	730061240	69 Hemlock St N	Boling Family House		LMK
465	730061100	81 Hemlock St N	George Parker House		LMK
466	730062200	82 Hemlock St N			(None)
467	730062210	94 Hemlock St N	John B. Adamson House		(None)
456	730153190	34-44 Hemlock St S			(None)
455	730153180	56 Hemlock St S			(None)
453	730152090	151-155 Hemlock St S	Lee M. and Ida Wilson Residence		(None)
452	730152100	169 Hemlock St S			(None)
451	730152110	179 Hemlock St S			(None)
450	730152120	193 Hemlock St S			(None)
449	730161070*	211 Hemlock St S/1194 Meta St			
448	730161070*	219 Hemlock St S			(None)
447	730161070*	229 Hemlock St S			(None)
446	730161070*	239 Hemlock St S			LMK
445	730161080	257 Hemlock St S	Catherine and Michael Walsh Residence		LMK
444	730162120	264-266 Hemlock St S			LMK
441	730161080	271-283 Hemlock St S			(None)
443	730162110	274 Hemlock St S	John Pratt Residence		LMK
387	730051070	33 Kalorama St N			LMK
388	730051060	41-47 Kalorama St N			LMK
389	730051020	83-85 Kalorama St N			LMK
390	730051010	93 Kalorama St N			LMK
294	720109060	137-139 Kalorama St N			(None)
392	730055120	24 Kalorama St S			(None)
385	730052080	27 Kalorama St S			LMK
395	730143190	122 Kalorama St S	Emil A. Gratzky		LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
396	730143210	134 Kalorama St S			LMK
397	730143220	144 Kalorama St S			LMK
398	730143330	156 Kalorama St S	Pierre Larramendy House		LMK
379	730142080	219-225 Kalorama St S			(None)
399	730144140	236-244 Kalorama St S			(None)
378	730142090	245 Kalorama St S			(None)
377	730142100	253-259 Kalorama St S			LMK
376	730142100	269 Kalorama St S			LMK
375	730142110	285 Kalorama St S			(None)
374	730142120	295 Kalorama St S			(None)
383	730262020*	305 Kalorama St S	Swift & Company (Ventura Star Rug)		LMK
418	730057110	30 Laurel St N			(None)
412	730054130	31 Laurel St N	Judge R. M. Clarke House		(None)
417	730057110	38 Laurel St N	Sherwood Residence		LMK
413	730054120	39-43 Laurel St N			LMK
414	730054110	57-63 Laurel St N			(None)
415	730054100	71 Laurel St N	Beekman-McGuire House		LMK
416	730054090	79 Laurel St N			(None)
325	730054080	93 Laurel St N	W.H. Russell House		LMK
420	730058240	32 Laurel St S			(None)
421	730058210	38, 44 Laurel St S			(None)
411	730055090	39, 41 Laurel St S			(None)
410	730056070	59 Laurel St S			(None)
422	730058190	76 Laurel St S			(None)
531	730143240	101 Laurel St S	First Baptist Church (Church of Religious Science; Stacy-Judd Building)	LMK	LMK
423	730145190	126-132 Laurel St S			(None)
409	730143310	133 Laurel St S			(None)
408	730143030	141-147 Laurel St S			(None)
407	730143270	153 Laurel St S			LMK
406	730143040	161 Laurel St S			(None)
424	730145160	164-174 Laurel St S			(None)
405	730143050	169 Laurel St S			(None)
404	730143060	179 Laurel St S			(None)
403	730143070	187 Laurel St S			(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
1	710194390*	183 Main St E	Holy Cross School		(None)
86	710194390*	183 Main St E	Holy Cross School Multi-Purpose Building		(None)
38	730031170*	204-208 Main St E	Peirano Store/Wilson Studio (Jonathan's; J's Tapas)	LMK	LMK, DC
38	730031170*	204-208 Main St E	San Buenaventura Mission Lavanderia (site of)	LMK	LMK, NC
40	730031020	210-222 Main St E	Fox Fine Jewelry		NC
2	710194380*	211 Main St E	San Buenaventura Mission	LMK	LMK
2	710194380*	211 Main St E	Mission Norfolk Pines	LMK	LMK
85	710194380*	213 Main St E	San Buenaventura Mission Rectory		LMK
3	710194390	221-231 Main St E	Washington Hotel (Mission Gift Shop/Museum)		DC
41	730031030	230 Main St E	Nash Motor Sales Garage; Trueblood Thrift Shop (Animal Rescue Thrift)		LMK, DC
42	730031040	240-256 Main St E	Maria Bonita		POI, NC
4	710194100	243 Main St E			DC
43	730031040	260 Main St E	Coalition Thrift (annex)		NC
6	710194360	265 Main St E	Retarded Children's Thrift		DC
44	730031040	268-272 Main St E	Coalition Thrift		NC
5	710194370	247-249 Main St E			NC
45	730031160*	278 Main St E	Taqueria Vallarta		NC
46	730031160*	294-298 Main St E	Milton P. Stiles Garage (Rotisserie)		NC
7	710194070	297-299 Main St E	Top Hat Burger Palace		DC
8	730032140	301-309 Main St E	Alegria		NC
47	730033210*	304 Main St E	Mid-State Bank and Trust		NC
47	730033210*	304 Main St E	Chaffey & McKeeby Store (site of)	POI	POI
9	730032130	315-321 Main St E	Le Petite Theatre (Palermo)		LMK, DC
48	730033160; 730033170	324-328 Main St E	Hamilton Building		DC
10	730032120	327 Main St E	J.C. Penney Dry Goods Store; Stevenson's Equipment Company		DC
11	730032110	337 Main St E	B on Main		NC
49	730033030	340 Main St E	Child Abuse Thrift		DC
12	730032100	343 Main St E	Star Lounge		NC
13	730032090	353-355 Main St E	Sanchez Brothers Hardware (Ventura Leather)		LMK, DC
14	730032080	359 Main St E	Three Star Books and News		NC
15	730032070	363-373 Main St E	Hamilton Hotel		DC
50	730033190	374 Main St E	Antique Collection		DC
16	730032230	375-377 Main St E	First Post Office Building (Jersey Mike's Subs)	LMK	POI, NC

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
51	730033080	378 Main St E	Rusty Nail		DC
17	730032230	377-379 Main St E	Tiki Lounge		NC
52	730033090	384 Main St E	Main St. Antiques		DC
18	730032230*	387 Main St E	Cholada Thai Cuisine		NC
19	730032230*	391 Main St E	Bank of Books		NC
53	730033100	394 Main St E	Bank of Italy; Pacific National	LMK	LMK, DC
20	730034130	401 Main St E/16 N Oak St	First National Bank of Ventura	POI	POI, NC
54	730035010	404-410 Main St E	Woolworth's (Nicholby's)		LMK, DC
21	730034120	409 Main St E	Savory Café and Bakery		NC
55	730035020	418-424 Main St E	J.J. Newberry Department Store (Fusion Home)		DC
22	730034120	419 Main St E	Wells Fargo ATM		NC
23	730034110	427-437 Main St E	Zander Building		NC
56	730035030	434-438 Main St E	Cabinets Unlimited		NC
57	730035040	440, 442 Main St E	Subway		DC
24	730034100	443 Main St E	Rogers Furniture (For Your Home)		DC
58	730035050	446 Main St E	Down Home Furnishings		NC
25	730034090	451-461 Main St E	El Jardin Patio	LMK	LMK, DC
59	730035250	454 Main St E	Golden Lion Gallery		DC
60	730035270	456-468 Main St E	Realty Building		DC
26	730034080	467-471 Main St E	Southern California Title Co. (Times Remembered Antiques)		DC
61	730035080	472 Main St E	Anacapa Brewing Co.		NC
62	730035090	474-478 Main St E	Busy Bee Café		NC
27	730034070	477-495 Main St E	Hotel Ventura (Ventura Inn)		LMK, DC
63	730035100	484 Main St E	Anita Frocks (Dexter's Camera and HiFi)		DC
64	730042100; 730035290*	494 Main St E/21 S California St	First National Bank	LMK	LMK, DC
64	730042100; 730035290*	494 Main St E/21 S California St	Erle Stanley Gardner Office	POI	POI
65	730042010	500 Main St E/10 S California St	Café Bariloche		NC
28	730041210	507-509 Main St E	Bank of America		DC
66	730042020	512-522 Main St E	Odd Fellows Temple (IOOF)		LMK, DC
29	730041240; 730041250	523-593 Main St E	Century Downtown Theaters		NC
67	730042030	532 Main St E	Bonnie's		NC
68	730042040	540-542 Main St E	Humane Society Thrift		DC

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
69	730042050	544-546 Main St E	Coastal Roasting		NC
70	730042280	554 Main St E	Toscana West		DC
71	730042260	560-562 Main St E	Wild Planet		NC
72	730042250	566 Main St E	Nature's Grill		NC
73	730042090	574-576 Main St E	Taj Café/Well Polished		DC
74	730042100*	586-588 Main St E	Comforts...A Way of Life		NC
75	730042110	592-598 Main St E	Ventura Guaranty Building and Loan; Theodore Groene Building; Bahn's Jewelry Store	LMK	LMK, DC
76	730044010	600-620 Main St E	Ventura Theatre Building	LMK	DC
30	730043090	607 Main St E	Starbucks Coffee		NC
77	730044160	632 Main St E	Winchester's Grill and Saloon		NC
31	730043080*	651 Main St E	Ventura County and City Library (E.P. Foster Library)		LMK, DC
84	730043080*	651 Main St E	Ventura Public Library; Foster Library and City Hall (Original Library)		POI
78	730044040	652-654 Main St E	The Massage Place		DC
32	730043070	671-677 Main St E	Paradise Wines		DC
79	730044120	692 Main St E	Ventura Mutual Fire Insurance Co. (Chicago Ribs)	LMK	LMK, DC
33	730044120; 730043070	695-697 Main St E	Walter Jones Residence (Ema's Herbs)		LMK
80	730046010	700-710 Main St E/20 S Fir St	RentVillas.com		(None)
34	730045100	701-709 Main St E/8-20 N Fir St	Bernadette's On Main		(None)
35	730045090	717-721 Main St E	David S. Blackburn House (Elixir Technologies)	LMK	LMK
81	730046030	734-746 Main St E	Kali Institute for Massage		(None)
36	730045080	735-739 Main St E	Main Professional		(None)
82	730046040	748 Main St E	Daley's Inc. (Portobello)		(None)
83	730046040	752 Main St E	Celeb's		(None)
37	730045070	757 Main St E	Reardon Funeral Home		(None)
355	730052010	800-804 Main St E	Midway Supper Service Station (Gasco Gasoline Station)		(None)
471	730052170	834-838 Main St E	Silk Rose Spa		(None)
468	730051100*	835 Main St E	Blackstock House	LMK	LMK
472	730052040	844 Main St E			LMK
473	730052050	854 Main St E	George L. Baker Residence		(None)
470	730051300	867 Main St E	Roy A. Priest Residence		LMK
474	730052070	880 Main St E	Mary Connelly Residence		(None)
386	730051070	895 Main St E	Francis A. Crampton Residence		(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
475	730052080	896 Main St E	Southern Methodist Episcopal Church (Victorian Rose Bed and Breakfast Inn)	LMK	LMK
476	730054200	901 Main St E	Ventura Locksmith		LMK
391	730055010	902 Main St E	First Christian Church/Alice Bartlett Clubhouse (Apostolic Church/Alleluia House of Worship)	LMK	LMK
477	730054180	929-931 Main St E	Edwin Insensee House (The Home Office Real Estate)		LMK
479	730055030	932 Main St E	William A. Dunning House (Gallery 932)	LMK	LMK
480	730055040	942 Main St E	S. M. Willson House		LMK
478	730054170	943-945 Main St E	Eugene W. Duval House		LMK
482	730054160	953 Main St E	Kate Duval House	LMK	LMK
481	730055050	958 Main St E	H.A. Johnson House		(None)
483	730054150*	973 Main St E	N.O. Taylor House		(None)
484	730054140	981-989 Main St E			(None)
485	730055070	982-984 Main St E	M.E.V. Bogart House		(None)
486	730055080	996 Main St E	Alice Merry House		(None)
419	730058230	1006 Main St E	First Christian Church (Laurel Theater; United Pentecostal Church; Rubicon Theatre)		LMK
487	730058020	1028 Main St E			(None)
488	730057200	1031 Main St E			LMK
489	730057080	1043 Main St E			LMK
491	730058040	1054-1060 Main St E			(None)
490	730057180	1057 Main St E			(None)
492	730058060	1078 Main St E			(None)
493	730057060*	1081 Main St E			LMK
494	730057050	1093 Main St E	Earl Moss House		(None)
495	730061185	1113 Main St E	Landmark Missionary Baptist Church		(None)
496	730061160	1151-1161 Main St E			(None)
497	730061150*	1181 Main St E	Art of Sunwest Studio		(None)
457	730153010	1206 Main St E	Granger House	LMK	LMK
458	730062120	1209 Main St E	Casa Vista Apartments		LMK
498	730153020	1224-1228 Main St E			LMK
502	730153030	1234-1238 Main St E	Etta Roy Residence (Nancy's Antiques/ Attention to Detail Interiors)		(None)
501	730153060	1278 Main St E			(None)
500	730153060	1288 Main St E			(None)
499	730062080	1347 Main St E	Cemetery (Cemetery Park)		LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
469	730051090	853-857 Main St E	Nellie Clover House (Mediation Center/Veterinary Clinic)	LMK	LMK
225	730021060	2-12 Main St W	Feraud General Merchandise Store; 1903 Building (Paddy's)	LMK	LMK
226	730021060	28 Main St W	Hartican/Foley		(None)
227	730021050	38 Main St W	Arcade Building (Warehouse Antiques)	LMK	LMK
228	730021040	50 Main St W	Arcade Building	LMK	
237	710174190	215 Main St W	Ortega Adobe	LMK	LMK
236	730011250	280 Main St W			(None)
548	730145130	1057 Meta St			LMK
549	730145120	1069 Meta St			LMK
550	730145110	1081 Meta St	Charles W. Pierce House		(None)
551	730146030	1082 Meta St			(None)
553	730146040	1094 Meta St	Mary E. Crump		(None)
552	730145100	1095 Meta St			(None)
554	730161010	1108 Meta St			LMK
555	730152180	1119 Meta St			(None)
556	730152170*	1129 Meta St			(None)
557	730152160*	1143 Meta St			(None)
558	730161040	1144-1148 Meta St			(None)
559	730161050	1156-1158 Meta St			(None)
570	730161065	1164-1170 Meta St			(None)
561	730161070	1178-1184 Meta St			(None)
562	730152130	1183 Meta St	J.P. Rasmussen House		LMK
449	730161070*	1194 Meta St/211 S Hemlock St			(None)
563	730162010	1206 Meta St			(None)
573	730162020*	1212 Meta St			LMK
574	730162020*	1220 Meta St			LMK
575	730162040	1242 Meta St	Rose Baldwin House		LMK
568	730154270	1255 Meta St			(None)
567	730162050	1256 Meta St			(None)
569	730154090	1279 Meta St			LMK
560	730154080	1293 Meta St			LMK
141	730034120	20 Oak St N	Club Hollywood		NC
137	730032240	31 Oak St N	Emmanuel Franz Residence	LMK	LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
140	730034140	46 Oak St N	Ventura County Mutual Fire Insurance Co. (Oak St. Property Shoppe)		DC
139	730034150	50 Oak St N	Wilvert's Printing Studio (Ancient Aromatics)		DC
138	730034110	58 Oak St N			(None)
136	730033180*	27 Oak St S			DC
135	730033180*	35-47 Oak St S	Battlefield Adventures		DC
134	730033110*	51 Oak St S	The Great Eastern		DC
142	730035180	54-70 Oak St S	American Home Antiques		DC
133	730033110*	57 Oak St S			NC
132	730033110*	61 Oak St S	Alexa's Beauty Salon		NC
131	730033120	67-71 Oak St S	Ventura Police Downtown		NC
143	730035220	76 Oak St S	Safeway Grocery Store (My Florist Wine Café and Bakery)		DC
130	730033240; 730123060	79-97 Oak St S	Mission Hotel		DC
129	730123060	105 Oak St S	Shoreline Cycles		(None)
128	730123090	155 Oak St S	Salvation Army		(None)
239	710180010	120-154 Olive St N	Olive Street Apartments		(None)
240	710160050	185 Olive St N	Casa del Sol Architectural Iron Works		(None)
235	730011050	43 Olive St S	Point Blank		LMK
231	730103215	105 Olive St S			(None)
230	730106100	126 Olive St S			(None)
229	730104080	201 Olive St S			(None)
151	730032220	34-52 Palm St N	Phoenix Stables Livery and Boarding; Ventura County Garage (Old Town Livery, Livery Theatre, Tutti's)	LMK	LMK, DC
148	710194425	71 Palm St N	Norton Ranch House (71 Palm Restaurant)	LMK	LMK
149	710194415	73 Palm St N	Fridolin W. Hartman House	LMK	LMK
150	730032210	84 Palm St N	Charles D. Bonestel Residence		LMK
147	730031160	33 Palm St S	Milton P. Stiles Machine Shop (Oasis Garden and Patio)		NC
146	730031100	83 Palm St S	The Lab		(None)
152	730123260	132-134 Palm St S	Benjamin D. Maraga House		(None)
145	730121160	137 Palm St S			(None)
153	730123180	148 Palm St S			(None)
144	730121090	167 Palm St S	El Patio Hotel		(None)
154	730123170	168 Palm St S	J.V. Sanchez House		LMK
155	730123160	180 Palm St S	W.J. Walton Residence		LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
156	730123150	190-196 Palm St S/309-372 E Thompson Bl			(None)
216	(Unknown)	350 Paso De Playa	Condo's		(None)
215	730240095	369 Paso De Playa	The Beachfronter		(None)
393	730055110	915 Poinsettia Pl	Dos Palmas Hotel		(None)
243	710191400	98 Poli St	Water Filtration Building; Ventura Jail		LMK
246	710201090	331 Poli St	John C. Morrison House	LMK	LMK
247	710201080	335 Poli St	Albert M. Kemper House		(None)
248	710201070	347-353 Poli St			(None)
249	710201060	359-363 Poli St			(None)
250	710201050	371 Poli St			(None)
214	730032165	374 Poli St			(None)
251	710201030	411-413 Poli St	Robert E. Brakey House (La Mer Bed and Breakfast)	LMK	LMK
252	710201020	415-421 Poli St			(None)
213	(Unknown)	428-468 Poli St/88 N Oak St			(None)
253	710210070	501 Poli St	Ventura County Courthouse; Ventura County Sherrif's Office and Jail (Ventura City Hall)	LMK	LMK
212	730041170	570-574 Poli St			(None)
211	730041010	584-596 Poli St			(None)
255	720102030	605 Poli St	Judge Felix W. Ewing Residence (Edward Lascher Law Offices)	LMK	LMK
256	720102050	637-639 Poli St	Harry Hammond/Reese House	LMK	LMK
220	730043130	644 Poli St	Theodosia Burr Shepherd Gardens	POI	POI
210	730043140	656-658 Poli St			LMK
339	730043010	688 Poli St	Noble Hill Apartments		LMK
258	720105070	701 Poli St	Clarence R Flicker House		(None)
259	720105020	725 Poli St	George Farrand House		(None)
338	730045160	732 Poli St			LMK
260	720105030	743 Poli St	Moore Apartments		(None)
261	720105040*	755-759 Poli St	J.A. Day House	LMK	LMK
337	730045200	772-774 Poli St			(None)
262	720105120	793 Poli St	Minnie P. Gales Residence		LMK
263	720109100	819 Poli St			LMK
335	730051190	828 Poli St			LMK
264	720109080	847 Poli St	Richard N. Hayden Apartments		LMK
334	730051210	854 Poli St			LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
333	730051220	866 Poli St			(None)
265	720109140	869 Poli St	Andrew T. MacGregor Residence		LMK
266	720109050	883 Poli St			(None)
267	720109070	895 Poli St/113 N Kalorama St			(None)
332	730054010	902 Poli St			(None)
331	730054020	916 Poli St			(None)
330	730054030	922-924 Poli St			(None)
268	720116260	931 Poli St			(None)
329	730054040	932-934 Poli St			LMK
328	730054050	936-944 Poli St			(None)
327	730054060	952 Poli St	Carrolton Apartments		(None)
326	730054070	962 Poli St			(None)
269	720260055	993 Poli St			(None)
270	720260015	1029 Poli St	Sheridan House	LMK	LMK
271	720116580	1043 Poli St			LMK
272	720116160	1057 Poli St			LMK
273	720116140	1069 Poli St			(None)
274	720116120	1077-1089 Poli St	William Burchett Residence		(None)
275	720124090	1109 Poli St		Selwyn Shaw Block	LMK, DC
276	720124080	1129 Poli St		Selwyn Shaw Block	LMK, DC
324	730061020	1132 Poli St			LMK
277	720124070	1141 Poli St	Bert Shaw House	LMK, Selwyn Shaw Block	LMK, DC
278	720124060	1157 Poli St	Suyter House	LMK, Selwyn Shaw Block	LMK, DC
323	730061060	1164 Poli St			(None)
279	720124130	1169 Poli St		Selwyn Shaw Block	LMK, DC
322	730061070	1172 Poli St			(None)
321	730061080	1182 Poli St			LMK
280	720124140	1183 Poli St		Selwyn Shaw Block	DC
320	730061090	1194 Poli St			LMK
319	730062030	1244 Poli St			LMK
281	720127060	1245 Poli St			(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
282	720127050	1257 Poli St			LMK
283	720127040	1279 Poli St			(None)
284	720127030	1293 Poli St	McCandless House		LMK
576	760021160*	550 Sanjon Rd	Pierpont Inn	LMK	LMK
565	760021160*	550 Sanjon Rd	The Rose Garden Cottage		(None)
204	730022220	181-185 Santa Clara St E	Fire Station One (The Clocktower Inn; A.J. Comstock Fire Museum; Table 13 Restaurant)		(None)
203	730121180	200 Santa Clara St E	Court House		(None)
205	730031120	211 Santa Clara St E	Carlo Hahn House (Landmark #78 Restaurant)	LMK	LMK
202	730123270	300 Santa Clara St E	Tri-County Financial		(None)
201	730123050	364-366 Santa Clara St E	Statistics		(None)
206	730033230	365 Santa Clara St E			(None)
207	730033240	375 Santa Clara St E			(None)
200	730125010	420 Santa Clara St E	Senior Recreation Center		(None)
199	730125020	444 Santa Clara St E	Rusty's Pizza		(None)
198	730131020	540 Santa Clara St E	Hotel Fosnaugh (The Somerset)		LMK
208	730042240	555 Santa Clara St E	Public Parking		(None)
209	730044150	625 Santa Clara St E	Affinity Bank, Loan Origination Accounting		LMK
192	730044080	675 Santa Clara St E	Post Office; Gordon Grant Murals	LMK	LMK
196	730135010	700-704 Santa Clara St E/100 S Fir St	Buenaventura Gallery		(None)
193	730046170	701 Santa Clara St E	Pacific Telegraph and Telephone Co.; Bell Telephone Building (Ventura Professional Center)		(None)
195	730135020*	720 Santa Clara St E	Leewood Hotel		LMK
194	730135020*	732 Santa Clara St E	Leewood Hotel		(None)
373	730046090	767 Santa Clara St E	Wallace R. Gibson; George Harkey		LMK
544	730141020	830 Santa Clara St E	Juan Camarillo House (Seaside Chiropractic Offices)		LMK
542	730053060	833 Santa Clara St E	Jacques Roos Home		(None)
543	730141030	844-848 Santa Clara St E	Juan Camarillo House		(None)
541	730053050	845 Santa Clara St E	Robert Morgan House (Gillian's Therapy Center)		LMK
540	730141060	880 Santa Clara St E	Adolfo Camarillo House (American National Red Cross)		(None)
539	730141070	894 Santa Clara St E	Thomas H. Dailey Residence		(None)
538	730143010	906 Santa Clara St E			LMK
394	730056010	913 Santa Clara St E	Jules Feraud House (Assistance League of Ventura County/ Girls Club)		(None)

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
537	730143010	918 Santa Clara St E			LMK
536	730056040	955-957 Santa Clara St E			(None)
535	730143300	958 Santa Clara St E	Louis Rudolph House	LMK	LMK
534	730143320	970 Santa Clara St E	J. Hoover Love House	LMK	LMK
533	730056060	981 Santa Clara St E			LMK
532	730056080	993 Santa Clara St E	Harry Valentine House		LMK
530	730058180	1007 Santa Clara St E			
529	730058160	1033-1039 Santa Clara St E	G.W. Whitton House		LMK
528	730145020	1034 Santa Clara St E			(None)
526	730145030	1044 Santa Clara St E			(None)
527	730058220*	1047 Santa Clara St E			(None)
524	730058220*	1053 Santa Clara St E	David R. Dennison House		(None)
525	730145040	1058 Santa Clara St E			(None)
523	730058220*	1065 Santa Clara St E	Dr. Stephen Bowers House		LMK
522	730058130*	1073-1075 Santa Clara St E			(None)
521	730145060	1082 Santa Clara St E	Ernest Stanner Residence (Santa Clara Guest House)		(None)
520	730145070*	1088-1094 Santa Clara St E			(None)
519	730152010*	1106 Santa Clara St E	Richard N. Teague House		(None)
518	730152020	1120 Santa Clara St E	Maggie Bard House		LMK
517	730152050*	1156 Santa Clara St E	William Vincent House		LMK
516	730152060*	1164-1170 Santa Clara St E	M.J. Ely House		LMK
515	730152060*	1180-1182 Santa Clara St E	Frank Kelsey House		LMK
454	730153170	1203 Santa Clara St E	Ernest E. Everett House		LMK
514	730153160	1225 Santa Clara St E			(None)
513	730153150	1237 Santa Clara St E			(None)
512	730154030	1254 Santa Clara St E			(None)
511	730154040	1268 Santa Clara St E			(None)
510	730153120	1285 Santa Clara St E			LMK
506	730155060*	1311 Santa Clara St E	A. W. Barnes Residence		LMK
507	730155060*	1327 Santa Clara St E			(None)
508	730155050	1337-1339 Santa Clara St E			(None)
509	730156060	1338 Santa Clara St E	First Methodist Episcopal Church		LMK
222	(Unknown)*	Santa Clara St E and Chestnut St S, SE corner	Plaza (Plaza Park)	Mitchell Block	LMK
118	(Unknown)*	Santa Clara St E and Chestnut St S, SE corner	Plaza Morton Bay Fig	LMK	LMK

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
232	730011225*	235 Santa Clara St W	Smith-Hobson Building; Hobson Bros. Packing Company (Patagonia/Great Pacific Ironworks)	LMK	LMK
233	730011225*	245-255 Santa Clara St W	Patagonia/Great Pacific Ironworks		(None)
234	730011225*	259 Santa Clara St W	Patagonia/Great Pacific Ironworks		(None)
161	730118090	154 Thompson Bl E	Surf Shop		(None)
162	730118120	186 Thompson Bl E	Tony's Pizzeria		(None)
191	730122015	204 Thompson Bl E	Bad Ass Coffee		(None)
190	730122020	228 Thompson Bl E	Apple		(None)
163	730121140	231 Thompson Bl E			LMK
164	730121170	291 Thompson Bl E	Greyhound Package Express		(None)
189	730124010	306 Thompson Bl E	Don's Liquors		(None)
165	730123140	333 Thompson Bl E	Best + Company		(None)
188	730124235	350 Thompson Bl E	Pacific Inn Motel		(None)
187	730126010	410 Thompson Bl E	Steak and Hoagie		(None)
166	730125210	415 Thompson Bl E	Valero Gas		(None)
167	730125230	429-433 Thompson Bl E	Phase 3		(None)
168	730125240	435 Thompson Bl E	Hong Kong Inn		(None)
169	730125090	457 Thompson Bl E	Ventura Antique Market		(None)
186	730126270	470 Thompson Bl E	Lu Rose Academy		(None)
107	730125170	487 Thompson Bl E	The Habit		(None)
87	730132010	500 Thompson Bl E/200 S California St	Firestone Tires (McNeil Bros., Inc.)		LMK
88	730131150	507 Thompson Bl E	Chevron Gas Station		(None)
185	730132185	536-538 Thompson Bl E			(None)
170	730131070	545 Thompson Bl E	Ruby's Mexican Grill		(None)
171	730131060	557 Thompson Bl E	Dacy Fazio House (Cherry Homes)	LMK	LMK
184	730132170*	558 Thompson Bl E			(None)
183	730132170*	564-570 Thompson Bl E			(None)
182	730132170*	564-570 Thompson Bl E			(None)
172	730131050	585 Thompson Bl E	Goodyear Building (Discount Centers)		LMK
181	730134010*	608 Thompson Bl E	Conklin Home	LMK, Mitchell Block	LMK, DC
180	730134010*	620 Thompson Bl E	William McGuire Residence	Mitchell Block	LMK, DC
179	730134020	632 Thompson Bl E	Earl E. Barnes Residence	Mitchell Block	LMK, DC
178	730134030	644 Thompson Bl E	Joseph M. Riley Residence	Mitchell Block	LMK, DC
177	730134040	658 Thompson Bl E	Dr. J.J. Streets Residence	Mitchell Block	LMK, DC

Property No.	APN	Property Address	Property Name	Current Designation	Recommended Designation
176	730134050	670 Thompson Bl E	Mary Mitchell House	Mitchell Block	LMK, DC
175	730134060	682 Thompson Bl E	W.F. Sittel Residence	Mitchell Block	LMK, DC
174	730134070	692 Thompson Bl E	John Mitchell Residence	Mitchell Block	LMK, DC
119	730134150	708 Thompson Bl E	Best Western Inn		(None)
173	730135130	741-745 Thompson Bl E			(None)
362	730142010	806 Thompson Bl E	Blue Galley Drive-In (Kodani's Japanese Restaurant)		(None)
545	730141220	837 Thompson Bl E	City Center Motel		(None)
382	730142290	844 Thompson Bl E	George T. McFadden Residence		LMK
381	730142040	856 Thompson Bl E	A.D. Briggs Residence (Kids and Families Together)	LMK	LMK
380	730142050	870 Thompson Bl E	Barber Shop		(None)
546	730141120	871 Thompson Bl E			(None)
547	730144050	954 Thompson Bl E	John P. Cook, Custom Refinishers (Custom Refinishers, Appliance Painting)		(None)
402	730143080	999 Thompson Bl E			(None)
566	730146010	1023 Thompson Bl E	Auto Club of Southern California (Geotechnical Consultants, Inc.)		(None)
401	730270100	1220 Thompson Bl E	Ventura Beach House		(None)
442	730162080*	1241 Thompson Bl E	Mac's Auto Upholstery		(None)
221	(Unknown)*	Thompson Bl E and Palm St, SW corner	San Miguel Chapel Site	POI	POI
221	(Unknown)*	Thompson Bl E and Palm St, SW corner	Coast Live Oak Tree	LMK	LMK
241	710155010	296 Ventura Av N	L.F. Webster House		LMK
285	730021100	99 Ventura Av S	Southern California Edison Company Distributing Station		LMK
564	760021150	1491 Vista Del Mar Dr	Mattie G. Building		(None)
244	710191040	139 Wall St	Miramar Apartments		LMK
245	710191030	153 Wall St			(None)

* Parcel contains more than one evaluated resource. Additional resources are listed separately under the same APN.

APPENDIX D
Property Data Table

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
	10, 12, 14, 16, 18, 20, 22, 68, 70, 72, 74, 76, 78, 80, 82, 86, 88, 90, 92, 94, 96, 98	Aliso Ln		730071080																				(None)						
432	39	Ann St N		730057040	1922 (city)										House	Victorian-era/Transitional	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
436	40	Ann St N		730061190	1910 (city)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	57	Ann St N		730057035																				(None)						
	58	Ann St N		730061200																				(None)						
435	70	Ann St N		730061210*	1893 (city)		Mayhew Residence				Phoebe Mayhew	Single-family residence			House	Victorian-era	Single-family residence		Good			7N	Property also contains a Victorian-era hitching post located at the southwest corner of the property at the curb.		Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.		
435	70	Ann St N		730061210*	(Unknown)			Hitching post				Horse hitch							Fair			7N	Property also contains a single-family residence. One of only two known original hitching posts in downtown Ventura.		Eligible	LMK	Landmark c.	Remnant from the pre-automobile era in Ventura.		
433	81	Ann St N		730057020*	1907 (city)										House	Craftsman	Single-family residence		Good			5S2	Property also contains a Victorian-era hitching post located at the curb.		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
433	81	Ann St N		730057020*	(Unknown)			Hitching post				Horse hitch							Good	Landmark #26 Hitching Post, 88 N Ann St; designated 1976.		5S2	Property also contains a single-family residence. One of only two known original hitching posts in downtown Ventura.		Eligible	LMK	Landmark c.	Remnant from the pre-automobile era in Ventura.		
434	93	Ann St N		730057010	1910 (city)						Joseph E. Stuart	Single-family residence			House	Transitional			Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	95	Ann St N		730057010																				(None)						
312	122	Ann St N		720124090	1920 (Triem survey form)							Single-family residence			House	Craftsman	Single-family residence		Good						Eligible	LMK, DC	Landmark d, f.	Good example of Craftsman style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.		
	123	Ann St N		720116110																				(None)						
301	139	Ann St N		720116100	1925 (city)										House	Spanish Colonial Revival	Single-family residence		Good				3D			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
311	140	Ann St N		720124010	1887 (city)		Selwyn Shaw House	Selwyn Shaw House		Selwyn Shaw	Mr. Shaw	Single-family residence			House	Queen Anne	Single-family residence		Good	Landmark # 46 Selwyn Shaw House; 140 N Ann St; designated 1980.		Selwyn Shaw Block	3D			Eligible	LMK, DC	Landmark b, d, f.	Association with prominent Ventura builder Selwyn Shaw; good example of Queen Anne residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.	NR, CR
304	184	Ann St N		720123060	1915 (circa)										House		Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	198	Ann St N		720123010																				(None)						
431	23	Ann St S		730058080											House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
430	27	Ann St S		730058090											House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
429	37	Ann St S		730058100											House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
428	45	Ann St S		730058110											House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	95	Ann St S		730058120																				(None)						
	112, 122	Ann St S		730152010*																				(None)						
427	125, 129	Ann St S		730145070*	1915 (circa)										Duplex	Craftsman	Multiple-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
426	141	Ann St S		730145080	1915 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
437	142, 144, 146	Ann St S		730152230											House	Craftsman	Single-family residence		Good				3 single-family residential buildings on one parcel.		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175	Ann St S		730145090																				(None)						

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
	148, 150, 152, 154, 156, 158, 160, 162, 164, 166	Ann St S		730152220																				(None)						
438	168, 170	Ann St S		730152210											House	Craftsman	Single-family residence	Good					2 residential buildings on one parcel.		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
439	182	Ann St S		730152200	1927(city)										House	Spanish Colonial Revival	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
440	232	Ann St S		730161130	1900(city)										House	Vernacular	Single-family residence	Poor							Not eligible	(None)	(None)	Poor integrity.		
425	239	Ann St S		730146050	1920 (circa)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	256	Ann St S		730161140																										
354	12	Ash St N		730051360	1915 (circa)										House	American Colonial Revival	Commercial-retail/office	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	34	Ash St N		730051290																										
	41	Ash St N		730045050																										
353	46	Ash St N		730051290	1930 (Triem survey form)		Mosher-Bardill Clinic	Daly, Ross and Walker-Chiropractors Offices				Commercial-office			Office building	Mediterranean Revival	Commercial-office	Good				7			Eligible	LMK	Landmark d.	Good example of Mediterranean Revival style commercial architecture in Ventura, rare example of an early-20th century office building in Ventura.		
	49	Ash St N		730045050																										
	52	Ash St N		730051150																										
	54, 56	Ash St N		730051160																										
352	58	Ash St N		730051160	1963 (city)										Office building	Mid-Century Modern	Commercial-office	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
371	63	Ash St N		730045240	1963 (city)			Smith-Hobson Building							Office building	Mid-Century Modern	Commercial-office	Good							Eligible	LMK	Landmark d.	Good example of Mid-Century modern style commercial architecture in Ventura.		
351	78	Ash St N		730051170	1964 (city)										Office building	Mid-Century Modern	Commercial-office	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	81	Ash St N		730045020																										
	88	Ash St N		730051270																										
350	94	Ash St N		730051280	1905 (city)		El Tico Residence			Hall and Bailey	Ed Tico	Single-family residence			House	Victorian-era/Transitional	Single-family residence	Good				7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
336	95	Ash St N		730045010	1887 (Triem survey form)		J.A. Bates House				J.A. Bates	Single-family residence			House	Victorian-era	Multiple-family residence	Poor							Not eligible	(None)	(None)	Poor integrity.		
299	135	Ash St N		720105110	1915 (circa)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
298	138	Ash St N		720109010	1913 (city)										House		Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	161	Ash St N		720104040*																										
372	11	Ash St S		730046060	1928 (city)		Ventura BPOE Lodge # 1430 (Royal Order of Elks Hall 1430)	Elks Lodge #1430	C.H. Russell	Rudolph & Barr	The Elks Lodge				Social hall	Mediterranean Revival	Social	Good				7N			Eligible	LMK	Landmark a, d.	Association with early fraternal organization in Ventura; good example of Mediterranean Revival style architecture in Ventura.	NR, CR	
	20	Ash St S		730052150																										
356	40	Ash St S		730052140	1933 (Triem survey form)		Dr. W. Sterling Clark Office	Clifford E. Hey and Co./ Becker Group	Sanford Rudolph	Landermilch and Carrico	Dr. W. Sterling Clark	Office building			Office building	Spanish Colonial Revival	Commercial-office	Fair				7			Eligible	LMK	Landmark d.	Rare example of an early-20th century office building in Ventura.		
	61, 67, 73	Ash St S		730046080																										
357	82	Ash St S		730053080	1892 (Triem survey form)		Jacque Roos House				Jacque Roos	Single-family residence			House	Queen Anne	Multiple-family residence	Good		Landmark #47 Jacque Roos House; 82 S Ash St; designated 1980.		3S		Built by Jacques Roos, president of the Great Eastern Company from 1892-1910.	Eligible	LMK	Landmark b, d.	Association with prominent Ventura businessman Jacques Roos; excellent example of Queen Anne style residential architecture in Ventura.	NR, CR	
	85, 91, 97	Ash St S		730046080																										
358	94	Ash St S		730053070	1913 (Triem survey form)		Daisy N. Orr Residence				Orestes Orr	Single-family residence			House	Craftsman	Single-family residence	Good				7R			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
359	134	Ash St S		730141270	1915 (circa)										Duplex	American Colonial Revival	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		
361	142, 144, 146, 148	Ash St S		730141180	1915 (circa)										Duplex	Craftsman	Multiple-family residence	Good					2 single-family residences on parcel.		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	143	Ash St S		730135070																										
360	162	Ash St S		730141210	1895 (city)		Frank J. Sifford Residence	Frank J. Sifford Residence			Frank J. & Cora Sifford	Single-family residence			House	Victorian-era	Multiple-family residence	Fair		Landmark #52 Sifford House; 162 S Ash St; designated 1980.		5S2			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
	181	Ash St S		730135195																										
363	230	Ash St S		730142170	1902 (Triem survey form)		Frank Hobart House				Frank Hobart	Single-family residence			House	Victorian-era	Single-family residence	Good				5D2			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
364	238	Ash St S		730142160	1920 (HRI)						Frank Hobart				House	Vernacular	Single-family residence		Fair			5D2	May have originally been constructed as a shed or garage.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
365	244	Ash St S		730142160	1898 (Triem survey form)						Frank Hobart	Single-family residence			House	Victorian-era	Single-family residence		Good			5D2			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
366	252	Ash St S		730142150	1897 (Triem survey form)		D. Bogetti House				D. Bogetti	Single-family residence			House	Vernacular	Single-family residence		Fair			5D2			Eligible	LMK	Landmark d.	Example of Vernacular style residential architecture in Ventura.		
367	254, 256, 258	Ash St S		730142150	1925 (HRI)						George Bogetti	Single-family residence			Bungalows (4)	Vernacular	Multiple-family residence		Fair			5D2			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
368	266, 274, 278	Ash St S		730142270	1898 (Triem survey form)		Beronio Residence				Beronio Family	Single-family residence			House	Vernacular	Multiple-family residence		Fair			5D			Eligible	LMK	Landmark d.	Example of Vernacular style residential architecture in Ventura.		
	124	Beach Side Ct		730350065																					(None)					
	130	Beach Side Ct		730350075																						(None)				
	136	Beach Side Ct		730350085																						(None)				
	142	Beach Side Ct		730350095																						(None)				
	148	Beach Side Ct		730350105																						(None)				
	154	Beach Side Ct		730350055																						(None)				
	160	Beach Side Ct		730350045																						(None)				
	166	Beach Side Ct		730350035																						(None)				
	172	Beach Side Ct		730350025																						(None)				
	178	Beach Side Ct		730350015																						(None)				
	230	Brakey Rd		710201150																						(None)				
	272	Brakey Rd		710201010																						(None)				
	419	Brakey Rd		710202040																						(None)				
	423	Brakey Rd		710202040																						(None)				
	603	Buena Vista St		720101190																						(None)				
	611	Buena Vista St		720101170																						(None)				
341	620	Buena Vista St		720102060	1925 (circa)										House	Spanish Colonial Revival	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	643	Buena Vista St		720101160																						(None)				
	667	Buena Vista St		720101120																						(None)				
	681	Buena Vista St		720101110																						(None)				
287	697	Buena Vista St		720101080	1910 (Triem survey form)		Merle J. Rogers House				Merle J. Rogers	Single-family residence			House	Craftsman	Single-family residence		Good			3S			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
288	705	Buena Vista St		720104070*	1915 (circa)										House		Single-family residence						Not visible from the public right-of-way.		(None)	(None)	(None)	(None)		
289	717	Buena Vista St		720104070*	1915 (circa)										House		Single-family residence						Not visible from the public right-of-way.		(None)	(None)	(None)	(None)		
	719	Buena Vista St		720104070*																					(None)					
290	721	Buena Vista St		720104060	1890 (Triem survey form)		James A. Dolon House				James Dolon	Single-family residence			House	Victorian-era	Single-family residence		Poor			7N	Moved to this site from 317 Chestnut St.		Not eligible	(None)	(None)	Poor integrity.		
	755	Buena Vista St		720104020																					(None)					
	759, 765, 769	Buena Vista St		720104030																					(None)					
	782	Buena Vista St		720105090																					(None)					
291	787	Buena Vista St		720104040*	1888 (Triem survey form)		William Davis Residence				William Davis	Single-family residence			House	Victorian-era	Single-family residence		Fair			7N			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
292	807	Buena Vista St		720108010											House	Victorian-era/Transitional	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
293	831	Buena Vista St		720108050	1930 (city)		Charles B. Corcoran House			Still	Charles B. Corcoran	Single-family residence			House	Spanish Colonial Revival	Single-family residence		Fair	Landmark #66 Charles Corcoran House; 831 Buena Vista St; designated 1986.		7N		Residence of Charles Corcoran, manager and owner of Apollo and American Theaters, and builder of the Ventura Theatre.	Eligible	LMK	Landmark d.	Example of Spanish Colonial Revival style residential architecture in Ventura.		
297	832, 834	Buena Vista St		720109020	1928 (city)										House	Spanish Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	833	Buena Vista St		720108060																					(None)					
296	844, 846, 848, 850	Buena Vista St		720109030	1925 (circa)										Apartment building	Spanish Colonial Revival	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	855	Buena Vista St		720108030																					(None)					
295	864, 866, 868, 870	Buena Vista St		720109130	1929 (city)										Apartment building	Spanish Colonial Revival	Multiple-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	880, 882	Buena Vista St		720109050																					(None)					
	891, 895	Buena Vista St		720108070																					(None)					
	941	Buena Vista St		720116050																					(None)					
	1037, 1039	Buena Vista St		720116080																					(None)					
	1056	Buena Vista St		720116150																					(None)					
	1066	Buena Vista St		720116130																					(None)					
303	1081	Buena Vista St		720116090	1932 (Triem survey form)		W.D. Clark House				W.D. Clark	Single-family residence			House	American Colonial Revival	Single-family residence		Fair			5S2	May have been constructed by Los Angeles builder W.D. Clark.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
302	1083	Buena Vista St		720116090	1910 (circa)										House	Vernacular	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1103	Buena Vista St		720123060																				(None)					
	1119	Buena Vista St		720123050																				(None)					
	1128	Buena Vista St		720124020																	Selwyn Shaw Block			Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.		
	1129, 1131	Buena Vista St		720123160																				(None)					
310	1142, 1146, 1148	Buena Vista St		720124030											Apartment building	Craftsman	Single-family residence		Good			Selwyn Shaw Block			Eligible	LMK, DC	Landmark d, f.	Good example of Craftsman style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.	
309	1156	Buena Vista St		720124040	1919 (city)										Apartment building	Craftsman	Multiple-family residence		Poor			Selwyn Shaw Block			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1166	Buena Vista St		720124160																				Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.		
306	1169	Buena Vista St		720123040	1925 (city)		Ernest Shaw House			Bert Shaw	Ernest Shaw	Single-family residence			House	Craftsman	Single-family residence		Good				7R		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
308	1188, 1190	Buena Vista St		720124170	1925 (circa)										House	Spanish Colonial Revival	Single-family residence		Fair			Selwyn Shaw Block			Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.	
	1197	Buena Vista St		720123120																				(None)					
	1206	Buena Vista St		720127120																				(None)					
	1207	Buena Vista St		720126160																				(None)					
	1212, 1218	Buena Vista St		720127120																				(None)					
307	1219	Buena Vista St		720126290	1895 (Triem survey form)		L.E. Mercer House			L. E. Mercer	Mercer Family	Single-family residence			House	Victorian-era	Single-family residence		Fair				5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era style architecture in Ventura.	
	1231	Buena Vista St		720126290																				(None)					
315	1232	Buena Vista St		720127130	1888 (HRI)		Jesse Allen Shaw House	Chateau Buena Vista							House		Single-family residence		Poor				7R		Not eligible	(None)	(None)	Poor integrity.	
	1245	Buena Vista St		720126220																				(None)					
	1250, 1252, 1254	Buena Vista St		720127050																				(None)					
	1257	Buena Vista St		720126060																				(None)					
318	1259	Buena Vista St		720126030	1925 (city)										House	Vernacular	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1263	Buena Vista St		720126105																				(None)					
	1275	Buena Vista St		720126115																				(None)					
	1293	Buena Vista St		720126150																				(None)					
313	1313	Buena Vista St		720131080	1925 (circa)			Villa De Buenavista							Apartment building	Mediterranean Revival	Multiple-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1331	Buena Vista St		720131020																				(None)					
	1338	Buena Vista St		720132010																				(None)					
	1344	Buena Vista St		720132010																				(None)					
	1346	Buena Vista St		720132010																				(None)					
98	39	California St N		730034060	1927 (Triem survey form)		Southern Counties Gas Co.	Benton, Orr, Duval and Buckingham	Marston, Van Pelt and Maybury, Pasadena	Jules Markel & Son		Commercial	1	X	Commercial block	Commercial Vernacular	Commercial-office	Good	Good				7R		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
97	77	California St N		730034160	1948 (city)								1	X		Mid-Century Modern		Good	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
96	14, 20, 22	California St S		730042010*	1890 (city)			Weaver Wines					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
95	24, 26, 28	California St S		730042010*	1890 (city)			Out of the Earth, Optometrist					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
99	31	California St S		730035300	1936 (city)			The Real Estate Company					1	X	Store	Commercial Vernacular	Commercial-office	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
94	40	California St S		730042010	1890 (city)			California St Gallery					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
100	45	California St S		730035310*	1950s (circa)			Herbalist					1		Office building	Commercial Vernacular	Commercial-office	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
101	53, 57	California St S	55 S California St	730035310*	1927 (Triem survey form)		Astor Hotel	Sportsman Restaurant	J.W. Mitchell	J.W. Mitchell		Hotel and market	3		Commercial block, retail/hotel	Commercial Vernacular	Mixed-use, Commercial-retail/office	Good	Fair			7R		Joined with 69 S California to become the Bella Maggiore Hotel.	Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
93	60	California St S		730042210	1963 (city)								1	X	Commercial	Mid-Century Modern	Commercial-office	Good	Fair						Not eligible	(None)	(None)	Constructed outside the period of significance.	
102	63, 67, 77, 79	California St S	61, 69 S California St	730035310	1926 (city)		Taft Hotel; El Nido Hotel; A.C. Martin Building	Bella Maggiore	Albert C. Martin	Harvey A. Nichols		Hotel and stores	2	X	Hotel	Mediterranean	Mixed-use, Commercial-retail, Hotel	Good	Fair	Landmark #40 El Nido Hotel (A.C. Martin Building, Bella Maggiore Inn); 67 S California St; designated 1979.		3S	Only entrance and frieze remains from original façade.	Originally housed El Nido Hotel on second floor; joined with 55-57 S California to become the Bella Maggiore Hotel.	Eligible	LMK, DC	Landmark c, e.	Association with prominent Los Angeles architect Albert C. Martin; association with the evolution of the Main Street commercial corridor (early 20th century).	
92	66	California St S		730042190	1920s (circa)			Café Fiore					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	(None)	(None)	Poor integrity.	
103	89	California St S		730035140	1959 (city)			Ventura Tourism Info					2		Commercial block		Commercial-office	Good	Poor						Not eligible	(None)	(None)	Poor integrity.	
104	101, 107	California St S	466 474, 482 E Santa Clara St	730125040	1929 (Triem survey form)		Masonic Temple	Masonic Temple	Alfred F. Priest			Masonic temple and shops	4		Commercial block	Mediterranean	Mixed-use, Commercial-retail/office	Good	Fair			5S2	Ground floor housed City Hall in 1940s.	Eligible	LMK	Landmark a.	Association with early fraternal organization in Ventura.		
91	120, 122	California St S	500, 504, 516, 518, 522 E Santa Clara St	730131010	1925 (city)		Seaside Gas and Service Station; Ventura Bus Terminal	Seaside Plaza					1	(portion)		Spanish Colonial Revival	Mixed-use, Commercial-retail/office	Fair	Fair				Original service station enclosed for use as bus station circa 1930s.	Eligible	LMK	Landmark d.	Rare example of early auto-related building type in Ventura.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR					
90	128	California St S		730131160	1888 (Triem survey form)		Dr. C.F. Miller Residence	Legacy House Real Estate				Residence	1		House	Victorian-era	Commercial-office	Good	Good	Landmark #39 Dr. C.F. Miller Residence; 128 S California St; designated 1978.		7N		Sources cite the original owner as either C.F. Miller or Dr. T.E. Cunnane.	Eligible	LMK	Landmark b, d.	Good example of Queen Anne residential architecture in Ventura.	NR, CR					
105	143	California St S		730125160	1940 (city)			Bombay Bar and Grill					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
89	144	California St S		730131170	1892 (Triem survey form)		Congressman Vandever Residence	Classical Travel			William Vandever	Offices	2		House	Victorian-era	Commercial-office	Good	Good			5S2		William Vandever, Civil War General, first U.S. Congressman from Ventura.	Eligible	LMK	Landmark b, d.	Association with Congressman William Vandever; good example of Queen Anne residential architecture in Ventura.	NR, CR					
106	165, 169, 171	California St S		730125070	1964 (city)			Liquor Drive In					1		Commercial block	Mid-Century Modern	Mixed-use, Commercial-retail/office	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
108	227	California St S		730126250	1967 (city)			Motorcycles 101					1		Store		Commercial-retail	Good	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
115		Cedar St		710191050																														
242	163	Cedar St		710152010	1886 (Triem survey form)		Charles Cooper House			Charles L. Cooper		Single-family residence			House	Victorian-era	Single-family residence		Good	Landmark #67 Charles Cooper House, 163 Cedar St; designated 1986.						Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.					
	179	Cedar St		710152020																														
	183	Cedar St		710152502																														
	186, 188	Cedar St		710151090																														
	195	Cedar St		710152030																														
	210	Cedar St		710151040																														
	215	Cedar St		710152040																														
	225	Cedar St		710152050																														
	230	Cedar St		710151120																														
	235	Cedar St		710152060																														
	244	Cedar St		710151060																														
	253	Cedar St		710152340																														
	257	Cedar St		710152330																														
	278, 280	Cedar St		710151070																														
126	42	Chestnut St N		730043100	1925 (city)		Motley-Gallentine Co., Inc. (Packard Garage)		Soule, Murphy and Hastings		J.D. Burnham	Garage	1		Auto	Spanish Colonial Revival	Auto?	Fair	Fair	Landmark #31 Packard Garage; 42 N Chestnut St; designated 1977.		5S2				Eligible	LMK, DC	Landmark c, d.	Rare example of early auto-related building type in Ventura; association with the evolution of the Main Street commercial corridor (early 20th century).					
	81	Chestnut St N		730041020																														
125	87	Chestnut St N		730041020	1910 (Triem survey form)		Elsie Meiners Residence	Law Offices			Elsie Meiners	Single-family residence	1		House	Victorian-era, American Colonial Revival	Commercial-office	Good	Good			7R				Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.					
286	181	Chestnut St N		710210050	1915 (circa)										House	Craftsman	Single-family residence		Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.					
	183, 185	Chestnut St N		710210010																														
124	21	Chestnut St S		730042100*	1935 (city)			Sans Souci					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Good							Not eligible	NC	(None)	Poor integrity.					
127	26, 34, 48, 54	Chestnut St S		730044010	1928 (city)		Ventura Theatre	Ventura Theatre Building	L.A. Smith	Los Angeles Contracting Co. (Hodges & Karn)		Movie theatre and shops	2		Theatre	Spanish Colonial Revival, Mediterranean	Theater	Good	Good	Landmark #24 Ventura Theatre; 608 E Main St (26 S Chestnut St); designated 1976.		1S (1986)	Marquee alteration circa 1950; northernmost portion of the building (Ventura Theatre Building) is treated as a separate building for this survey.		Eligible	LMK, DC	Landmark c, d, e.	Rare example of early-20th century theater building type in Ventura; example of one of Ventura's early cinemas; outstanding example of Mediterranean Revival style architecture in Ventura; association with prominent Los Angeles architect L.A. Smith; association with the evolution of the Main Street commercial corridor (early 20th century).	Listed on NR/CR					
123	27	Chestnut St S		730042120	1951 (city)								1		Commercial block											Not eligible	NC	(None)	Poor integrity.					
122	75, 93	Chestnut St S		730042310; 730042300	1961 (city)		Santa Barbara Mutual Building and Loan Association	Times Ventura County	Arendt, Mosher, Grant Architects				2		Commercial block			Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.					
197	101	Chestnut St S		730131030	1967 (city)			Affinity Bank							Bank	Spanish Colonial Revival										Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.					
121	165	Chestnut St S		730131040	1985 (city)			Dynatest					1		Commercial block				Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.					
120	298	Chestnut St S		730134200	1970s (circa)			Country Inn and Suites					3		Hotel				Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.					
	892, 894, 896, 898	Church St		720108080																														
	946	Church St		720116040																														
	998	Church St		720116605																														
	1038	Church St		720116070																														
	1170	Church St		720123130																														
	1188	Church St		720123110																														
	1198	Church St		720126170																														
	1292	Church St		720126140																														

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
	104, 106, 110, 112, 114, 116, 124, 128, 130, 132	Crimea St N		720132110																				(None)					
314	138, 144	Crimea St N		720132010*	(Unknown)		Magnolia Tree								Tree									(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
316	145	Crimea St N		720127020	1923 (city)										House	American Colonial Revival	Single-family residence	Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		
317	148, 152, 156	Crimea St N		720132010																			(None)						
	159	Crimea St N		720127010	1923 (city)										House	American Colonial Revival	Single-family residence	Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		
504	25, 37, 39	Crimea St S		730153080																			(None)						
	504	Crimea St S		730153200	1893 (Triem survey form)										House	Victorian-era	Single-family residence	Good				5S2	Residence may have been moved to this site in the 1920s.		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	
505	40, 56, 58	Crimea St S		730155070											House	Craftsman	Multiple-family residence	Fair						(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	505	Crimea St S		730155060*	1915 (circa)																		(None)						
572	134, 157	Crimea St S		730156070											House	Craftsman	Single-family residence	Poor						(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	572	Crimea St S		730154060	1920 (city)																		(None)						
571	171	Crimea St S		730154070	1920 (city)										House	Craftsman	Single-family residence	Fair						(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
238	135	Dubbers St		710160110	1985 (circa)			Art City Gallery and Stone Supply																(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
238	175	Dubbers St		710160120	1985 (circa)			Art City Gallery and Stone Supply																(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
238	185, 197	Dubbers St		710160130	1985 (circa)			Art City Gallery and Stone Supply																(None)	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	233	Dubbers St		710160140																				(None)					
	117	Ferro Dr		710151140																				(None)					
	119	Ferro Dr		710151150																				(None)					
	121	Ferro Dr		710151160																				(None)					
	139, 141	Ferro Dr		710151010																				(None)					
	143, 145	Ferro Dr		710151100																				(None)					
	222	Ferro Dr		710250010																				(None)					
	224	Ferro Dr		710250020																				(None)					
	226	Ferro Dr		710250030																				(None)					
	232	Ferro Dr		710250040																				(None)					
	234	Ferro Dr		710250050																				(None)					
	236	Ferro Dr		710250060																				(None)					
	238	Ferro Dr		710250070																				(None)					
	244	Ferro Dr		710250125																				(None)					
	246	Ferro Dr		710250135																				(None)					
	262	Ferro Dr		710250145																				(None)					
	264	Ferro Dr		710250155																				(None)					
	276	Ferro Dr		710250165																				(None)					
	278	Ferro Dr		710250175																				(None)					
	290	Ferro Dr		710201210																				(None)					
	320	Ferro Dr		710201220																				(None)					
	334	Ferro Dr		710201230																				(None)					
109	28, 32, 36, 38	Figueroa St		730031150	1927 (HRI)		Mission Theater	Knights of Columbus					2		Office building	Spanish Colonial Revival	Social	Good	Fair			5D2 (1983)		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
160	107	Figueroa St		730116100	1897 (city)		Peirano Residence	Peirano House			Peirano	Single-family residence	1		House	Victorian-era	Commercial-office	Good	Good	Landmark #33 Peirano Residence (Parrish Law Office); 107 S Figueroa St; designated 1978.		3S	Renovated for adaptive reuse by Donald J. Parrish.	Sources cite the original owner as either John or Nick Peirano; house remained in the Peirano family until 1976.	Eligible	LMK	Landmark b, d.	Association with important Ventura family the Peiranos; good example of Queen Anne residential architecture in Ventura.	NR, CR
159	119	Figueroa St		730116090	1903 (city)		Ada McCosky Love House	Spa/Love House			Ada McCosky Love		2		House	Victorian-era	Commercial-retail	Good	Good	Landmark #73 McCosky Love House; 119 Figueroa St.			Originally located at corner of Chestnut and Santa Clara; relocated to present site; renovated for adaptive reuse by Donald J. Parrish.	Original owner Ada McCosky Love, widow of Ventura physician J.H. Love	Eligible	LMK	Landmark d.	Good example of Queen Anne residential architecture in Ventura.	NR, CR
158	143	Figueroa St		730116080	1892 (city)		William Elwell House	Maharushi Enlightenment			William and Edelfrieda Tico Elwell	Residence	2		House	Victorian-era		Good	Fair	Landmark #61 Elwell House; 143 S Figueroa St; designated 1985.		3S	Renovated for adaptive reuse by Donald J. Parrish.	Edelfrieda Tico Elwell, great-granddaughter of Fernando Tico, who was granted Rancho Ojai in 1837; William Elwell, son of Robert Joseph Elwell, merchant seaman.	Eligible	LMK	Landmark b, d.	Association with early Ventura families the Ticos and the Elwells; good example of Queen Anne residential architecture in Ventura.	NR, CR

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
157	199	Figuroa St		730116060	2000 (city)								3		Office building			Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.			
111	24, 26	Fir St N		730045100	1950s (circa)										House	Mid-Century Modern	Commercial-retail	Good	Poor					Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.			
345	31	Fir St N		730043060	1910 (Triem survey form)		J. P. Rasmussen House				J. P. Rasmussen	Single-family residence			House	Transitional	Single-family residence	Good					5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
110	38, 40	Fir St N		730045110	1950s (circa)								2		Apartment building	Spanish Colonial Revival		Poor	Poor				5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
346	43	Fir St N		730043050	1909 (Triem survey form)		Frank E. Jones House				Frank E. Jones	Single-family residence			House	Transitional	Single-family residence	Good					5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
347	57	Fir St N		730043040	1912 (Triem survey form)		William B. Aplin House				William B. Aplin	Single-family residence			House	Craftsman	Single-family residence	Good					5D2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
344	58	Fir St N		730045120	1906 (Triem survey form)		Thomas H. Daley House				Thomas H. Daley	Single-family residence			House	Transitional	Single-family residence	Fair					5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
343	62, 64, 66, 68	Fir St N		730045130	1926 (Triem survey form)		Burt C. Wigton House				Burt C. Wigton	Multiple-family residence			Apartment building	American Colonial Revival	Multiple-family residence	Fair					5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
348	69	Fir St N		730043030	1909 (city)						Don G. Bowker	Single-family residence			House	Craftsman	Single-family residence	Good					5D2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	72, 74, 76, 78	Fir St N		730045140																				(None)						
349	85	Fir St N		730043020	1910 (Triem survey form)		Clay G. Knox House				Clay G. Knox	Single-family residence			House	Craftsman	Single-family residence	Good					5D2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
342	92	Fir St N		730045150	1908 (city)		Eliza J. Arnold House				Eliza J. Arnold	Single-family residence			House	Victorian-era/Transitional	Single-family residence	Good		Landmark #97 92 N Fir St.			5D2		Eligible	LMK	Landmark d.	Good example of Victorian-era/Transitional style residential architecture in Ventura.		
257	121	Fir St N		720102020	1902 (Triem survey form)		Elizabeth Bard Memorial Hospital	Elizabeth Bard Professional Center		Selwyn Shaw	Dr. Cephas Bard and Thomas Bard	Hospital	3		Hospital	Mission Revival	Commercial-office	Good			Landmark #19 Elizabeth Bard Memorial Hospital; 121 N Fir St; designated 1976.		1S (1977)		Opened January 1, 1902 by Senator Thomas R. Bard and Dr. Cephas Little Bard in memorial to their mother.	Eligible	LMK	Landmark a, b, d.	Association with prominent local family the Bards; important example of an early institutional building in Ventura; excellent example of the Mission Revival architectural style in Ventura.	Listed on NR/CR
300	126, 128	Fir St N		720105080	1939 (city)										Apartment building	Spanish Colonial Revival	Multiple-family residence	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	138	Fir St N		720105010																				(None)						
112	36, 38	Fir St S		730046130	1914 (Triem survey form)		Henry Harrison Neel Residence	Henry Harrison Neel Residence			Henry H. Neel	Single-family residence	2		House	Craftsman	Multiple-family residence	Good	Good				7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
113	120	Fir St S		730135180	1910s (circa)		Ventura City Loans						2		House; office		Commercial-office	Good	Poor						Not eligible	(None)	(None)	Poor integrity.		
114	130	Fir St S		730135170	1910s (circa)										House	Craftsman	Single-family residence	Good	Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
115	144	Fir St S		730135160	1887 (Triem survey form)		Carrie Newby Residence	Carrie Newby Residence			Carrie Newby	Single-family residence	1		House	Victorian-era	Single-family residence	Good	Good				7		Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.	NR, CR	
116	158	Fir St S		730135150	1924 (Triem survey form)		Joseph Fossati Residence	Joseph Fossati Residence		Louis C. Rudolph	Joseph Fossati	Single-family residence	1		House	Craftsman	Commercial-office	Good	Good				5S2		Fossati, early Ventura gardener and caretaker of Plaza Park.	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
117	196	Fir St S		730135140	1980 (city)		Tolman and Wiker Insurance						3		Office building		Commercial-office	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
	4	Fix Wy		710180290																				(None)						
	29, 33	Fix Wy		710180310																					(None)					
	34	Fix Wy		710180280																					(None)					
	40	Fix Wy		710180270																					(None)					
	45	Fix Wy		710180320																					(None)					
	46	Fix Wy		710180260																					(None)					
	65	Fix Wy		710180330																					(None)					
	803	Front St E		730142270																					(None)					
369	809	Front St E		730142270	1900 (Triem survey form)		Beronio Brothers Residence	Advanced Ruler Stamp Co.			Beronio Family	Single-family residence			Store		Single-family residence	Fair						7R		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
370	825	Front St E		730142260	1886 (Triem survey form)		Robert C. Sudden House	Robert C. Sudden House			Captain Robert C. Sudden	Single-family residence			House	Victorian-era	Multiple-family residence	Good			Landmark #41 Robert Sudden Residence; 825 Front St; designated 1979.		5S2	Originally constructed at Fir and Meta; relocated to present location in 1916; second story added in 1910.	Eligible	LMK	Landmark d.	Excellent example of Victorian-era style residential architecture in Ventura.		
	838, 840, 858, 870, 872	Front St E		730262010																					(None)					
	839, 843	Front St E		730142230																					(None)					
	851, 853	Front St E		730142180																					(None)					

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
384	867, 934	Front St E		730142130	1906 (HRI)		Ventura Mill Lumber Company	The Wharf		H. A. Giddings	Ventura Mill and Lumber Co.	Lumber mill			Warehouse	Commercial Vernacular	Commercial-retail		Fair			7R		Only known building remaining from the lumber industry that was concentrated along Front Street at the turn of the 20th century.	(None) Eligible	LMK	Landmark c.	Remnant of important early Ventura industry.	
	935	Front St E		730144130																				(None)					
	955	Front St E		730144120																				(None)					
	973	Front St E		730144110																				(None)					
	980	Front St E		730263030																				(None)					
	1028	Front St E		730270010																				(None)					
	1070, 1076, 1082, 1090	Front St E		730270020																				(None)					
400	1098	Front St E		730270030	1941 (city)			The Trans Clinic							Commercial block	Moderne	Commercial-retail		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	108, 110, 130, 140	Garden St N		710260375																				(None)					
	145	Garden St N		710260360																				(None)					
	153	Garden St N		710180230																				(None)					
	156	Garden St N		710180240																				(None)					
	166	Garden St N		710180250																				(None)					
	167	Garden St N		710180220																				(None)					
	175	Garden St N		710180210																				(None)					
	180	Garden St N		710180340																				(None)					
	182	Garden St N		710180350																				(None)					
	183, 185, 189	Garden St N		710180200																				(None)					
	194	Garden St N		710180350																				(None)					
	205	Garden St N		710180190																				(None)					
	211, 221	Garden St N		710180180																				(None)					
	235, 239	Garden St N		710180170																				(None)					
	282	Garden St N		710180430																				(None)					
	283	Garden St N		710180160																				(None)					
	285	Garden St N		710180150																				(None)					
	28	Garden St S		730012120																				(None)					
	32, 40, 48, 56, 64, 72, 80	Garden St S		730021200																				(None)					
	102	Garden St S		730111010																				(None)					
	121	Garden St S		730350155																				(None)					
	127	Garden St S		730350145																				(None)					
	135	Garden St S		730350135																				(None)					
	141	Garden St S		730350125																				(None)					
	147	Garden St S		730350115																				(None)					
	157	Garden St S		(Unknown)																				(None)					
217	450	Harbor Bl		730240115	1967 (city)		Holiday Inn	Crowne Plaza Hotel							Hotel		Hotel							Context for waterfront redevelopment and prototypical Holiday Inn buildings needs to be developed.	Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
218	500	Harbor Bl	330, 342, 362, 364 S California St	730252065	1973 (city)			Crowne Plaza Hotel Parking					3		Parking structure		Mixed-use								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
219	668	Harbor Bl		730280210	1993 (city)			Ventura Pier; Ventura Wharf									Mixed-use		Good	Landmark #20 Ventura Wharf (Pier); Harbor Bl. East of California St.		2S2 (1994)	Original wharf completed in 1873; partially destroyed in 1926; extant pier is a 1993 reconstruction and includes restaurant and shops.	Site of original pier.	Eligible	POI	POI b.	Site of one of the first civic infrastructural improvements in Ventura; unique as Ventura's only pier; site continuously occupied by a pier since 1873.	NR, CR
	355	Harriet St		710120090																				(None)					
	1232	Hemlock Ln		730062260																				(None)					
	1233	Hemlock Ln		730062170																				(None)					
	1244, 1246, 1248	Hemlock Ln		730062150																				(None)					
	1256	Hemlock Ln		730062160																				(None)					
459	39	Hemlock St N		730061130	1927 (city)							Single-family residence			House	Spanish Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
460	40	Hemlock St N		730062130	1910 (city)		Thomas G. Gabbert House			Thomas G. Gabbert		Single-family residence			House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
462	54	Hemlock St N		730062180	1908 (city)		Phil Glezen House			Phil Glezen		Single-family residence			House	Transitional	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
461	59	Hemlock St N		730061120	1918 (city)		C. B. Stevens House			C. B. Stevens		Single-family residence			House	Craftsman	Multiple-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
464	66	Hemlock St N		730062190	1905 (Triem survey form)		Prosper J. Ista House			Prosper J. Ista		Single-family residence			House	Transitional	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
463	69	Hemlock St N		730061240	1918 (Triem survey form)		Boling Family House			Boling Family		Single-family residence			House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	75	Hemlock St N		730061230																				(None)					
465	81	Hemlock St N		730061100	1887 (city)		George Parker House			George Parker		Single-family residence			House	Victorian-era	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	

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466	82	Hemlock St N		730062200	1889 (Triem survey form)										House	Victorian-era	Single-family residence	Poor				7R			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
467	94	Hemlock St N		730062210	1910 (city)		John B. Adamson House			John B. Adamson	Single-family residence				House	Craftsman	Single-family residence	Fair				7R			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	126	Hemlock St N		720127100																				(None)					
	137	Hemlock St N		720124170																	Selwyn Shaw Block			Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.		
	20	Hemlock St S		730153010																				(None)					
	30, 32	Hemlock St S		730153190																				(None)					
456	34, 44	Hemlock St S		730153190	1915 (circa)										House	Craftsman	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
455	56	Hemlock St S		730153180	1918 (city)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	103, 105, 107, 109	Hemlock St S		730152070																				(None)					
	135, 137, 139, 141, 143, 145	Hemlock St S		730152080																				(None)					
	144	Hemlock St S		730154180																				(None)					
	147, 149	Hemlock St S		730152090																				(None)					
453	151, 153, 155	Hemlock St S		730152090	1914 (Triem survey form)		Lee M. and Ida Wilson Residence				Ida Wilson	Single-family residence			House	Craftsman	Single-family residence	Fair				7R			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	154	Hemlock St S		730154240																				(None)					
452	169	Hemlock St S		730152100	1918 (city)										House	Vernacular	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	178	Hemlock St S		730154280																				(None)					
451	179	Hemlock St S		730152110	1918 (city)										House	Vernacular	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
450	193	Hemlock St S		730152120	1912 (city)										House	Craftsman	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
449	211	Hemlock St S	1194 Meta St	730161070*																				(See evaluation under 1194 Meta St.)					
	218	Hemlock St S		730162160																				(None)					
448	219	Hemlock St S		730161070*	1915 (circa)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	228	Hemlock St S		730162150																				(None)					
447	229	Hemlock St S		730161070*	1915 (circa)										House	Craftsman	Single-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	236	Hemlock St S		730162140																				(None)					
446	239	Hemlock St S		730161070*	1915 (circa)										House	Craftsman	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	248	Hemlock St S		730162130																				(None)					
445	257	Hemlock St S		730161080	1910 (Triem survey form)		Catherine and Michael Walsh Residence				Catherine and Michael Walsh	Single-family residence			House	Craftsman	Single-family residence	Good				7R			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
444	264, 266	Hemlock St S		730162120	1927 (city)										Bungalows (2)	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
441	271, 273, 283	Hemlock St S		730161080	1920 (circa)										Industrial	Vernacular	Industrial	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
443	274	Hemlock St S		730162110	1910 (Triem survey form)		John Pratt Residence				John Pratt	Single-family residence			House	Craftsman	Single-family residence	Good				7R			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	276, 278	Hemlock St S		730162110																				(None)					
	985	Inspiration Wy		720260075																				(None)					
	987	Inspiration Wy		720260085																				(None)					
	989	Inspiration Wy		720260095																				(None)					
	993	Inspiration Wy		720260105																				(None)					
	995	Inspiration Wy		720260115																				(None)					
	997	Inspiration Wy		720260125																				(None)					
	999	Inspiration Wy		720260135																				(None)					
	1007	Inspiration Wy		720260145																				(None)					
	1009	Inspiration Wy		720260155																				(None)					
	1011	Inspiration Wy		720260165																				(None)					
	1013	Inspiration Wy		720260175																				(None)					
	1015	Inspiration Wy		720260185																				(None)					
	1017	Inspiration Wy		720260195																				(None)					
	1019	Inspiration Wy		720260205																				(None)					
	146	Jody Ln		710202050																				(None)					

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR		
	150	Jody Ln		710202060																				(None)							
	31	Julian St		710172030																				(None)							
	50	Julian St		710174150																				(None)							
	52	Julian St		710174060																				(None)							
	76	Julian St		710174070																				(None)							
	85	Julian St		710172075																				(None)							
	158, 190	Junipero St		730116010																				(None)							
	193	Junipero St		730114030																				(None)							
387	33	Kalorama St N		730051070	1920 (Triem survey form)						Alonzo F. Bonestell	Single-family residence			House	Craftsman	Single-family residence	Good				7R		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.				
388	34, 44	Kalorama St N		730054210	1915 (circa)										Duplex	Craftsman	Multiple-family residence	Good						(None)	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
	41, 47	Kalorama St N		730051060																				(None)							
	50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72	Kalorama St N		730054220																				(None)							
	57, 59, 61	Kalorama St N		730051050																				(None)							
	71, 73	Kalorama St N		730051030																				(None)							
389	63, 85	Kalorama St N		730051020	1915 (circa)										House	Craftsman	Single-family residence	Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.				
390	93	Kalorama St N		730051010	1918 (city)										House	Craftsman	Single-family residence	Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.				
	102	Kalorama St N		720116280																				(None)							
	113, 173, 177	Kalorama St N		720109070																				(None)							
294	137, 139	Kalorama St N		720109060	1927 (city)										House	Spanish Colonial Revival	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	186	Kalorama St N		720116030																				(None)							
392	24	Kalorama St S		730055120	1920 (circa)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
385	27	Kalorama St S		730052080	1875 (Triem survey form)						Lafayette Rawls Herbert	Single-family residence			House	Victorian-era/Gothic Revival	Hotel (B&B)	Good					Originally constructed at 351 E Thompson Bl; dismantled and reassembled at the current location circa 2000.	Alex Gandolfo, founder of Peirano's, owned the house from 1881-1886; believed to be one of oldest residential structures in Ventura.	Eligible	LMK	Landmark d.	Good example of Victorian-era/Gothic Revival style residential architecture in Ventura.		NR, CR	
	33, 39	Kalorama St S		730052090																				(None)							
395	122	Kalorama St S		730143190			Emil A. Gratzky				Emil A. Gratzky	Single-family residence			House	Craftsman	Single-family residence	Good						7R	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
396	134	Kalorama St S		730143210						Emil A. Gratzky	Emil A. Gratzky	Single-family residence			House	Craftsman	Single-family residence	Good						7R	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
397	144	Kalorama St S		730143220						Emil A. Gratzky	Emil A. Gratzky	Single-family residence			House	Craftsman	Single-family residence	Good						7R	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
	145	Kalorama St S		730141080																				(None)							
398	156	Kalorama St S		730143330			Pierre Larramendy House			Pierre Larramendy	Emil A. Gratzky	Single-family residence			House	American Colonial Revival	Single-family residence	Good						7R	Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.			
	167	Kalorama St S		730141255																				(None)							
379	219, 221, 223, 225	Kalorama St S		730142080											Apartment building (4-plex)	American Colonial Revival	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
399	236, 240, 242, 244	Kalorama St S		730144140	1920 (circa)										Bungalow court	Vernacular	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
378	245	Kalorama St S		730142090	2000 (circa)						Kathy Heiberg	Commercial-office			House	Neo-Victorian	Commercial-office	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
377	253, 255, 257, 259	Kalorama St S		730142100	1920 (circa)										Bungalows (4)	Craftsman	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura; rare intact example of a bungalow court in Ventura.			
376	269	Kalorama St S		730142100	1915 (circa)										House	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
375	285	Kalorama St S		730142110	1920 (circa)										House	Spanish Colonial Revival	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
374	295	Kalorama St S		730142120	1914 (city)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
383	305	Kalorama St S		730262020*	1928 (Triem survey form)		Swift & Company	Ventura Star Rug	C.H.K. of Swift and Co. Building Department, Chicago		Swift and Company	Wholesale Meat Co.			Warehouse	Mission Revival	Commercial-office	Good					5S2		Eligible	LMK	Landmark c. d.	Remnant of important early Ventura industry; good example of Mission Revival style industrial architecture in Ventura.			
	325	Kalorama St S		730262020*																				(None)							
	398, 400	Kalorama St S		730280265																				(None)							

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
418	30	Laurel St N		730057110	1940 (circa)										House	Minimal Traditional/Moderne	Single-family residence	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
412	31	Laurel St N		730054130	1904 (Triem survey form)		Judge R. M. Clarke House				Superior Court Judge R.M. Clark	Multiple-family residence			House	American Colonial Revival	Single-family residence	Fair				7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
417	38	Laurel St N		730057110	1889 (Triem survey form)		Sherwood Residence				Bertha Sherwood	Single-family residence			House	Victorian-era	Multiple-family residence	Fair				7		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.			
413	39, 43	Laurel St N		730054120	1895 (circa)										House	Italianate	Single-family residence	Fair						Eligible	LMK	Landmark d.	Good example of Italianate style residential architecture in Ventura.			
414	57, 59, 61, 63	Laurel St N		730054110	1915 (circa)										House		Multiple-family residence	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
60	Laurel St N			730057130																				(None)						
415	71	Laurel St N		730054100	1892 (Triem survey form)		Beekman-McGuire House				William Beekman	Single-family residence			House	Queen Anne	Single-family residence	Good					7N		Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.		
74, 76, 78	Laurel St N			730057140																				(None)						
416	79	Laurel St N		730054090											House	Spanish Colonial Revival	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
80, 82, 84, 86, 88	Laurel St N			730057140																				(None)						
325	93	Laurel St N		730054080	1902 (Triem survey form)		W.H. Russell House				William H. Russell	Single-family residence			House	Victorian-era	Single-family residence	Fair					7R		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
420	32	Laurel St S		730058240																			Building not visible; covered with termite tent.		(None)	(None)	(None)	(None)		
421	38, 44	Laurel St S		730058210	1915 (circa)										Duplex	Craftsman	Multiple-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
411	39, 41	Laurel St S		730055090	1915 (circa)							Single-family residence			House	Craftsman	Multiple-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
46	Laurel St S			730058210																				(None)						
52, 54, 56, 58, 60, 62, 64, 66	Laurel St S			730058200																					(None)					
410	59	Laurel St S		730056070	1918 (city)										House	Transitional	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
422	76	Laurel St S		730058190	1912 (city)										House	Transitional	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
86, 88, 90	Laurel St S			730058190																					(None)					
531	101	Laurel St S		730143240	1927 (HRI)		First Baptist Church	Church of Religious Science, Stacy-Judd Building	Robert Stacy-Judd		Robert Stacy-Judd	Church			Church	Art Deco/Exotic Revival	Religious	Good		Landmark # 17 First Baptist Church/Robert Stacy-Judd Church; 101 Laurel St; designated 1975.			3S	Main sanctuary added in 1930-1931.		Eligible	LMK	Landmark d. e.	Work of master architect Robert Stacy-Judd; good example of Art Deco/Exotic Revival style ecclesiastical architecture in Ventura.	NR, CR
120	Laurel St S			730145200																					(None)					
423	126, 128, 130, 132	Laurel St S		730145190	1920 (circa)										Apartment building (4-plex)	Spanish Colonial Revival	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
409	133	Laurel St S		730143310	1927 (city)										House	Spanish Colonial Revival	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
134, 136	Laurel St S			730145190																					(None)					
408	141, 143, 145, 147	Laurel St S		730143030											Duplex (2)	Craftsman	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
407	153	Laurel St S		730143270	1923 (Triem survey form)						Jennie M. Christie	Single-family residence			House	Craftsman	Single-family residence	Good					7R		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
156	Laurel St S			730145210																					(None)					
406	161	Laurel St S		730143040	1915 (circa)										House	Craftsman	Single-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
424	164, 166, 168, 170, 172, 174	Laurel St S		730145160	1925 (circa)										Bungalow Court	Spanish Colonial Revival	Multiple-family residence	Fair						3 buildings on parcel.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
405	169	Laurel St S		730143050	1893 (city)							Single-family residence			House	Victorian-era/Transitional	Single-family residence	Poor					7R	May have been relocated from the fairgrounds prior to 1928.		Not eligible	(None)	(None)	Poor integrity.	

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR		
404	179	Laurel St S		730143060	1922 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
403	186 187	Laurel St S		730145220 730143070	1922 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	188	Laurel St S		730145220																				(None)							
	223	Laurel St S		730144090																					(None)						
	249	Laurel St S		730144100																					(None)						
	255, 263, 265, 267, 275	Laurel St S		730144110																					(None)						
	375	Laurel St S		730280235																					(None)						
	24, 56	Main St E		730022160																					(None)						
	100, 190	Main St E		730022200																					(None)						
	113	Main St E		710194320																					(None)						
1	183	Main St E		710194390*	1949 (city)			Holy Cross School					1		School	Spanish Colonial Revival		Good	Good						Not eligible	(None)	(None)	Poor integrity.			
86	183	Main St E		710194390*	1990s (circa)			Holy Cross School Multi-Purpose Building					3		School, offices	Spanish Colonial Revival		Good	Good						Not eligible	(None)	(None)	Constructed outside the period of significance.			
38	204, 208	Main St E		730031170*	1920s façade (circa)	Original construction 1887 (city)	Peirano Store; Wilson Studio; Gandolfo's General Store; San Buenaventura Mission Lavanderia (site of)	Peirano's Grocery; Jonathan's; J's Tapas					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair	Landmark #32 Peirano Store (Wilson Studio); 204/206 E Main St; designated 1978.			204 E Main St - 7J (1998); 208 E Main St 3D (1983).	The current building was originally constructed in two parts; according to Sanborn maps, 204 E Main St was constructed prior to 1886 as a grocery store; 208 E Main St was constructed between 1892 and 1906 as an addition to the adjacent store for use as a grocery warehouse (This portion of the building replaced a small store which was demolished between 1892 and 1906); visible extant prismatic glass at 204 E Main St.	Owned by Peirano family from 1890-1986; in constant use as a grocery store to the present; oldest remaining commercial brick building in the city.	Eligible	LMK, DC	Landmark b, c.	One of the oldest commercial brick buildings in Ventura; association with prominent Ventura family (Peirano); association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR	
38	204, 208	Main St E		730031170*			San Buenaventura Mission Lavanderia (site of)												Landmark #85; San Buenaventura Mission Lavanderia; 204-208 E Main St; designated 1994.					Eligible	LMK, NC	Landmark c.	Archaeological remains from the Mission era in Ventura.				
40	210, 218, 222	Main St E		730031020	1910 (city)			Fox Fine Jewelry					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.			
2	211	Main St E		710194380*	1809 (city)		San Buenaventura Mission	San Buenaventura Mission					2		Church	Spanish Colonial Revival	Religious	Good	Fair	Landmark #10 San Buenaventura Mission; 211 E Main St; designated 1974.			7K (1983)	Original mission established in 1782.		Eligible	LMK	Landmark a, b, c, d.	One of the 21 Spanish California Missions.	NR, CR	
2	211	Main St E		710194380*			Mission Norfolk Pines	Mission Norfolk Pines												Landmark #8 Mission Norfolk Pines; 211 E Main St; designated 1974.			3D (1983)		Eligible	LMK	Landmark c.	Distinctive landscape feature in Ventura.			
85	213	Main St E		710194380*	1920s (circa)			San Buenaventura Mission Rectory					2		Residential; office building	Spanish Colonial Revival	Religious office	Good	Good						Pre-1946 per historic photos.	Eligible	LMK	Landmark c.	Unique example of Spanish Colonial Revival style architecture in Ventura.		
3	221, 225	Main St E	229, 231 E Main St	710194390	1927 (Triem survey form)		Washington Hotel	Mission Gift Shop/Museum				Hotel	2	X	Commercial block; store; hotel	Commercial Vernacular	Commercial-retail	Good	Fair						Obscured extant prismatic glass.	Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
41	230	Main St E		730031030	1926 (Triem survey form)		Nash Motor Sales Garage; Trueblood Thrift Shop	Animal Rescue Thrift			G. L. Reid	Garage	1	X	Auto garage	Commercial Vernacular	Commercial-retail	Good	Good						May retain extant prismatic glass.	Eligible	LMK, DC	Landmark c, d.	Rare example of early auto-related building type in Ventura; association with the evolution of the Main Street commercial corridor (early 20th century).		
42	240, 242, 248, 254, 256	Main St E		730031040	pre-1886 (Sanborn)			Maria Bonita					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Fair	Poor						Brick-veneered adobe structure per Sanborn maps; appears on Sanborns as early as 1886.	Eligible	POI, NC	POI b.	Rare example of an adobe structure on Main Street.		
4	243	Main St E		710194100	1910 (city)								1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair						Visible extant prismatic glass.	Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
43	260	Main St E		730031040	1920 (city)			Coalition Thrift (annex)					1	X	Store	Commercial Vernacular	Commercial-retail	Fair	Poor							Not eligible	NC	(None)	Poor integrity.		
6	265	Main St E		710194360	1950s façade (circa)	Original construction 1920s (circa)		Retarded Children's Thrift					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair							Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
44	268, 270, 272	Main St E		730031040	1920 (city)			Coalition Thrift					1	X	Store	Commercial Vernacular	Commercial-retail	Fair	Poor							Not eligible	NC	(None)	Poor integrity.		
5	247, 249	Main St E		710194370	1920s (circa)								1	X	Store	Commercial Vernacular	Commercial	Fair	Poor							Not eligible	NC	(None)	Poor integrity.		
45	278	Main St E		730031160*	1907 (city)			Taqueria Vallarta					1		Store	Spanish Colonial Revival	Commercial-retail	Good	Poor							Not eligible	NC	(None)	Poor integrity.		
46	294, 298	Main St E		730031160*	1907 (city)		Milton P. Stiles Garage	Rotisserie				M.P. Stiles Garage Building	1		Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						2nd floor removed after 1950s earthquake.	Site of Spear's Hall, one of the town's first brick buildings (1871), arch. William Hobson Dewey.	Not eligible	NC	(None)	Poor integrity.	
7	297, 299	Main St E		710194070	1948 (SBC)			Top Hat Burger Palace					1		Store (walk-up food stand)	Commercial Vernacular	Commercial	Fair	Fair							Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		

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8	301, 305, 309	Main St E		730032140	1915 (city)		Alegria						1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
47	304	Main St E		730033210*	1980 (city)		Mid-State Bank and Trust						1		Commercial block	Spanish Colonial Revival	Commercial-retail	Good	Good						Not eligible	NC	(None)	Constructed outside the period of significance.	
47	304	Main St E		730033210*			Chaffey & McKeey Store (site of)																Historic structure demolished 1979.		Eligible	POI	POI a.	Former site of Chaffey & McKeey and Einstein & Bernheim stores.	
9	315, 317, 321	Main St E		730032130	1906-1910 (Triem survey form)		Le Petite Theatre	Palermo			Wm. McQuire	Hall and theater	2	X	Commercial block		Commercial-retail/office	Good	Good			5S2	Visible extant prismatic glass.		Eligible	LMK, DC	Landmark c, d.	One of the few remaining intact examples of early decorative brick commercial architecture on Main Street; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR
48	324, 328	Main St E		730033160; 730033170	1920s (circa)		Hamilton Building						1	X	Commercial block	Commercial Vernacular	Commercial-retail	Fair	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
10	327	Main St E		730032120	1920s façade (circa)	Original construction 1892-1906 (Triem survey form)	J.C. Penney Dry Goods Store; Stevenson's Equipment Company					Commercial	1	X	Store	Commercial Vernacular	Commercial-retail	Fair	Good			5S2	Façade remodel and building enlargement in 1920s.	Occupied by J.C. Penney in the 1920s and 1930s.	Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
11	337	Main St E		730032110	1900 (city)		B on Main						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
49	340	Main St E		730033030	1939 (city)		Child Abuse Thrift						2		Store	Moderne	Commercial-retail	Good	Good						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
12	343	Main St E		730032100	1910s (circa)		Star Lounge						2	X	Commercial block	Commercial Vernacular	Commercial-retail/office	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
13	353, 355	Main St E		730032090	1922 (Triem survey form)		Sanchez Brothers Hardware	Ventura Leather			Andrew Sanchez	Commercial	1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair			5S2	Obscured extant prismatic glass.		Eligible	LMK, DC	Landmark c, d.	One of the few remaining intact examples of early decorative brick commercial architecture on Main Street; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR
14	359	Main St E		730032080	1920 (city)		Three Star Books and News						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
15	363, 365, 369, 373	Main St E		730032070	1900 (city)		Hamilton Hotel						2	X	Commercial block	Commercial Vernacular	Mixed-use, Multiple-family residence, Commercial-retail	Fair	Fair			6Y (1987)			Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
50	374	Main St E		730033190	1950s façade (circa)	Original construction 1890 (city)	Antique Collection						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Good						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
16	375, 377	Main St E		730032230	1902 (city)		First Post Office Building	Jersey Mike's Subs	H.A. Giddings			Post office	2	X	Commercial block	Commercial Vernacular	Mixed-use, Commercial-retail/office	Good	Poor	Landmark #25 First Post Office Building; 377 E Main St; designated 1976.		5S2	Stucco applied to building in 1970s; upper story arched windows only remaining original feature.	City's first post office from 1902-1919.	Eligible	POI, NC	POI b.	Originally constructed as the city's first post office.	
51	378	Main St E		730033080	1950s façade (circa)	Original construction 1900 (circa)	Rusty Nail						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
17	379	Main St E	377 Main St E	730032230	1894 (city)		Tiki Lounge						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
52	384	Main St E		730033090	1950s façade (circa)	Original construction 1900 (city)	Main St. Antiques						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
18	387	Main St E		730032230*	1894 (city)		Cholada Thai Cuisine						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
19	391	Main St E		730032230*	1894 (city)		Bank of Books						1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
53	394	Main St E		730033100	1924 (city)		Bank of Italy; Pacific National	Bank of Italy	Morgan, Walls, and Clements.				2		Bank	Beaux Arts	Commercial-retail	Good	Fair	Landmark #38 Bank of Italy; 394 E Main St; designated 1978.		7N	1936 alterations (arch. Bernard Joseph).		Eligible	LMK, DC	Landmark c, d, e.	Rare example of early-20th century bank building type in Ventura; example of one of Ventura's early banking institutions; rare example of Beaux Arts architecture in Ventura; association with prominent architectural firm Morgan, Walls, and Clements; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR
20	401	Main St E	16 N Oak St	730034130	1904 (city)		First National Bank of Ventura		J.H. Bradbeer	H.A. Giddings		Bank	2	X	Commercial block	Commercial Vernacular	Mixed-use	Good	Poor	POI #36 First National Bank of Ventura; 16 N Oak St (401 E Main St); designated 1978.		5S2	Remodeled 1948 and 1952 (arch. Kenneth Hess); per photos original brick façade completely replaced (pre-1955); remodeled with new brick façade in 1990s.	Formerly Villa Tosca.	Eligible	POI, NC	POI b.	Example of one of Ventura's early banking institutions.	
54	404, 410	Main St E		730035010	1948 façade (SBC)	Original construction pre-1886 (SBC)	Woolworth's	Nicholby's					2	X	Commercial block	Moderne	Mixed-use, Commercial-retail/office	Good	Good				Exterior remodeled 1948.	Second location of the Great Eastern by W. D. Hobson about 1875.	Eligible	LMK, DC	Landmark c, d.	One of the few remaining intact examples of Moderne commercial architecture on Main Street; association with the evolution of the Main Street commercial corridor (mid 20th century).	CR
21	409	Main St E		730034120	1920 (city)		Savory Café and Bakery						2	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
55	418, 422, 424	Main St E	420 E Main St	730035020	1923 (SBC)	Reconstruct on 1990s (circa)	J.J. Newberry Department Store	Fusion Home					2		Commercial block	Spanish Colonial Revival	Mixed-use, Commercial-retail/office	Good	Fair				May retain extant prismatic glass; remnants of original freight elevator on interior; damaged by fire in 1990s; current building believed to be a reconstruction of the original from the 1923 plans.		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
22	419	Main St E		730034120	1920 (city)			Wells Fargo ATM					1	X	Store	Commercial Vernacular	Bank	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
23	427, 429, 433, 437	Main St E		730034110	1930 (city)			Zander Building					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
56	434, 438	Main St E		730035030	1920s (circa)			Cabinets Unlimited					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
57	440, 442	Main St E		730035040	1920s (circa)			Subway					1	X	Store	Commercial Vernacular	Commercial-retail	Fair	Fair				Visible extant prismatic glass; western portion of building severely altered or replaced by cabinet shop.		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
24	443	Main St E		730034100	1926 façade (Triem survey form)	Original construction 1890 (Triem survey form)	Rogers Furniture	For Your Home		Albert Hogsett (rebuilt portion)		Furniture Store	2	X	Store	Spanish Colonial Revival	Commercial-retail	Good	Good			5S2			Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
58	446	Main St E		730035050	1920s (circa)			Down Home Furnishings					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
25	451, 455, 461	Main St E		730034090	1925 (city)		El Jardin Patio	El Jardin Patio	Webber, Staunton & Spaulding		Mr. Refley (possibly)	G.W. Chrisman	Commercial shops and offices	2	X		Spanish Colonial Revival	Commercial-retail/office	Good	Fair	Landmark #63 El Jardin Patio, 455 E Main St (451-461 E Main St); designated 1985.		3S	Remodeled 1952 (archs. Spaulding & Rex).		Eligible	LMK, DC	Landmark c, d, e.	Rare example of early-20th century shopping court building type in Ventura; association with prominent Los Angeles architectural firm Webber, Staunton, and Spaulding; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR
59	454	Main St E		730035250	1950s façade (circa)	Original construction 1930 (city)		Golden Lion Gallery					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
60	456, 466, 468	Main St E		730035270	1930 (city)			Realty Building					2	X	Commercial block	Commercial Vernacular	Mixed-use, Commercial-retail/office	Fair	Fair				May retain extant prismatic glass.		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
26	467, 471	Main St E		730034080	1925 (Triem survey form)		Southern California Title Co.	Times Remembered Antiques	Soule, Murphy and Hastings	D.S. MacQuiddy	Parker, Porter & Ramelli	Commercial	2	X	Commercial block	Spanish Colonial Revival	Commercial-retail/office	Good	Good						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
61	472	Main St E		730035080	1910s (circa)			Anacapa Brewing Co.					2	X	Commercial block	Spanish Colonial Revival	Mixed-use, Commercial-retail/office	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
62	474, 478	Main St E		730035090	1920s façade (circa)	Original construction 1910s (circa)		Busy Bee Café					2	X	Commercial block	Commercial Vernacular	Mixed-use, Commercial-retail/office	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
27	477, 487, 493, 495	Main St E	481 E Main St	730034070	1926 (Triem survey form)		Hotel Ventura	Ventura Inn	William R. Bell and Clarence L. Jay, Pasadena		Gus Berg	Hotel	5	X	Hotel	Mediterranean	Mixed-use, Commercial-retail, Multiple-family residential	Good	Good			5S2			Eligible	LMK, DC	Landmark c, d.	Rare example of early-20th century large-scale hotel building type in Ventura; example of one of Ventura's early full-service hotels; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR	
63	484	Main St E		730035100	1940s façade (circa)	Original construction 1910s (circa)	Anita Frocks	Dexter's Camera and HiFi					1	X	Store	Commercial Vernacular	Commercial-retail	Fair	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
64	494	Main St E	21 S California St	730042100; 730035290*	1926 (city)		First National Bank	First National Bank	H.H. Winner, San Francisco			Bank	4		Bank	Renaissance Revival	Mixed-use, Bank	Good	Good	Landmark #37 First National Bank; 21 S California St; designated 1978.		3S	Alterations 1939, 1941, and 1963.	Occupied by a series of banks until 1990s.	Eligible	LMK, DC	Landmark c, d.	Rare example of early-20th century bank building type in Ventura; example of one of Ventura's early banking institutions; rare example of Renaissance Revival architecture in Ventura; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR	
64	494	Main St E	21 S California St	730042100; 730035290*			Erie Stanley Gardner Office	Erie Stanley Gardner Office												POI #86 Erie Stanley Gardner Office; 21 S California St; designated 1995.		3S			Eligible	POI	POI c.	Location of the office of Erie Stanley Gardner, author of the Perry Mason novels.		
65	500	Main St E	10 S California St	730042010	1890 (city)			Café Bariloche					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
28	507, 509	Main St E		730041210	1962 (city)			Bank of America					2		Bank	Mid-Century Modern	Bank	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
66	512, 516, 518, 522	Main St E		730042020	1920s façade (circa)	Original construction 1896 (city)	Odd Fellows Temple	100F					2	X	Commercial block	Commercial Vernacular	Mixed-use, Commercial-retail/office	Good	Fair				Originally three stories tall with prominent cupola and bay windows; 1920s fire destroyed third floor; 1970s interior remodel.	One of the oldest buildings on Main Street; built by and continuously operated by the Odd Fellows.	Eligible	LMK, DC	Landmark a, c.	Association with early fraternal organization in Ventura; association with the evolution of the Main Street commercial corridor (early 20th century).	CR	
29	523, 529, 533, 543, 555, 565, 563, 569, 573, 583, 593	Main St E		730041240; 730041250	1998 (city)			Century Downtown Theaters			George Kling	Commercial	2		Commercial block	Commercial Vernacular	Mixed-use, Theater, Commercial-retail	Good	Good				The Jack Rose Building occupied the northwest corner of Main and Chestnut and has been demolished.		Eligible	NC	POI a.	Constructed outside the period of significance.		
67	532	Main St E		730042030	1992 (city)			Bonnie's					2		Commercial block		Commercial-retail	Good	Good						Not eligible	NC	(None)	Constructed outside the period of significance.		
68	540, 542	Main St E		730042040	1920 (city)			Humane Society Thrift					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Good						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
69	544, 546	Main St E		730042050	1920s (circa)			Coastal Roasting					1	X	Store	Commercial Vernacular		Fair	Poor						Not eligible	NC	(None)	Poor integrity.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
70	554	Main St E		730042280	1950s façade (circa)	Original construction 1920s (circa)		Toscana West					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
71	560, 562	Main St E		730042260	1935 (city)			Wild Planet					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Fair	Poor						Not eligible	NC	(None)	Poor integrity.	
72	566	Main St E		730042250	1926 (city)			Nature's Grill					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
73	574, 576	Main St E		730042090	1900 (city)			Taj Café/Well Polished					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
74	586, 588	Main St E		730042100*	1935 (city)			Comforts... A Way of Life					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.	
75	592, 598	Main St E		730042110	1930 (Triem survey form)		Ventura Guaranty Building and Loan; Theodore Groene Building; Bahn's Jewelry Store	Ventura Guaranty and Loan/Groene Building	John C. Austin & J.M. Ashley			Commercial building and loan	1	X	Bank	Art Deco, Spanish Colonial Revival		Good	Good	Landmark #15 Ventura Guaranty Building and Loan (Theodore Groene Building, Bahn's Jewelry Store); 592 E Main St; designated 1975.		3S	Interior murals by Norman Kennedy; renovation in 1961; exterior white paint removed 1982.		Eligible	LMK, DC	Landmark c, d, e.	One of the few remaining intact examples of early decorative brick commercial architecture on Main Street; rare example of the Art Deco style on Main Street; association with prominent Los Angeles architect John C. Austin and the firm of Austin & Ashley; association with the evolution of the Main Street commercial corridor (early 20th century).	NR, CR
76	600, 608, 614, 616, 620	Main St E		730044010	1958 remodel (Triem survey form)	Original construction 1928 (Triem survey form)		Ventura Theatre Building					2		Commercial block	Mid-Century Modern	Mixed-use, Commercial-retail/office	Good	Good	Landmark #24 Ventura Theatre; 608 E Main St (26 S Chestnut St); designated 1976.		6X (1984)	Part of original 1928 Theatre (arch. L.A. Smith); 1958 remodel (arch. Kenneth Hess; builders McLoed Construction Co.); treated as a separate building in this survey.		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
30	607	Main St E		730043090	1986 (city)			Starbucks Coffee					1		Commercial block	Commercial Vernacular	Commercial-retail	Good	Good						Not eligible	NC	(None)	Constructed outside the period of significance.	
77	632	Main St E		730044160	1980 (city)			Winchester's Grill and Saloon					1		Store	Commercial Vernacular	Commercial-retail	Good							Not eligible	NC	(None)	Constructed outside the period of significance.	
31	651	Main St E		730043080*	1958 (city)		Ventura County and City Library	E.P. Foster Library				Public library	2	X	Library	Mid-Century Modern	Library	Good	Good						Eligible	LMK, DC	Landmark c, d.	Rare example of the Mid-Century Modern style on Main Street; association with the evolution of the Main Street commercial corridor (mid 20th century).	NR, CR
84	651	Main St E		730043080*	1921 (SBC)		Ventura Public Library; Foster Library and City Hall	Original Library	Alfred F. Priest, Los Angeles	Arthur Pefley		Public library	2	X	Library	Renaissance Revival	Commercial-library office and storage	Good	Fair				Projecting central wing, including main entry, removed to accommodate connecting wing to the new library building in 1958.	Funded by Eugene P. Foster; City Hall in basement until 1941.	Eligible	POI	POI b.	Originally constructed as the city's first public library; basement housed City Hall.	
78	652, 654	Main St E		730044040	1958 (city)			The Massage Place					1		Store	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
32	671, 673, 675, 677	Main St E		730043070	1957 (city)			Paradise Wines					2	X	Commercial block	Commercial Vernacular	Mixed-use, Commercial-retail/office	Good	Good						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
79	692	Main St E		730044120	1937 (city)		Ventura Mutual Fire Insurance Co.	Chicago Ribs	William W. Ache, Los Angeles	Stanley Share Construction Co.	Ventura County Mutual Fire Insurance Co.	Commercial	1		Commercial	Mediterranean, Art Deco, Moderne	Commercial-retail	Good	Good	Landmark #71 Ventura Mutual Fire Insurance Co. (Ventura Insurance Building); 692 E Main St; designated 1988.		7N			Eligible	LMK, DC	Landmark c, d.	Rare example of the Art Deco style on Main Street; association with the evolution of the Main Street commercial corridor (mid 20th century).	NR, CR
33	695, 697	Main St E		730044120; 730043070	1913 (Triem survey form)		Walter Jones Residence	Ema's Herbs			Walter M. Jones	Single-family residence			House	Craftsman	Mixed-use, Commercial-retail/office	Good	Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
80	700, 710	Main St E	20 S Fir St	730046010	1929 (city)			RentVillas.com					2		Church	Colonial Revival, Classical Revival	Commercial-office	Good	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
34	701, 703, 705, 709	Main St E	8, 12, 16, 20 N Fir St	730045100	pre-1900 (circa)			Bernadette's On Main					3		House	Victorian-era	Mixed-use, Commercial-retail/office	Good	Poor				Front addition circa 1940s, medical building		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
35	717, 719	Main St E	721 E Main St	730045090	1896 (city)		David S. Blackburn House	Elixir Technologies			David S. Blackburn	Single-family residence	3		House	Victorian-era	Mixed-use, Commercial-retail/office	Good	Good	Landmark #59 David S. Blackburn House; 717/721 E Main St; designated 1984.		7N	Most elaborate home from turn-of-20th century remaining on Main Street; front addition.	Capt. David S. Blackburn, Union Army (ret.), early pioneer and Ventura farmer.	Eligible	LMK	Landmark d.	One of the few remaining intact examples of Queen Anne residential architecture on Main Street.	CR
81	734, 736, 738, 740, 742, 744, 746	Main St E		730046030	1950s (circa)	Original construction of rear structures 1941 (city)		Kali Institute for Massage					2	(portion)	Office building	Mid-Century Modern	Commercial-office	Good	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
36	735, 739	Main St E		730045080	1958 (city)			Main Professional					2		Office building	Mid-Century Modern	Commercial-office	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
82	748	Main St E		730046040	1929 (HRI)		Daley's Inc.	Portobello					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	(None)	(None)	Poor integrity.	
83	752	Main St E		730046040	1929 (city)			Celeb's					1	X	Store	Spanish Colonial Revival	Commercial-retail	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
37	757	Main St E		730045070	1920s (circa)			Reardon Funeral Home					2			Spanish Colonial Revival	Commercial-office	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
355	800, 804	Main St E		730052010	1928 (city)		Midway Supper Service Station	Gasco Gasoline Station			J. D. Burnham	Gas station				Spanish Colonial Revival	Commercial-retail		Fair			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
471	826, 834, 838	Main St E		730052020 730052170	1915 (circa)			Silk Rose Spa							House	Craftsman	Commercial		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
468	835	Main St E		730051100*	1900 (Triem survey form)		Blackstock House	Blackstock House			James and Caroline Blackstock	Single-family residence			House	Victorian-era	Single-family residence		Fair	Landmark #51 Blackstock House; 835 E Main St; designated 1980.		3S	Originally constructed on present site of Ventura City Hall; moved to current location in 1911.	May have been designed by architect Charles Russell.	Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
472	837, 839, 844	Main St E		730051100* 730051100 730052040											House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
473	854	Main St E		730052050	1920 (Triem survey form)		George L. Baker Residence				George L. Barker	Single-family residence			House	Craftsman	Single-family residence		Fair			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
470	862, 867	Main St E		730052060 730051300	1920 (Triem survey form)		Roy A. Priest Residence				Roy A. Priest	Single-family residence			House	Craftsman			Good				5S2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
474	880	Main St E		730052070	1906 (Triem survey form)		Mary Connelly Residence				Mary C. Connelly	Single-family residence			House	Victorian-era	Single-family residence		Poor				5S2	Eastern portion of residence contains original one-story Victorian-era cottage; western portion is a recent two-story addition.		Not eligible	(None)	(None)	Poor integrity.	
386	895	Main St E		730051070	1914 (Triem survey form)		Francis A. Crampton Residence				Francis A. Crampton	Single-family residence			House	Victorian-era/Transitional	Single-family residence		Good			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
475	896	Main St E		730052080	1890 (Triem)		Southern Methodist Episcopal Church	Victorian Rose Bed and Breakfast Inn			Selwyn Shaw	Church			Church	Victorian-era/Gothic Revival	Hotel (B&B)		Good	Landmark #28 Southern Methodist Episcopal Church; 896 E Main St; designated 1977.		3S			Eligible	LMK	Landmark d.	Rare example of a Victorian-era church building in Ventura; good example of Victorian-era/Gothic Revival style ecclesiastical architecture in Ventura.	NR, CR	
476	901	Main St E		730054200	1938 (Triem survey form)			Ventura Locksmith Building	Pacific Steel Building		R.B. Mayhew	Service station			Gas station	Streamline Moderne	Commercial-retail		Fair				5S2		Eligible	LMK	Landmark d.	Rare example of Depression-era service station in Ventura.		
391	902	Main St E		730055010	1895 (circa)		First Christian Church/Alice Bartlett Clubhouse	Apostolic Church/Alleluia House of Worship				Church			House	Victorian-era	Religious		Fair	Landmark #27 Apostolic Church; 902 E Main St; designated 1976.		3S	Moved to current site in 1922.	Originally built as a church; served as the Alice Bartlett Club beginning in 1923.	Eligible	LMK	Landmark d.	Rare example of a Victorian-era style church building in Ventura; unique example of an octagonal structure in Ventura.		
477	919, 920, 921, 929, 931	Main St E		730054190 730055020 730054190 730054180	1900 (Triem survey form)		Edwin Insensee House	The Home Office Real Estate			Edwin Insensee	Single-family residence			House	Victorian-era	Commercial-office		Fair				5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
479	932	Main St E		730055030	1920 (Triem survey form)		William A. Dunning House	Gallery 932			William and Adella Dunning	Single-family residence			House	Craftsman	Single-family residence		Good	Landmark #55 Dunning House; 932 E Main St; designated 1981.			5D2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
480	933, 935, 942	Main St E		730054180 730055040	1913 (Triem survey form)		S. M. Willson House				S. M. Willson	Single-family residence			House	Craftsman	Single-family residence		Good				5D2		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
478	943, 945	Main St E		730054170	1905 (Triem survey form)		Eugene W. Duval House				Eugene W. Duval	Single-family residence			House	Queen Anne	Single-family residence		Good				5S		Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.		
482	952, 953	Main St E		730055100 730054160	1902 (Triem survey form)		Kate Duval House				Kate Duval	Single-family residence			House	Queen Anne	Single-family residence		Fair	Landmark #74 Kate Duval House; 953 E Main St; designated 1989.			5S2		Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.		
481	958	Main St E		730055050	1914 (Triem survey form)		H.A. Johnson House				H. A. Johnson	Single-family residence			House	Craftsman	Single-family residence		Fair				5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
483	961, 963, 965, 967, 969, 971, 972	Main St E		730054150*																					(None)					
484	973, 974, 976, 978, 981, 989	Main St E		730055060 730054140	1904 (Triem survey form)		N.O. Taylor House				N.A.D. Taylor	Single-family residence			House	Victorian-era/American Colonial Revival	Commercial-retail/office		Fair				5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
485	982, 984	Main St E		730055070	1915 (Triem survey form)		M.E.V. Bogart House				M.E.V. Bogart	Single-family residence			House	Craftsman	Single-family residence		Fair				5D2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
486	996	Main St E		730055080	1915 (circa)		Alice Merry House				Alice Merry	Single-family residence			House	Craftsman	Single-family residence	Fair				5D2			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
419	1006	Main St E		730058230	1923 (city)		First Christian Church	Laurel Theater; United Pentecostal Church; Rubicon Theatre				Church			Church	Eclectic	Theater	Fair				7			Eligible	LMK	Landmark d.	Good example of early-20th century ecclesiastical architecture in Ventura.		
487	1007, 1028	Main St E		730057220, 730058020	1915 (circa)										House	Craftsman	Single-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
488	1031	Main St E		730057200	1922 (city)										House	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	1041	Main St E		730057080																					(None)					
	1042	Main St E		730058030																						(None)				
489	1043	Main St E		730057080	1923 (city)										House	Craftsman	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
491	1054, 1056, 1058, 1060	Main St E		730058040	1925 (circa)										Apartment building	Spanish Colonial Revival	Multiple-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
490	1057	Main St E		730057180	1925 (circa)										House	Spanish Colonial Revival	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1059	Main St E		730057180																						(None)				
	1065	Main St E		730057190																						(None)				
	1068	Main St E		730058050																						(None)				
492	1078	Main St E		730058060	1916 (city)										House	Vernacular	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
493	1081	Main St E		730057060*	1915 (circa)										House	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	1085	Main St E		730057060*																						(None)				
494	1093	Main St E		730057050	1911 (Triem survey form)		Earl Moss House				Earl Moss	Single-family residence			House	Craftsman	Multiple-family residence	Fair				7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1094	Main St E		730058070																						(None)				
495	1113	Main St E		730061185	1925 (circa)			Landmark Missionary Baptist Church							Church	Colonial Revival	Religious	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1141, 1143, 1145, 1147	Main St E		730061170																						(None)				
496	1151, 1155, 1157, 1159, 1161	Main St E		730061160	1925 (circa)										Courtyard apartment	Vernacular	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1179	Main St E		730061150*																						(None)				
497	1181	Main St E		730061150*	1925 (circa)		Art of Sunwest Studio								Office building	Spanish Colonial Revival	Commercial-Retail	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1195	Main St E		730061220																						(None)				
457	1206	Main St E		730153010	1902 (Triem survey form)		Granger House				W.H. Granger	Single-family residence			House	Victorian-era	Single-family residence	Good		Landmark #56 Granger House; 1206 E Main St; designated 1982.		3S			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
458	1209	Main St E		730062120	1930 (circa)			Casa Vista Apartments							Apartment building	Spanish Colonial Revival	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Spanish Colonial Revival style residential architecture in Ventura.		
	1221, 1225	Main St E		730062260																						(None)				
498	1224, 1226, 1228	Main St E		730153020											House (3)	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
502	1234, 1236, 1238	Main St E		730153030	1906 (Triem survey form)		Etta Roy Residence	Nancy's Antiques/Attention to Detail Interiors			Etta E. Roy	Single-family residence			House	Transitional	Commercial-office	Fair				7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1235	Main St E		730062260																						(None)				
	1237, 1239, 1241	Main St E		730062090																						(None)				
	1256	Main St E		730153040																						(None)				
	1270, 1272, 1274, 1276	Main St E		730153050																						(None)				
501	1278	Main St E		730153060	1925 (circa)										House	Spanish Colonial Revival	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
500	1288	Main St E		730153060	1915 (circa)										House	American Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1294	Main St E		730153070																				(None)						
	1304	Main St E		730155010																				(None)						
	1344	Main St E		730155020																				(None)						
499	1347	Main St E		730062080	1900 (circa)		Cemetery	Cemetery Park				Cemetery					Public park							Eligible	LMK	Landmark d.	Prominent early landscape feature in Ventura.			
469	853, 857	Main St E		730051090	1903 (Triem survey form)		Nellie Clover House	Mediation Center/Veterinary Clinic			Melvyn Clover	Single-family residence			House	Victorian-era	Commercial-office		Good			5S2			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
	879, 885	Main St E		730051310																				(None)						
225	2, 12	Main St W		730021060	1903 (city)		Feraud General Merchandise Store	Paddy's; 1903 Building			Jules Feraud	Commercial			Store	Vernacular	Commercial-retail		Good				1S (1986)	Extant prism glass transoms.		Eligible	LMK	Landmark c, d.	Rare intact example of early commercial architecture in Ventura; good example of early decorative brick architecture in Ventura.	Listed on NR/CR
	21	Main St W		710260125																				(None)						
226	28	Main St W		730021060	1903 (city)			Hartican/Foley							Office building	Vernacular	Commercial-office		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	35	Main St W		710260265																				(None)						
227	38	Main St W		730021050	1926 (city)		Arcade Building	Warehouse Antiques							Auto	Vernacular	Commercial-retail		Fair						Eligible	LMK	Landmark c, d.	Rare intact example of an early auto-related building in Ventura; good example of Spanish Colonial Revival style commercial architecture in Ventura.		
228	50	Main St W		730021040	1927 (city)		Arcade Building								Auto	Vernacular	Commercial-retail		Fair						(See evaluation under 38 W Main St).					
	51	Main St W		710260265																				(None)						
	67	Main St W		710260155																				(None)						
	72	Main St W		730021020																				(None)						
	96	Main St W		730021140																				(None)						
	107	Main St W		710260265																				(None)						
	115	Main St W		710260285																				(None)						
	131	Main St W		710260035																				(None)						
	138	Main St W		730012120																				(None)						
	147	Main St W		710260275																				(None)						
	150, 176	Main St W		730012110																				(None)						
	210	Main St W		730011040																				(None)						
237	215	Main St W		710174190	1857 (HRI)		Ortega Adobe	Ortega Adobe		Emigdio Ortega	Emigdio Ortega	Single-family residence			Adobe farmhouse	Adobe	Museum; Interpretive site		Good				3S (1988)	Original structure built in 1655-57; western portion washed away in 1862 flood and rebuilt using original roof tiles from Mission San Buenaventura; restored in 1920s.	Originally built by Emigdio Miguel Ortega, grandson of Josef Francisco de Ortega; son Emilio C. Ortega founded established the Ortega Chile factory in 1897.	Eligible	LMK	Landmark b, c.	Association with prominent early Mexican family the Ortegas; rare example of an adobe residence from the Mexican Period in Ventura.	NR, CR
	230	Main St W		730011260																				(None)						
	239	Main St W		710174140																				(None)						
236	280	Main St W		730011250	1996 (city)								3		Office building	Spanish Colonial Revival	Commercial-office		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	281	Main St W		710173030																				(None)						
	129	McEddon Pl		720109080																				(None)						
	1001, 1005, 1009, 1013, 1015, 1019, 1021, 1023, 1025, 1027, 1033, 1035, 1037, 1039, 1045	Meta St		730145220																				(None)						
	1056	Meta St		730146020																				(None)						
548	1057	Meta St		730145130	1920 (Triem survey form)							Single-family residence			House	Craftsman	Single-family residence		Good				7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
549	1069	Meta St		730145120	1924 (city)							Single-family residence			House	Craftsman	Single-family residence		Good				7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
550	1081	Meta St		730145110	1920 (Triem survey form)		Charles W. Pierce House					Single-family residence			House	Craftsman	Single-family residence		Fair				7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
551	1082	Meta St		730146030	1906 (Triem survey form)							Single-family residence			House	Victorian-era/Transitional	Single-family residence		Fair				7	Moved to this location between 1910 and 1928.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
553	1094	Meta St		730146040	1910 (Triem survey form)		Mary E. Crump				Mary E. Crump	Single-family residence			House	Craftsman	Single-family residence		Fair				7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
552	1095	Meta St		730145100	1920 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
554	1105 1108	Meta St		730152190 730161010	1918 (city)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
555	1119	Meta St		730152180	1924 (city)										House	Craftsman	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
556	1120 1129	Meta St		730161020 730152170*	1910 (circa)										House	Vernacular	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1130	Meta St		730152170*																									
	1132	Meta St		730161150																									
557	1143	Meta St		730152160*	1915 (circa)										House	Craftsman	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
558	1144, 1146, 1148	Meta St		730161040	1895 (circa)										House	Victorian-era	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1149	Meta St		730152160*																									
559	1156, 1158	Meta St		730161050	1915 (circa)										House		Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1159	Meta St		730152150																									
570	1164, 1166, 1168, 1170	Meta St		730161065	1920 (circa)										Bungalows (3)	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1171	Meta St		730152140																									
561	1178, 1180, 1182, 1184	Meta St		730161070	1920 (circa)										Bungalows (4)	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
562	1183	Meta St		730152130	1888 (Triem survey form)		J.P. Rasmussen House			J.P. Rasmussen	Single-family residence				House	Victorian-era	Single-family residence		Fair			5S2			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	
	1193	Meta St		730152120																									
449	1194	Meta St	211 Hemlock St S	730161070*	1915 (circa)										House; store	American Colonial Revival/Commercial Vernacular	Mixed-use		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
563	1206	Meta St		730162010						Mr. O'Neil	Single-family residence				House	Craftsman	Single-family residence		Fair			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1209, 1215, 1221, 1227	Meta St		730154150																									
573	1212	Meta St		730162020*	1924 (Triem survey form)					Mr. O'Neil	Single-family residence				House	Craftsman	Single-family residence		Good			7			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
574	1220	Meta St		730162020*	1924 (Triem survey form)					Mr. O'Neil	Single-family residence				House	Craftsman	Single-family residence		Good			7			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	1228	Meta St		730162030																									
575	1242	Meta St		730162040	1916 (Triem survey form)		Rose Baldwin House			Rose Balderson	Single-family residence				House	Craftsman	Single-family residence		Good			7			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	1243	Meta St		730154130																									
	1246, 1252	Meta St		730162040																									
568	1255	Meta St		730154270	1923 (Triem survey form)						Single-family residence				House	Craftsman	Single-family residence		Poor			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
567	1256	Meta St		730162050	1918 (Triem survey form)						Single-family residence				House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1259	Meta St		730154270																									
	1267	Meta St		730154100																									
	1268	Meta St		730162060																									
	1272, 1274, 1276	Meta St		730162070																									
569	1279	Meta St		730154090	1924 (city)						Single-family residence				House	American Colonial Revival	Single-family residence		Good			7	Moved to this location prior to 1928.		Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.	
560	1293	Meta St		730154080	1922 (Triem survey form)				W.E. Mercer		Single-family residence				House	Craftsman	Single-family residence		Good			7			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
1		Mission Plaza Dr		710220065																									
3		Mission Plaza Dr		710220075																									

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	5	Mission Plaza Dr		710220085																				(None)						
	7	Mission Plaza Dr		710220095																					(None)					
	9	Mission Plaza Dr		710220105																					(None)					
	11	Mission Plaza Dr		710220115																					(None)					
	13	Mission Plaza Dr		710220125																					(None)					
	15	Mission Plaza Dr		710220145																					(None)					
	17	Mission Plaza Dr		710220135																					(None)					
	19	Mission Plaza Dr		710220155																					(None)					
	21	Mission Plaza Dr		710220165																					(None)					
	23	Mission Plaza Dr		710220175																					(None)					
	25	Mission Plaza Dr		710220185																					(None)					
	27	Mission Plaza Dr		710220195																					(None)					
	29	Mission Plaza Dr		710220205																					(None)					
	31	Mission Plaza Dr		710220215																					(None)					
	33	Mission Plaza Dr		710220225																					(None)					
	35	Mission Plaza Dr		710220235																					(None)					
	37	Mission Plaza Dr		710220245																					(None)					
	39	Mission Plaza Dr		710220255																					(None)					
	41	Mission Plaza Dr		710220265																					(None)					
	43	Mission Plaza Dr		710220275																					(None)					
	45	Mission Plaza Dr		710220285																					(None)					
	47	Mission Plaza Dr		710220295																					(None)					
	49	Mission Plaza Dr		710220315																					(None)					
	51	Mission Plaza Dr		710220305																					(None)					
	53	Mission Plaza Dr		710220325																					(None)					
	55	Mission Plaza Dr		710220335																					(None)					
	57	Mission Plaza Dr		710220345																					(None)					
	59	Mission Plaza Dr		710220355																					(None)					
	61	Mission Plaza Dr		710220365																					(None)					
	63	Mission Plaza Dr		710220375																					(None)					
	65	Mission Plaza Dr		710220385																					(None)					
	69	Mission Plaza Dr		710220595																					(None)					
	71	Mission Plaza Dr		710220415																					(None)					
	73	Mission Plaza Dr		710220425																					(None)					
	75	Mission Plaza Dr		710220435																					(None)					
	77	Mission Plaza Dr		710220445																					(None)					
	79	Mission Plaza Dr		710220455																					(None)					
	81	Mission Plaza Dr		710220465																					(None)					
	83	Mission Plaza Dr		710220015																					(None)					
	85	Mission Plaza Dr		710220025																					(None)					
	87	Mission Plaza Dr		710220035																					(None)					
	89	Mission Plaza Dr		710220045																					(None)					
	91	Mission Plaza Dr		710220055																					(None)					
141	20	Oak St N		730034120	1920 (city)			Club Hollywood					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor						Not eligible	NC	(None)	Poor integrity.		
137	31	Oak St N		730032240	1879 (city)		Emmanuel Franz Residence	Franz House	J.J. Mahoney (possibly)	J.J. Mahoney (possibly)	Emmanuel Franz	Single-family residence	1		House	Italianate	Commercial-office	Good	Good	Landmark #21 Franz Home; 31 N Oak St; designated 1976.		1S (1982)	Rear porch addition.	Franz, Austrian immigrant operated early mercantile business on Main Street.	Eligible	LMK	Landmark d.	Outstanding example of Italianate residential architecture in Ventura.	Listed on NR/CR	
140	46	Oak St N		730034140	1925 (Triem survey form)		Ventura County Mutual Fire Insurance Co.	Oak St. Property Shoppe			Ventura County Mutual Fire Insurance Co.	Commercial	1		Store	Spanish Colonial Revival	Commercial-office	Good	Good			7			Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).		
139	50	Oak St N		730034150	1926 (Triem survey form)		Wilvert's Printing Studio	Ancient Aromatics				Printing shop	2		Commercial block	Spanish Colonial Revival	Mixed-use, Commercial-retail/office	Good	Good			7				Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
138	58	Oak St N		730034110	1910s (circa)								1		House	American Colonial Revival	Multiple-family residential	Fair	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
136	27	Oak St S		730033180*	1947 façade (Triem survey form)	Original construction 1924 (Triem survey form)						Commercial	1		Store	Moderne	Commercial-retail	Fair	Good			7	1947 remodel (arch. Alfred Schocken); 1948 remodel (arch. John Crumb).		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
135	35, 39, 43, 47	Oak St S	45 S Oak St	730033180*	1950s façade (circa)	Original construction 1940 (city)		Battlefield Adventures					1		Commercial block	Commercial Vernacular	Commercial-retail	Good	Fair						Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
134	51	Oak St S		730033110*	1940 (Triem survey form)		The Great Eastern	The Great Eastern	Harold Burkett			Department store	1		Store	Moderne	Commercial-retail	Good	Fair			7				Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
142	54, 56, 64, 70	Oak St S		730035180	1950s façade (circa)	Original construction 1934 (city)		American Home Antiques					1	X	Commercial block	Commercial Vernacular	Commercial-retail	Good	Fair							Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).	
133	57	Oak St S		730033110*	1940 (city)								1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor							Not eligible	NC	(None)	Poor integrity.	
132	61	Oak St S		730033110*	1940 (city)			Alexa's Beauty Salon					1	X	Store	Commercial Vernacular	Commercial-retail	Good	Poor							Not eligible	NC	(None)	Poor integrity.	
131	67, 71	Oak St S		730033120	1925 (city)			Ventura Police Downtown					2	X	Office building		Governmental	Good	Poor							Not eligible	NC	(None)	Poor integrity.	
143	76	Oak St S		730035220	1939 (Triem survey form)		Safeway Grocery Store	My Florist Wine Café and Bakery	H.L. Stennett	H.L. Stennett	Safeway	Grocery store	1		Store	Art Deco, Streamline Moderne	Commercial-retail	Good	Fair			7	Storefront plate glass added 1947.		Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (mid 20th century).		
130	79, 87, 97	Oak St S		730033240; 730123060	1920s (circa)			Mission Hotel					2		Commercial block	Spanish Colonial Revival		Good	Fair							Eligible	DC	Landmark c.	Association with the evolution of the Main Street commercial corridor (early 20th century).	
129	105	Oak St S		730123060	1948 (city)			Shoreline Cycles					1	(portion)	Store		Commercial-retail	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
128	155	Oak St S		730123090	1960s (circa)			Salvation Army					2		Commercial block				Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
	29, 43	Olive St N		710174220																					(None)					
	107, 115	Olive St N		710160090																					(None)					
	110	Olive St N		710260250																					(None)					
	145	Olive St N		710160070																					(None)					

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR	
239	154	Olive St N	120 Olive Street N	710180010				Olive Street Apartments							House; bungalow court		Multiple-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
240	176 185	Olive St N Olive St N		710180020 710160050	1945 (circa)			Casa del Sol Architectural Iron Works							Quonset hut		Industrial		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	190	Olive St N		710180030																				(None)						
	204	Olive St N		710180040																					(None)					
	209	Olive St N		710160040																					(None)					
	211, 213	Olive St N		710160030																					(None)					
	220, 222	Olive St N		710180050																					(None)					
	242	Olive St N		710180060																					(None)					
	250	Olive St N		710180070																					(None)					
	270, 272	Olive St N		710180080																					(None)					
	295	Olive St N		710160200																					(None)					
235	43	Olive St S		730011050	1945 (circa)			Point Blank							Quonset hut		Commercial-office		Good				Structure likely moved to this site.		Eligible	LMK	Landmark c, d.	Rare intact example of World War II-era prefabricated construction; artifact of wartime manufacturing industry.		
	59	Olive St S		730011060																					(None)					
231	105	Olive St S		730103215	1961 (city)							Industrial			Shed		Industrial		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
230	126	Olive St S		730106100	1915 (circa)							Single-family residence			House		Single-family residence		Fair				May be one of the only remaining residences from the Tortilla Flats neighborhood.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
229	201	Olive St S		730104080	1905 (city)							Single-family residence			House		Single-family residence		Fair				May be one of the only remaining residences from the Tortilla Flats neighborhood.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	223	Olive St S		730104090																					(None)					
	230	Olive St S		730107115																					(None)					
	239	Olive St S		730104190																					(None)					
151	34, 52	Palm St N		730032220	1906 (Triem survey form)		Phoenix Stables Livery and Boarding; Ventura County Garage	Old Town Livery, Livery Theatre, Tutti's			Herbert Sly	Wm. McGuire, Sr.	Carriage house	1	X	Carriage house	Vernacular	Commercial-retail, Theater	Good	Fair	Landmark #30 Old Town Livery/County Garage; 34 N Palm St. designated 1977.		7J (2000)	1990s rehabilitation.	Property in use as livery stable since 1875; livery located where courtyard buildings are now; purchased by the county in 1921; used as a maintenance and equipment yard.	Eligible	LMK, DC	Landmark c, d.	Rare example of carriage house building type in Ventura; association with the evolution of the Main Street commercial corridor (early 20th century).	CR
148	71	Palm St N		710194425	1910 (city)		Norton Ranch House	71 Palm Restaurant			Mr. Norton		2		House	Craftsman	Commercial-retail	Good	Good	Landmark #89 Norton Ranch House; 71 N Palm St. designated 1998.			Originally constructed in a walnut grove off Bristol Road in East Ventura; relocated to the present site in 1993.		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	CR	
149	73	Palm St N		710194415	1911 (city)		Fridolin W. Hartman House	Fridolin W. Hartman House			Selwyn or Bert Shaw (possibly)	Katherine Hartman	Single-family residence	1.5		House	Craftsman	Single-family residence	Good	Good	Landmark #69 Hartman House; 73 N Palm St. designated 1987.		2D3 (1987)	Restored 1988.	Hartman, early member of County Board of Supervisors (1885-1888); owner of Hartman Brewery and Anacapa Hotel.	Eligible	LMK	Landmark b, d.	Association with early Ventura businessman Fridolin Hartman; good example of Craftsman style residential architecture in Ventura.	CR
150	84	Palm St N		730032210	1884 (city)		Charles D. Bonestel Residence	Charles D. Bonestel Residence			Charles D. Bonestel		1		House	American Colonial Revival	Single-family residence	Good	Good			7N		Bonestel, Ventura pioneer and lumberman; partner with Chaffee and Gilbert in general lumber and merchandise company; Deputy County Sheriff; member of Board of City Trustees.	Eligible	LMK	Landmark b, d.	Association with early Ventura businessman Charles D. Bonestel; good example of American Colonial Revival style residential architecture in Ventura.	NR, CR	
147	33	Palm St S		730031160	1907 (city)		Milton P. Stiles Machine Shop	Oasis Garden and Patio					1	X	Commercial block	Spanish Colonial Revival	Commercial-retail	Good	Poor							Not eligible	NC	(None)	Poor integrity.	
146	83	Palm St S		730031100	1948 (city)			The Lab					2	half	Office building; commercial block		Commercial-office	Good	Poor							Not eligible	(None)	(None)	Poor integrity.	
152	132, 134	Palm St S		730123260	1912 (Triem survey form)		Benjamin D. Maraga House	Benjamin D. Moraga House			Benjamin D. Maraga	Single-family residence	1		House	California Bungalow	Multiple-family residence	Good	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
145	137	Palm St S		730121160	1970s (circa)								7		Office building			Good	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
153	148	Palm St S		730123180	1980s (circa)								3		Apartment building		Multiple-family residence	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
144	167	Palm St S		730121090	1929 (city)		El Patio Hotel	El Patio Hotel			C.L. Stennett	D.R. Jennings	Hotel	2		Hotel	Spanish Colonial Revival	Hotel	Good	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
154	168	Palm St S		730123170	1885 (Triem survey form)		J.V. Sanchez House	J.V. Sanchez House			J.V. Sanchez	Single-family residence	1		House	Victorian-era (Italianate)	Single-family residence	Fair	Good					Sanchez, local barber.		Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.	NR, CR

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
155	180	Palm St S		730123160	1879 (Triem survey form)		W.J. Walton Residence	W.J. Walton Residence				Single-family residence	2		House	Italianate	Single-family residence	Good	Good			3		Only two-story residence remaining in downtown Ventura; said to be one of only three residences remaining in the city built in the 1870s; built on property owned by Saxby, Walton, and Preble; lived in by W.J. Walton family.	Eligible	LMK	Landmark d.	Good example of Italianate residential architecture in Ventura.	NR, CR
156	190, 196	Palm St S	309, 317, 321, 327 E Thompson Bl	730123150	1910 (city)								1		Apartment building	Craftsman	Multiple-family residence	Good	Fair				City's list of Landmarks and Points of Interest dated October 9, 2006, locates Point of Interest #16 (San Miguel Chapel Site) at the NE corner of Palm St and Thompson Bl; it appears this location is erroneous and that the chapel site is located at the SW corner.	Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
50		Pampas Ln		9020020710																				(None)					
	65, 66, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 88, 90	Pampas Ln		710180370																					(None)				
	70, 72, 74	Pampas Ln		710180360																					(None)				
	73	Pampas Ln		9020020550																					(None)				
	92	Pampas Ln		9020020270																					(None)				
	46, 48	Park Row Av W		710180400																					(None)				
	60	Park Row Av W		710180410																					(None)				
	92	Park Row Av W		710180430																					(None)				
	110	Park Row Av W		710180140																					(None)				
	112	Park Row Av W		710180130																					(None)				
	124	Park Row Av W		710180120																					(None)				
	164	Park Row Av W		710180110																					(None)				
	174	Park Row Av W	176 Park Row Av W	710180090																					(None)				
	330	Park Row Av W		710160180																					(None)				
216	350	Paso De Playa		(Unknown)	1974 (city)			Condo's					3		Apartment building		Multiple-family residence								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
215	369	Paso De Playa		730240095	1970s (circa)			The Beachfronter					3		Apartment building		Multiple-family residence								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
	31	Peking St		710171110																					(None)				
	43	Peking St		710171100																					(None)				
	89, 375	Peking St		710171090																					(None)				
	52	Pepper Ln		9020020380																					(None)				
	53	Pepper Ln		9020020350																					(None)				
	54	Pepper Ln		710180370																					(None)				
	55	Pepper Ln		9020020340																					(None)				
	57, 58, 59, 61, 63, 65, 67	Pepper Ln		710180370																					(None)				
	60	Pepper Ln		9020020430																					(None)				
	62	Pepper Ln		9020020440																					(None)				
	64	Pepper Ln		9020020450																					(None)				
	18, 21, 25, 35, 51	Pine Ln		710180370																					(None)				
	22	Pine Ln		9020020160																					(None)				
	23	Pine Ln		9020020100																					(None)				
	24	Pine Ln		9020020170																					(None)				
	26	Pine Ln		9020020180																					(None)				
	28	Pine Ln		9020020190																					(None)				
	30	Pine Ln		9020020200																					(None)				
	32	Pine Ln		9020020210																					(None)				
	36	Pine Ln		9020020230																					(None)				
	41	Pine Ln		9020020040																					(None)				
	45	Pine Ln		9020020020																					(None)				
	801	Poinsettia Pl		730052140																					(None)				
	832	Poinsettia Pl		730053110																					(None)				
	865	Poinsettia Pl		730052110																					(None)				
	873	Poinsettia Pl		730052100																					(None)				
393	915	Poinsettia Pl		730055110			Dos Palmas Hotel	Del Mar Apartments				Hotel			Apartment building	Spanish Colonial Revival	Multiple-family residence		Fair			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	962, 968	Poinsettia Pl		730056050																					(None)				
243	98	Poli St		710191400	1782 (plaque)		Water Filtration Building; Ventura Jail	Eastwood Park				Water filtration			Infrastructure		Infrastructural		Good						Eligible	LMK	Landmark c. d.	Remnant of the Mission San Buenaventura infrastructure; rare example of Mission Period construction in Ventura.	NR, CR
	111, 113, 115, 117, 123, 125, 127, 129, 141, 143, 145, 147, 153, 155, 157, 159, 171, 173, 175, 177, 183, 185, 187, 189	Poli St		710193010																					(None)				
	120	Poli St		710220475																					(None)				

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR		
	124	Poli St		710220585																				(None)							
	128	Poli St		710220575																					(None)						
	132	Poli St		710220485																					(None)						
	136	Poli St		710220565																					(None)						
	140	Poli St		710220555																					(None)						
	144	Poli St		710220495																					(None)						
	148	Poli St		710220545																					(None)						
	152	Poli St		710220535																					(None)						
	156	Poli St		710220505																					(None)						
	160	Poli St		710220525																					(None)						
	164	Poli St		710220515																					(None)						
	330	Poli St		730032180																					(None)						
246	331	Poli St		710201090	1880 (city)		John C. Morrison House			John C. Morrison			3		House	Victorian-era	Multiple-family residence		Fair	Landmark #57 Morrison House; 331 Poli St; designated 1982.			The house was cut horizontally when it was moved from its original location at 1785 N Ventura Av N to 320 W Main St for restoration in 1985; later relocated to the current site.		Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture on Ventura.			
247	335	Poli St		710201080	1927 (city)		Albert M. Kemper House			Albert M. Kemper		Single-family residence			House	Spanish Colonial Revival	Single-family residence		Fair			7			Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
248	347, 349, 353	Poli St		710201070	1915 circa										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
249	359, 363	Poli St		710201060	1915 (circa)								2		House				Fair						Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
250	371	Poli St		710201050	1915 (circa)										House	Transitional	Single-family residence		Good						Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
214	374	Poli St		730032165	1965 (city)								3		Office building		Commercial-office								Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
	405	Poli St		710201040																				(None)							
251	411	Poli St	413 Poli St	710201030	1890 (city)		Robert E. Brakey House	La Mer Bed and Breakfast			Robert E. Brakey	Single-family residence	2		House	Victorian-era	Hotel (B&B)		Fair	Landmark #64 Robert Brakey Residence; 413 Poli St; designated 1985.					Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.			
252	415, 421	Poli St		710201020	1915 (circa)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
213	428, 436, 468	Poli St	88 N Oak St	(Unknown)	2003 (city)								4		Apartment building	Spanish Colonial Revival			Good						Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
253	501	Poli St		710210070	1912 (city)		Ventura County Courthouse: Ventura County Sheriff's Office and Jail	Ventura City Hall	Albert C. Martin Sr.; Harold Burkett (annex)	Union Engineering Co., Los Angeles (annex)	Ventura County	County offices & Sheriff's Department County courthouse	3		Government building	Beaux Arts/Neoclassical	Governmental		Good	Landmark #4 County Courthouse; 501 Poli St; designated 1974.		3S	Annex constructed 1927-1931.	Served as Ventura County Courthouse until 1962; restored and converted to Ventura City Hall in 1972; former County Sheriff's Office and Jail (West Wing) restored and added to City Hall in 1988.	Eligible	LMK	Landmark a, c, d, e.	Outstanding example of Beaux Arts/Neoclassical style civic architecture; work of master architect Albert C. Martin; reflects early-20th century civic improvements promoted by the City Beautiful Movement; representative of the Ventura County seat.	NR, CR		
	505	Poli St		710210090																				(None)							
	542	Poli St		730041140																				(None)							
212	570, 572, 574	Poli St		730041170	1926 (Triem survey form)					Alfred and Helen K. Peterson		Multiple-family residence	2		Apartment building	Craftsman	Commercial-office	Good	Fair					7		Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
211	584, 586, 588, 590, 592, 594, 596	Poli St		730041010	1926 (city)								2		Apartment building	Spanish Colonial Revival	Commercial-office	Good	Good							Not eligible	(None)	(None)		Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
255	605	Poli St		720102030	1895 (HRI)		Judge Felix W. Ewing Residence	Edward Lascher Law Offices			Felix W. Ewing	Single-family residence	2		House	Queen Anne	Commercial-office		Good	Landmark #14 Judge Ewing Residence; 605 Poli St; designated 1975.		3S		Judge Felix Ewing, Ventura County judge.	Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.			
	606	Poli St		730043120																				(None)							
256	637, 639	Poli St		720102050	1905 (city)		Harry Hammond/Reese House				Dora Hammons	Single-family residence			House	Queen Anne	Multiple-family residence		Good	Landmark #79 Hammond/Reese House; 637-639 Poli St; designated 1992.					5S2	Eligible	LMK	Landmark d.	Good example of Queen Anne style residential architecture in Ventura.		
220	644	Poli St		730043130	1890 (HRI)		Theodosia Burr Shepherd Gardens	Theodosia Burr Shepherd Gardens				Garden													Eligible	POI	POI a.		Former site of Theodosia Burr Shepherd Gardens.		
210	656, 658	Poli St		730043140	1910s (circa)								1		House; duplex	American Colonial Revival	Multiple-family residence	Fair	Good							Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
339	688	Poli St		730043010	1928 (city)		Noble Hill Apartments	Noble Hill Apartments			Noble Hill	Multiple-family residence			Apartment building	Mediterranean Revival	Multiple-family residence	Good				5S2			Eligible	LMK	Landmark d.	Good example of Mediterranean style multiple-family residential architecture in Ventura.	
258	701	Poli St		720105070	1926 (Triem survey form)		Clarence R Flicker House				Clarence R Flicker	Single-family residence			House	Spanish Colonial Revival	Multiple-family residence	Fair				5S2			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
259	725	Poli St		720105020	1908 (Triem survey form)		George Farrand House		S.L. Shaw	George Farrand	Single-family residence			House	Craftsman	Multiple-family residence	Fair					5S2			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
338	732	Poli St		730045160	1920 (city)									House	Craftsman	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
	740, 742	Poli St		730045180																				(None)					
260	743	Poli St		720105030	1926 (Triem survey form))		Moore Apartments				Arthur and Harriet Moore	Multiple-family residence			Apartment building		Multiple-family residence	Fair				5S2			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	744, 746, 748	Poli St		730045180																				(None)					
	750, 752, 754, 756, 758	Poli St		730045190																				(None)					
261	759	Poli St	755 Poli St	720105040*	1889 (city)		J.A. Day House				J.A. Day	Single-family residence			House	Victorian-era	Multiple-family residence	Good		Landmark #70 J.A. Day House, 759 Poli St. designated 1988.		3S			Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.	
	760, 762, 764, 766, 768	Poli St		730045190																				(None)					
	765	Poli St		720105040*																				(None)					
337	772, 774	Poli St		730045200	1915 (circa)										Apartment building	Spanish Colonial Revival	Multiple-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	777	Poli St		720105100																				(None)					
262	793	Poli St		720105120	1910 (Triem survey form)		Minnie P. Gales Residence		Oliver Gales	Hall and Bailey	Minnie P. Gales	Single-family residence			House	Craftsman	Multiple-family residence	Good				5S2			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	807, 809	Poli St		720190110																				(None)					
263	819	Poli St		720109100	1915 (circa)										House	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
335	828	Poli St		730051190	1915 (circa)										House	Craftsman	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	831	Poli St		720109090																				(None)					
	840	Poli St		730051320																				(None)					
264	847	Poli St		720109080	1926 (Triem survey form)		Richard N. Hayden Apartments				Richard N. Hayden	Multiple-family residence			Apartment building	Mediterranean/Neoclassical	Multiple-family residence	Good				5S2			Eligible	LMK	Landmark d.	Good example of Mediterranean/Neoclassical style multiple-family residential architecture in Ventura.	
334	854	Poli St		730051210	1922 (city)										House	American Colonial Revival	Single-family residence	Good							Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.	
333	866	Poli St		730051220	1923 (city)										House	American Colonial Revival	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
265	869	Poli St		720109140	1912 (Triem survey form)		Andrew T. MacGregor Residence				Andrew MacGregor	Single-family residence			House	Craftsman	Single-family residence	Good				5S2			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
266	883	Poli St		720109050	1910 (circa)										House	Craftsman	Single-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
267	895	Poli St	113 Kalorama N.	720109070	1925 (circa)										Duplex	Spanish Colonial Revival	Multiple-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
332	902	Poli St		730054010	1925 (circa)										Apartment building	Spanish Colonial Revival	Multiple-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
331	916	Poli St		730054020	1925 (circa)										House	Spanish Colonial Revival	Single-family residence	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
330	922, 924	Poli St		730054030	1915 (circa)										House	Craftsman	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	923, 925	Poli St		720116270																				(None)					
268	931	Poli St		720116260	1924 (city)										House	Spanish Colonial Revival	Single-family residence	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
329	932, 934	Poli St		730054040	1915 (circa)										House	Craftsman	Multiple-family residence	Good							Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	

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328	936, 940, 942, 944	Poli St		730054050	1925 (circa)										Bungalows	Spanish Colonial Revival	Single-family residence		Good				4 buildings on property; only front building visible from the public right-of-way.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
327	947, 952	Poli St		720116250 730054060	1929 (Triem survey form)		Carrolton Apartments					Multiple-family residence			Apartment building	Spanish Colonial Revival	Multiple-family residence		Poor			7			Not eligible	(None)	(None)	Poor integrity.		
326	955, 962	Poli St		720116625 730054070	1915 (circa)										House	Vernacular	Single-family residence		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	967	Poli St		720116635																				(None)						
	969	Poli St		720116645																					(None)					
	981	Poli St		720260065																					(None)					
269	993	Poli St		720260055	1922 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1000	Poli St		730057150																					(None)					
	1001	Poli St		720260045																					(None)					
	1003	Poli St		720260035																					(None)					
	1005	Poli St		720260025																					(None)					
	1010, 1020	Poli St		730057150																					(None)					
270	1029	Poli St		720260015	1915 (city)		Sheridan House	Sheridan House			Robert M. Sheridan	Single-family residence			House	Craftsman	Single-family residence		Good	Landmark #42 Sheridan House; 1029 Poli St; designated 1979.			552		Eligible	LMK	Landmark b, d.	Good example of Craftsman style residential architecture in Ventura; association with prominent early Ventura family the Sheridans.		
271	1043	Poli St		720116580	1919 (city)										House	American Colonial Revival	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		
	1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068	Poli St		730057210																					(None)					
272	1057	Poli St		720116160	1888 (city)										House	Victorian-era	Single-family residence		Fair						Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.		
273	1069	Poli St		720116140	1925 (circa)										House	Transitional	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
274	1077, 1081, 1085, 1089	Poli St		720116120	1914 (Triem survey form)		William Burchett Residence				William Burchett	Single-family residence			House	Craftsman	Single-family residence		Fair				7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1093	Poli St		720116110																					(None)					
	1106	Poli St		730061010																					(None)					
275	1109	Poli St		720124090	1905 (HRI)						Shaw Family	Selwyn Shaw	Single-family residence		House	Craftsman	Single-family residence		Good						Eligible	LMK, DC	Landmark d, f.	Good example of Craftsman style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.		
276	1129	Poli St		720124080	1920 (HRI)						Shaw Family		Single-family residence		House	Craftsman	Single-family residence		Good						Eligible	LMK, DC	Landmark d, f.	Good example of Craftsman style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.		
324	1132	Poli St		730061020	1925 (circa)										Apartment building	Spanish Colonial Revival	Single-family residence		Good						Eligible	LMK	Landmark d.	Rare intact example of a Spanish Colonial Revival style courtyard apartment building in Ventura.		
277	1141	Poli St		720124070	1896 (HRI)		Bert Shaw House				Jesse Bert Shaw	Jessie Bert Shaw	Single-family residence		House	Italianate	Single-family residence		Fair	Landmark #50 Bert Shaw House; 1141 Poli St; designated 1980.	Selwyn Shaw Block		3D	Western addition constructed in 1929.		Eligible	LMK, DC	Landmark d, f.	Good example of Italianate style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.	
278	1157	Poli St		720124060	1890 (HRI)		Suyter House				Selwyn Shaw	Selwyn Shaw	Single-family residence		House	Queen Anne	Single-family residence		Good	Landmark #62 Suyter House; 1157 Poli St; designated 1985.	Selwyn Shaw Block		3D	Moved from 334 S Oak St at the time of the Beachfront Redevelopment.	William Suyter, local deputy sheriff during the 1920s.	Eligible	LMK, DC	Landmark d, f.	Good example of Queen Anne style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.	
323	1164	Poli St		730061060	1915 (circa)										House	Transitional	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
279	1169	Poli St		720124130	1895 (Triem survey form)						Shaw Family	Floyd Shaw	Single-family residence		House	Victorian-era	Single-family residence		Good						Eligible	LMK, DC	Landmark d, f.	Good example of Victorian-era style residential architecture in Ventura; part of the previously-designated Selwyn-Shaw Historic District.		
322	1172	Poli St		730061070	1910 (circa)										House	American Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
321	1182	Poli St		730061080	1910 (circa)										House	American Colonial Revival	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.		

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
280	1183	Poli St		720124140	1922(city)							Single-family residence			House		Single-family residence		Fair		Selwyn Shaw Block	3D			Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.	
	1193	Poli St		720124150								Single-family residence			House		Single-family residence				Selwyn Shaw Block	7N			Eligible	DC	Landmark f.	Part of the previously-designated Selwyn-Shaw Historic District.	
320	1194	Poli St		730061090	1910 (circa)										House	American Colonial Revival	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.	
	1207, 1211	Poli St		720127090																				(None)					
	1209	Poli St		720124090																				(None)					
	1219	Poli St		720127080																				(None)					
	1233	Poli St		720127070																				(None)					
	1236, 1238	Poli St		730062270																				(None)					
319	1244	Poli St		730062030	1899 (Triem survey form)						J.L. Harrison	Single-family residence			House	Victorian-era	Single-family residence		Fair			7		From 1903 until about 1920, the house was owned by Thomas Gould Jr., son of Thomas and Elizabeth Gould.	Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	
281	1245	Poli St		720127060	1923 (city)											Spanish Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1254, 1256	Poli St		730062040																				(None)					
282	1257	Poli St		720127050	1915 (circa)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	
	1258, 1260	Poli St		730062040																				(None)					
	1262	Poli St		730062050																				(None)					
283	1279	Poli St		720127040	1905 (city)										House	Transitional	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
284	1293	Poli St		720127030	1900 (city)		McCandless House				George McCandless	Single-family residence			House	Victorian-era	Single-family residence		Fair			5S2	May have been built by Selwyn Shaw.	Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
	1329, 1331, 1333	Poli St		720132150																				(None)					
	1337, 1339, 1341	Poli St		720132140																				(None)					
	280, 282	Rae Wy		710172030																				(None)					
	336	Sanjon Rd		750060230																				(None)					
	353	Sanjon Rd		730270110																				(None)					
	500	Sanjon Rd		760021140																				(None)					
576	550	Sanjon Rd		760021160*	1910 (city)		Pierpont Inn	Pierpont Inn	Sumner P. Hunt			Hotel			Hotel	Arts and Crafts	Hotel		Fair				Landmark #80 Pierpont Inn; 550 Sanjon Rd; designated 1993.		Eligible	LMK	Landmark d, e.	Work of prominent Los Angeles architect Sumner Hunt; good example of early-20th century resort architecture in Ventura.	
565	550	Sanjon Rd		760021160*	1925 (circa)		The Rose Garden Cottage								House	Tudor Revival	Hotel		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	567	Sanjon Rd		730280150																				(None)					
	24	Santa Clara St E		730114080																				(None)					
	120, 128	Santa Clara St E		730116010																				(None)					
204	181, 185	Santa Clara St E		730022220	1987 (city)	Original construction 1941 (SBC)	Fire Station One	The Clocktower Inn; A.J. Comstock Fire Museum; Table 13 Restaurant					2		Hotel	Spanish Colonial Revival	Hotel	Good	Poor				Station closed early 1980s and substantially remodeled into hotel and restaurant; subsequent remodel in 2004; clock tower was originally fire station's drill tower.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
203	200	Santa Clara St E		730121180	1994 (city)		Court House					2		Office building	Neo-Classical	Governmental									Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
205	211	Santa Clara St E		730031120	1912-1914 (city)		Carlo Hahn House	Landmark #78 Restaurant				2		House	Victorian-era	Restaurant	Good	Fair				Landmark #78 Carlo Hahn House; 211 E Santa Clara St; designated 1991.	5D2 (1983)	Remodeled and converted to a restaurant in 1971.	Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	
202	300	Santa Clara St E		730123270	1983 (city)		Tri-County Financial					1		Office building	Spanish Colonial Revival	Commercial-office									Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
201	364, 366	Santa Clara St E		730123050	1920s (circa)		Statistics					1	X	Commercial block	Spanish Colonial Revival, Commercial Vernacular	Commercial-office	Fair	Poor							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
206	365	Santa Clara St E		730033230	1949 (city)							1	X		Mid-Century Modern	Commercial-office	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
207	375	Santa Clara St E		730033240	1950s (circa)							1	X	Garage		Garages	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR					
200	420	Santa Clara St E		730125010	1970s (circa)			Senior Recreation Center					1		Commercial block		Commercial-office						6Y (2003)		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
199	444	Santa Clara St E		730125020	1961 (city)			Rusty's Pizza					1		Restaurant		Restaurant		Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
198	540	Santa Clara St E		730131020	1926 (Triem survey form)		Hotel Fosnaugh	The Somerset	W.H. Stephens	Union Engineering Co., Los Angeles	C.D. Fosnaugh	Apartment hotel	2	X	Apartment building	French Eclectic	Multiple-family residence	Good	Good				7N	Rehabilitated and renamed "The Somerset" in 1999.		Eligible	LMK	Landmark d.	Excellent example of French Eclectic style residential architecture in Ventura.	NR, CR				
208	555	Santa Clara St E		730042240	1997 (city)			Public Parking					4		Parking structure				Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
209	625	Santa Clara St E		730044150	1951 (Sanborn)			Affinity Bank, Loan Origination Accounting				City Hall	1		Office building	Mid-Century Modern		Good	Good					Built in 1951 per historic photo.	Originally constructed as City Hall.	Eligible	LMK	Landmark d.	Excellent example of Mid-Century Modern style civic architecture in Ventura; Ventura's first City Hall building.	NR, CR				
192	675	Santa Clara St E		730044080	1964 remodel; interior murals 1936 (Triem survey form)	Original construction 1936 (Triem survey form)	Post Office; Gordon Grant Murals	Post Office	Harold Burkett Assoc.			Post office	1		Post office	Mid-Century Modern, Spanish Colonial Revival		Good	Poor	Landmark #29 Post Office Murals; 675 E Santa Clara St, designated 1977.			7N	1936 murals painted by Gordon K. Grant; 1964 remodel (arch. Arthur Froehlich, Beverly Hills) doubled the size of the building, remodeled the façade, and added louvers.	Gordon Grant murals said to have been a WPA project, other sources suggest this and other post office murals of the period were funded by the Section of Fine Arts under the Treasury Department and not the WPA.	Eligible	LMK	Landmark c.	Interior murals - Distinctive example of Depression-era civic artwork for public buildings in Ventura.	CR				
196	700, 704	Santa Clara St E	100 S Fir St	730135010	1940 (city)			Buenaventura Gallery					1		Store	Mid-Century Modern		Good	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.						
193	701	Santa Clara St E		730046170	1920s (circa)		Pacific Telegraph and Telephone Co.; Bell Telephone Building	Ventura Professional Center					1		Office building; commercial block	Spanish Colonial Revival	Commercial-office	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.					
195	720	Santa Clara St E		730135020*	1906-1910 (Sanborn)			Leewood Hotel				Single-family residence	1		House	Victorian-era	Hotel		Good						Originally constructed as a single-family residence; joined with residence at 732 E Santa Clara to become Hotel Leewood; current configuration appears on 1959 Sanborn.		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.				
194	732	Santa Clara St E		730135020*	pre-1906 (Sanborn)			Leewood Hotel				Single-family residence	2		House	Victorian-era	Hotel	Good	Poor						Originally constructed as a single-family residence; joined with residence at 720 E Santa Clara to become Hotel Leewood; current configuration with large rear addition appears on 1959 Sanborn.		Not eligible	(None)	(None)	Poor integrity.				
	739	Santa Clara St E		730046160																														
373	767	Santa Clara St E		730046090	1914 (Triem survey form)		Wallace R. Gibson; George Harkey			Wallace R. Gibson		Single-family residence			House	Craftsman	Single-family residence		Good					7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.					
	777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799	Santa Clara St E		730046080																														
	790	Santa Clara St E		730135220																														
	808	Santa Clara St E		730141290																														
	829	Santa Clara St E		730053060																														
544	830	Santa Clara St E		730141020	1903 (Triem survey form)		Juan Camarillo House	Seaside Chiropractic Offices			Juan Camarillo	Single-family residence			House	Victorian-era	Commercial-office		Good					7N		Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.					
542	833	Santa Clara St E		730053060	1903 (Triem survey form)		Jacques Roos Home				Jacques Roos	Single-family residence			House	Transitional	Single-family residence		Fair					5S2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.					
543	844, 848	Santa Clara St E		730141030	1903 (Triem survey form)		Juan Camarillo House				Juan Camarillo	Single-family residence			House	Transitional	Single-family residence		Fair					5S2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.					
541	845	Santa Clara St E		730053050	1896 (Triem survey form)		Robert Morgan House	Gillian's Therapy Center			Robert K. Morgan	Single-family residence			House	Victorian-era	Single-family residence		Good					5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era residential architecture in Ventura.					
	850, 856	Santa Clara St E		730141300																														
	859	Santa Clara St E		730053020																														
	864	Santa Clara St E		730141310																														
540	880	Santa Clara St E		730141060	1902 (Triem survey form)		Adolfo Camarillo House	American National Red Cross			Adolfo Camarillo	Single-family residence			House	Victorian-era	Single-family residence		Fair					7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.					
	889	Santa Clara St E		730053100																														
539	894	Santa Clara St E		730141070	1905 (Triem survey form)		Thomas H. Dailey Residence				Thomas H. Daley	Single-family residence			House	Victorian-era	Single-family residence		Fair					5S2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.					

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR		
538	906	Santa Clara St E		730143010	1915 (circa)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
394	913	Santa Clara St E		730056010	1906 (Triem survey form)		Jules Feraud House	Assistance League of Ventura County/ Girls Club			Jules Feraud	Single-family residence			House	Craftsman	Mixed-use		Fair			7	2 houses combined.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
537	918	Santa Clara St E		730143010	1915 (circa)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
	933	Santa Clara St E		730056020																				(None)							
	940	Santa Clara St E		730143250																					(None)						
	947	Santa Clara St E		730056030																					(None)						
536	955, 957	Santa Clara St E		730056040	1928 (city)										House	Spanish Colonial Revival	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
535	958	Santa Clara St E		730143300	1922 (city)		Louis Rudolph House			Louis Rudolph	Louis Rudolph	Single-family residence			House	Craftsman	Single-family residence		Good	Landmark #92 Louis Rudolph House; 958 E Santa Clara St; designated 2002.		7			Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
	963, 969	Santa Clara St E		730056050																					(None)						
534	970	Santa Clara St E		730143320	1923 (city)		J. Hoover Love House			Louis C. Rudolph	J. Hoover, Love	Single-family residence			House	Spanish Colonial Revival	Commercial-retail		Good	Landmark #75 J. Hoover Love House; 970 E Santa Clara St; designated 1989.		5S2			Eligible	LMK	Landmark d.	Good example of Spanish Colonial Revival style residential architecture in Ventura.			
533	981	Santa Clara St E		730056060	1910 (city)										House	Craftsman	Single-family residence		Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
532	993	Santa Clara St E		730056080	1915 (Triem survey form)		Harry Valentine House				Harry Valentine Family	Single-family residence			House	Craftsman (Oriental)	Single-family residence		Good				3S		Eligible	LMK	Landmark d.	Rare example of Oriental Craftsman style residential architecture in Ventura.	NR, CR		
530	1007	Santa Clara St E		730058180	1928 (city)										Commercial block	Spanish Colonial Revival	Commercial-retail		Fair												
	1008, 1010, 1012, 1014	Santa Clara St E		730145230																					(None)						
529	1033, 1037, 1039	Santa Clara St E		730058160	1895 (Triem survey form)		G.W. Whitton House				Ellen C. and G.W. Whitton	Single-family residence			House	Victorian-era	Multiple-family residence		Fair				5S2	Two-story rear addition.		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
528	1034	Santa Clara St E		730145020	1920 (circa)										House	American Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1043	Santa Clara St E		730058220*																					(None)						
526	1044	Santa Clara St E		730145030	1924 (city)										House	American Colonial Revival	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
527	1047	Santa Clara St E		730058220*	1915 (circa)										House	Vernacular	Single-family residence		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
524	1053	Santa Clara St E		730058220*	1906 (Triem survey form)		David R. Dennison House				David R. Dennison	Single-family residence			House	Transitional	Single-family residence		Fair				5S2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1057	Santa Clara St E		730058220*																					(None)						
525	1058	Santa Clara St E		730145040	1920 (city)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
523	1065	Santa Clara St E		730058220*	1895 (Triem survey form)		Dr. Stephen Bowers House				Dr. Stephen Bowers	Single-family residence			House	Victorian-era	Single-family residence		Good				3S		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.			
	1068	Santa Clara St E		730145050																					(None)						
522	1073, 1075	Santa Clara St E		730058130*											House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1077, 1079	Santa Clara St E		730058130*																					(None)						
521	1082	Santa Clara St E		730145060	1906 (Triem survey form)		Ernest Stanner Residence	Santa Clara Guest House			Ernest Stanner	Single-family residence			House	Craftsman	Single-family residence		Fair				7		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
520	1088, 1090, 1092, 1094	Santa Clara St E		730145070*											Apartment building	Craftsman	Multiple-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
519	1106	Santa Clara St E		730152010*	1905 (Triem survey form)		Richard N. Teague House				Richard H. Teague	Single-family residence			House	Craftsman	Single-family residence		Fair				5S2		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1107	Santa Clara St E		730151010																					(None)						
518	1120	Santa Clara St E		730152020	1892 (Triem survey form)		Maggie Bard House				Maggie Bard	Single-family residence			House	Victorian-era	Multiple-family residence		Good				5S2	Building addition.		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
	1130	Santa Clara St E		730152030																					(None)						

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	1140, 1142, 1144, 1146	Santa Clara St E		730152040																				(None)						
517	1156	Santa Clara St E		730152050*	1898 (Triem survey form)		William Vincent House			William Vincent	Single-family residence				House	Victorian-era	Single-family residence	Good				7N		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.			
	1158, 1160	Santa Clara St E		730152050*																				(None)						
516	1164, 1170	Santa Clara St E		730152060*	1898 (Triem survey form)		M.J. Ely House			M.J. Ely	Single-family residence				Duplex	Victorian-era	Multiple-family residence	Fair				5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.			
	1174, 1176, 1178	Santa Clara St E		730152060*																				(None)						
515	1180, 1182	Santa Clara St E		730152060*	1898 (Triem survey form)		Frank Kelsey House			Frank Kelsey	Single-family residence				House	Victorian-era	Multiple-family residence	Fair				5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.			
	1194	Santa Clara St E		730152070																				(None)						
454	1203	Santa Clara St E		730153170	1920 (Triem survey form)		Ernest E. Everett House			Ernest E. Everett	Single-family residence				House	Craftsman	Single-family residence	Good				7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
	1216	Santa Clara St E		730154260																				(None)						
514	1225	Santa Clara St E		730153160	1913 (city)										House	Craftsman	Single-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1234, 1236	Santa Clara St E		730154190																				(None)						
513	1237	Santa Clara St E		730153150	1925 (circa)										Apartment building	Spanish Colonial Revival	Multiple-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1238, 1240, 1242, 1244, 1246	Santa Clara St E		730154190																				(None)						
	1245, 1247, 1249, 1251, 1253	Santa Clara St E		730153140																				(None)						
512	1254	Santa Clara St E		730154030	1912 (city)										House	Craftsman	Single-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1255, 1257, 1259	Santa Clara St E		730153140																				(None)						
511	1268	Santa Clara St E		730154040	1921 (city)										House	Craftsman	Single-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
	1271	Santa Clara St E		730153130																				(None)						
	1280	Santa Clara St E		730154050																				(None)						
510	1285	Santa Clara St E		730153120	1921 (city)										House	American Colonial Revival	Single-family residence	Good						Eligible	LMK	Landmark d.	Good example of American Colonial Revival style residential architecture in Ventura.			
	1295	Santa Clara St E		730153110																				(None)						
	1310	Santa Clara St E		730156060																				(None)						
506	1311	Santa Clara St E		730155060*	1910 (Triem survey form)		A. W. Barnes Residence			A.W. Barnes	Single-family residence				House	Craftsman	Single-family residence	Good				7		Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.			
507	1327	Santa Clara St E		730155060*	1915 (circa)										Houses (3)	American Colonial Revival	Single-family residence	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
508	1337, 1339	Santa Clara St E		730155050	1915 (circa)										House	Craftsman	Single-family residence	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.			
509	1338	Santa Clara St E		730156060	1928 (Triem survey form)		First Methodist Episcopal Church	First Methodist Episcopal Church	Thomas P. Barber	Rodney and Putnam	Church/School				Church	Mediterranean Revival	Religious	Good				5S2		Eligible	LMK	Landmark d. e.	Work of prominent Southern California architect Thomas P. Barber; good example of early-20th century ecclesiastical architecture in Ventura.	NR, CR		
	1349	Santa Clara St E		730155040																				(None)						
	1381	Santa Clara St E		730155030																				(None)						
222		Santa Clara St E and Chestnut St S, SE corner		(Unknown)	1870 (circa)		Plaza	Plaza Park										Good	Fair			Mitchell Block	2S1 (1977)	Plaza appears on Sanborn maps as early as 1886; 1892 Sanborn indicates cross-diagonal gravel walks, bandstand, and a central fountain.		Eligible	LMK	Landmark d.	Appears to be the City's first public park; one of the first civic amenities in Ventura; site continuously occupied by a park since at least 1886; prominent early landscape feature in Ventura.	NR, CR
118		Santa Clara St E and Chestnut St S, SE corner		(Unknown)	1874 (city)		Plaza Morton Bay Fig	Plaza Morton Bay Fig										Good	Good	Landmark #11 Plaza Morton Bay Fig Tree; designated 1974.			3D (1983)	Tree planted in 1874; believed to be one of the oldest and largest Morton Bay fig trees in California.	Eligible	LMK	Landmark c.	Prominent early landscape feature in Ventura.		
	34, 36	Santa Clara St W		730111050																				(None)						
	40	Santa Clara St W		730111040																				(None)						
	72	Santa Clara St W		730111160																				(None)						
	104	Santa Clara St W		730350165																				(None)						
	110	Santa Clara St W		730350175																				(None)						
	116	Santa Clara St W		730350185																				(None)						
	122	Santa Clara St W		730350195																				(None)						
	128	Santa Clara St W		730350205																				(None)						

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	133	Santa Clara St W		730012070																				(None)						
	134	Santa Clara St W		730350215																					(None)					
	140	Santa Clara St W		730350225																					(None)					
	158	Santa Clara St W		730350235																					(None)					
	164	Santa Clara St W		730350245																					(None)					
	170	Santa Clara St W		730350255																					(None)					
	174	Santa Clara St W		730106020																					(None)					
	176	Santa Clara St W		730350265																					(None)					
	188	Santa Clara St W		730106130																					(None)					
232	235	Santa Clara St W		730011225*	1923 (city)		Smith-Hobson Building; Hobson Bros. Packing Company	Patagonia/Great Pacific Ironworks	Krempel & Erkes (1927 addition)		Fred Smith	Meat packing	2		Industrial	Mission Revival	Commercial-retail		Fair					Landmark #23 Hobson Brothers Meat Packing/Great Pacific Iron Works; 235 W Santa Clara St; designated 1976.		Eligible	LMK	Landmark b, c, d.	Association with pioneering Ventura businessman William Dewey Hobson; good example of early-20th century industrial architecture in Ventura; remnant of important early Ventura industry.	
233	245, 255	Santa Clara St W		730011225*	1991 (city)			Patagonia/Great Pacific Ironworks							School		Educational		Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
234	259	Santa Clara St W		730011225*	1991 (city)			Patagonia/Great Pacific Ironworks					2		Industrial	Mission Revival	Commercial-office		Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	52, 54	Thompson Bl E		730118020																					(None)					
	85	Thompson Bl E		730118170																						(None)				
	104	Thompson Bl E		730118050																						(None)				
	132	Thompson Bl E		730118165																						(None)				
	138, 146	Thompson Bl E		730118080																						(None)				
161	154	Thompson Bl E		730118090	1920s (circa)		Surf Shop						1	X	Auto	Commercial Vernacular	Commercial-retail	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
162	186	Thompson Bl E		730118120	1953 (city)		Tony's Pizzeria						1	(portion)	Store	Mid-Century Modern, Commercial Vernacular	Commercial-retail	Fair	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
191	204	Thompson Bl E		730122015	1963 (city)		Bad Ass Coffee						1		Store	Mid-Century Modern		Good	Good							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
190	228	Thompson Bl E		730122020	1970 (city)		Apple						1				Commercial-retail	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
163	231	Thompson Bl E		730121140	1910s (circa)								1		House	Craftsman	Single-family residence	Fair	Good						Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.		
164	291	Thompson Bl E		730121170	1967 (city)		Greyhound Package Express						1		Commercial block		Commercial-retail	Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
189	306	Thompson Bl E		730124010	1958 (city)		Don's Liquors						1		Store		Commercial-retail		Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
165	333	Thompson Bl E		730123140	1965 (city)		Best + Company						1	X	Commercial block		Commercial-office	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
188	350	Thompson Bl E		730124235	1984 (city)		Pacific Inn Motel						2		Hotel		Hotel									Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
187	410	Thompson Bl E		730126010	1960 (city)		Steak and Hoagie						1		Store		Commercial-retail		Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
166	415	Thompson Bl E		730125210	1965 (city)		Valero Gas						1		Gas station		Commercial-retail	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
167	429, 431	Thompson Bl E	433 E Thompson Bl	730125230	1978 (city)		Phase 3						2		Office building		Commercial-office	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
168	435	Thompson Bl E		730125240	1976 (city)		Hong Kong Inn						1				Restaurant	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
169	457	Thompson Bl E		730125090	1937 (city)		Ventura Antique Market						1		Store	Art Deco, Moderne		Good	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
186	470	Thompson Bl E		730126270	1967 (city)		Lu Rose Academy						2		Office building		Commercial-office	Good								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	

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107	487	Thompson Bl E		730125170	1994 (city)		The Habit						1		Store	Spanish Colonial Revival	Commercial-retail	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
87	500	Thompson Bl E	200 S California St	730132010	1929 (Triem survey form)		Firestone Tires (McNeil Bros., Inc.)	Firestone	Harold E. Burkett	Johnson & Hansen	McNeil Brothers	Garage	1		Garage	Art Deco, Moderne	Commercial-retail, auto	Good	Good			7N	1947 remodel (arch. George MacLeod).		Eligible	LMK	Landmark d.	Rare example of early auto-related building type in Ventura; excellent example of Art Deco style commercial architecture in Ventura.	CR, NR
88	507	Thompson Bl E		730131150	1969 (city)			Chevron					1		Gas station		Gas station								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
185	536	Thompson Bl E	538 E Thompson Bl	730132185	1949 (city)								2		Commercial block		Mixed-use, Commercial-retail/office	Fair	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
170	545	Thompson Bl E		730131070	1960 (city)			Ruby's Mexican Grill					1		Commercial block		Commercial-retail	Good	Poor						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
171	557	Thompson Bl E		730131060	1910 (city)		Dacy Fazio House	Cherry Homes			Orville A. Wadleigh	Single-family residence	1		House	Craftsman	Commercial-office	Good	Good	Landmark #48 Dacy Fazio House; 557 E Thompson Bl; designated 1980.		7	Renovated for adaptive reuse in 1980.	Appears to be last remaining carriage house in downtown Ventura.	Eligible	LMK	Landmark d.	Good example of Craftsman style residential architecture in Ventura.	NR, CR
184	558	Thompson Bl E		730132170*	1920s (circa)								2		Apartment building	Spanish Colonial Revival	Multiple-family residence	Good	Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
183	564, 566, 568, 570	Thompson Bl E		730132170*	1920s (circa)								2		Apartment building	Spanish Colonial Revival	Multiple-family residence	Good	Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
182	564, 566, 568, 570	Thompson Bl E		730132170*	(Unknown)								1		Garages		Garages								Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	
172	585	Thompson Bl E		730131050	1930 (Triem survey form)		Goodyear Building	Discount Centers	Roy C. Wilson, Santa Paula			Commercial	1	(portion)	Auto	Spanish Colonial Revival	Commercial-retail	Good	Good			7N			Eligible	LMK	Landmark d.	Rare example of early auto-related building type in Ventura; outstanding example of Spanish Colonial Revival style commercial architecture in Ventura.	NR, CR
181	608	Thompson Bl E		730134010*	1927 remodel (Triem survey form)	Original construction 1877 (city)	Conklin Home	Conklin Home			Hanna and George Rotsler		2		House	American Colonial Revival	Commercial-office	Good	Good	Landmark #7 Conklin Home; 608 E Thompson Bl; designated 1974.	Mitchell Block	2D2 (1980)	Remodeled in 1927.		Eligible	LMK, DC	Landmark c, d	Good example of American Colonial Revival style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
180	620	Thompson Bl E		730134010*	1905 (Triem survey form)		William McGuire Residence				William McGuire		1.5		House	Victorian-era	Commercial-office	Good	Good		Mitchell Block	2D2 (1980)			Eligible	LMK, DC	Landmark c, d	Good example of Victorian-era style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
179	632	Thompson Bl E		730134020	1904 (Triem survey form)		Earl E. Barnes Residence				Herbert Sly	Earl E. Barnes	1		House	Victorian-era	Commercial-office	Good	Good		Mitchell Block	2D2 (1980)			Eligible	LMK, DC	Landmark c, d	Good example of Victorian-era style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
178	644	Thompson Bl E		730134030	1904 (Triem survey form)		Joseph M. Riley Residence				Joseph M. Riley		1		House	Queen Anne	Commercial-office	Good	Good		Mitchell Block	2D3 (1980)			Eligible	LMK, DC	Landmark c, d	Good example of Queen Anne style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
177	658	Thompson Bl E		730134040	1903 (Triem survey form)		Dr. J.J. Streets Residence				H.A. Giddings	Dr. J.J. Streets	1.5		House	Queen Anne	Single-family residence	Good	Good		Mitchell Block	2D2 (1980)			Eligible	LMK, DC	Landmark c, d	Good example of Queen Anne style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
176	670	Thompson Bl E		730134050	1890 (Triem survey form)		Mary Mitchell House				Mitchell Brothers	Mary Mitchell	1.5	X	House	Victorian-era/Gothic Revival	Commercial-office	Good	Good		Mitchell Block	2D3 (1980)		Believed to be one of only two remaining brick houses in the city built prior to 1900, along with 692 E. Thompson Blvd.	Eligible	LMK, DC	Landmark c, d	Good example of Victorian-era/Gothic Revival style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
175	682	Thompson Bl E		730134060	1905 (Triem survey form)		W.F. Sittel Residence				W.F. Sittel		1		House	Victorian-era	Commercial-office	Good	Good		Mitchell Block	2D2 (1980)			Eligible	LMK, DC	Landmark c, d	Good example of Victorian-era style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
174	692	Thompson Bl E		730134070	1886 (Triem survey form)		John Mitchell Residence		T.B. Steepleton	Mitchell Brothers	John Mitchell		1.5	X	House	Italianate		Fair	Good		Mitchell Block	2D2 (1980)	Mid-renovation at the time of this survey.	Believed to be one of only two remaining brick houses in the city built prior to 1900, along with 670 E. Thompson Blvd.	Eligible	LMK, DC	Landmark c, d	Good example of Italianate style residential architecture in Ventura; part of a contiguous grouping of intact single-family residential buildings from the turn of the 20th century.	NR, CR
119	708	Thompson Bl E		730134150	1962 (city)			Best Western Inn					2		Hotel				Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.	

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173	741, 745	Thompson Bl E		730135130	1948 (city)								1		Auto	Commercial Vernacular	Commercial-retail, Auto		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style, and is not known to have any important historic associations.		
	756, 760	Thompson Bl E		730134160																				(None)						
	763	Thompson Bl E		730135125																				(None)						
	795	Thompson Bl E		730135230																				(None)						
	798	Thompson Bl E		730134230																				(None)						
362	806	Thompson Bl E		730142010	1963 (city)		Blue Galley Drive-In	Kodani's Japanese Restaurant		R.W. Wilkinson	D.W. Madell	Restaurant			Commercial block	Programmatic	Commercial-retail		Fair			7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	811, 817, 819	Thompson Bl E		730141240																				(None)						
	828, 836	Thompson Bl E		730142280																				(None)						
545	837	Thompson Bl E		730141220	1940 (circa)			City Center Motel							Motel	Vernacular	Motel		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
382	844	Thompson Bl E		730142290	1893 (Triem survey form)		George T. McFadden Residence				George T. McFadden	Single-family residence			House	Victorian-era	Single-family residence		Fair				5S2		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
381	856	Thompson Bl E		730142040	1894 (city)		A.D. Briggs Residence	Kids and Families Together			Arthur D. Briggs	Single-family residence			House	Victorian-era	Commercial-office		Good	Landmark #81 A.D. Briggs House; 856 E Thompson Bl; designated 1993.			3S		Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.		
380	870	Thompson Bl E		730142050	1905 (city)			Barber Shop							House	Vernacular	Commercial-retail		Good						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
546	871	Thompson Bl E		730141120											House	Vernacular			Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	882	Thompson Bl E		730142250																				(None)						
	893	Thompson Bl E		730141260																				(None)						
	918	Thompson Bl E		730144170																				(None)						
	929	Thompson Bl E		730143280																				(None)						
	946	Thompson Bl E		730144040																				(None)						
547	954	Thompson Bl E		730144050	1905 (Triem survey form)		John P. Cook, Custom Refinishers	Custom Refinishers, Appliance Painting			John P. Cook	Single-family residence			House	Transitional	Single-family residence		Fair				7	Shop behind the residence.		Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	955	Thompson Bl E		730143260																				(None)						
	963, 967	Thompson Bl E		730143100																				(None)						
	970	Thompson Bl E		730144060																				(None)						
	977	Thompson Bl E		730143090																				(None)						
	982	Thompson Bl E		730144070																				(None)						
	996	Thompson Bl E		730144080																				(None)						
402	999	Thompson Bl E		730143080	1915 (circa)										House	Craftsman	Single-family residence		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
566	1023	Thompson Bl E		730146010	1938 (Triem survey form)		Auto Club of Southern California	Geotechnical Consultants, Inc.		Ed Miller	A.D. Barnard	Commercial-office			Office building	Spanish Colonial Revival	Commercial-office		Good				7			Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	1050, 1084, 1098	Thompson Bl E		730147010																				(None)						
	1067	Thompson Bl E		730146060																				(None)						
	1095	Thompson Bl E		730146050																				(None)						
	1133	Thompson Bl E		730161140																				(None)						
	1160	Thompson Bl E		730270040																				(None)						
	1199	Thompson Bl E		730161080																				(None)						
	1203, 1205	Thompson Bl E		730162100																				(None)						
401	1220	Thompson Bl E		730270100	1951 (city)			Ventura Beach House							Motel	Commercial Vernacular	Motel		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1230, 1290	Thompson Bl E		730270090																				(None)						
442	1241	Thompson Bl E		730162080*	1949 (city)			Mac's Auto Upholstery							Commercial block	Streamline Moderne	Commercial-retail		Fair						Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.		
	1245	Thompson Bl E		730162080*																				(None)						
	1322	Thompson Bl E		750060200																				(None)						
221		Thompson Bl E and Palm St, SW corner		(Unknown)*			San Miguel Chapel Site	San Miguel Chapel Site																Eligible	POI	POI a.	Former site of early Spanish chapel.			
221		Thompson Bl E and Palm St, SW corner		(Unknown)*			Coast Live Oak Tree	Coast Live Oak Tree																Eligible	LMK	Landmark c.	Distinctive landscape feature in Ventura.			
	33	Thompson Bl W		730111120																				(None)						
	61	Thompson Bl W		730111140																				(None)						
	75, 77	Thompson Bl W		730111150																				(None)						
	106	Ventura Av N		710191060																				(None)						
	108, 110, 112, 114, 116, 118	Ventura Av N		710191170																				(None)						

Property No.	Address (Number)	Address (Street)	Alternate Address(es)	APN	Evaluation Date (source)	Additional Date (source)	Historic Name	Common Name	Original Architect	Original Builder	Original Owner	Original Use	No. of Stories	Brick Construction	Building Type	Architectural Style	Current Use	Condition	Integrity	Designated Landmark/POI	Designated District	HRI Evaluation	Building Notes	Significance Notes	Local Evaluation	Recommended Designation	Evaluation Criteria	Basis for Evaluation	NR/CR
	117	Ventura Av N		710260300																				(None)					
	130	Ventura Av N		710191180																					(None)				
	136	Ventura Av N		710191040																					(None)				
	140	Ventura Av N		710191190																					(None)				
	141	Ventura Av N	145 Ventura Av N	710260330																					(None)				
	150, 156	Ventura Av N		710191210																					(None)				
	158	Ventura Av N		710191020																					(None)				
	159	Ventura Av N		710180280																					(None)				
	170, 172, 176	Ventura Av N		710191010																					(None)				
	175	Ventura Av N		710180290																					(None)				
	185	Ventura Av N		710180300																					(None)				
	194	Ventura Av N		710155090																					(None)				
	222	Ventura Av N		710155110																					(None)				
	234	Ventura Av N		710155130																					(None)				
	240	Ventura Av N		710155120																					(None)				
	251	Ventura Av N		710180370																					(None)				
	264, 274	Ventura Av N		710155030																					(None)				
	284	Ventura Av N		710155100																					(None)				
	285	Ventura Av N		(Unknown)																					(None)				
241	296	Ventura Av N		710155010	1888 (Triem survey form)		L.F. Webster House				L.F. Webster	Single-family residence			House	Victorian-era	Single-family residence	Good				7			Eligible	LMK	Landmark d.	Good example of Victorian-era style residential architecture in Ventura.	
	25, 35	Ventura Av S		730021060																					(None)				
	66	Ventura Av S		730022150																					(None)				
285	99	Ventura Av S		730022100	1925 (circa)		Southern California Edison Company Distributing Station	Southern California Edison Building							Infrastructure	Spanish Colonial Revival	Infrastructural	Good							Eligible	LMK	Landmark d.	Representative of early-20th public utility building in Ventura; good example of Spanish Colonial Revival style civic architecture in Ventura.	
	123	Ventura Av S		730111200																					(None)				
	130	Ventura Av S		730114080																					(None)				
	164	Ventura Av S		730114090																					(None)				
	169	Ventura Av S		730111100																					(None)				
	193	Ventura Av S		730111110																					(None)				
	1471	Vista Del Mar Dr		760021080																					(None)				
564	1491	Vista Del Mar Dr		760021150				Mattie G. Building							House	Ranch	Commercial-retail	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
244	139	Wall St		710191040	1925 (circa)			Miramar Apartments				Multiple-family residence	2		Apartment building	Spanish Colonial Revival	Multiple-family residence	Good					Sign in front of building gives 1907 construction date (appears erroneous).		Eligible	LMK	Landmark d.	Good example of Spanish Colonial Revival style multiple-family residential architecture in Ventura.	
245	153	Wall St		710191030	1925 (circa)							Multiple-family residence	3		Apartment building	Spanish Colonial Revival	Multiple-family residence	Fair							Not eligible	(None)	(None)	Is not a distinct example of a type, period, or style and is not known to have any important historic associations.	
	155	Wall St		710191030																					(None)				
	245	Wall St		710155050																					(None)				
	267	Wall St		710155040																					(None)				
	268, 270, 272, 274, 276, 278, 280, 282	Wall St		710152260																					(None)				
	275	Wall St		710155030																					(None)				
	283, 285	Wall St		710155020																					(None)				
	284, 286	Wall St		710152080																					(None)				

* Parcel contains more than one evaluated resource. Additional resources are listed separately under the same APN.