

Historic Preservation Existing Conditions

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Main Street, date unknown, Security Pacific National Bank Collection at the Los Angeles Public Library

Introduction

Purpose of Report

The purpose of this report is to identify existing City policies related to the identification, evaluation, and protection of historically significant properties. This report documents existing policies and properties that are already recognized as historic resources by the City of Ventura. It is intended to provide baseline documentation for the development of a Historic Preservation Element for the General Plan Update. In addition, it is intended to provide data that may be useful in the development of goals and policies in other elements of the General Plan, including an updated Housing Element, so that historic resources can be considered when identifying opportunity areas for new housing and other community needs.

Summary of Key Findings

Policy Context

The City has recognized the importance of recognizing and protecting its historic resources in the 2005 General Plan and in the Downtown and Westside Specific Plans, which are two areas rooted in the early history of the city.

Ventura's Identity

There is strong community identity rooted in Ventura's history, and recognizing the city's heritage and protecting important historic resources has played, and continues to play, an important role in previous planning efforts.

Ventura's Historic Assets

The City of Ventura designated its first historic resources in the late 1970s; the Historic Resources Committee was established in 1983; and there are currently 116 individual landmarks and points of interest and five designated historic districts. 90 of the 116 individually designated properties are located in the Downtown Subarea; 11 are in Westside, and 9 are in Midtown. The remaining six are in the College, East Saticoy, and Marina Subareas. The City owns and maintains several historic properties, including the Olivas Adobe (listed in the National Register and City Landmark No. 1), and the Ortega Adobe (City Landmark No. 2). Ventura City Hall (formerly the Ventura County Courthouse) is listed in the National Register and designated as City Landmark No. 4.



Aerial view of Ventura, 1935, Museum of Ventura County

Policy Context

Previous Plans

General Plan (2005)

The City's previous general plan did not include a historic preservation element. However, historic resources are referenced in the Housing Element, and the Arts and Cultural Element (Our Creative Community) includes several policies and actions related to historic preservation in Ventura. In fact, the addition of a Historic Preservation Element as part of the General Plan update fulfills one of the action items identified in the 2005 plan.

Housing Element Policy

- Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods.

Arts and Culture (Our Creative Community)

The goal of Our Creative Community is for Ventura "...to become a vibrant cultural center by weaving the arts and local heritage into everyday life." The element acknowledges the rich history and cultural diversity of Ventura and references the more than 90 historic sites in the planning area.

Policies:

- Integrate local history and heritage into urban form and daily life.
- Ensure proper treatment of archeological and historic resources.

Regulatory Environment

Historic Preservation Ordinance

In 1973, the City of Ventura established the Historic Preservation Committee under Ordinance No. 1801, most recently updated in 2008. This ordinance established the formation of a committee of members whose responsibility is to advise and make recommendations to the city concerning the designation of "historic districts, landmarks, sites, natural configurations, buildings, structures and points of interest significant to the heritage and development of this community."¹ Historic preservation regulations for the purpose of identifying, designating, and preserving historic landmarks or points of interest in the city are included in the Historic Preservation Regulations Ordinance, adopted in 2005. This ordinance defines a landmark as "the site of an historic event, that [is] connected with the life of an important person, or that contain[s] a building, structure, or other object that is architecturally significant, representative of a type, period or particular method of construction, or is associated with a significant builder, architect, designer or artist."²

¹ City of San Buenaventura, "Chapter 2.430 - Historic Preservation Committee, Ord. No. 2008-011, § 1, 7-28-08," July 28, 2008.

² City of San Buenaventura, "Chapter 24.455 - Historic Preservation Regulations, Ord. No. 2005-004, § 3, 5-2-05," May 2, 2005.

The Historic Preservation Committee may recommend landmark designation of a building, structure, or other object if it finds that it is associated with one or more of the following criteria, outlined in Section Sec. 24.455.120:

1. Events that have made a meaningful contribution to the nation, state or community;
2. Lives of persons who made a meaningful contribution to national, state or local history;
3. Reflecting or exemplifying a particular period of the national, state or local history;
4. Embodying the distinctive characteristics of a type, period or method of construction;
5. The work of one or more master builders, designers, artists or architects whose talents influenced their historical period, or work that otherwise possesses high artistic value;
6. Representing a significant and distinguishable entity whose components may lack individual distinction; or
7. Yielding, or likely to yield, information important to national, state or local history or prehistory.

The Historic Preservation Committee may recommend designation of a Point of Interest if it has one of the following characteristics, outlined in Section 24.455.120:

1. 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;
2. That has historic significance, but was altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised;
3. 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.

The ordinance defines a 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."³

A historic district can generally be distinguished from surrounding areas:

1. by visual change such as building density, scale, type, age, or style; or
2. by historic documentation of different associations or patterns of development. The number of nonsignificant 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.

³ City of San Buenaventura, "Chapter 24.455 - Historic Preservation Regulations, Ord. No. 2005-004, § 3, 5-2-05," May 2, 2005.

Previous Historic Resources Surveys

There have been three previous surveys of the city:

- Downtown and Ventura Avenue Survey (July 1983)⁴
- Historic Resources Survey Update for the Downtown Specific Plan (April 2007);⁵ and
- Westside Historic Context & Survey Report (January 2011).⁶

These surveys were undertaken to support planning efforts in the city, including the development of the City of San Buenaventura General Plan in 1983. The ensuing surveys in 2007 and 2011 were prepared in conjunction with updates to the Specific Plans for those areas.

The current historic resources study represents the first citywide context statement and survey of the city. Therefore, a primary objective of the project was to compile the previous studies and supplement them with additional information as needed to better understand the history and patterns of development throughout the City of Ventura. This comprehensive study will aid in the identification and evaluation of historic resources and provide guidance for planning and land use decisions in Ventura. It is being undertaken concurrently with the General Plan update; therefore, precise data about newly identified potential historic resources will be available once additional research, fieldwork, and community outreach are conducted.

Designated Historic Resources

A list of the properties within the City of Ventura that are currently designated at the local level is included in Appendix A and shown on the map in Figure 1. All of the individually designated properties and all but one of the historic districts are located in the western portion of the city, with the vast majority concentrated in the Downtown Subarea. The Shisholop Village site (Landmark #18) is the earliest locally designated resource, predating European exploration of North America. The Mission Plaza Archaeological site (Landmark No.6) includes features covering 3,500 years of history, from pre-European settlement through the Mission era. There are an additional five landmarks associated with the Mission San Buenaventura. Three landmarks represent the initial development of the City of Ventura, and an additional 63 resources constructed between the 1870s and 1910s coincide with the city's early growth and expansion. 34 designated resources date from the 1920s through the 1940s, including two that are associated with the World War II effort in Ventura. Only one individual landmark, the Leon Walker Building (Landmark #116), dates from the post-World War II period.⁷

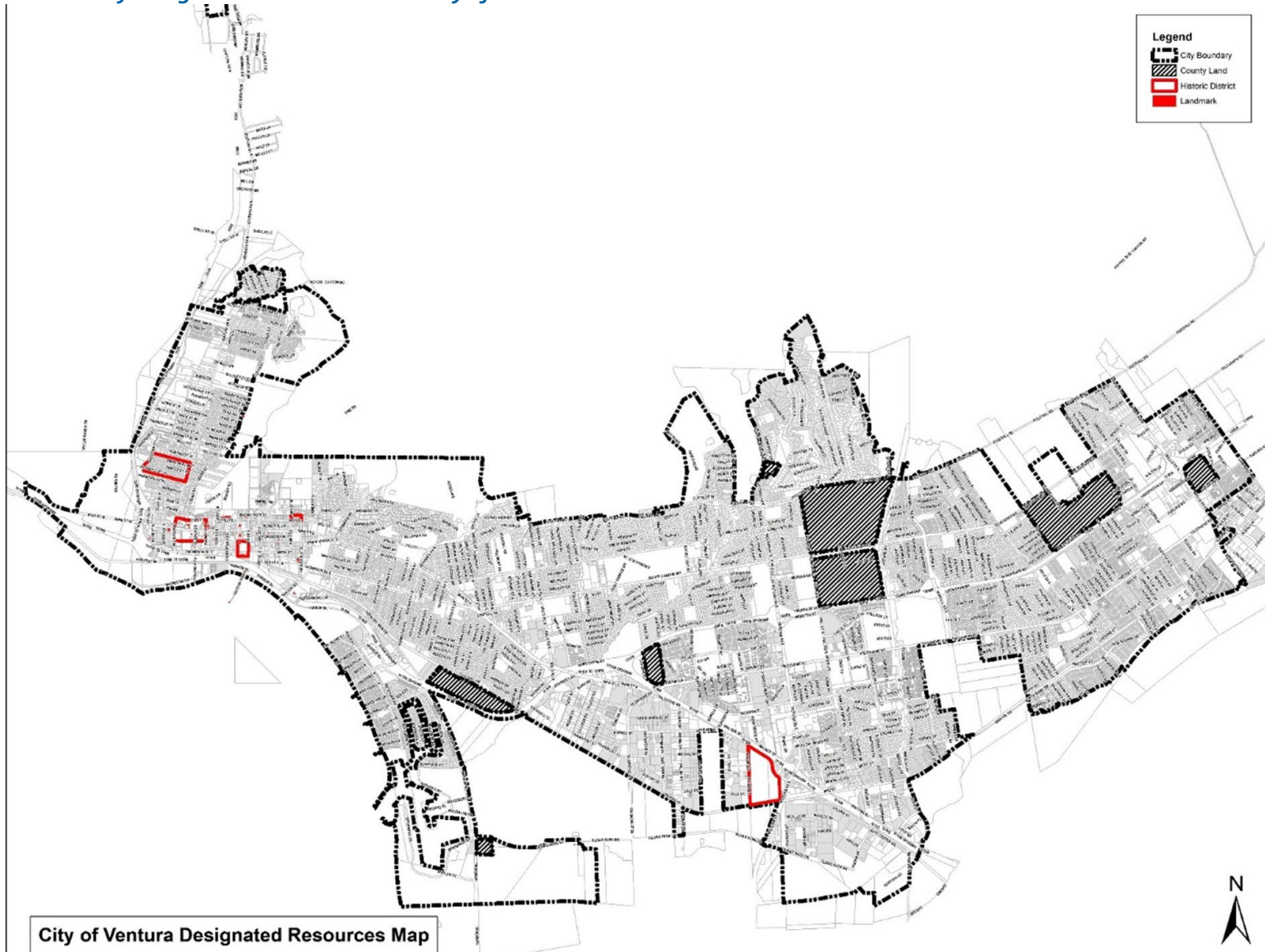
⁴ Judy Triem, "Cultural Heritage Survey Phase I, Downtown and Ventura Avenue for the City of Ventura," July 1983.

⁵ City of Ventura, "Historic Resources Survey Update: City of Ventura, California – Downtown Specific Plan Area," prepared by Historic Resources Group, 2007.

⁶ City of Ventura, "Westside Historic Context & Survey Report: City of Ventura," prepared by Galvin Preservation Associates, Inc., 2011.

⁷ The dates of three designated resources are unknown.

Figure 1: Previously Designated Resources in the City of Ventura



Historic Context

This section provides an overview of Ventura’s history and a brief physical description of each Subarea. This section will be updated pending information gathered during subsequent phases of the current historic resources study.

Overview

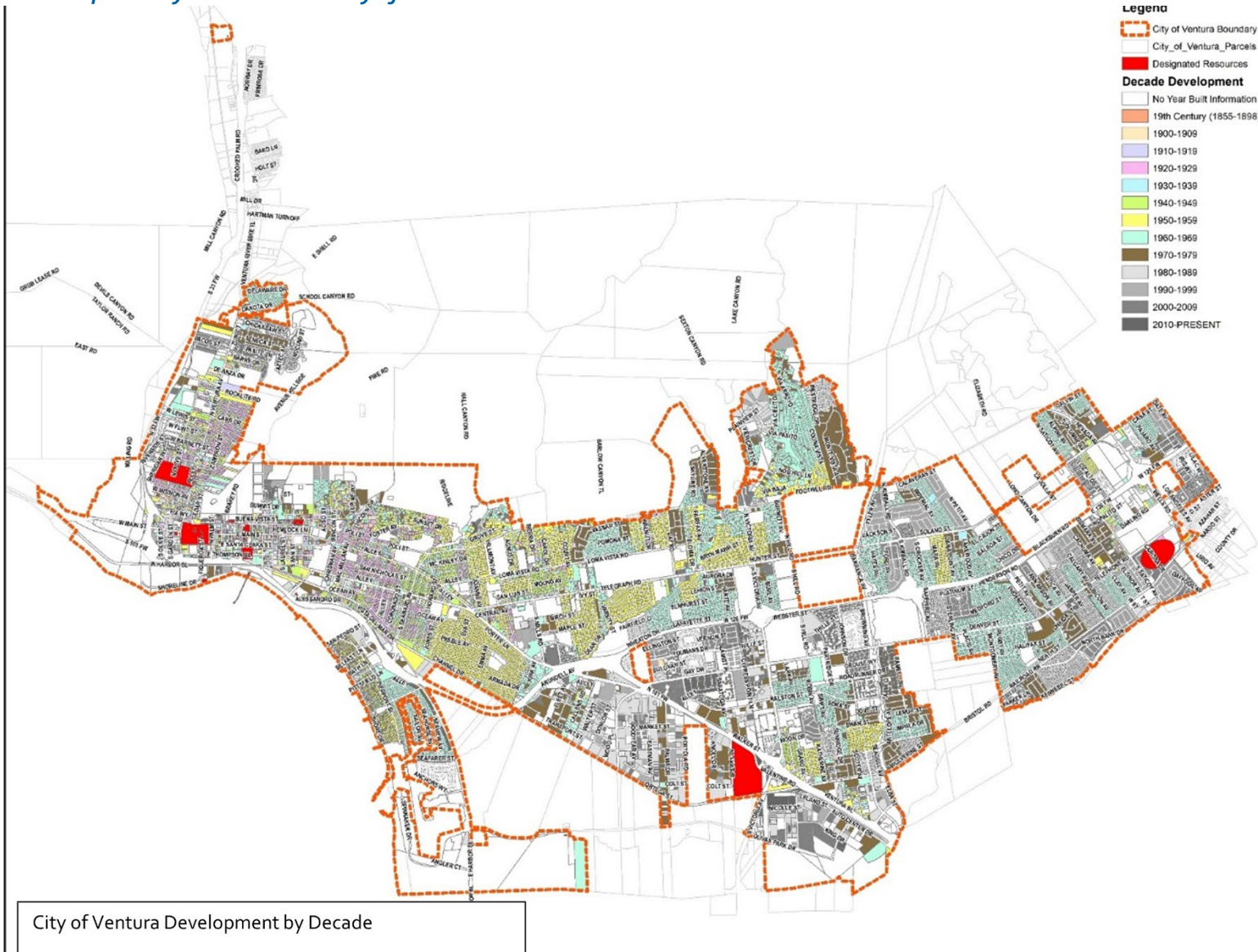
There are several overarching forces that influenced the built environment in Ventura, and together reflect the city as we know it today. These include:

- Coastal location
- Indigenous Settlements
- Establishment of the Mission San Buenaventura in 1782
- Development of the area as a significant agricultural center starting in the mid-19th century
- Location along El Camino Real (later U.S. Highway 101) and the early and continued development of the local tourism industry
- Discovery of oil in the late 19th century and the subsequent oil (and related population) boom of the 1920s
- Post-World War II prosperity and city expansion

The Historic Context Statement and Historic Resources Survey will discuss development patterns and identify potentially significant properties constructed through 1979. According to County of Ventura tax assessor data, there are approximately 35,000 parcels in the City of Ventura; of those, approximately 22,000 were constructed by 1979.⁸ There are approximately 2,890 extant properties constructed between 1855-1939, with just over 2,000 constructed in the 1920s. Like many cities in Southern California, Ventura experienced rapid growth after World War II, growing in both population and geography. There are approximately 12,500 extant properties constructed between 1950 and 1969.

⁸ *It is acknowledged that tax assessor data is not 100% accurate, and there is often missing or incomplete information. For example, sometimes the original construction date is replaced with an “effective date” if significant alterations or improvements are undertaken on a property. In addition, the tax assessor does not include data for parcels that are not subject to property taxes, including schools and other municipal properties. However, the data provides a useful baseline for understanding general development patterns.*

Figure 2: Development by Decade in the City of Ventura



Summary of Development History

The ancestral homeland of the Chumash encompasses parts of San Luis Obispo, Santa Barbara and Ventura counties, and the northern Channel Islands.⁹ 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. They represent the final stages of prehistoric coastal civilization at its highest level of technology, especially in their use of bone, shell, and stone. Archaeological investigations in the Ventura area indicated a high material culture of the coastal Chumash that diminished further inland, with artifacts becoming more technically inferior than those produced on the coast. Even more so, the ethnographic information surrounding these coastal communities suggests that they achieved a level of social, political, and economic complexity not ordinarily associated with hunting and gathering groups. The coastal Chumash population¹⁰ is divided into three linguistic-geographic factions: the Barbareño, Ynezeño, and Ventureño. The Ventureño comprised the southernmost Chumash group that occupied present-day Ventura County and the southwest corner of Los Angeles County – the name “Ventureño” given for the proximity to the Mission San Buenaventura.¹¹

In 1542, Portuguese explorer Juan Rodriguez Cabrillo, credited as the first European to explore present-day California, investigated the area that became the City of Ventura. Two hundred years later, in 1782, Mission San Buenaventura was formally dedicated, providing the foundation for future development of the City of Ventura. The establishment of the Mission San Buenaventura played a critical role in the physical and economic development of the area in the 18th century, and the later founding and growth of the City of Ventura. Significant infrastructure improvements completed during the mission era include the construction of an aqueduct to create a permanent water supply for the area.

Although Mexico successfully revolted against Spanish rule in 1822 and thereby took control of California and Mexico, it was not until the enforcement of the 1833 Secularization Act that the Ventura area experienced real change as a result of the shift in power. From 1834 to 1847, former mission lands were redistributed as land grants to prominent families, who established ranchos and built adobe houses on their newly claimed lands, like the Olivas Adobe (Landmark #1), constructed in 1847.

The townsite of San Buenaventura was initially laid out in 1848, and a post office was established in 1861. Following a serious drought in 1864, which devastated the local cattle ranches, ranchos began to be subdivided into smaller parcels, drawing new residents to San Buenaventura. Between 1848 and 1868, agriculture was Ventura’s primary industry, though early oil exploration in the area began in the 1860s. Residential and commercial development was concentrated west of the Mission complex and extended to the Ventura Avenue area.

The City’s first significant land boom resulted from the completion of the Transcontinental Railroad in 1869, allowing passengers from the east to arrive by rail to Sacramento and then take the stagecoach south to Ventura. The second land boom of 1887 was brought about by the completion of the spur line

⁹ *Additional information and original sources can be found in the City of Ventura Historic Context Statement (link to come).*

¹⁰ *Other Chumash languages spoken outside the coastal area included Purismeno, Obispeno, and Island Chumash.*

¹¹ *It should also be noted that these distinctions were made by the early Spanish missionaries of the area and based solely on linguistic deviations, rather than the self-described identities of Native Americans, or any perceived differences in social or economic organization across the Chumash populations.*

from Newhall, allowing travelers to arrive in Ventura by train for the first time. In the late 19th century, the City of San Buenaventura was officially established, and civic, infrastructure, and institutional development began in earnest. Agriculture remained the primary economic force, but early oil exploration set the stage for the establishment of the oil industry which would dominate the region in the 1920s.

Between World Wars I and II, the City of Ventura transitioned from a primarily agricultural economy to an economy based on oil production. During this period, the city expanded its territory; early subdivisions were established; there was significant commercial development spurred in part by tourism; and there was significant investment in civic improvements. The city's coastal location and proximity to military installations were influential in local development during World War II.

After World War II, the large agricultural fields to the east of the city were converted into new residential tracts where the domestic dreams of the 1950s could be realized. The rapid population growth resulted in expanded commercial enterprises and new commercial centers, and significant civic and institutional development to serve the growing community. Annexation of adjacent land continued throughout the latter half of the 20th century; by 1980 the City of Ventura was approximately 19 square miles, more than double its size in 1960. There were two significant infrastructure projects in the 1960s that played a major role in the development and character of the city – the completion of the Ventura Freeway in 1962, and the 1963 development of the Ventura Marina.

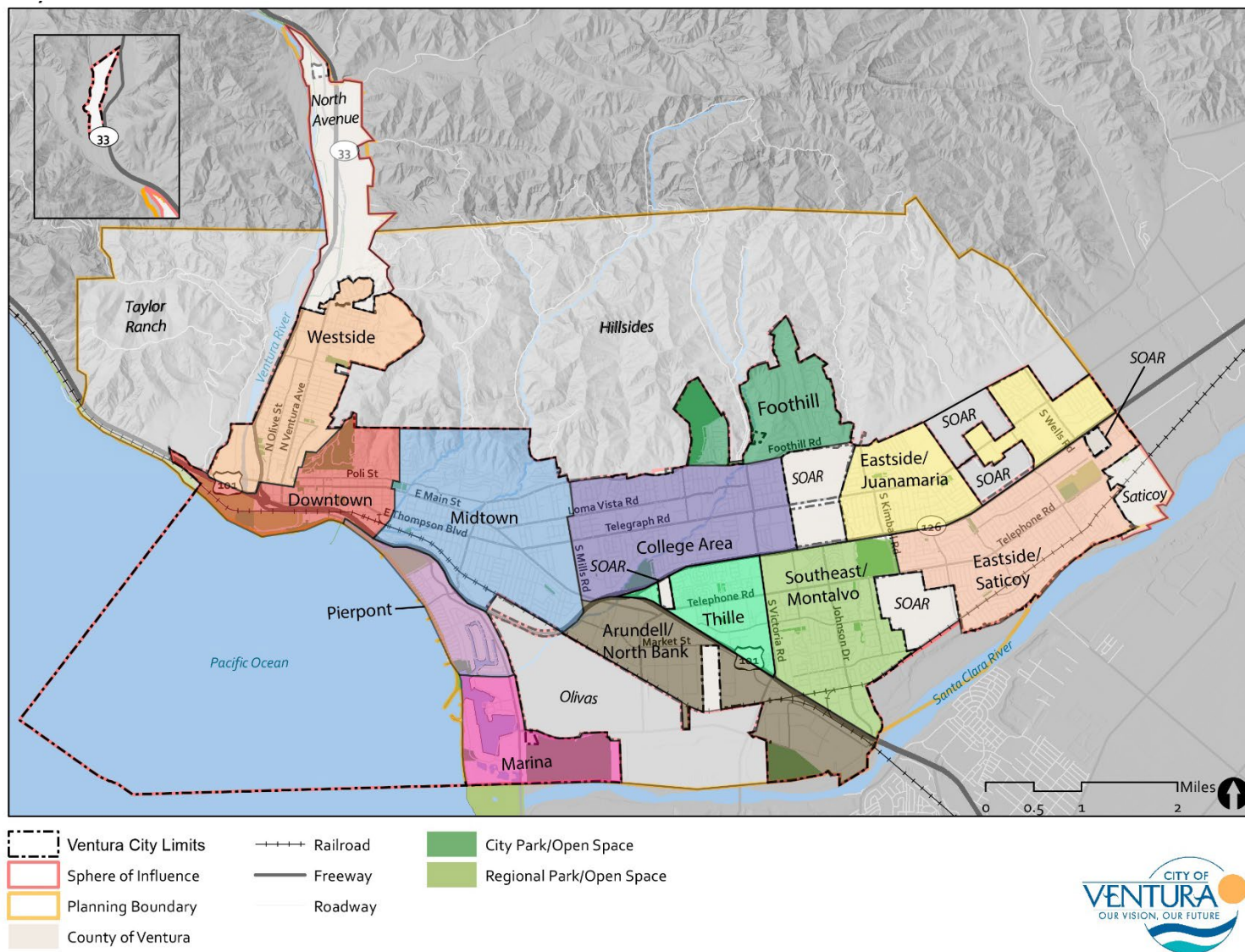


Petroleum Securities Lease Avenue Oil Field (Westside), date unknown, Museum of Ventura County

Overview of Planning Subareas

Ventura is home to a rich mosaic of neighborhoods with their own look, feel, and sense of place. Based on extensive research and analysis, informed by community input, twelve (12) distinct subareas were identified in Ventura. The historic context for these subareas is briefly described on the following pages and mapped in Figure 3.

Figure 3: Subareas



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Westside

The Westside Subarea includes the Ventura Avenue corridor and is home to several neighborhood centers. Due to its proximity to the oil fields, the majority of the resources within the Westside area were constructed during the oil boom that occurred in Ventura between 1920 and 1940. Later development in the area was catalyzed by the construction of the Ojai Freeway (State Route 33) in the early 1960s.

There are a number of potentially eligible historic resources which are located throughout the Subarea, along with 10 designated landmarks. There is one designated historic district in Westside.

Downtown

The Downtown Subarea comprises both the city's urban core and its historic center. Downtown Ventura includes the original townsite at San Buenaventura and the Mission complex, and until the post-World War II period, served as the city's main commercial area. As such, the Subarea has experienced almost constant development since the late 18th century. The area contains a wide range of uses, including some of the city's oldest single- and multi-family residential neighborhoods, the Main Street commercial corridor, the Mission complex, the Ventura Pier, and the former Ventura County Courthouse (now City Hall).

The Subarea contains the largest concentration of previously designated and potentially eligible historic resources in the City. Of the 116 designated landmarks and points of interest, 79 are located Downtown, along with three of the five designated historic districts. In addition, Main Street between Figueroa and Fir has been identified as a potential district.



Panoramic view of Ventura (Downtown), 1925, Museum of Ventura County

Pierpont

The Pierpont Subarea is located within the Coastal Zone Boundary. It is a beach-oriented, predominantly residential community, and includes the Pierpont neighborhood center. The Subarea contains a wide variety of uses, including the only beachfront residential properties in the city, commercial shopping centers, and recreational areas.

There are few potentially eligible historic resources in Pierpont; those that were identified are largely concentrated toward the west side of the Subarea.

Marina

This Subarea includes the Marina, a mobile home park, the Harbor district, Olivas Park Golf Course, and the Olivas Adobe. The area is largely characterized by commercial and recreational uses developed in the latter half of the 20th century.

There are few potentially eligible historic resources in Marina; those that were identified are primarily concentrated at the east side of the Subarea.

Thille

The Thille Subarea includes the Gateway neighborhood center and shares the Victoria Avenue corridor with Southeast Montalvo to the east. The Subarea is characterized by a mix of housing types largely constructed between 1960 and 1980, with some development dating from the 1990s and early 2000s.

There are few potential historic resources in Thille.

Arundell/North Bank

The Arundell/North Bank Subarea contains Ventura's main industrial and warehouse district, but also includes mixed-use areas with retail, restaurants, and offices, as well as the Buenaventura Golf Course and some agricultural land.

There are few potentially eligible historic resources located in Arundell/North Bank; potential historic resources are primarily located at the east side of the Subarea, with some located on either side of East Main Street.

College Area

The College Area Subarea includes a portion of the Telegraph corridor, and the College/Day neighborhood center. Major civic uses are Arroyo Verde and Camino Real Park, Ventura College and Buena High School. Development dates predominately from the 1950s through the 1970s, coinciding with the development of the Ventura College campus, with some scattered development from the 1920s through the 1940s.

There are a number of potentially eligible historic resources in College Area, including one potential historic district just south of Telegraph Road.



Above: Pierpont Bay tract, 1926, USC Digital Library

Right: Birdseye view of Ventura College and surrounding area, 1962, USC Digital Library



Midtown

The Midtown Subarea includes the Main, Thompson, and Loma Vista corridors, a portion of the Telegraph corridor, as well as the Seaward/Alessandro neighborhood center. Between 1906 and 1919, there was a great deal of residential development in Midtown, 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 the area today.

There are five potentially eligible historic districts in Midtown, all located north of E. Thompson Boulevard. A number of potentially eligible individual historic resources are located throughout the Subarea, along with eight designated landmarks.

Foothill

The Foothill Subarea is located in the foothills north of Foothill Road. The area is predominantly characterized by single-family residential development.

There are few previously identified historic resources in the Foothill Subarea; most of the previously identified resources are concentrated toward the southern end of the Subarea. Because this area was heavily affected by recent wildfires, many neighborhoods that may have been potential historic districts no longer retain sufficient integrity.

Southeast/Montalvo

The Southeast/Montalvo Subarea, centrally located between east and west Ventura, includes the Johnson Drive corridor, Bristol neighborhood center, and shares the Victoria corridor with Thille to the west. The town of Montalvo, located four and a half miles east of Ventura, was founded in 1886 with the arrival of the Southern Pacific Railroad. By 1899, the town had a Methodist church, a post office, and a number of stores, accompanied by a small collection of residential cottages. By the 1920s, Montalvo was the site of rampant oil speculation. However, the construction of the 101 Freeway in the 1960s was destructive to Montalvo. Montalvo was annexed into the City of Ventura in 2012. The area is characterized by a mix of housing types, industrial and heavier commercial uses, suburban-scale retail, and the Metrolink station. The area was largely developed beginning in the 1960s, though some scattered development from the 1940s and 1950s remains toward the south side of the Subarea.

There are few potential historic resources in Southeast/Montalvo; most potentially eligible historic resources are located on the west side of the Subarea.

Eastside/Saticoy

The Eastside/Saticoy Subarea includes the Telephone/Petit neighborhood center, the Telephone/Cachuma and Saticoy neighborhood centers and the Saticoy district. The area is characterized by a mix of homes, older industrial and agricultural operations, a County maintenance yard, and Saticoy Regional Golf Course. Suburban-scale commercial development is located along Telegraph along with some detached single-family homes and multi-family residences.

Saticoy takes its name from the Chumash village named Sa'aqtik'oy. Initially part of the Rancho Santa Paula y Saticoy, the founding of Saticoy as a pioneer settlement is generally credited to New York-born William De Forest Richards, who came to California in 1868 and purchased 850 acres to the west of present-day downtown Saticoy (unincorporated Ventura County). As additional settlers were attracted to the area, a small village sprang up along present-day Telephone Road west of Saticoy Avenue. As construction of the Southern Pacific Railroad advanced toward the area in 1887, the railroad approached Richards to purchase some of his land to build a depot. When negotiations stalled, they turned to Samuel

Wells, Richards' neighbor to the east, where they built a railroad boomtown. While the dueling townships battled for supremacy, the eastern village was known as "Railroad Saticoy." Ultimately, the railroads prevailed, and Richards' township largely reverted back to acreage. Much of the land in this area was annexed into the city in the 1960s.

There are few potentially eligible historic resources in Eastside/Saticoy; those that were identified are largely located at the east side of the Subarea.

Eastside/Juanamaria

The Eastside/Juanamaria Subarea includes the Kimball/Telegraph neighborhood center and the Wells corridor. The Brown Barranca runs through the northerly portion of this area. The Subarea is characterized by a mix of older industrial uses and newer suburban commercial and residential development, along with some agricultural land.

There are few potential historic resources in Eastside/Juanamaria; most of those identified are located on either side of Telegraph Road.



Students outside Montalvo School, date unknown, Museum of Ventura County



Aerial view of Eastern Ventura, 1948, Museum of Ventura County

Appendix A

Locally Designated Resources in the City of Ventura

Table 1: Locally Designated Historic Landmarks and Points of Interest

#	Resource Name	Street Address	Construction Date
1	Olivas Adobe	4200 Olivas Park Drive	1847
2	Ortega Adobe	215 W. Main Street	1857
3	Father Serra Statue	501 Poli Street; relocated	1936
4	City Hall and Ventura County Courthouse	501 Poli Street	1912
5	Grant Park Cross (Site of Junípero Serra's Cross)	Ferro Drive	1940s
6	Mission Plaza Archaeological Site	100 Block of E. Main Street	
7	Conklin Residence	608 E. Thompson Boulevard	1877
8	Mission Norfolk Pines	211 E. Main Street	1880s
9	Mound Pepper Tree (not extant)	5430 Telegraph Road	
10	Mission San Buenaventura	211 E. Main Street	1809
11	Plaza Park Morton Bay Fig	Chestnut and Santa Clara Streets	1890s
12	Mission Plaza Morton Bay Fig Tree	100 Block of E. Main Street	1890s
13	Baker Residence	2107 Poli Street	1888
14	Judge Ewing Residence	605 Poli Street	1894
15	Ventura Guaranty Building and Loan	592 Main Street	1930
16	San Miguel Chapel Site	Southwest corner of Thompson Boulevard and Palm Street	1790
17	First Baptist Church	101 Laurel Street	1931
18	Shisholop Village	South end of Figueroa Street	1000
19	Elizabeth Bard Memorial Hospital	121 N. Fir Street	1902
20	Ventura Wharf (Pier)	Harbor Boulevard, east of California Street	1926; reconstructed 1993
21	Emmanuel Franz Residence	31 N. Oak Street	1879
22	Magnolia Tree (not extant)	739 E. Santa Clara Street	c. 1907
23	Great Pacific Iron Works	235 W. Santa Clara Street	1923
24	Ventura Theatre	26 S. Chestnut Street	1928
25	First Post Office Building	377 E. Main Street	1902
26	Hitching Post	88 N. Ann Street	

27	Apostolic Church	902 E. Main Street	1892; relocated 1922
28	Southern Methodist Episcopal Church	896 E. Main Street	1890
29	Southern Methodist Episcopal Church	896 E. Main Street	1890
30	Post Office Murals	675 E. Santa Clara Street	1936
31	Packard Garage	42 N. Chestnut Street	1925
32	Peirano Store	204 E. Main Street	1877
33	Peirano Residence (Parish Law Offices)	107 S. Figueroa Street	1897
34	Theodosia Burr Shepherd Gardens	Southeast corner of Poli and Chestnut Streets	1890
35	Feraud General Merchandise Store (1903 Building)	2 W. Main Street	1903
36	First National Bank of Ventura 1904	401 E. Main Street	1904
37	First National Bank of Ventura 1926	494 E. Main Street	1926
38	Bank of Italy	394 E. Main Street	1924
39	Dr. T.E. Cunnane/Dr. C.F. Miller Residence	128 S. California Street	1888
40	El Nido Hotel	69 S. California Street	1926
41	Robert Sudden Residence	825 Front Street	1886; relocated 1916
42	Robert M. Sheridan Residence	1029 Poli Street	1915
43	Chaffey & McKeeby, Einstein & Bernheim Store (not extant)	Southeast corner of Main and Palm Streets	1872
44	Dudley Residence	Southwest corner of Loma Vista and Ashwood Avenue	1892; relocated 1977
45	Righetti Residence	125 W. Park Row Avenue	1918; relocated 1947
46	Selwyn Shaw Residence	140 N. Ann Street	1888
47	Jacques Roos Residence	82 S. Ash Street	1892
48	Dacy Fazio Residence	557 E. Thompson Boulevard	1910
49	Terry Residence	4949 Foothill Road	1917
50	Bert Shaw Residence	1141 Poli Street	1896
51	Blackstock Residence	835 E. Main Street	1901
52	Sifford Residence	162 S. Ash Street	1895
53	Nellie Clover Residence	857 E. Main Street	1903
54	Kimball Residence	7891 E. Telephone Road	1928
55	Dunning Residence	932 E. Main Street	1920
56	Granger Residence	1206 E. Main Street	1902

57	Morrison Residence	331 Poli Street	1880; relocated 1985
58	Mission Aqueduct	East end of Vine Street	1792-1850
59	Blackburn Residence	721 E. Main Street	1896
60	Alessandro Lagoon	Junction of Vista del Mar Drive and Alessandro Drive	
61	Elwell Residence	143 S. Figueroa Street	1892
62	Suyter Residence	1157 Poli Street	1890
63	El Jardin Patio Building	451-461 E. Main Street	1925
64	Robert Brakey Residence	413 Poli Street	1890
65	Judge Ben T. Williams Residence	386 Franklin Lane	1890; relocated 1950
66	Charles Corcoran Residences	831 Buena Vista Street	1910; 1930
67	Charles Cooper Residence	163 Cedar Street	1886
68	Josiah Keene Residence	41 Bell Way	c. 1872; relocated 1928
69	Hartman Residence	73 N. Palm Street	1911
70	J.A. Day Residence	759 E. Poli Street	1889
71	Ventura Insurance Building	692 E. Main Street	1937
72	Erburu Residence	2465 Hall Canyon Road	1909
73	McCoskey Love Residence	119 S. Figueroa Street	1903; relocated
74	Kate Duval Residence	953 E. Main Street	1902
75	J. Hoover Love Residence	970 E. Santa Clara Street	1923
76	Mabel Nellie Owen Residence	93 W. Simpson Street	1927
77	Dr. Cephus Bard House	52 W. Mission Avenue	1886; relocated 1951
78	Carlo Hahn Residence	211 E. Santa Clara Street	1914
79	Hammonds/Reese Residence	637-639 Poli Street	1905
80	Pierpont Inn	550 Sanjon Road	1910
81	A.D. Briggs Residence	856 E. Thompson Boulevard	1894
82	Tudor Residence	301 S. Dunning Street	1929
83	Arcade Building	38-50 W. Main Street	1926
84	Cassidy Dairy Ranch	3908 Loma Vista Road	1894
85	San Buenaventura Mission Lavanderia	204-208 E. Main Street	1792-1815
86	Erle Stanley Gardner Office	21 S. California Street, Room 306	1915-1934
87	Casa de Anza	606-612 N. Ventura Avenue	1929
88	WWII Gun Emplacements	Near Ventura River Mouth	1942
89	Norton Ranch Residence	71 N. Palm Street	1910; relocated 1989 and 1993

90	John C. Fremont Camp	100 Block of E. Main Street	1847
91	China Alley Historic Area	200 Block of E. Main Street	1880s
92	Louis Rudolph Craftsman Bungalow	958 E. Santa Clara Street	1922
93	Petit Tudor	1725 Miramar Drive	1929
94	Rancho Attilio Site	South of Telephone Road, between Saticoy Avenue and Wells Road	1916
95	Mayfair Theater Site	793 E. Santa Clara Street	1941
96	Coast Live Oak Tree	Southwest corner of Thompson Boulevard and S. Palm Street	1830s
97	Arnold Residence	92 N. Fir Street	1907
98	Rudolph Residence	86 Encinal Place	1927
99	Elks Ventura Lodge No. 1430	11 S. Ash Street	1928
100	Avenue Water Treatment Facility	5895 N. Ventura Avenue	1938
101	Harry S. Valentine Residence	993 E. Santa Clara Street	1915
102	McGuire Building/Pythian Castle	315-321 E. Main Street	1906-1907
103	Strickland Residence	1660 Poli Street	1925-1929
104	Hobart/Barr/Lucking Residence	230 S. Ash Street	1902
105	Gabbert Farmhouse	280 Parsons Avenue	1914
106	Lucking Residence	244 S. Ash Street	1898
107	Shaffer Residence	134 Christian Avenue	1927
108	Swift and Company Building	305 S. Kalorama Street	1928
109	The Frederick Neill & Ida Foster Baker Residence	1039 Poli Street	1912-1913
110	The Mission Hotel	79-96 S. Oak Street	1926
111	The Hamilton Hotel	363-373 E. Main Street	1924
112	J.C. Penney Company	327 E. Main Street	1892
113	Willett Ranch	181 and 197 Klamath Street	1870-1906; relocated
114	Catherine and Michael Walsh Residence	257 S. Hemlock Street	1910
115	Southern Counties Gas Buildings	273-279 S. Hemlock Street	c. 1920
116	Leon Walker Building	1199 E. Thompson Boulevard	1953

Source: City of Ventura (2021)

Table 2: Locally Designated Historic Districts

District Name	Boundaries
Mission Historic District	Santa Clara Street, Ventura Avenue, Poli Street, Palm Street
Mitchell Block Historic District	Plaza Park/Houses on Thompson Boulevard 608, 620, 632, 644, 658, 670, 682 and 692
Selwyn Shaw Historic District	Buena Vista Street, Ann Street, Hemlock Street, Poli Street
Simpson Tract Historic District	Sheridan Way, Ventura Avenue, W. Prospect Street, W. Simpson Street
Ivy Lawn Cemetery Historic District	Valentine Road, Sperry Drive (South & East Property Lines)
<i>Source: City of Ventura (2021)</i>	