

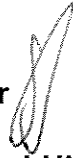
CITY OF VENTURA

CITY MEMORANDUM

Agenda Item: 2

Date: February 8, 2011

To: Historic Preservation Committee

From: Lisa Wilkinson, Associate Planner
Jeffrey Lambert, Community Development Director 

Subject: Westside Historic Survey's Conservation Areas and Historic Context Discussion

Recommendations:

1. Provide Development Code recommendations to staff for the remaining conservation areas, including Warner Street and Mission Avenue.
2. Identify and list any remaining needs in the final draft Westside Historic Context & Survey Report.

Discussion:

Conservation Area Discussion (continued)

The Westside Historic Context and Survey Report recommends that the City consider designating identified "conservation areas" with special zoning to help preserve community character in accordance with the City's General Plan (recommendation #4). On January 24, 2011, the Historic Preservation Committee began addressing this recommendation by reviewing one of three proposed conservation areas located on Barry Drive. The purpose of HPC's review and comments is to further articulate the characteristics to be maintained in the proposed Development Code (currently in draft form). At this meeting, the HPC identified the following characteristic features and recommended potential standards for the Barry Drive conservation area as follows:

Barry Drive Characteristics	Recommended Code Changes
Structures are proportional to lot size	None
Material such as plaster or lapping	None
Alcoves and porches that face the street	(Consistent with draft code except for setback requirements)
Simple massing	Second story elements should jog inward and not be permitted near street/front
Garages located at the rear of the	(In draft code.) Accessory non-habitable

property	structures should be allowed 0' from rear rather than 3' setback
Low sloped roofs or articulated parapets with tile	None
Single stories near the street	2 nd story near front inappropriate
Side yard driveways	None (garage to be located in rear)
Well defined front yard with fencing as a delineating element	None

The next tasks for HPC at the February 8, 2011 meeting includes reviewing character-defining features in the Mission Avenue and Warner Street areas (both in separate conservation areas) and provide recommendations to be considered in the proposed development code.

Historic Context Discussion

On August 23, 2010, HPC reviewed the initial draft Historic Context Statement, including the preliminary survey findings and recommendations. A final version subsequently became available and presented to the public for their comment at the October 11, 2010 meeting. At that time, staff recommended minor changes be made to the report where further information and corrections were needed. An updated version dated January 2011 is now available online (Attachment A), which includes historic maps, additional information within the historic context, and an explanation of the characteristics of identified conservation areas. The historic context contains relevant history associated with the Westside's development and includes extant examples in the following established periods of significance:

- Mission Period (1782-1833)
- Mexican Period (1834-1847)
- City Founding and Incorporation (1848-1868)
- 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)

The content in the historical context has become a subject at recent HPC meetings. As a commission, the HPC should make a collective judgment based on the updated report and provide direction to staff.

Attachments (link)

- A. Final Draft Westside Historic Context & Survey Report
<http://www.cityofventura.net/cd/planning/historicpreservation>