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Unique Victorian Property from 1894 in Ventura Offered for Sale

8/13/14

Here's news of a unique property to hit the market, as "The Judge's House", considered one of the most beautiful and recognizable properties in the City of Ventura, is for sale. The Queen Anne Victorian-style building perched atop Poli Street, overlooking downtown and the ocean, has many uses, including, office, residential and potential value-added development. It is listed for \$2.4 mil.



The 2.5-story structure, which was built in 1894 by Judge Felix Ewing, Ventura County's only judge at the time, has primarily been used as law offices for the past 40 years. Currently, a law firm and multiple commercial tenants occupy the building on a month-to-month basis. It is located at 605 Poli St.

The landmark structure, which totals over 3.1k sf of space, features five bedrooms, artisan stained glass windows in the master bath, curved leaded glass windows in front, five custom fireplaces, a library, and fine woodwork with handsome staircase railings. Four unique parquet floor designs, bird's eye maple and large pocket doors add to its appeal.

The building's entry is graced by a covered portico with ionic columns and Batchelder tiles beneath a curved second floor porch that offers dramatic views of the ocean and city lights below. There is also a two-story garage with pergola and fountain. The property has onsite parking for approximately eight or more cars.

For much of the last five decades, "The Judge's House" served as the offices of the Lascher & Lascher law firm headed by the late Edward L. Lascher, who worked with his wife and law partner Wendy Cole Lascher to create one of California's finest appellate law firms. Wendy, who is now with the firm of Ferguson Case Orr Paterson LLP, is the trustee of the Lascher Family Trust, which is the current owner of record and seller.

Ash Joshi of Encino-based Capital Realty Solutions, who has the listing, noted that "This is truly a rare opportunity to own a one-of-a-kind property, perhaps the best location, land and building available in the City of Ventura for many years. There is tremendous potential to renovate the building as a showplace home or prestige offices."

Joshi added that while currently used for commercial purposes, the property might yield substantial added value to an investor because its form-based zoning might lend itself to a parcel split or additional development of the undeveloped portion of the 18k sf lot.

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