

**DOWNTOWN OXNARD  
HISTORIC RESOURCES SURVEY  
FINAL REPORT**

July 2005

Prepared for:

City of Oxnard  
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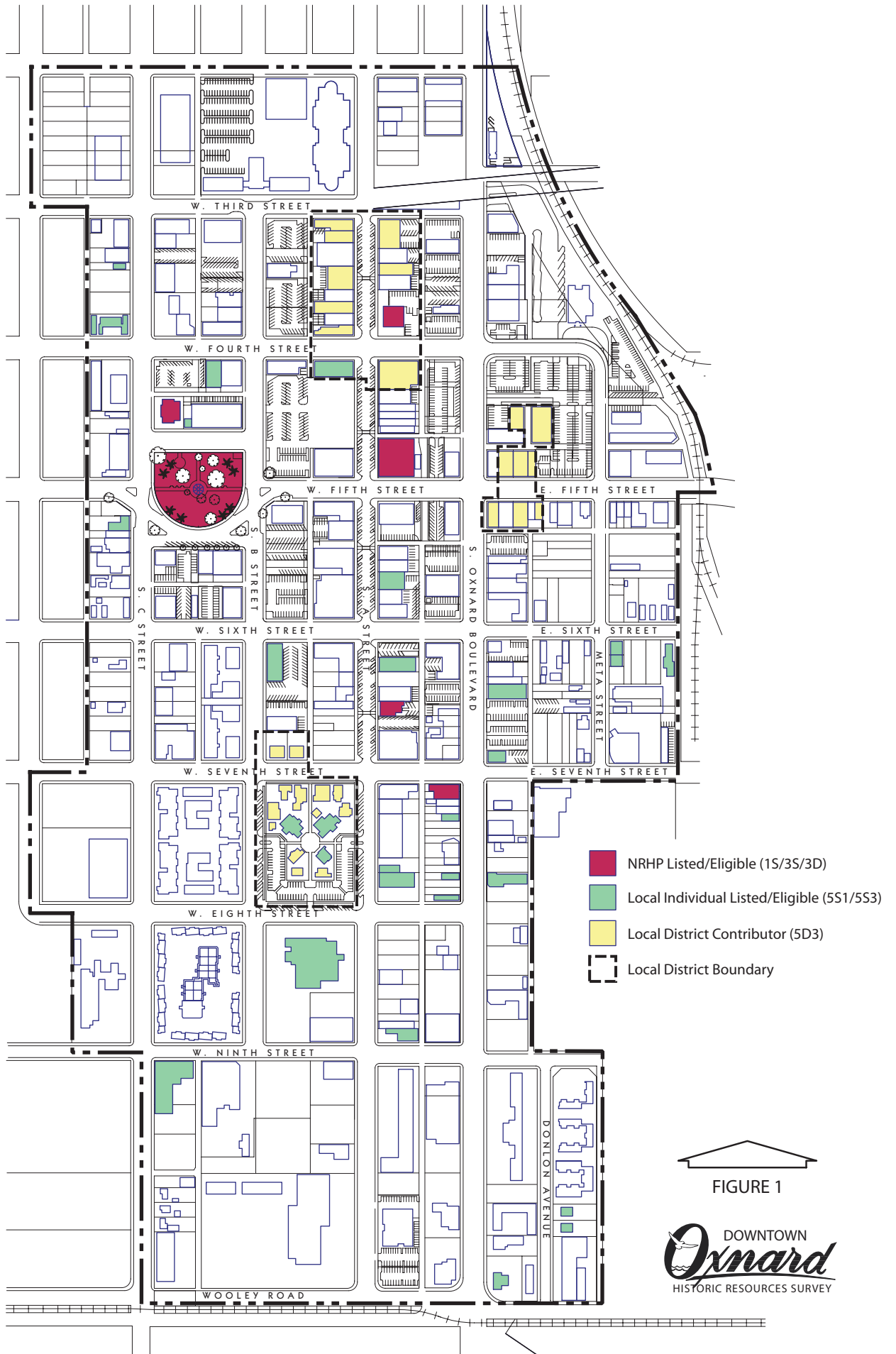
## **Executive Summary**

The City of Oxnard Downtown Historic Resources Survey was completed between September, 2004 and July, 2005 by San Buenaventura Research Associates (SBRA) under contract to URS Corp. Beginning with a list of roughly 400 assessor parcels within the survey areas [Figure 1], SBRA established the dates of construction and dates of alteration(s) for the buildings within the survey area and evaluated for historical significance all buildings and structures which were constructed or obtained their present appearance in 1960 or earlier. These properties, totaling 253 in number, were documented and evaluated for their potential historical significance and for local, state and federal eligibility, in accordance with accepted methodology and criteria developed by the California Office of Historic Preservation and the National Park Service. The primary basis for significance evaluation was the Historic Context Statement developed for the survey area by SBRA in conjunction with this project. The detailed results of the evaluation process are contained in Survey Results Table (Appendix A) and DPR 523 forms (Appendix D) of this report.

The project staff for this report were: Judy Triem, Historian; Mitch Stone, Preservation Planner; and Katie Wollan, Research Associate. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal standards, and best professional practices.

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## **I. Methodology**

This project is an evaluation of historical significance and eligibility for properties located within the Central Business District of the City of Oxnard. [Figure 1] The purpose of this intensive-level survey is to assess the historic, architectural, and cultural significance of buildings and structures in the survey area; to place each within the area's identified historic context; and to evaluate each property's eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and as a City of Oxnard landmark.

For purposes of this study, buildings and structures constructed from the city's founding in 1898, up to and inclusive of 1960 were considered to be potentially significant, and were evaluated for their eligibility in accordance with NRHP, CRHR and city criteria. It is anticipated that the results of this survey will be utilized to assist the City of Oxnard in its compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, and Section 106 of the National Historic Preservation Act as implemented through the National Environmental Policy Act (NEPA), and for other planning purposes.

### *Previous Surveys*

The historic residential area located immediately to the west of the city's downtown commercial core was the subject of a comprehensive historic resources survey conducted jointly by the City of Oxnard and the County of Ventura Property Administration Agency in 1980, with SBRA acting as the survey coordinators. The city's downtown commercial district was not covered by this survey; therefore, this project and the prior survey overlap historically, but not geographically. This project constitutes the first comprehensive investigation into potential historic resources located in Oxnard's central business district.

However, local interest in historic properties has resulted in the identification of several historic resources in downtown Oxnard. Designated City and Ventura County Landmarks located within the survey area include: the Perkins and Petit houses and the First Church of Christ Scientist in Heritage Square, the Japanese Methodist Episcopal Church, the Plaza Park Pagoda, the Bank of A. Levy, the Carnegie Library and the C Street Palm trees. The Carnegie Library is also listed on the NRHP.

### *Scope*

The consultants were initially provided by the city with a digital database of assessor parcels located within the boundaries of the survey area, which constitutes the central core of the city's business district as it developed from the founding of the city in 1898, to the present. Of these approximately 400 parcels, roughly half were either vacant or utilized as parking lots, as verified by a windshield survey conducted by the consultants. These parcels were eliminated from the need for further evaluation.

In accordance with the scope of work for the project, the consultants had intended to further reduce the number of parcels requiring detailed investigation by utilizing date of construction data collected by the Ventura County Assessor's Office. However, when this data proved to be unavailable for the vast majority of parcels within the project area, property-specific research was required to establish dates of construction for all of the non-vacant parcels within the survey area. This research was conducted using the city's building permit street files. The result of this research effort was the elimination of roughly one quarter of the re-

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maining parcels from further consideration (due to verification of dates of construction or major alterations occurring after 1960), as well as a detailed construction record for all parcels within the survey area. In the course of the research, this data was hand-recorded onto research forms.

### *Photography*

All properties which, based on documentary or visual evidence, appeared to have been constructed in 1960 or earlier and were digitally photographed from the public right-of-way. A photograph log was created recording a roll and frame number for each photograph, the date and subject of the photograph, and view angle. This log is included within this report in Appendix C. The photographs were reduced and corrected for use in the Primary Record forms. A set of full-resolution uncompressed JPEG images was recorded on a Compact Disc, which is attached to this report.

### *Sanborn Map Reproduction*

As a result of their work on the 1980 survey project, SBRA was in possession of a set of color photographic transparencies of the Oxnard edition of the Sanborn Fire Insurance Maps from the years 1900, 1903, 1906, 1912 and 1929. This project's scope of work included the task of scanning the transparencies digitally and printing these valuable historical documents with stable inks on archival quality (acid-free) paper. Upon completion of this project, this set of maps will be archived in Special Collections at the Oxnard Public Library.

### *General and Site-Specific Research*

In addition to the city building permit files, a number of other primary and secondary sources were consulted in the course of preparing the Historic Context Statement contained in Section III of this report, as well as the property-specific research conducted on individual properties. Principal among these sources were the Sanborn Fire Insurance Maps, both the editions specified above, and the 1929 edition corrected to 1950, which was available online (in black and white form) from the Los Angeles Public Library. Another important sources of historical data were the City Directories from the 1900s through the early 1960s. A number of individuals with personal knowledge of Oxnard's history were interviewed over the course of the research phase.

Relying on the building permit street files as a primary data source for this project proved somewhat problematic. The City of Oxnard apparently did not consistently require building permits for even major construction until the late 1940s, although for a small number of properties, building permits as early as the 1930s were found. In a significant number of instances, no building permit information could be located in the street files for buildings which (based on visual and other evidence), were quite clearly constructed as late as the 1970s. These issues were resolved to the greatest possible extent through the research, but ultimately necessitated the use of estimated dates of construction for a number of recently-constructed buildings and major alterations.

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### *Recordation and Documentation: Preparation of DPR 523 Forms*

The standardized method for recording historic properties in California in conjunction with intensive-level survey efforts are the Department of Parks and Recreation (DPR) 523 forms. Forms from this set are available for recording physical and locational data (the Primary Record) and historical and evaluative data (the Building, Structure and Object, or BSO, Record).

In connection with this survey, both Primary and BSO forms have been generated for all properties which through the research (or lacking definitive documentary evidence, visual clues) were determined to have been constructed or have attained their current appearance by 1960. For the most part, buildings which were constructed prior to 1960 but which have been substantially altered since 1960 were not documented with DPR 523 forms. Rather, their date(s) of construction and date(s) of major alteration(s) were summarized in the Survey Results Table included in this report as Appendix A. However, in a few instances, the consultants elected to prepare DPR 523 forms for properties which were found to be ineligible due to age or alteration in order to provide an opportunity to explain the historical evidence for their ineligibility in greater detail.

Primary and Building, Structure, and Object records were prepared for approximately 150 properties in the survey area. The DPR 523 forms were completed in accordance with the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995). For this survey, one set of Primary and BSO records were produced for each assessor parcel. If more than one building existed on the parcel which warranted description and evaluation, Continuation Record forms were created and attached.

The Primary Record includes a brief description of the subject property, generally stating the type, plan, number of stories, building materials, alterations, setting, condition and architectural style of the property. The form includes the resource's attributes (property type) as standardized in the Office of Historic Preservation instructions, locational information (street address and APN), and the NRHP property type category which applies (building, structure, object, site, district). The address provided on the Primary Record form is in virtually all instances, the situs address assigned to the parcel by the Ventura County Assessor's Office. This address is frequently not the common street address for the building(s) located on the parcel. The street addresses, as determined during the field work and research phases of this project, were included in the Other Locational Data field of the Primary Record form. In some cases, the situs address in the Ventura County Assessor date was omitted or found to be erroneous. These addresses were corrected utilizing field data.

Also included are the name and address of the property owner (as provided by the city at the beginning of the survey process), and the name of the recorder and the date of recordation. The building's estimated date of construction is recorded followed by the letter "F" if is factual (documented by original building permits or other method) or the letter "E" when it has been estimated. A property which is more than 50 years of age is normally recorded as "historic." A color digital photograph, generally of the property's main street elevation, is included on the Primary Record form.

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The Building, Structure, Object (BSO) Record, which is attached to the Primary Record as page two, evaluates the significance of the property and its eligibility for NRHP, CRHR and local designation as an historic property. The building's original and present uses, its architectural style or construction type as well as dates of significant alterations, when known, are recorded on this form. The name of the architect or designer, and/or builder are identified, when that information was found on building permits or could otherwise be determined. The form describes the property's importance as it relates to the historical development of Downtown Oxnard. Statements of significance on the BSO Record reflect the historical developmental themes and time periods identified in the Historic Context Statement prepared in conjunction with this project, found in Section III of this report. As a general rule, a resource was determined to be significant if it is associated with a theme described in the context statement, and retains its integrity (the physical characteristics required for it to convey its significance).

In some instances, Continuation Records were prepared for properties in the survey. This form provides an opportunity to include extended discussion of historical information or evaluation, as well as documentation of additional or secondary buildings on a property, as well as supplemental photographs.

### *California Historical Resource Status Codes*

On both the Primary Record and BSO, the relevant status code, which best summarizes the property's eligibility, is noted in the form's header. The document, *California State Office Of Historic Preservation Department Of Parks & Recreation Technical Assistance Bulletin #8: User's Guide To The California Historical Resource Status Codes & Historic Resources Inventory Directory* provided the guidance for the assignment of significance codes. The overall code categories are:

- 1 Properties listed in the National Register (NR) or the California Register (CR)
- 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
- 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
- 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation
- 5 Properties Recognized as Historically Significant by Local Government
- 6 Not Eligible for Listing or Designation as specified
- 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

A complete definition of these codes, as well as the suffixes which complete this system of categorization, are included in Appendix B of this report.

### *Evaluation of Significance: Eligibility Criteria*

All properties within the survey area were evaluated by the consultants for historic significance using NRHP, CRHR and local landmark criteria. Properties which appear to be eligible for listing or designation either individually or as part of a district were identified.

The NRHP Criteria for Evaluation (Code of Federal Regulations, Title 36, Part 60) are described in detail in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Properties which meet one or more of the following criteria may be eligible for listing in the NRHP:

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- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

A property which meets any of the following criteria is eligible for listing on the California Register of Historical Resources:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))



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### *City of Oxnard Landmark Criteria*

In April 1991, the City of Oxnard adopted the Ventura County Cultural Heritage ordinance (§§1360-1374, as amended) by resolution (City of Oxnard Resolution No. 10135), including eligibility criteria and procedures, substituting references in the ordinance to the County of Ventura with the City of Oxnard. Since that time, the Ventura County Cultural Heritage Board has acted as the city's cultural heritage board. The criteria for designating properties for listing are:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is identified with persons or events which are significant in national, state or local history;
3. It shows evidence of habitation, activity or the culture of prehistoric man;
4. It embodies elements of architectural design, details, materials or craftsmanship which represents a significant structural or architectural achievement or innovation;
5. It is representative of the work of a master builder, designer, architect or artist;
6. It is imbued with traditional or legendary lore;
7. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar feature associated with a neighborhood, community or the County of Ventura;
8. It is one of the few remaining examples in the County possessing distinguishing characteristics of an architectural or historical type or specimen.

Unlike the NRHP and CRHR, this ordinance does not provide for a minimum age for listing, or criteria for the level of integrity required for a property to be eligible for landmark designation. However, the ordinance does provide for designating a Point of Interest, which specifically includes altered properties which may not be eligible for landmark designation. A Point of Interest is defined as a property:

- 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 or architectural style; or
- B. That has historic significance, but has been altered to the extent that the integrity of the original workmanship materials or style has been substantially compromised; or
- C. That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

Although the ordinance provides no specific analytical standards for determining the level of integrity required for the designation of local landmarks, read together, these two sets of designation criteria suggest that at least a general standard of design integrity should be applied to the designation of landmarks.

### *Mapping*

The results of the survey as well as the survey boundaries are illustrated in a map included in this report as Figure 1. The map was produced from a base map of downtown Oxnard, including streets, parcels and building footprints, provided to the consultants by the city.

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## *Preparation of Final Products*

At the conclusion of the above tasks, the consultants prepared this final report, which in addition to the DPR 523 forms, contains a statement of survey methods, the historic context statement for the survey area, and a bibliography. In addition, a map of the survey area, including evaluation codes was prepared. Finally, a summary of findings was prepared.

## **II. Survey Results**

Two properties within the survey area appear to have the ability to contribute to the formation of a NRHP or CRHR-eligible historic district. No other NRHP or CRHR-eligible historic districts were found due primarily to the considerably altered state of many of the buildings and the extensive loss of historical setting and context due to the substantial level of demolition and new construction which has occurred within downtown Oxnard over roughly the past thirty years. The two buildings at 703 and 705 S. Oxnard Boulevard appear to be eligible as an NRHP and CRHR district for their association with Oxnard's Chinatown.

Also, three small groups of buildings were found to be potentially eligible for listing as local historic districts. The A Street District, located in the 300 and 400 blocks, contains ten contributing buildings representing the most intact remaining examples of post-war commercial development of downtown Oxnard. Two buildings within this district built prior to the war, the Post Office and Woolworth's building, are key anchor to the district.

The second potential historic district is located on East Fifth Street and (former) Enterprise Street and includes eight buildings in the 100 block of East Fifth Street and Enterprise Street. These buildings represent the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

A locally-eligible district could also be formed from the buildings within Heritage Square. Taken as a grouping, these fourteen buildings represent both town and ranch buildings built between the 1870s and the 1910s and are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.

Also, extensive research into Oxnard's Chinatown identified China Alley as an important site in Oxnard's history, for its association with Chinese settlement in Oxnard. China Alley runs north and south between Seventh and Eighth streets and A Street and Oxnard Boulevard. All of the buildings on the alley were demolished by the 1960s. However, because of its significance as a place of Chinese settlement as well as the notoriety it attained as a place for gambling, drugs and prostitution, it should be regarded as eligible for designation as an Oxnard Point of Interest.

Designated City and Ventura County Landmarks located within the survey area include: the Perkins and Petit houses and the First Church of Christ Scientist in Heritage Square, the Japanese Methodist Episcopal Church,

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the Plaza Park Pagoda, the Bank of A. Levy, the Carnegie Library and the C Street Palm trees. The Carnegie Library is also listed on the NRHP. This survey found several additional properties to be eligible for listing on the NRHP and CRHR, including the Post Office, Bank of A. Levy building, Plaza Park and Pagoda, and the Japanese Methodist Episcopal Church. In addition, 26 properties were deemed potentially eligible for individual designation as City Landmarks.

The results of the survey are summarized below and reported on a property by property basis in Appendix C.

<i>Type of Property</i>	<i>Status Codes</i>	<i>Count</i>
NRHP Eligible/Listed	1S/3S/3D	7
Locally Eligible/Listed	5S3/5D3/5B	60
Ineligible	6Z	186

### III. Historic Context Statement

In order for a property to qualify for listing on the NRHP, CRHR or for local designation, the property must be significant, which is defined as possessing the representative characteristics of some aspect of an area's history or architecture. A property's significance should be evaluated within its historic context, which are "those patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) is made clear." (National Register Bulletin 15)

#### General Historical Overview to 1898

The land on which the City of Oxnard is located today was originally part of a great alluvial delta formed mainly by the Santa Clara River that gently slopes to the Pacific Ocean. It is the largest and most extensive level surface in Ventura County. The Mediterranean climate is ideal for growing tree and vegetable crops.

The Chumash Indians lived along the coast for over a thousand years. The large coastal villages included Mugu and Hueneme with smaller villages along the Santa Clara River. The Indians traded with villages on the Channel Islands and used canoes called "tomols" to travel back and forth to the islands.

#### *Rancho Rio de Santa Clara or La Colonia*

The first Spanish mission in the area was established in San Buenaventura in 1782, and by 1833, the Spanish began rewarding their soldiers and civil servants by awarding large grants of land. In 1837 Rancho Rio de Santa Clara or La Colonia was granted to eight soldiers who had served with the Santa Barbara Company. Each soldier held an undivided interest in the 44,833 acre ranch located south of the Santa Clara River adjacent to the Pacific Ocean.

Rafael Gonzales appears to be the only soldier to live on the rancho. He raised cattle and lived in a small adobe dwelling located between present day Gonzales Road and the Santa Clara River. The drought of 1863-64 resulted in widespread cattle starvation, and no doubt prompted the sale of the rancho.

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In 1864 Thomas Bard, land agent for Thomas Scott, purchased 32,000 of the 44,833 acre Rancho Rio de Santa Clara or La Colonia. Thomas Scott was Acting U.S. Secretary of War, Vice-President of the Pennsylvania Railroad, and an oilman. He purchased this property, along with five other Ventura ranchos, in order to exploit their oil potential.

Bard eventually became the largest landowner of La Colonia, but a squabble over land ownership flared up over the boundaries between rancho and government-owned public lands. During this period, many families squatted on what they believed to be public land available for homesteading. Other owners of Rancho La Colonia included Jose Lobero. In 1867 Christian Borchard, a native of Germany, purchased 1,000 acres of land from Lobero, including the Gonzales adobe. Borchard is credited with being the first farmer on La Colonia (Hutchinson, Vol. I, 1965: 166).

In 1868 Bard advertised portions of the rancho for sale in Northern California. Some of the earliest to settle and purchase land from Bard were Michael Kauffman, John D. Patterson, Dominick McGrath, Peter Donlon, James Leonard and Mark McLaughlin. In 1869 Bard sold parcels to Jacob Gries and James Saviers (682 acres), Peter Donlon (533 acres) and William I. Rice (1,762 acres). Many of these farmers had migrated from Northern California after hearing about the available land for sale on La Colonia. During the early 1870s, Juan Camarillo sold portions of La Colonia to Jacob and Gotfried Maulhardt and Johannes Borchard (1,320 acres) (Hutchinson, Vol. I, 1965: 168-69).

With the arrival of these first farmers, many of Irish and German descent, Bard realized that a town needed to be established to serve their shipping and supply needs. The town of Point Hueneme was established by Bard in 1869 and a wharf was constructed in 1871, the first true wharf on the coastline between Santa Cruz and San Pedro. Between 1871 and 1900 farmers settled on the La Colonia and shipped their products through the Hueneme Wharf. The town of Hueneme grew slowly as a merchant class evolved and the shipping trades were established. Through the 1880s barley was the predominant crop raised by farmers and shipped primarily to San Francisco. Other important products included wheat, corn, beans, mustard, sheep, hogs, wool and eggs. The expanding agricultural trade led to a lighthouse being constructed at Point Hueneme in 1874. Farmers were constantly experimenting with new crops. In addition to barley, grains and lima beans, the sugar beet made its debut as a new crop when Johannes Borchard planted the first sugar beets for use as livestock feed.

On February 1, 1878, a survey of Rancho La Colonia was completed, the courts approved ownerships, and the long-disputed land titles were resolved. However, it would not be until 1887 that the squatter claims were settled, in Thomas Bard's favor.

### *Sugar Beet Industry and the Oxnard Brothers*

In 1895 Borchard and Albert Maulhardt visited the Chino Sugar Beet Refinery in San Bernardino County with the intent of test-planting sugar beets as a major crop. Maulhardt returned with seed from the refinery and set out five acres on land owned by Thomas Bard in 1896. Encouraged by Bard, Henry T. Oxnard and Claus Spreckles visited Hueneme to examine the potential for building a sugar refinery near the wharf. Oxnard wanted it centrally located, nearer to the growers. By 1897 Maulhardt had convinced a large number of

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farmers to plant beets, resulting in the end of large scale grain raising. In 1897, 225 tons of beets a day were shipped through Montalvo, a Ventura Beet Growers Union had been formed, and brothers Henry T. and John Oxnard had decided to build a beet sugar refinery in the area, which remained relatively isolated. At the time, no railroad or bridge connected the northern and southern banks of the Santa Clara River.

The sugar beet industry got its start in the 1870s in Northern California with the establishment of the nation's first commercial beet sugar factory by Ebenezer Dyer, who organized the California Beet Sugar Company. The industry expanded little until 1888, when Claus Spreckels established a large sugar beet factory in Watsonville and recruited farmers to grow beets, educating them on beet culture and offering prizes as incentives. By 1896 the Watsonville plant was the largest sugar factory operating in the U.S. and attracted the attention of Henry and Robert Oxnard, who had been in the sugar refinery business in New York. Henry Oxnard had competed with Spreckels as a refiner of Hawaiian cane sugar in San Francisco.

Their father Thomas Oxnard, a native of Marseilles, France, had been a cane sugar grower and producer for years on his sugar plantation in Louisiana. Robert, the first son of ten children, followed his father into the sugar business. Following his education in Boston he entered the sugar export business in Havana in 1872 and in 1876 entered into his father's sugar refinery in Brooklyn, New York. He settled in San Francisco in 1888 and became president of the American Sugar Refinery Company and the Western Sugar Refinery Company.

Henry Thomas Oxnard, born in Marseilles, France in 1860, grew up in Boston, graduating from Harvard in 1882. Henry took a more political role than his brothers, becoming involved in lobbying in Washington, D. C. The rapid development of the beet sugar industry in California was aided by the passage of the McKinley Tariff Act in 1890, which provided a two-cent-per-pound federal bounty on all domestic sugar and the free importation of sugar machinery and beet seed. Henry Oxnard played a role in this legislation by appearing before the House Ways and Means Committee in 1889 to argue persuasively for its passage.

The Oxnards built two refineries in Nebraska in 1890 and a refinery factory in Chino in 1891 and organized the Chino Valley Beet Sugar Company, later renamed the American Beet Sugar Company. The Oxnards also persuaded local farmers to grow sugar beets. From 1891 to 1895, their sugar production tonnage increased tenfold. Robert and Henry Oxnard had two other brothers involved in the beet sugar industry as well: Benjamin, who worked in the South and East in cane sugar production, and James, who assisted Henry in forming the beet sugar companies.

In 1897 the Dingley Tariff Act helped promote domestic sugar by establishing a tariff on imported sugar, resulting in the construction of thirty-six new sugar refineries throughout the United States. With the passage of this tariff, the Oxnard Brothers began construction of their fourth factory in late 1897, the new mammoth Pacific Beet Sugar Company plant in the town of Oxnard. One hundred acres of land had been purchased for the refinery by the Oxnards from Henry Rice on land originally owned by the Saviers family. The factory was completed the following year. In 1899 all four Oxnard Brothers factories were incorporated under the American Beet Sugar Company name (Osborn, 1972).

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## **Economic Development (1898-1920)**

### *Transportation*

Shipping construction equipment to the beet sugar refinery site required the construction of a wooden railroad trestle and rail line over the Santa Clara river, connecting with the Southern Pacific main line in Montalvo in late 1897, reaching the factory in April of 1898. Over 900 railroad cars delivered machinery and materials to construct the factory. In 1898 a separate wagon bridge was built.

The building of the railroad trestle occurred during the same year as the platting of the Oxnard townsite, but actually preceded the completion of the construction of the American Beet Sugar Company's Oxnard factory. With the completion of the trestle, equipment could be sent by railroad car to the factory site to aid in construction. The railroad provided the newly established community with the ability to ship sugar from the refinery to market. The Oxnard Brothers, for whom the townsite was named, provided Southern Pacific with the right-of-way required to bring the railroad to Oxnard.

The completion of the first section of the Montalvo Cutoff in 1898, connecting Oxnard to the north county and the main Southern Pacific line, proved to be a pivotal event in the development of the agricultural potential of the Oxnard Plain, enabling the success of the beet sugar industry in Ventura County, and ensuring the success of the Oxnard townsite.

In addition to the Southern Pacific Railroad, a local railroad, the Bakersfield and Ventura Railroad, was completed between Oxnard and Port Hueneme in 1905. It was used for both passengers and freight, and served both farmers and the sugar beet factory. In 1912 the railroad was purchased by the American Beet Sugar Company and renamed the Ventura County Railway. This railroad remained an important link between the farmers who established "beet dumps" adjacent to the railroad for the temporary storage of beets destined for the factory. However, as farmers began to diversify their crops, some of these sidings were removed. Passenger service was terminated in 1926. (Maguire: 1961)

The Ventura County Railway played an important role in transporting sugar beets from the individual ranches to the factory. However, an even larger, earlier, and more important role was played initially by the construction of the Southern Pacific trestle and the Montalvo Cutoff, which enabled the construction of the factory and the establishment of the town, and it continued to carry the American Beet Sugar Company's product to market until the factory's closure. The railroad also allowed for the marketing of the other important agricultural products of the Oxnard Plain, such as lima beans and barley. Warehouses were built adjacent to the railroad to house the numerous grains and beans awaiting shipment to market. A large farm implement industry grew up in Oxnard as a result of the prominence of agriculture in the region.

### *Construction of Factory and Industrial Area*

Thomas J. Osborne, in his article on the Oxnard Brothers, states:

This new structure was reputed to be the "model sugar factory of America." The factory buildings, offices, boilers, rotary and vertical lime kilns and storage tanks were situated on a 100-acre tract in the

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midst of rich beet soil. The average dollar return per acre of beets jumped from \$48.35 in 1897 to \$59.01 in 1901, while the factory registered a corresponding increase in “tons of beets produced.” The factory had the capacity to process 2,000 tons of beets per day. (Osborne, 1972: 121)

On the factory grounds, individual housing was built for the engineer, the supervisor, the manager as well as an Officer’s Club. A two-story lodging house and a nearby dining room was built by the company for the workers. In addition, 22 homes were built for workers on Donlon Street near the factory. North of the factory grounds the company built 36 adobe houses for Mexican field workers. Other buildings were referred to as the “Campaign” lodging house and dining room. Sugar beets were brought to the factory for processing during the “campaign,” or season, which began with the beet harvest in September, with processing occurring through January. During the campaign season, the factory operated twenty-four hours a day seven days a week with 150 to 600 employees at full capacity. The rest of the year the factory operated with only a skeleton crew assigned to repair and maintenance.



**Oxnard Beet Sugar Factory, 1898. (Oxnard Public Library)**

The labor force was both skilled and semi-skilled. The Oxnard factory was unionized in the late 1930s. Migrant laborers were usually hired during the peak season, to harvest and to thin and top the beets.

Near the factory, a passenger and freight depot was built adjacent to the railroad tracks in 1898. A large warehouse was constructed across from the depot for the Southern Pacific Milling Company to store beans and grain. Additional related buildings included a beer depot and the Union Ice Company Ice House. By 1903 a Walnut Grower’s Warehouse was built near the depot as well as several railroad-related buildings including a section house, bunk house and hand car house.

### *Town Development*

With the town of Hueneme some four-and-a-half miles away, and recognizing the need for housing and services for the beet sugar factory and its employees, the Colonia Improvement Company was established in 1898 to lay out a town site west of the factory on lands purchased from Jack and Aranetta Hill.

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The town was laid out on the grid system bounded by A Street on the east; D Street on the west; Fourth Street on the north; and Sixth Street on the south. In the center was a plaza. The following year, in 1899, the boundaries were expanded to Saviers Road on the east; E Street on the west; Third Street on the north; and Seventh Street on the south. (Heil, 1978: 19-21)

Housing was built rapidly to accommodate the growing workforce. Many buildings were moved in from Hue-neme and Saticoy to meet the shortage. New false-front wood and brick business buildings were constructed along Fifth Street, which became the main commercial street, from B Street to Saviers Road and fronting the plaza on both the north and south sides. Located on a prominent corner opposite the plaza, the Oxnard Hotel was among the first buildings in the new town, opening in 1899, to house visitors and provide rooms for new sugar beet factory employees. It was a large three story wood shingled building with a corner tower and wrap-around porches.

By early 1900, numerous hotels and lodging houses were built throughout the city to house new arrivals and to provide temporary rooms for workers. They included the Germania Hotel, The Colonia, The Belleville and the Santa Clara House, among others. Hastily erected canvas tents and cabins were put up to alleviate the acute housing shortage, with as many as five occupying a city lot.

Within two years, the city had grown to a population of 1,000 residents. A water system had been constructed by the Colonia Improvement Company for fire and domestic use, and a volunteer fire department had been established. The Ventura County Power Company installed gas pipes in 1904 and the Oxnard Light and Water Company was established in 1905. In 1912 the City of Oxnard acquired the community's gas, water and electric utilities from the Ventura County Power Company.

Building materials were supplied by the Ventura County Lumber Company and People's Lumber Company and a planing mill built by O.L. Newby. Entertainment and social life was provided by fraternal halls, concert halls and saloons. Several churches were built or moved in, and a school site on Third Street was selected, where Oxnard City Hall is located today. A second private boarding and day school was built by St. Joseph's Institute by 1903.

In 1903 the city incorporated, and Richard B. Haydock selected as the new president of the Board of Trustees. It was through his efforts as well as others, that a letter was sent to Andrew Carnegie requesting funds for the construction of a library. Oxnard thus became one of the 1,679 libraries Carnegie funded in the United States between 1886 and 1919, and the only city in Ventura County, to receive Carnegie funds. The library was completed in 1907 on the corner of Fifth and C streets and housed the City Hall in the basement of the new building. (Haydock, 1966) The following year the plaza was offered to the City of Oxnard by the Colonia Improvement Company. The city hired Los Angeles landscape architect William David Cook to design a beautification plan for the park. In 1910 a pagoda was built in the park and functioned as a bandstand. County-wide Fourth of July events were held in Oxnard in 1910 and 1911. (Miedema, 1992)

The town of Oxnard grew rapidly after 1898. By 1912, J.R. Gabbert, Secretary of the Board of Trade, wrote, "Oxnard has a greater freight business over the Southern Pacific than all the other cities combined between San Luis Obispo and Los Angeles. In fact the receipts from freight shipments at this little city rank fifth



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among all the coast shipping points.” (Heil, 1978: 44) By 1912, \$4 million worth of sugar beets were being processed each year, and nearly as much in lima bean crops.

The construction of the sugar beet factory encouraged farmers to plant sugar beets, and this crop, when rotated with lima beans and barley, remained the principal cash crop for farmers on the Oxnard Plain for close to fifty years. The sugar beet industry defined the town of Oxnard, which became the largest city in Ventura County in 1950, a position it has retained to the present day. The sugar beet factory was demolished in the late 1950s as the industry moved elsewhere, but growers transitioned to row crops and lemons. Agriculture remains a viable industry on the Oxnard Plain, with strawberries taking over as the current leading row crop.

### **Growth of Downtown (1920-1945)**

Oxnard continued to grow rapidly during the 1920s from 4,400 to 6,285 in 1930. However, the city did not sustain the rate of growth it experienced during the prior two decades, or match the growth of Ventura or Santa Paula during the 1920s. Ventura’s population nearly tripled and Santa Paula nearly doubled between 1920 and 1930.

The commercial district kept pace. Many previously vacant lots filled in with new businesses during this time. Fifth Street remained the heart of the district, but the adjacent A and B streets also began to develop as the downtown expanded. The Roosevelt Highway was built in 1929, connecting the Oxnard plain region with Los Angeles via the coast, passing through Oxnard on the city’s main north-south arterial, Saviers Road. The name of Saviers Road was changed to Oxnard Boulevard, possibly in response to its new role as part of the statewide highway system. The highway was designated as State Route 1 in 1964.

During the Great Depression of the 1930s building construction slowed substantially in Oxnard, as it did throughout most of the country. Public works projects under Roosevelt’s New Deal provided work to some individuals through the WPA and PWA programs. One of the most significant public works projects was the Oxnard Post Office constructed in 1939 on A and 4th streets. On the interior is a mural created by Daniel Marcus Mendelowitz in 1941 depicting Oxnard showing farmhouses, agriculture, the sugar beet factory and the town.



**Corner of 5th and B streets, circa 1940.**

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Other Depression-era public works programs for Oxnard included a new sewer system and the establishment of the Oxnard Airport.

In 1937 Oxnard's voters approved a \$1,750,000.00 general obligation bond to establish a deep-water harbor at Port Hueneme. The Oxnard Harbor District included the same boundaries as the Oxnard School District. The district attempted to obtain federal funds to help with the project but was turned down. The harbor dredging was completed with a new transit shed and dockside facilities completed in 1940. It was in operation only a short time before the harbor and surrounding lands were appropriated under wartime powers by the Chief of Naval Operations on March 9, 1942 in order to establish the Naval Advanced Base Depot, later known as the Construction Battalion Center. The base served as a staging area for the shipment of construction materials to the Pacific Theatre, and as a training center for the Seabees, builders of bases in the Pacific Islands during wartime.

In 1946 the Naval Air Missile Test Center (now the Pacific Missile Test Center) was established at Point Mugu, one of the most important military facilities in the West. The first live missile, the Loon, was launched in 1947. Although it failed, others that followed proved successful. The test center grew from a population of 612 in 1946 to 4,800 military and civilian personnel by 1956.

The military's presence attracted many professionals including engineers, scientists, mathematicians and physicists. Private industry was stimulated and firms such as Raytheon, Bendix Aviation and others were established in Oxnard and elsewhere in the county. Coldwar-era military expansion continued with the establishment of the Oxnard Air Force Base at Camarillo in 1952, part of the West Coast Air Defense System Headquarters of the 414th Fighter Group.

Ventura County benefitted from the hiring of more than 10,000 civilian workers and 21,000 military personnel, thus providing jobs for local residents and reviving the economy following the Depression of the 1930s. Oxnard was to grow as a direct result of the military bases as its population more than doubled from 8,519 in 1940 to 21,567 by 1950. (Triem, 1985: 134-36)

### *City Government*

With the tremendous growth occurring in Oxnard during the 1940s, the city decided that the Mayor/City Council administration that had been in place since 1904 was outdated, and replaced it with a city manager form of government. The first planning director was hired in 1949 and a Planning Commission established. A Master Plan for the city adopted in 1949 laid the foundation for change in the downtown business district. The decade of the 1950s would witness the execution of this new plan, which was revised in 1952 and 1958.

### **Urban Renewal (1945 to Present)**

The post-war era marked a major period of transition for the downtown, reflecting not only the growth of the city as a whole, but its ambitions. Aggressive efforts were undertaken to improve the community's image. Residential uses in the downtown district, primarily south of Second Street and east of C Street, were

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steadily displaced by new commercial construction, eventually establishing A and B streets, along with Fifth Street, as the heart of the commercial district.

Roughly 500 buildings were demolished during the 1950s by order of the City of Oxnard, thirty of them in the downtown commercial district. Many of these buildings were older, dilapidated residences hastily constructed when the town was first established in order to provide worker housing.

Major new commercial anchors added to downtown during the 1950s included the J.C. Penney department store, located on A and Sixth streets, built in 1955 and the General Telephone Company office in 1952 on C Street. Oxnard Savings and Loan built a handsome new modern glass and brick office building at 560 South A Street in 1956. The Asahi Market, first established on Oxnard Boulevard in 1907, moved into a new building at 660 South Oxnard Boulevard in 1957 to mark their fiftieth anniversary. Deiner's Men's Wear store, established in 1913, opened a new store in 1957 at 534 South A Street.

After sixty years of dominating Oxnard's skyline, in 1958, the sugar beet refinery ceased operations. The economic impacts of the plant's closure on employment and tax base were substantial, but not devastating. Agriculture in the region had already diversified to more profitable cash crops, including lemons and fresh vegetable truck farming, and the city's economic base had widened substantially during the postwar era to include food processing, the military, and Cold War industries. During its final years, the plant remained in operation mainly by processing sugar beets transported in from other areas. The plant was demolished in July 1959, and a new industrial park built on the factory site.

The 1960s and 1970s marked a period of intensive urban renewal efforts directed by the city. The city created the "need for" a Redevelopment Agency on November 8, 1960, under resolution number 2365, followed by the creation of the Redevelopment Agency in 1967. The first redevelopment project area in the downtown was formed in May, 1968. Numerous downtown parcels were cleared of buildings constructed during the first three decades of the city's growth and development, some to be developed anew, but many to be redeveloped as parking lots. With the demolition of virtually all of the buildings on the streets bounding Plaza Park completed by the early 1970s, the heart of downtown shifted towards the relatively newer sections of the commercial district, and the recently-developed pedestrian mall on A Street. The 1971 Sylmar Earthquake hastened this process, leading to the demolition of some of the remaining older, and now damaged, buildings in the downtown.

The Esplanade Shopping Center, constructed in the Wagon Wheel area in 1969-71, marked a major shift in Oxnard's commercial center towards the northern edge of the city and away from downtown. The mall's large department stores hastened the demise of the smaller, family-owned shops in downtown Oxnard. In response to the downtown's declining economic fortunes, the city converted A Street between Third and Sixth streets into a pedestrian mall in 1971. The street was closed to automobiles and plantings with benches were added to provide an inviting atmosphere. Buildings were removed to create additional parking for shoppers.

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By the end of 1964, the three military facilities employed an average of 14,823 workers comprised of military, civilian and contract employees. The city's population growth continued unabated, nearly doubling between 1960 and 1970, from 40,265 to 71,225.

### **Social History (1898-present)**

As was the case throughout the West, the new town of Oxnard was peopled with immigrants, including Germans, French, Irish, Mexicans, Chinese and Japanese, and also a small number of Italians and Portuguese. This diverse population established their own churches, fraternal organizations, clubs, schools and entertainment. Each of the dominant immigrant groups played an important role in the growth and development of Oxnard.

#### *German and Irish Immigrants*

The first settlers on the Oxnard Plain during the late 1860s and 1870s were German and Irish immigrants. Among the earliest were brothers Gottfried and Jacob Maulhardt, and Christian Borchard and his nephew Caspar Borchard. Many of these families had known each other in Germany. Some had settled first in northern California, and had been successful in business or agriculture, enabling them to purchase land in Ventura County. It was through acquaintances and stories about the lush agricultural land for sale that these immigrants learned of La Colonia. They took up farming after purchasing large tracts of land.

During this same time period, several Irish families, including those of Dominick McGrath, Peter Donlon, James McLaughlin and James Leonard arrived in the area. The majority of Germans and Irish were Roman Catholics. Consequently, the first large substantially-built church in the new town of Oxnard would be the Santa Clara Catholic Church. For several years, masses were conducted in both German and English, with the German-speakers sitting on one side of the church and everyone else on the other. In addition, a German Lutheran Church was founded. Some of the early fraternal groups and societies included the Oxnard Liederkranz and the Sons of Herman.

#### *French Immigrants*

A number of families immigrated to La Colonia from France, including Jews from the French province of Alsace. Among the first were Achille Levy, Leon Cerf, Moise L. Wolff and Samuel Weill, who established merchandise stores in Hueneme. An agricultural brokerage business established by Levy in 1882 eventually led him into the banking business. The Lehmann Brothers, Paul, Leon and Edmond, arrived in Hueneme in the 1880s. Their firm ultimately became one of the largest retail and produce commission businesses in Ventura

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**Opening day at Best Maid Bakery, 761 S. Oxnard Blvd. in 1928. Left to right: Louise De Bo, Leonie and Roch Bordenave. (Irene Bordenave Gruber)**

Street. The Wolff sisters, Emilie, Marie, Leonie and Antoinette, immigrated to Oxnard from Lorraine, France in 1898, and opened a combination dressmaking and restaurant business on C Street, converting it to a bakery business in 1903.

Roch Bordenave, a native of the Pyrenees region of Southern France, came to Oxnard in the late 1910s after apprenticing as a baker in San Francisco. He went to work at the Oxnard Bakery run by Desire Fauve, and eventually established his own bakery on Oxnard Boulevard in 1928 known as Best Maid Bakery, specializing in French bread and pastries, and attracting customers from as far away as Los Angeles.

### *Chinese Immigrants*

Between the late 1840s and late 1880s, over 370,000 Chinese emigrated to California and Hawaii. They were attracted by the discovery of gold in California and worked in the mines, building the railroads, and in orchards, households, and finally as merchants. As early as 1875, and through the 1920s, the U.S. government enacted a series of exclusionary laws against Asian immigrants, denying rights of citizenship, property ownership and finally denying outright immigration to certain classes of citizens, especially laborers. The immigrant groups to be effected most by the exclusionary laws were the Chinese in the 1880s and the Japanese in the 1920s (Chan, 1991).

Chinese immigrants, mainly single men, were among the earliest settlers in the new town of Oxnard, opening businesses and working as agricultural laborers. Several relocated from Ventura, after most of the Chi-

County. These early brokerages helped the farmers by buying their products and shipping them to distant markets. Many of the farmers bartered agricultural products for credit that they could use to buy merchandise.

When the town of Oxnard was established in 1898, many of these merchants relocated their business to the new boomtown. Achille Levy built a bank on Fifth and B streets in the early 1900s. In 1900 Lehman and Waterman opened a general merchandise store on Fifth Street, between A and B streets. Weill and Murphy established a clothing store on Fifth

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nese district on Figueroa Street was abandoned and demolished by 1905. By 1900, the first small Chinese settlement was established in Oxnard, on the west side of Saviers Road between Fifth and Sixth streets, comprised of small wooden dwellings that served as both shops and housing, and a Chinese laundry.

By 1903 another small Chinese settlement was established along Saviers Road between Seventh and Eighth streets. In 1906 the Chinese quarter expanded to include the entire block and the alley bounded by Saviers Road, A Street, and Seventh and Eighth streets. Interspersed were boarding houses for Japanese and women, a euphemism for houses of prostitution. By 1912, the Chinese appear to have abandoned the area between Fifth and Sixth streets and Oxnard's Chinatown became firmly established between Seventh and Eighth streets, the alley, Saviers Road and A Street.

The early Oxnard Chinese community was predominately male, either single, or with families in China. Most came to America to work with the intention of returning to their homes. Sucheng Chan, in his book *Asian Americans: An Interpretive History*, identified seven areas of hostility experienced by the Chinese: prejudice, social and geographic segregation, economic discrimination, political disenfranchisement, immigration exclusion and physical violence. Because of these prevailing issues, the Chinese established a complex network of organizations to maintain social cohesion. (Chan, 1991)

Numerous Chinese social institutions were created. The Chinese Free Masons, also referred to as the Bing Kong Tong, built a hall at 740 A Street around 1904. This group also served as the Chinese Benevolent Association, which "organized the fire department, acted as a court in community disputes, and arranged funerals." (Jennings, 1984: 25)

The Bing Kong Tong Hall was moved to 743 S. Oxnard Boulevard by 1921 where it remained until it was condemned in 1954. Prior to its demolition, an article was written about the building describing the interior of the second floor lodge. Paintings covered the walls with an altar at the rear, holding a large incense burner and several vases dating back sixty-five years as well as a collection of Chinese newspapers and a guest book, written in Chinese, dating back to 1925. Hall Soo Hoo talked about the group in 1954: "In 1924 the Chinese Free Masons had about 75 members and the building was one of the most modern in Oxnard. We held meetings there once each month, at which time we discussed our problems and tried to help each other." (Oxnard Press Courier, 5/14/54) A new hall was constructed at 753 S. Oxnard Boulevard by Hall Soo Hoo in 1956, where it remains today.

The Chinese residents of Oxnard also operated their own employment agency, the Shang Wo Quong Company, with an office at 732 A Street in 1911.

The Chinese worked mainly as farm laborers and as cooks on local ranches. Some were merchants, owning shops catering primarily to Chinese residents, but were also patronized by white children buying candy and lichee nuts, and adults purchasing firecrackers for the Fourth of July. Chinese laundries were popular both inside and outside Chinatown, and restaurants serving Chinese cuisine spread outside Chinatown.

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**China Alley, possibly circa 1952. (Oxnard Public Library)**

Located within the confines of the Chinese district during the 1910s were a laundry, billiard hall, restaurant, barber shop, grocery stores and the Chinese Masonic hall. The Oxnard City Business Directory for 1910-11 listed 12 Chinese and Japanese merchants located on Saviers Road and the 700 block of A Street. During this period, the alley between Seventh and Eighth streets, Saviers Road and A Street became known as China Alley. The buildings fronting onto China Alley were primarily small, one story woodframe residences.

During this period, China Alley developed a somewhat notorious reputation. Gambling, narcotics and prostitution were commonplace. Two accounts illustrate this side of Chinatown. Coletha Lehman recalls,

I had an older brother ... who took me down to (China Alley) to show me those gambling places. ... They had little false fronts on their stores. As you walked down it looked like there was a nice little place to have some tea or buy a teapot ... but they were all full of dust so you guessed there wasn't much business there. So the night that my brother took me down we went into this place that looked like a little tea shop, but in one corner as I looked up, there was a little square hole and there was an eye looking right at me. But if they knew you, then there was a sliding door that opened, and you went into a hallway; you walked a little ways in this hallway, and then there was another one of these eyes, and then another door opened until you got into where the lottery tables were. Then beyond that, where the big gambling was, there was all kinds of gambling going on then you went down some steps to what was called the opium den, and there you saw all these derelicts with their opium pipes. ... the ones that I saw were Orientals. In Oxnard there was a place to deal in opium; they say they did a big business between San Diego and San Francisco. (Jennings, 1984: 26)

William P. Clark, former U.S. Secretary of the Interior in the Reagan administration, recalls stories told his father Robert Clark, County Sheriff from 1922 to 1933.

During that time things flourished in China Alley as far as gambling and prostitution. Of course, in those days, unfortunately, things were let run pretty wide-open in Oxnard as far as those crimes were concerned. There's one occasion where Dad decided things had gone far enough, so he went to his friend, Los Angeles Sheriff Biscailluz, and had him send in some help. They raided China Alley, and they actually fenced off a certain area in China Alley and made over one hundred arrests. (Jennings, 1984: 27)

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Recent research into early Chinatowns in California offers a perspective on gambling from the point of view of the Chinese laborer. In an interview conducted in 1922 in connection with a survey on race relations, an elderly Chinese man stated:

Do you realize what our situation is here? We come over here a lot of young men, eager about life, and then we work most of the time. What's there to do when work is over? There is no family to go to. The Chinese are not welcome in the theaters. They have to live in Chinatowns . . . So, because there is no recreation, no way out, the Chinese go to the gambling houses. They are not necessarily gamblers at all, but they want some place to go and they watch the excitement. That is why there are these gambling places. (Street, 2004: 302)

At its peak, the Chinese community in Oxnard numbered around 600 persons. In 1930 only one Chinese merchant was listed in China Alley, the Wing Chong Lung Company. By the end of the 1930s, the district's residents were predominately Hispanic and China Alley persisted in name only. By 1951, about half of the small wooden buildings fronting the alley had been removed, with the rest disappearing during the 1960s and 1970s.

A few Chinese residents remained in Oxnard. One early Chinese merchant, Hall Soo Hoo, who immigrated to Oxnard in 1917 at the age of 14, became the owner of the Golden Chicken Inn restaurant at 701 Oxnard Boulevard. Mama Soo Hoo's Oriental Restaurant was opened in 1948 at 730 Oxnard Boulevard. The Bing Kong Tong Free Masons continues to meet at 751 S. Oxnard Boulevard.

### *Japanese Immigrants*

Between 1880 and 1910 around 400,000 Japanese immigrated to Hawaii and the Pacific Coast, working in the Hawaiian sugar cane fields before coming to the United States. In early 1900 a group of one thousand Japanese farm workers were brought to Oxnard by six labor contractors to harvest sugar beets. They lived in tents set up near the beet fields, and when the beet season ended, they worked harvesting other crops. By 1903 Oxnard was an important center for the distribution of Japanese workers. San Francisco labor contractor Kusaburo Baba brought immigrants directly to Oxnard from Kumamoto Prefecture in Japan.

In 1903, both Japanese and Mexican workers struck the growers to protest low wages and poor working conditions. Baba helped to organize the strikes, calling the group, which totaled 500 Japanese and 200 Mexican workers, the Japanese-Mexican Labor Association (JMLA). According to professor Tomas Almaguer, this strike was an important event in labor history because "the JMLA was the first major agricultural worker's union in California comprised of different minority workers and the first to strike successfully against capitalist interests." (Almaguer, 1984: 325)

The AFL refused to allow Japanese membership, so the JMLA remained outside the labor federation, leading to the organization's demise a few years after the successful conclusion of the strike in April 1903. The strong demand for staple crops during World War I provided Japanese immigrants with opportunities beyond working as hired laborers. Some former agricultural workers married and started families, acquiring agricultural land of their own.



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### *Japanese Merchant Class*

Although they could not obtain U.S. citizenship as a consequence of discriminatory exclusionary laws, Japanese residents were allowed to own property. The first Japanese businesses in Oxnard opened between 1900 and 1903. A two-story wood frame building used as a Japanese boarding house and billiard parlor and a Japanese store were located in Chinatown, fronting the west side of Saviers Road between Seventh and Eighth streets. By 1906, Japanese merchants had settled into a district on the east side of Saviers Road between Fifth and Seventh streets. One and two story wood frame buildings housed three billiard parlors, a restaurant, a barbershop, fruit market, boarding houses, grocery, general merchandise store and Japanese baths. This area remained the primary location of the Japanese merchants throughout Oxnard's history, along with a scattering of businesses on Seventh and Sixth streets and a few stores in China Alley.

As with the Chinese, the earliest Japanese immigrants were primarily single men, who during the first two decades of immigration, did not plan on remaining permanently in the United States. However, as opportunities for economic success widened, they would often send for their families or find a "picture bride" through a marriage broker, a common practice in Japan. Many women entered the country this way, until February 29, 1921, when exclusionary policies were expanded to deny entry visas to these women.

The first Japanese to arrive in the U.S. were referred to as *Issei*, and the children were called *Nissei*. The latter were registered as citizens of both the U.S. and Japan. Despite the growing immigration restrictions, Japanese families in Oxnard gradually began to feel more a part of the community. Many women worked alongside their husbands in their businesses. One example was Tamisuke Tokuyama, who operated a restaurant out of his house on Saviers Road in 1906. His wife Masa, who had come as a "picture bride," did the cooking, and her husband worked as a labor contractor before starting his own produce company. (Fukuyama, 1994: 12)

Japanese social life centered around the Japanese Methodist Episcopal Mission, built in 1908 on A Street between Sixth and Seventh streets. Labor contractor Baba had approached the minister J.H. Avery of St. Paul's Methodist Episcopal Church upon its move to Oxnard in 1900. Baba sought more wholesome activities, other than the billiard halls and saloons, for the young Japanese laborers. St. Paul's contributed to the construction of the new church.

Like many Anglo Christian leaders during the Progressive Era, Baba frowned on drinking, smoking and prostitution. He felt personally responsible for the young men, having recruited them himself from Japan. The workers were offered English language classes in addition to religious classes. "The church became the heart of Oxnard's Japanese community and all the significant people in the Japanese community came together to discuss and take action on matters of common interest and concern" (Fukuyama, 1994: 7).

Baba served several terms as minister and studied at Chicago's Moody Bible Institute. He also became superintendent of the Sunday School and organized a day school for kindergarten children. The building was constructed in 1908 with funds from St. Paul's Methodist Episcopal Church. The social role of the church was gradually replaced by the Oxnard Japanese Association, which took over the handling of conflicts arising

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between the Japanese community, the police, and other public officials. Kamayo Asano was head of the Japanese Association for many years, which in 1928 was located at 658 Saviers Road.

In order to preserve their religious and cultural heritage, Oxnard Buddhist families opened a Japanese language school in 1927, with Sunday school and church services held in members homes. Thirty-five Buddhist families supported the construction of a Buddhist Temple, which was completed in November 1929 at 234 East Sixth Street. The new temple became the center for Oxnard Buddhists, where the earlier classes and women's society were brought together. In addition the church held conferences and inter-church athletics with other Buddhist temples in Southern California. The organization took on the responsibility of maintaining the Japanese Cemetery located on Pleasant Valley Road. (Fukuyama, 1994: 19)

By 1940 the Japanese population in Ventura County was 672, representing about 40 farms and 1,500 acres in agriculture. The Japanese community in Oxnard was the largest in Ventura County, and was a flourishing center when the U. S. declared war on Japan following the bombing of Pearl Harbor in December 1941. In 1942 President Roosevelt authorized the detention of all Japanese, who were rounded up and relocated to camps in isolated areas in the West. Many Japanese merchants lost their businesses, farms and homes. Some were fortunate enough to have friends take responsibility for their properties during their absence, but the close-knit Japanese community which had existed prior to the war was lost.



**Oxnard Buddhist Temple on E. Sixth Street, circa 1930. (Oxnard Public Library)**

The Oxnard City Directories document the dramatic changes in ownership on Oxnard Boulevard between 1940-41 and 1946:

### 1940-41

529 Oxnard Blvd. George Yanaginuma, laundry  
540 Oxnard Blvd. George Yamashita, barber  
556 Oxnard Blvd. H.W. Kawata, general mdse.  
620 Oxnard Blvd. Toraichi Otani, grocer  
629 Oxnard Blvd. T. Yamada, barber  
631 Oxnard Blvd. Shizuo Oshimo, Ohio Cafe  
632 Oxnard Blvd. Isamu/Yurji Doi, baths  
643 Oxnard Blvd. M. Matsumoto, Southern Cafe  
645 Oxnard Blvd. J.S. Okada, grocery  
653 Oxnard Blvd. M.K. Inadomi, liquors  
657 Oxnard Blvd. Felipe Agbayani, billiards  
660 Oxnard Blvd. Asahi Co., general mdse. and  
  
705 Oxnard Blvd. Mrs. T. Miyata, barber  
716 Oxnard Blvd. T. Moriwaki, grocer  
743 1/2 Oxnard Bl. Pete Tagayona, LBM Grocery  
753 Oxnard Blvd. Kay Kodani

### 1946

Maxon Studio Photography  
no listing  
no listing  
Arias Socorro, grocer (Otani)  
Juan Munoz, barber  
Alex Prokos, restaurant  
Adolfo Palazuelas, cigars  
Victoria Santana, restaurant  
F.T. Agbayani  
E.A. Abrams, stationery  
no listing  
Alice Carmona, grocer  
Shingoro Takasugi, grocer  
John Thomas, liquors  
Crispulo Ines  
Joseph Ines  
no listing

Of the sixteen Oxnard Boulevard Japanese merchants, only two returned to Oxnard Boulevard at the end of the war. By 1948 the Otani Malt Shop was listed in the city directory at its original location at 620 Oxnard

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Boulevard. The Asahi Company also continued at its original location at 660 Oxnard Boulevard. In 1950 the number of Japanese residents numbered only 362, about half of the pre-war population. Those who returned took up their pre-war occupations as farmers, gardeners, professionals and businessmen, continuing to make valuable economic and cultural contributions to the community.

When the Japanese returned to Oxnard, the Buddhist Church was converted to transitional housing for families and served as a home for elderly Japanese residents, some of whom remained there for over ten years. The last of the personal items stored in the church were not removed until 1956. The Japanese Methodist Church at 632 South A Street became the Four Square Gospel Church during the war. Following the war about half of the original 700 members returned. It remained a Japanese Methodist Church until at least 1965.

By 1990 the Japanese-American population in Oxnard had rebounded to over one thousand, including descendants of the earlier families and new immigrants. Some became prominent in local politics and were elected to city and state offices. Dr. Tsujio Kato, a former dentist, served as Oxnard mayor from 1976 to 1982. Nao Takasugi, Oxnard mayor from 1982 to 1991, was elected to the California State Assembly for two terms beginning in 1992. Takasugi owned the Asahi Market, which his father had founded in 1907.

### *Mexican Immigrants*

The first Mexican immigrants to settle in the new town of Oxnard arrived in 1900, mainly as single male farm laborers. These laborers joined with the Japanese to form the Japanese-Mexican Farm Labor Association (JMLA) in 1903.

The Oxnard Sanborn Maps do not indicate any Mexican settlements in Oxnard until 1912 when “cheap Mexican shanties” are noted on B Street between Seventh and Eight streets. However, some of the Mexican farm laborers lived in the thirty-six adobe houses built for them in 1917 by the American Beet Sugar Company north of the factory.

The Mexican people had been part of California’s colonial history. Following the breakup of the ranchos, the *Californios*, for the most part, were assimilated into the local culture. However, those without means generally took semi-skilled or farm labor jobs on the ranches owned by the Euro-Americans.

The Mexican population in Oxnard during the city’s first decade was relatively small. However, with the Mexican Revolution of 1910, many Mexicans migrated north to California to escape the violence and to improve their economic situation. Like the Chinese and Japanese, the Mexican immigrants in early 1900s were mostly young single men, who would eventually return to their homeland or whose immigration was cyclical, meaning they would earn money and return to their families in Mexico. Between 1910 and 1920, Mexicans became the largest immigrant group in California.

Mexican immigrants, like the Japanese and Chinese, formed support groups in the community. In 1910 the *Union Patriótica y Beneficia Mexicana* met at Maulhardt’s Hall. For most Mexicans, the church dominated their lives. In 1915 the Mexican Roman Catholic Church and school was established on East Seventh Street

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

at the corner of Meta Street. The number of Mexican merchants in 1910 was small, mainly restaurants and grocery stores.

Restrictive immigration laws were not as directed towards Mexicans as they were against the Japanese and Chinese. However, when jobs became scarce during the Depression, an Alien Labor Act was passed in California in 1931 prohibiting the hiring of aliens for public works projects. Repatriation was promoted by Los Angeles County and the Mexican Consulate, leading to thousands of Mexicans returning to Mexico by 1935, resulting in the drop of the Mexican immigrant population in Los Angeles by one-third. It is uncertain what effect this law had on the Mexican population in Oxnard.

By the 1920s, the Mexican farm worker had become the predominate farm laborer in the region. Mexican families settled primarily in the area bounded by Fifth Street on the north, Wooley Road on the south, Oxnard Boulevard on the west, and the factory grounds on the east, as well as the "Colonia" area north of Fifth Street and east of Oxnard Boulevard. Mexican businesses in the area included barber shops, billiard halls, grocery stores and hotels catering to Mexicans. During World War II, when the Japanese were sent to detention camps, Mexican merchants expanded onto Oxnard Boulevard, and later, to the west of Oxnard Boulevard.

### *Fraternal Organizations and Clubs*

By 1910 a large number of fraternal groups were established, meeting in lodges built along Fifth Street. No less than six halls had been constructed including the Masonic Auditorium Hall on Fifth and C streets, the Chinese Masonic Hall on A Street, the Japanese YMCA Hall on Saviers Road, the Knights of Columbus Hall on B Street, and Maulhardt's Hall on Fifth Street.

Within these halls numerous fraternal groups met. They included the F&AM Oxnard Lodge No. 341; the Fraternal Brotherhood Oxnard Lodge, No. 144; the Fraternal Order of Eagles; the IOES (Portuguese Order); the Improved order of Red Men; independent Order of Oddfellows; Knights of Columbus; Knights of Pythias; Modern Woodmen of America; RNA (Women's group); Royal Arch Masons; Sons of Herman; the Haymakers (Social Branch of IORM), the Union Patriotica y Beneficia Mexicana, and the Oxnard Liederkranz.



**Masonic Hall, C and W. Fifth streets, probably late 1950s. (Oxnard Public Library)**

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

The fraternal organization that financed the construction of buildings often planned the meeting hall or lodge room on the second floor with the first floor available for commercial use in order to create income. Many of the early fraternal groups also functioned as mutual benefit societies, established not just for fellowship, but to provide financial security to families in event of the breadwinner's death. The Modern Woodmen of America was one organization of this kind in Oxnard. With the advent of government social programs during the Depression, the mutual benefit societies faded, although the fraternal and service groups continued.

All of the social halls constructed during Oxnard's first two decades were demolished during the 1960s and 1970s. The oldest remaining fraternal lodge in downtown Oxnard, the B.P.O. Elks Club Lodge No. 1443 at 801 South A Street built, was constructed in 1950.

### *Religious Organizations*

Churches were often among the first buildings to be constructed in most new towns, and Oxnard was no exception. Within the first decade, eight churches had been built. They included the Baptist Church on Fifth Street; Christian Church at Second and D streets; First Presbyterian Church at Sixth and D streets; German Lutheran Church on C and Seventh streets; Grace Episcopal Church on C and Second streets; St. Paul's Methodist Episcopal Church at C and Second streets and the Santa Clara Church on E and Third streets; and the Japanese Methodist Episcopal Mission Church on A Street.

Only three churches remain from the first decade of development on the Oxnard townsite. They are the Santa Clara Catholic Church, the Christian Church (moved to Heritage Square), and the Japanese Methodist Mission Church on A Street.

A number of religious societies formed as adjunct groups to the various churches, as well as the St. Joseph's Institute, a Catholic school. These societies were dominated by women. They provided an important opportunity for women to participate in the social life of the community, as few if any women's clubs existed during this period of Oxnard's development.

### *Entertainment*

Entertainment played an important role early in the city's history. The earliest forms of entertainment were created primarily for the working class. A large number of saloons and billiard halls were built in downtown Oxnard during the first decade of its existence. These businesses provided a place for the sugar beet factory workers and farm laborers to socialize after a long day at labor, and especially on weekends. A count indicates that 13 saloons and 14 billiard halls operated in 1910, far outnumbering any other type of business in downtown.

Movie and vaudeville theaters were also built in Oxnard. In 1910, they included: the Aztec Theatre at Fifth and B streets; the Palm Theatre at 546 Saviers Road; and the Victory Theatre at C and Fifth streets. By the 1920s, the Oxnard Theatre at 519 S. A Street was constructed and the Boulevard Theater at 626 S. Saviers Road. Two concert halls were built by 1905, one at Pioneer Hall on B and Sixth streets and the other at the

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Masonic Hall at Fifth and C streets. Between 1906 and 1916 an Opera House was built on C Street near Sixth Street. The last theater to be built in downtown Oxnard was the Vogue Theater at Sixth and B streets, completed in 1950. The only early theaters remaining today are the Vogue Theatre (now converted to a retail building) and the Boulevard Theatre (now, the Boulevard Teatro).

In 1906 the large Dreamland Skating rink was opened on C Street, south of Fifth Street. Business was slow, so the following year the Petit Theatre was added, with roller skating reduced to two nights a week. The theatre lasted until 1909 when the owner/builder J.W. Hurst decided to convert the building into an Opera House, with a new sloping floor, seating for 1,000 people, a stage and orchestra pit.

Under the management of George P. Austin, the Opera House succeeded with a variety of entertainment from classical, vaudeville, minstrel shows, musicals as well as lecturers and local high school plays. As projection equipment improved, movies became more popular and were also shown at the Opera House. By 1915, movies brought in most of the theatergoers. The Opera House lasted until 1922, primarily because of its location on a main route between San Francisco and Los Angeles, and only 60 miles from Hollywood. That year the Opera House was badly damaged by fire, believed to be caused by an arsonist, and was demolished.

A new Carnegie Library building was completed on C Street at Fifth in 1907. Richard Haydock, Oxnard's mayor and high school principal, wrote Andrew Carnegie to solicit funds for the new library. The city purchased three lots for the building, with a portion of the cost donated by Henry T. Oxnard and Associates. The city also levied an annual assessment. Haydock solicited support from the Shakespeare Club and a Women's Civic League was formed to promote the library by opening a free public reading room in anticipation of its construction.

Haydock selected Franklin P. Burnham, a Los Angeles architect specializing in library design, to draft plans for the new library. Carnegie donated \$12,000 for the building, and the city paid for the remainder. Thomas Carroll, local builder, constructed the building. The final cost was \$16,016 to build the classical Greek-style building, which was completed in May 1907.

The basement of the library housed the City Hall until 1949, when the city offices had outgrown the small space, and offices were moved to the Roosevelt School. City offices would not have a purpose-built home until the construction of the present city hall in 1969.

An addition to the east side of the library was completed in 1923, designed by architect Alfred Priest and built by Thomas Carroll. The basement was remodeled in 1949 by R.A. Polley, a local architect. With the population doubling from 20,000 in 1950 to 40,000 in 1960, a new library building was needed, so in 1963 a new library was designed by Oxnard architects Miller and Crowell. In 1970 a sixty foot addition to the south end of the library was designed by architects Leach, Kehoe and Ticer. In 1992 a new main library on A Street was built to replace the C Street library.

Between the library and the opera house lay Plaza Park. The Oxnard Plaza was laid out by the Colonia Improvement Company in 1898 as part of the original plan for the town. In 1908 the park was purchased by the city and the Los Angeles landscape architect William David Cook was hired by the city to design a new

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

landscape plan for the park. Cook's plans removed the earlier sidewalk pattern and trees and replaced it with a simpler sidewalk plan, new trees and street lights. His plan also called for a structure to be built in the center of the park around the water tank that covered an artesian well. In addition, a plan for an irrigation system new walkways and trees was proposed. Architect Alfred Priest was hired to design a concrete Pagoda with a tile roof and Thomas Carroll was selected as contractor.

The first Pagoda covered the water system but did not have a bandstand. In 1910 the City of Oxnard approved funding to support an Oxnard band. In 1911 the city decided to raise the roof of the Pagoda and create an open bandstand underneath it. Alfred Priest made new drawings and contractor Carroll carried out the plans. The pagoda was restored in the 1990s.

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**APPENDIX A**  
Survey Results Table

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
200 S A ST	202009512		1964-F	6Z	
226 S A ST	202009510	220-222 S A St	1958-F	6Z	•
228 S A ST	202009509		1961-F	6Z	
251 S A ST	202009139	City Hall/City Library (new)	1969-70-F; 1992-F	6Z	
300 S A ST	202009608	First American Title Co	1959-F	5D3	•
309 S A ST	202009402		1949-F	5D3	•
318 S A ST	202009607	312 S A St	1938-F	6Z	•
325 S A ST	202009403	315-323 S A St	1950-F; 1980-F (altered)	6Z	
326 S A ST	202009606		1949-F	5D3	•
329 S A ST	202009404	327-337 S A St	1950-F	5D3	•
336 S A ST	202009605	334-38 S A St	1939-E; 1967-F (altered)	6Z	
339 S A ST	202009405	343 S A St	1952-3-F	5D3	•
345 S A ST	202009406	349 S A St	1939-E; 1955-F; 1985-E (altered)	6Z	
350 S A ST	202009604	Oxnard Post Office	1939-F	3S	•
355 S A ST	202009424	357 S A St	1950-F; 1990-E (altered)	6Z	
363 S A ST	202009408	361 S A St	1951-F	5D3	•
401 S A ST	202010401	Woolworths	1950-F	5B	•
422 S A ST	202010613	420 S A St	1950-E; 1975-F (altered)	6Z	
424 S A ST	202010612	426 S A St	1941-F; 1974-F (altered)	6Z	
427 S A ST	202010437		2005-F	6Z	
428 S A ST	202010637		1938-F; 1969-F (altered)	6Z	
434 S A ST	202010638	432 S A St	1940-F; 1969-F (altered)	6Z	
438 S A ST	202010639		1929-F; 1963-F (altered)	6Z	
455 S A ST	202010438		2005-F	6Z	
515 S A ST	202010533	505 S A St	1978-F	6Z	
523 S A ST	202010532	539 S A St	1980-F	6Z	
528 S A ST	202010717		1949-F	6Z	•
534 S A ST	202010716		1957-F	5S3	•
544 S A ST	202010725	540-550 S A St	1956-F; 1972-F (altered)	6Z	
545 S A ST	202010510	555 S A St	1955-F; 1990-F (altered)	6Z	
560 S A ST	202010724		1955-F; 1962-F	6Z	•
601 S A ST	202014301	200-218 W 6th St	1948-F	6Z	•
610 S A ST	202014513		1947-F	5S3	•
622 S A ST	202014511	624-630 S A St	1956-F; 1962-F (altered)	6Z	
623 S A ST	202014302		1989-F	6Z	
629 S A ST	202014303		1957-F; 1978-F (altered)	6Z	
632 S A ST	202014510	Japanese Methodist Church	1940-F	3S	•
640 S. A ST	202014522	129 W. Seventh St	1951-F; 1963-F; 1994-F; 1928-E	6Z	•
700 S A ST	202014618	706 S A St	1952-F	6Z	•
708 S A ST	202014617	710 S A St	1962-E; 1995-E (altered)	6Z	
711 S A ST	202014426	Heritage Square	1915-E	5D3	•
715 S A ST	202014424	Heritage Square	1887-E	5D3	•
718 S A ST	202014616	712-730 S A St	1961-F; 1995-E (altered)	6Z	
721 S A ST	202014425	Heritage Square	1887-F	5B	•
731 S A ST	202014428	Heritage Square	1902-F	5B	•
741 S A ST	202014430	Heritage Square	1903-F	5D3	•
744 S A ST	202014615	746 S A St	1945-F	5S3	•
752 S A ST	202014614	748 S A St	1920-E	5S3	•
801 S A ST	202018202	Elks Lodge	1950-F	5S3	•
826 S A ST	202018309		1956-F	6Z	•
844 S. A ST	202018317		1949-F	6Z	•
851 S A ST	202018203		1962-F	6Z	
852 S A ST	202018314	854 S A St	1958-F; 1967-F (altered)	6Z	
905 S A ST	202019134		1963-F	6Z	

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Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
941 S A ST	202019143		1990-E	6Z	
950 S A ST	202019205	900-980 S A St	1977-F	6Z	
955 S A ST	202019142		1977-F	6Z	
1050 S A ST	202019215		1980-E	6Z	
1051 S A ST	202019135		1990-E	6Z	
324 S B ST	202009414		2004-F	6Z	
343 S B ST	202009205	351 S B St	1951-F; 1966-F; 1979-F (altered)	6Z	
351 S B ST	202009206		1951-F; 1966-F; 1979-F (altered)	6Z	
366 S B ST	202009421		2005-F	6Z	
400 S B ST	202010416	406 S B St	1973-F	6Z	
565 S B ST	202010319	561 S B St, 307 W 6th St	1957-F, 1975-E	6Z	•
606 S B ST	202014314	Vogue Theater	1949-50-F	5S3	•
640 S B ST	202014323		1979-F	6Z	
710 S B ST	202014421	Heritage Square	1905-E	5D3	•
720 S B ST	202014422	Heritage Square	1990-F	5D3	•
730 S B ST	202014423	Heritage Square	1896-F	5B	•
740 S B ST	202014427	Heritage Square	1901-E	5D3	•
750 S B ST	202014429	Heritage Square	1903-F	5D3	•
S C ST	202008119	Public Safety Building	1980-F	6Z	
S C ST	202008120	Public Safety Building	1980-F	6Z	
S C ST	202009110	City Hall/City Library (old)	---	6Z	
S C ST	202008122	Public Safety Building	1980-F	6Z	
214 S C ST	202009140	City Library (old)	1963-F	6Z	
251 S C ST	202008121	Public Safety Building	1980-F	6Z	
301 S C ST	202008321	315 S C St	1973-F	6Z	
310 S C ST	202009213		1980-F	6Z	
323 S C ST	202008303	321 S C St	1962-F	6Z	
327 S C ST	202008304		1899-E	5S3	•
344 S C ST	202009218	326-330 S C St	1971-F	6Z	
345 S C ST	202008306		1985-F	6Z	
401 S C ST	202008520		1965-F	6Z	
422 S C ST	202010113	Carnegie Library	1907-F; 1923-F	1S	•
431 S C ST	202008503		1938-F	6Z	•
437 S C ST	202008504		1951-F	6Z	•
500 S C ST	202010201	Plaza Park and Pagoda	1898-F	3S	•
511 S C ST	202013123	509-515 S C St	1927-E	5S3	•
519 S C ST	202013103		1955-F	6Z	•
521 S C ST	202013104	523-527 S C St	1947-F	6Z	•
525 S C ST	202013105	535 S C St	1962-F	6Z	
544 S C ST	202010311	344 W 5th	1967-F	6Z	
545 S C ST	202013106	543-547 S C St	1946-E; 1970-E (altered)	6Z	
548 S C ST	202010310	560 S C St	1958-F	6Z	•
613 S C ST	202013302		1953-F	6Z	•
618 S C ST	202014110		1915-E	6Z	•
634 S C ST	202014109	630-36 S C St	1986-F	6Z	
637 S C ST	202013305		1934-F	6Z	•
644 S C ST	202014106		1959-F	6Z	•
699 S C ST	202013321		1977-F	6Z	
761 S C ST	202013503		1967-F	6Z	
801 S C ST	202017114		1976-F	6Z	
900 S C ST	202019128	General Telephone	1952-F	5S3	•
S C ST	202019115	General Telephone	see 900 S C St	--	•
1004 S C ST	202019113		1944-F; 1973-E (altered)	6Z	
1010 S C ST	202019112		1943-E; 1995-F (altered)	6Z	

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Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
1018 S C ST	202019111		1943-E; 2002-F (altered)	6Z	
1026 S C ST	202019110		1948-F; 1990-E (altered)	6Z	
1050 S C ST	202019144	Pacific Telephone	1960-F; 1970-F; 1996-F	6Z	
S D ST	202008128	Public Safety Building	1980-F	6Z	
S D ST	202008127	Public Safety Building	1980-F	6Z	
S D ST	202008126	Public Safety Building	1980-F	6Z	
S D ST	202008125	Public Safety Building	1980-F	6Z	
S D ST	202008124	Public Safety Building	1980-F	6Z	
200 S D ST	202008117	Public Safety Building	1980-F	6Z	
208 S D ST	202008116	Public Safety Building	1980-F	6Z	
210 S D ST	202008129	Public Safety Building	1980-F	6Z	
260 S D ST	202008110	Public Safety Building	1980-F	6Z	
940 DONLON AV	201028114		1990-F	6Z	
1012 DONLON AV	201028106		1915-E	5S3	•
1020 DONLON AV	201028107		1915-E	5S3	•
1028 DONLON AV	201028104	141 E Wooley Rd	1960-E	6Z	•
101 E FIFTH ST	201021119		1925-E; 1975-E (altered)	6Z	
102 E FIFTH ST	201021201	100 E 5th St; 512-14 Oxnard Bl	1925-E	5D3	•
110 E FIFTH ST	201021202	106-108 E 5th St	1925-E; 1991-F (altered)	6Z	
111 E FIFTH ST	201021118	113 E 5th St	1925-E	5D3	•
116 E FIFTH ST	201021203	114 E 5th St	1925-E	5D3	•
127 E FIFTH ST	201021117	115-127 E 5th St	1925-E	5D3	•
128 E FIFTH ST	201021223	122-124 E 5th	1925-E	5D3	•
136 E FIFTH ST	201021226		1992-F	6Z	
144 E FIFTH ST	201021206		1941-F; 1990-F (altered)	6Z	
154 E FIFTH ST	201021207		1966-F	6Z	
200 E FIFTH ST	201021301		1954-F	6Z	•
203 E FIFTH ST	201021403	205-211 E 5th St	1945-F; 1977-F (altered)	6Z	
204 E FIFTH ST	201021302		1929-E	6Z	•
210 E FIFTH ST	201021303		1945-F; 1993-E (altered)	6Z	
226 E FIFTH ST	201021316	214 E 5th St	1962-65-F; 1945-E	6Z	•
235 E FIFTH ST	201021404		1958-F	6Z	•
105 W FIFTH ST	202010635		1974-F	6Z	
140 W FIFTH ST	202010723	156 W 5th St	1977-F	6Z	
143 W FIFTH ST	202010634	139 W 5th St	1926-27-F	3S	•
230 W FIFTH ST	202010529	505 S A St	1980-F	6Z	
270 W FIFTH ST	202010527		1975-F	6Z	
300 W FIFTH ST	202010324	306-312 W. Fifth St	1947-F; 1975-E	6Z	
318 W FIFTH ST	202010321	316-20 W 5th	1955-F	6Z	•
327 W FIFTH ST	202010141	315-327 W. 5th	1972-F	6Z	
329 W FIFTH ST	202010119		1936-F	5S3	•
344 W FIFTH ST	202010312	544 S C St	1966-67-F	6Z	
415 W FIFTH ST	202008505		1963-F	6Z	
201 E FOURTH ST	201016003	Transportation Centrer	1986-F	6Z	
160 W FOURTH ST	202010614	180 W 4th, 408-10 S A St	1925-E	5D3	•
301 W FOURTH ST	202009207	315 W 4th St	1945-E; 1965-E (altered)	6Z	
310 W FOURTH ST	202010144	308 W 4th St, 405 S B St	1970-E	6Z	
314 W FOURTH ST	202010142		1957-F	5S3	•
333 W FOURTH ST	202009219	331-35 W 4th St	1949-F; 1969-F (altered)	6Z	
403 W FOURTH ST	202008307	401-13 W 4th St; 361 S C St	1925-E	5S3	•
418 W FOURTH ST	202008519		1964-F	6Z	
META ST	201021209		2003-F	6Z	
META ST	201021211		2003-F	6Z	
501 META ST	201021225		2003-F	6Z	

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
536 META ST	201021309		1958-F, 1969-F	6Z	•
600 META ST	201027108	602 Meta St	1925-E	5S3	•
606 META ST	201027107	La Central Bakery annex	1955-E	5S3	•
629 META ST	201027219		1925-E	6Z	•
633 META ST	201027222	631-35 Meta St	1966-F; 1949-E	6Z	•
638 META ST	201027103	636 Meta St	1925-E; 1995-E (altered)	6Z	
645 META ST	201027201	155 E. 7th Street	1953-F, 1959-F, 1960-F	6Z	•
650 META ST	201027118		1991-F	6Z	
131 NINTH ST	202018315	Pat Holden Liquor	1953-F	5S3	•
300 NINTH ST	202019137		1958-F; 1964-F, 1966-F, 1971-F	6Z	•
201 S OXNARD BL	202009514	221 S. Oxnard Blvd., 120 W. Second St.	1965-E, 1945-F, 1959-F	6Z	•
202 S OXNARD BL	201011311	220-236 S Oxnard Bl	1991-F	6Z	
229 S OXNARD BL	202009515		1937-F	6Z	•
235 S OXNARD BL	202009516		1936-F; 1966-F (altered)	6Z	
305 S OXNARD BL	202009610		1963-E	6Z	•
326 S OXNARD BL	201016020	306-320 Oxnard Bl	1946-E	6Z	•
330 S OXNARD BL	201016018		1975-E	6Z	
344 S OXNARD BL	201016017		1925-E	6Z	•
348 S OXNARD BL	201016016		1929-F; 1972-F (altered)	6Z	
349 S OXNARD BL	202009611		1955-F	6Z	•
430 S OXNARD BL	201021121	114 Enterprise Street	1925-E	5D3	•
440 S OXNARD BL	201021101		1925-E	5D3	•
446 S OXNARD BL	201021120		1925-E; 1957-F; 1972-F	6Z	•
505 S OXNARD BL	202010708	501-503 S Oxnard Bl; 100-103 W 5th	1952-F; 1976-F (altered)	6Z	
532 S OXNARD BL	201021218		1945-F; 1963-F; 1968-F	6Z	•
536 S OXNARD BL	201021217		1939-E	6Z	•
544 S OXNARD BL	201021216	544-546-548 S Oxnard Bl	1935-E	6Z	•
547 S OXNARD BL	202010711	545-551 S Oxnard Bl	1948-F	6Z	•
566 S OXNARD BL	201021215	550-560 S Oxnard Bl	1954-F	5S3	•
600 S OXNARD BL	201027223		1978-F	6Z	
609 S OXNARD BL	202014501	601-611 S Oxnard Bl; 120 W. Sixth St	1957-F	6Z	•
612 S OXNARD BL	201027212	610 S Oxnard Bl	1959-F; 1973-E (altered)	6Z	
620 S OXNARD BL	201027211		1956-F; 1990-E (altered)	6Z	
626 S OXNARD BL	201027210	Boulevard Teatro	1929-F	5S3	•
637 S OXNARD BL	202014503	Cielito Lindo	1930-F	6Z	•
645 S OXNARD BL	202014524	643-649 S Oxnard Bl	1925-E	6Z	•
660 S OXNARD BL	201027206	Asahi Market	1956-F	5S3	•
663 S OXNARD BL	202014506	661 S Oxnard Bl	1925-E; 1980-E (altered)	6Z	
700 S OXNARD BL	201027313		1992-F	6Z	
703 S OXNARD BL	202014601	Golden Chicken Inn	1928-E	3D	•
705 S OXNARD BL	202014602	705 1/2 S Oxnard Bl	1928-E	3D	•
711 S OXNARD BL	202014603		1964-F	6Z	
715 S OXNARD BL	202014604		1962-F	6Z	
721 S OXNARD BL	202014605	717-719 S Oxnard Bl	1925-E	5S3	•
728 S OXNARD BL	201027312	720-724 S Oxnard Bl	1946-47-F	6Z	•
730 S OXNARD BL	201027311	Mama Soo Hoo Cafe	1948-F	5S3	•
733 S OXNARD BL	202014607		1955-F; 1999-F (altered)	6Z	
740 S OXNARD BL	201027314		1976-F	6Z	
750 S OXNARD BL	201027309	760 S Oxnard Bl	1948-E	5S3	•
753 S OXNARD BL	202014610	749-751 S Oxnard Bl	1956-F	5S3	•
761 S OXNARD BL	202014613	Best Maid Bakery	1928-E	5S3	•

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
800 S OXNARD BL	201027307		1949-E	6Z	•
803 S OXNARD BL	202018301	801 S. Oxnard Blvd	1957-E	6Z	•
821 S OXNARD BL	202018302	819 S Oxnard Bl	1960-F	6Z	•
830 S OXNARD BL	201027305		1951-E	6Z	•
846 S OXNARD BL	201027304	858 S. Oxnard Blvd.	1952-53-F	6Z	•
861 S OXNARD BL	202018304		1933-E; 1948-F; 1976-F	6Z	•
919 S OXNARD BL	202019201		1948-F; 1953-F; 1981-F	6Z	•
931 S OXNARD BL	202019202	939 S Oxnard Bl	1950-F; 1959-F; 1965-F; 1980-F	6Z	•
950 S OXNARD BL	201028211		1959-F, 1966-F, 1981-F	6Z	
1000 S OXNARD BL	201028213		1966-F	6Z	
1012 S OXNARD BL	201028206		1964-F	6Z	
1032 S OXNARD BL	201028208		1959-60-F	6Z	•
1041 S OXNARD BL	202019211		2005-F	6Z	
1053 S OXNARD BL	202019214		1979-F	6Z	
1060 S OXNARD BL	201028210		1960-F	5S3	•
235 E SEVENTH ST	201027116		1999-F	6Z	
115 W SEVENTH ST	202014505	653 S. Oxnard Blvd.	1930-E	6Z	•
200 W SEVENTH ST	202014420	Heritage Square	1912-E	5D3	•
210 W SEVENTH ST	202014419	Heritage Square	1915-E	5D3	•
220 W SEVENTH ST	202014418	Heritage Square	1877-E	5D3	•
230 W SEVENTH ST	202014417	Heritage Square	1885-E	5D3	•
235 W SEVENTH ST	202014324		1915-F	5D3	•
237 W SEVENTH ST	202014325		1915-E	5D3	•
333 W SEVENTH ST	202014105		1956-F; 1963-F	6Z	•
131 E SIXTH ST	201021214	125-129 E 6th St	1945-F	5S3	•
132 E SIXTH ST	201027215	128 E 6th St	1925-E; 1975-E (altered)	6Z	
140 E SIXTH ST	201027216		1925-E	6Z	•
154 E SIXTH ST	201027218		1939-F	6Z	•
209 E SIXTH ST	201021312		1928-E	6Z	•
231 E SIXTH ST	201021311	217-235 E 6th St	1939-47-F	6Z	•
234 E SIXTH ST	201027117	Japanese Buddhist Temple	1929-F	5S3	•
321 W SIXTH ST	202010313		1963-F	6Z	
330 W SIXTH ST	202014111		1961-F	6Z	
413 W SIXTH ST	202013107	555-63 S C St	1951-F	6Z	•
W THIRD ST	202008123	Public Safety Building	1980-F	6Z	
W THIRD ST	202009418		2004-F	6Z	
220 W THIRD ST	202009401	301 S A St	1949-F	5D3	•
300 W THIRD ST	202009217		1966-F	6Z	
330 W THIRD ST	202009214	300 S C St	1953-F	6Z	•
418 W THIRD ST	202008322		1961-F; 1973-F; 1983-F	6Z	
119 E WOOLEY RD	201028209		1963-F	6Z	

## **APPENDIX B**

California Historical Resource Status Codes



# DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

## **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

## **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

## **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

## **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

**APPENDIX C**  
Photography Logs

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	1	2004		101-1	608 S. A St	southeast	
10	1	2004		101-2	622 S. A St	southeast	
10	1	2004		101-3	630 S. A St.	east	
10	1	2004		101-4	658 S. A St	northeast	
10	1	2004		101-5	700 S. A St	southeast	
10	1	2004		101-6	706 S. A St	east	
10	1	2004		101-7	708-10 S. A St	southeast	
10	1	2004		101-8	712-730 S. A St	northeast	
10	1	2004		101-9	744-46 S. A St	east	
10	1	2004		101-10	748 S. A St.	northeast	
10	1	2004		101-11	826 S. A St	northeast	
10	1	2004		101-12	S. A St	southeast	
10	1	2004		101-13	131 W. Ninth St.	east	
10	1	2004		101-14	851 S. A St.	southwest	
10	1	2004		101-15	801 S. A St.	southwest	
10	1	2004		101-16	601 S. A St.	southwest	
10	6	2004		102-1	200 S. A St.	northeast	
10	6	2004		102-2	220 S. A St.	east	
10	6	2004		102-3	228 S. A St.	northeast	
10	6	2004		102-4	300 S. A St.	southeast	
10	6	2004		102-5	318 S. A St.	northeast	
10	6	2004		102-6	326 S. A St.	northeast	
10	6	2004		102-7	336 S. A St.	northeast	
10	6	2004		102-8	350 S. A St.	northeast	
10	6	2004		102-9	400 S. A St.	southeast	
10	6	2004		102-10	408-410 S. A St.	east	
10	6	2004		102-11	420-22 S. A St.	east	
10	6	2004		102-12	426 S. A St.	east	
10	6	2004		102-13	428-34 S. A St.	southeast	
10	6	2004		102-14	438 S. A St.	northeast	
10	6	2004		102-15	528-30 S. A St.	east	
10	6	2004		102-16	534 S. A St.	east	
10	6	2004		102-17	544-50 S. A St.	east	
10	6	2004		102-18	560 S. A St.	northeast	
10	6	2004		102-19	555 S. A St.	northwest	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	6	2004		102-20	535-39 S. A St.	southwest	
10	6	2004		102-21	505 S. A St.	northwest	
10	6	2004		102-22	401 S. A St.	southwest	
10	6	2004		102-23	361-63 S. A St.	northwest	
10	6	2004		102-24	355 S. A St.	west	
10	6	2004		102-25	345 S. A St.	west	
10	6	2004		102-26	339 S. A St.	west	
10	6	2004		102-27	335-37 S. A St.	west	
10	6	2004		102-28	327-29 S. A St.	west	
10	6	2004		102-29	325 S. A St.	northwest	
10	6	2004		102-30	309 S. A St.	west	
10	6	2004		102-31	301 S. A St.	southwest	
10	13	2004		104-1	640 S. B St.	southeast	
10	13	2004		104-2	246 W Sixth St. (606 S. B St.)	southeast	
10	13	2004		104-3	270 W. Fifth St.	northeast	
10	13	2004		104-4	400 S. B St.	southeast	
10	13	2004		104-5	343-51 S. B St.	southwest	
10	13	2004		104-6	301-05 S. B St. (302-315 W. Fourth St.)	northwest	
10	13	2004		104-7	405 S. B St. (310 W. Fourth St.)	southwest	
10	13	2004		104-8	425 S. B St. (315-327 W. Fifth St.)	northwest	
10	13	2004		104-9	300 W. Fifth St.	southwest	
10	13	2004		104-10	545-65 S. B St.	southwest	
11	4	2004		106-1	300 S. C. St.	southeast	
11	4	2004		106-2	400-422 S. C. St.	southeast	
11	4	2004		106-3	Plaza Park	northeast	
11	4	2004		106-4	544 S. C St.	southeast	
11	4	2004		106-5	549-60 S. C St. (344 W. Fifth St.)	southeast	
11	4	2004		106-6	618 S. C St.	east	
11	4	2004		106-7	630-36 S. C St.	southeast	
11	4	2004		106-8	644 S. C St.	east	
11	4	2004		106-9	900 S. C St.	southeast	
11	4	2004		106-10	1010 S. C St.	northeast	
11	4	2004		106-11	1018 S. C St.	northeast	
11	4	2004		106-12	1026 S. C St.	northeast	
11	4	2004		106-13	1050 S. C St.	northeast	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
11	4	2004		106-14	637 S. C St.	west	
11	4	2004		106-15	613 S. C St.	west	
11	4	2004		106-16	555-63 S. C St. (413 W. Sixth St.)	northwest	
11	4	2004		106-17	543-45 S. C St.	northwest	
11	4	2004		106-18	535 S. C St.	northwest	
11	4	2004		106-19	521-27 S. C St.	northwest	
11	4	2004		106-20	519 S. C St.	west	
11	4	2004		106-21	501-15 S. C St.	northwest	
11	4	2004		106-22	445 S. C St. (415 W. Fifth St.)	northwest	
11	4	2004		106-23	441 S. C St..	northwest	
11	4	2004		106-24	437 S. C St..	southwest	
11	4	2004		106-25	431 S. C St..	northwest	
11	4	2004		106-26	327 S. C St..	west	
11	12	2004		109-1	331-35 W Fourth St.	northwest	
11	12	2004		109-2	314 W Fourth St.	southwest	
11	12	2004		109-3	401-415 W. Fourth St. (361 S. C St.)	northwest	
11	12	2004		109-4	329 W. Fifth St.	northeast	
11	12	2004		109-5	318 W. Fifth St.	south	
11	12	2004		109-6	270 W. Fifth St.	southeast	
11	12	2004		109-7	143 W. Fifth St.	northeast	
11	12	2004		109-8	112-120 W. Sixth St. (601-13 Oxnard Blvd.)	southeast	
11	12	2004		109-9	210-18 W. Sixth St. (601 S. A St.)	southeast	
11	12	2004		109-10	230 W. Sixth St.	south	
11	12	2004		109-11	321 W. Sixth St.	northeast	
11	30	2004		110-1	333 W. Seventh St.	northwest	
11	30	2004		110-2	237 W. Seventh St.	northeast	
11	30	2004		110-3	235 W. Seventh St.	northwest	
11	30	2004		110-4	230 W. Seventh St.	southwest	
11	30	2004		110-5	220 W. Seventh St.	south	
11	30	2004		110-6	210 W. Seventh St.	southeast	
11	30	2004		110-7	200 W. Seventh St.	southwest	
11	30	2004		110-8	112 W. Seventh St.	southeast	
11	30	2004		110-9	115 W. Seventh St.	northeast	
11	30	2004		110-10	129 W. Seventh St.	northwest	
11	30	2004		110-11	711 S. A St.	west	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
11	30	2004		110-12	721 S. A St.	north	
11	30	2004		110-13	731 S. A St.	south	
11	30	2004		110-14	730 S. B. St.	northwest	
11	30	2004		110-15	740 S. B. St.	west	
11	30	2004		110-16	741 S. A. St.	northeast	
11	30	2004		110-17	750 S. B. St.	northwest	
11	30	2004		110-18	Heritage Square water tower.	north	
11	30	2004		110-19	720 S. B St.	northeast	
11	30	2004		110-20	710 S. B St.	northeast	
11	30	2004		110-21	300 W. Ninth St.	southeast	
12	17	2004		111-1	349 S. Oxnard Blvd.	southwest	
12	17	2004		111-2	231 S. Oxnard Blvd.	southwest	
12	17	2004		111-3	229 S. Oxnard Blvd.	northwest	
12	17	2004		111-4	229 S. Oxnard Blvd.	northwest	
12	17	2004		111-5	221 S. Oxnard Blvd.	southwest	
12	17	2004		111-6	201 S. Oxnard Blvd.	southwest	
12	17	2004		111-7	220 S. Oxnard Blvd.	southeast	
12	17	2004		111-8	236 S. Oxnard Blvd.	southwest	
12	17	2004		111-9	320 S. Oxnard Blvd.	southeast	
12	17	2004		111-10	330 S. Oxnard Blvd.	southeast	
12	17	2004		111-11	344 S. Oxnard Blvd.	southeast	
12	17	2004		111-12	350 S. Oxnard Blvd.	southeast	
12	17	2004		111-13	446 S. Oxnard Blvd.	southeast	
12	17	2004		111-14	430-40 S. Oxnard Blvd. (134 Enterprise)	southeast	
12	17	2004		111-15	430-40 S. Oxnard Blvd. (136 Enterprise)	south	
1	4	2005		112-1	532 S. Oxnard Blvd.	southeast	
1	4	2005		112-2	540 S. Oxnard Blvd.	southeast	
1	4	2005		112-3	544 S. Oxnard Blvd.	east	
1	4	2005		112-4	560 S. Oxnard Blvd.	northeast	
1	4	2005		112-5	600 S. Oxnard Blvd.	southeast	
1	4	2005		112-6	610-12 S. Oxnard Blvd.	southeast	
1	4	2005		112-7	620 S. Oxnard Blvd.	east	
1	4	2005		112-8	626 S. Oxnard Blvd.	northeast	
1	4	2005		112-9	660 S. Oxnard Blvd.	northeast	
1	4	2005		112-10	724 S. Oxnard Blvd.	southeast	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
1	4	2005		112-11	730 S. Oxnard Blvd.	east	
1	4	2005		112-12	760 S. Oxnard Blvd.	northeast	
1	4	2005		112-13	760 S. Oxnard Blvd.	east	
1	4	2005		112-14	760 S. Oxnard Blvd.	southeast	
1	4	2005		112-15	858 S. Oxnard Blvd.	northeast	
1	4	2005		112-16	861 S. Oxnard Blvd.	northwest	
1	4	2005		112-17	819 S. Oxnard Blvd.	west	
1	4	2005		112-18	803 S. Oxnard Blvd.	west	
1	4	2005		112-19	761 S. Oxnard Blvd.	northwest	
1	4	2005		112-20	749-53 S. Oxnard Blvd.	northwest	
1	4	2005		112-21	733 S. Oxnard Blvd.	west	
1	4	2005		112-22	719-21 S. Oxnard Blvd.	northwest	
1	4	2005		112-23	715 S. Oxnard Blvd.	west	
1	4	2005		112-24	711 S. Oxnard Blvd.	west	
1	4	2005		112-25	701-05 S. Oxnard Blvd.	southwest	
1	4	2005		112-26	663 S. Oxnard Blvd.	northwest	
1	4	2005		112-27	649-53 S. Oxnard Blvd.	west	
1	4	2005		112-28	643-45 S. Oxnard Blvd.	west	
1	4	2005		112-29	637 S. Oxnard Blvd.	west	
1	4	2005		112-30	611 S. Oxnard Blvd.	northwest	
1	4	2005		112-31	609 S. Oxnard Blvd.	northwest	
1	4	2005		112-32	601 S. Oxnard Blvd.	southwest	
1	4	2005		112-33	545 S. Oxnard Blvd.	northwest	
1	4	2005		112-34	501-05 S. Oxnard Blvd.	northwest	
1	20	2005		113-1	1012 S. Oxnard Blvd.	northeast	
1	20	2005		113-2	1032 S. Oxnard Blvd.	east	
1	20	2005		113-3	1060 S. Oxnard Blvd.	southeast	
1	20	2005		113-4	119 E. Wooley Rd.	northwest	
1	20	2005		113-5	141 E. Wooley Rd. (1028 Donlon)	northeast	
1	20	2005		113-6	1060 S. Oxnard Blvd.	northwest	
1	20	2005		113-7	1012 S. Oxnard Blvd.	east	
1	20	2005		113-8	931-39 S. Oxnard Blvd.	northwest	
1	20	2005		113-9	911-19 S. Oxnard Blvd.	southwest	
1	20	2005		113-10	1012 Donlon Ave.	east	
1	20	2005		113-11	1020 Donlon Ave.	southeast	



**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
1	20	2005		113-12	1028-30 Donlon Ave.	southeast	
1	20	2005		113-13	151-55 E. Seventh St.	northwest	
1	20	2005		113-14	645 Meta St.	west	
1	20	2005		113-15	635 Meta St.	southwest	
1	20	2005		113-16	633 Meta St.	northwest	
1	20	2005		113-17	629 Meta St.	northwest	
1	20	2005		113-18	626-28 Meta St.	southeast	
1	20	2005		113-19	600 Meta St.	southeast	
1	20	2005		113-20	125-31 E. Sixth St.	northwest	
1	20	2005		113-21	128-32 E. Sixth St.	southwest	
1	20	2005		113-22	140 E. Sixth St.	southeast	
1	20	2005		113-23	150-54 E. Sixth St.	southwest	
1	20	2005		113-24	209 E. Sixth St.	northeast	
1	20	2005		113-25	219 E. Sixth St.	northeast	
1	20	2005		113-26	225-31 E. Sixth St.	northeast	
1	20	2005		113-27	234 E. Sixth St.	southeast	
1	20	2005		113-28	536 Meta Ave.	southeast	
1	20	2005		113-29	111-27 E. Fifth St.	northwest	
1	20	2005		113-30	101 E. Fifth St.	northeast	
1	20	2005		113-31	100-02 E. Fifth St.	southwest	
1	20	2005		113-32	114-16 E. Fifth St.	southwest	
1	20	2005		113-33	128 E. Fifth St.	south	
1	20	2005		113-34	108-10 E. Fifth St.	southwest	
1	20	2005		113-35	124 E. Fifth St.	south	
1	20	2005		113-36	136 E. Fifth St.	southeast	
1	20	2005		113-37	144 E. Fifth St.	southeast	
1	20	2005		113-38	154 E. Fifth St.	southeast	
1	20	2005		113-39	200 E. Fifth St.		
1	20	2005		113-40	204-10 E. Fifth St.	southeast	
1	20	2005		113-41	214 E. Fifth St.	southeast	
1	20	2005		113-42	226-28 E. Fifth St.	southeast	
1	20	2005		113-43	250 E. Fifth St.	south	
1	20	2005		113-44	235 E. Fifth St.	north	
1	20	2005		113-45	203-11 E. Fifth St.	northeast	
1	20	2005		113-46	100 E. Fifth St. (rear)	northwest	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
3	23	2005		120-1	715 S. A St.	east	
3	23	2005		120-2	715 S. A St.		
3	23	2005		120-3	1004 S. C St.	southeast	
3	23	2005		120-4	Lumber yard shed	southeast	
3	23	2005		120-5	418 W. Fourth St.	southeast	
3	23	2005		120-6	403 W. Fourth St.	northeast	
7	20	2005		126-1	350 S. A St	southeast	
7	20	2005		126-2	350 S. A St	southeast	
7	20	2005		126-3	401 S. A St	southwest	
7	20	2005		126-4	749-51 S. Oxnard Bl.	southwest	
7	20	2005		126-5	801 S. A St	south	

**APPENDIX D**  
DPR 523 Forms

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 226 S A ST

P1. Other Identifier: 220-222 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 226 S A ST

City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources)

mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

220-222 S A St

Parcel No. 202009510

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is a vernacular expression of modernist design. The building is rectilinear in plan and one story in height. The roof form is essentially flat. Exterior walls are constructed of concrete block. The primary façade is composed of two elements. As one faces the building, the left side of the wall is a solid wall of patterned concrete block, set in an alternating bond pattern to create a more textured surface. To the right of this wall, a storefront extends across the remaining width of the building. A continuous band of single pane windows extends out from the central glazed metal door. The windows and doors fill the entire height of the wall. A flat roof cantilevered canopy shelters the storefront windows. The canopy's height is slightly lower than the walls on either side, creating the effect of intersecting planes at the roofline. An additional half-story stucco structure is visible from the street. The condition and integrity of the building are good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
220 S. A St. (View toward east). Photo No: 102-2,  
10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1958-F

P7. Owner and Address

Owens Robert A-deborah R Tr., 1079 Callado,  
Camarillo Ca 93010

P8. Recorded by: (Name, affiliation, and address)

Mich Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 226 S A ST

- B1. Historic Name: *None*  
B2. Common Name: *Owens Building*  
B3. Original Use: *commercial-office* B4. Present Use: *same*  
B5. Architectural Style: *Mid-Century Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1958-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

B9a. Architect: *Robert R. Jones* b. Builder: *Moline Construction Company*

B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1946-1960* Property Type: *office building* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Prior to the construction of the office building, a single family residence existed on this site. A new office building, measuring 50' by 76', was constructed in 1958 for owner Neal D. Heily, and served as law offices of Heily and Blase.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:  
*Sanborn Maps, 1929, updated 1950*  
*Oxnard Building Permits*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure I in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 300 S A ST

P1. Other Identifier: First American Title Co

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 300 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202009608

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectangular plan and is one-and-one-half stories in height. The walls appear to be constructed of concrete block. The roof is flat with a parapet wall. The left side of primary elevation is faced with a brick veneer and has no fenestration. Immediately adjacent, a storefront extends the remaining length of the wall. A central entrance and opaque patterned glass or concrete block is located on the lower, pedestrian-level of the wall. A curved, cantilevered canopy extends the length of the entrance and storefront, intersecting with the perpendicular brick pier at the wall's end. Above the canopy, the remainder of the wall is covered with tile or stucco. Decorative mullions break the face of the wall into a band of vertical elements. A horizontal business sign fills a portion of the space. The building's condition and integrity are good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
300 S. A St. (View toward southeast). Photo No: 102-4, 10/6/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1959-F

P7. Owner and Address

Focil Augusto E Tr, 300 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 300 S A ST

- B1. Historic Name: *First American Title Company of Ventura County*  
B2. Common Name: *300 S. A Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Mid-Century Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1959-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *Adolph Schroeder*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *office* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1959 as the First American Title Company of Ventura County. The owner was Isabella and Howard Dutton. Today it is used as a healthcare facility.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a potentially eligible local historic district representing the most intact remaining examples of post-war commercial development of downtown Oxnard.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*City of Oxnard building permits*  
*Chamber of Commerce publication, 1962*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 318 S A ST

P1. Other Identifier: 312 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 318 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

312 S A St

Parcel No. 202009607

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This building is a one-story commercial storefront. The structure has a rectangular plan and a flat roof with a parapet wall. The pedestrian-level has two storefront windows that flank a central entrance. Each storefront window is composed of three vertical plate glass windows, each separated by slim metal mullions, and topped by horizontal plate glass transoms. The walls surrounding the entrance and windows have been covered with green marble tile that probably dates from a 1966 alteration. A Neo-Regency style metal false front has been installed above the storefront, probably in the same year. The central portion projects slightly to create the effect of a mansard roof awning, with vertical standing seams and finials at each corner, above the building's entrance. The remainder of the false front is decorated with horizontal standing seams. The building is in good condition but its integrity is poor.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
318 S. A St. (View toward northeast). Photo No:  
102-5, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1938-F

P7. Owner and Address

Espino Elio - Lupe, 2411 Hillrose Pl, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 318 S A ST

- B1. Historic Name: *unknown*  
B2. Common Name: *318 S. A Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *One-story Commercial*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1938-F; 1966-remodel*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *H. Herbert Stegman-1966* b. Builder: *Alfred Schroeder-1938*  
B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *office building* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was first constructed in 1938 for H.H. Eastwood by contractor Alfred Schroeder. In 1939 the occupant was Oxnard Auto Electric. The building was extensively remodeled as a bank, Fireside Thrift, in 1966, by then owner Mel Finerman. The architect in 1966 was H. Herbert Stegman. In 1970 the building was leased to Nason's Rexall Drug.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Sanborn Maps, 1929, (update to 1950)*  
*Oxnard Building permits*  
*City Directories 1939-1957*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 401 S A ST

P1. Other Identifier: Woolworths

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 401 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010401

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This two-story commercial building exhibits elements of the Streamline Moderne and International styles. Located on a corner parcel, the building has a rectangular plan, stucco walls, and a flat roof with short parapet walls. The street-facing elevations are dominated by the first floor storefront that wraps the corner of the building. A band of vertical plate glass panes, divided by narrow metal mullions, covers much of the wall. The entrance, placed on a diagonal, is recessed behind the corner of the building. A structural pier provides support below the open corner. A frieze, with "Woolworth" signage, wraps the corner of the building above the storefront. On the second floor above the storefront, the stucco is scored with horizontal lines. A recessed band of windows further emphasizes the building's horizontality, extending nearly the full width of each façade. Windows are paired, three-pane metal casements with horizontal muntins. Windows are placed at each end of the horizontal band and the stucco between the windows has decorative horizontal scoring. A second rear section of the building mimics the windows and storefront of the main portion but the stucco has vertical scoring. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
401 S. A St (View toward southwest). Photo No: 126-3, 7/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1950-F

P7. Owner and Address

Woolworth Building Inc, 311 Palomar St, Ojai Ca 93023

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5B

Resource Name or #: (Assigned by recorder) 401 SA ST

- B1. Historic Name: *F.W. Woolworth Building*  
B2. Common Name: *Woolworth Building*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Streamline Moderne/International*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1950-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Milton L. Anderson, L.A.* b. Builder: *Jackson Brothers*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail store* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was built as the F.W. Woolworth Building, constructed in 1950 for owner Max Leo and leased to F.W. Woolworth Company. The architect was Milton L. Anderson from Los Angeles and Jackson Brothers were the contractors. This building provides an important anchor to the remaining block of postwar development along A Street.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a potentially eligible local historic district representing the most intact remaining examples of post-war commercial development of downtown Oxnard, and is individually significant as good, intact example of the Streamline Moderne style as it merged into the popularized version of the International Style during the post-war era.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Sanborn Maps, 1929 (updated 1950)*  
*Oxnard building permits*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 528 SA ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 528 SA ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010717

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story commercial building is modern in design. The building has a rectangular plan. Exterior walls are clad primarily with stucco. A flat roof with eaves caps the building. A cantilevered canopy extends the length of the building's main façade. Two storefronts fill the first floor but both appear to have been altered. The left storefront has a double metal glazed door. A band of vertical single pane windows are divided by metal mullions. The walls and bulkhead around the storefront windows are covered with small square tiles that do not appear original. A canopy extends across the length of this storefront, concealing the original canopy. The storefront on the right has a single glazed metal entrance door adjacent to a band of four vertical single-pane windows. The walls of the storefront are coated with stucco. There is no fenestration on the second floor. The condition and integrity of the building are fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
528-30 S. A St. (View toward east). Photo No:  
102-15, 10/6/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1949-F

**P7. Owner and Address**

Alexakis George P-Anne L Tr, , 93 Beverly Dr,  
Camarillo Ca 93010

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/21/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 528 S.A.ST

- B1. Historic Name: *unknown*  
B2. Common Name: *528 S. A Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1949-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Karel Kooper* b. Builder: *Adolph Schroeder*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail store* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1949 for John Cooluris by Karel Kooper, architect, and built by Adolph Schroeder. In 1950 it housed a restaurant and store. In 1956 it was the home of Nason Rexall Drugs and 1957 Keyser's Rexall Drugstore occupied the building. Later uses included J & J Discount Store (1970), Gensler-Lee Jewelers (1977) and Oxnard Plasma (1979). The storefront windows and doors were extensively altered in 1977 and 1979 by owner Anne Alexakis.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Map 1929 (1950)*  
*City Directories 1957*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 534 SA ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 534 SA ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010716

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is modern in design. The storefronts span the full width of the ground level. The entire wall is filled with large panes of darkened glass, separated by thin metal muntins and mullions. The double entrance doors are slightly recessed behind the wall. The piers at each end of the storefront are covered with small square tiles that do not appear original. A simple cantilevered canopy extends the width of the building, providing shade and shelter to the storefront below it. The wall and falsefront parapet above the canopy are covered with stucco and marked by narrow recessed vertical elements that are evenly spaced along the width of the wall. At one end, a perpendicular vertical pier rises well above the height of the parapet, possibly providing advertising space for the property. The condition and integrity of the building are good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
534 S. A St. (View toward east). Photo No: 102-16, 10/6/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1957-F

**P7. Owner and Address**

Alexakis George P-anne L Tr, , 93 Beverly Dr, Camarillo Ca 93010

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/21/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 534 S A ST

- B1. Historic Name: *Diener's Smart Men's Wear*  
B2. Common Name: *534 S. A Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1957-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Robert R. Jones* b. Builder: *Clyde Campbell*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail store* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for G.D. Hansen and leased to Diener's Men's Wear store in 1957. The building was designed by Robert R. Jones and measured 40' by 100'.*

*Associated with an early business in Oxnard, Diener's was a father and son men's store that was started in 1913 by Albert C. Diener and originally located at 114 W. Fifth Street. The success of the first store, led to the family establishing a new larger store in 1957 built and operated by the son Walter E. Diener.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark as the location of one of the longest operating department stores in Oxnard, from 1913 to 1972.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard, California, Chamber of Commerce brochure, ca 1959.*  
*Oxnard building permits*  
*City Directories 1921-1957*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 560 S A ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 560 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010724

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. With a rectangular plan, the building stands two stories in height; however, the stories are not clearly articulated on the building's exterior. Exterior walls are a combination of brick and glass. The roof is basically flat but the roofline is more complex as it forms a series of intersecting volumes and planes. A portion of the building rises slightly higher than the rest, creating the appearance of a clerestory monitor roof above the extended eaves of the main roofline. These eaves are supported by a system of connected metal brackets. On the main façade, large plate glass windows create a partial wall of glass arranged in an irregular pattern of bricks and stucco. An entrance door is located at each end of this façade. Fenestration on the secondary street-facing elevation consists of a series of narrow vertical single paned fixed windows, separated by the brick of the wall. The condition of the building is good. This building was built in two phases. The original 1955 building was expanded to the north in 1962. At that time the facade was unified with the addition of an attached metal screen supported by an open framework hung from a projecting soffit and the entry altered. The screen was subsequently removed with the frame and soffit still in place. The building does not reflect either its original 1955 design or its 1962 alteration.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
560 S. A St. (View toward northeast). Photo No: 102-18, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1955/62-F

P7. Owner and Address

Vertex Investments, , 370 Convention Way, Redwood City Ca 94063

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 560 S.A ST

B1. Historic Name: *Oxnard Savings and Loan*

B2. Common Name: *560 S. A Street*

B3. Original Use: *commercial*

B4. Present Use: *vacant*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

*1955-F; 1961-62-additions & alterations*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Knogbel; E.V. Mikles*

b. Builder: *Ralph Viola; Bergseid Construction*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *bank*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for Oxnard Savings and Loan as their main office in 1955. The architect was Knogbel (no first name available) and the builder was Ralph Viola. In 1962 an addition and alterations were made to the building and were designed by architect E.V. Mikles & Associates with Bergseid Construction. In later years the building was occupied by the American Savings Bank and Washington Mutual.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR or as a local landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building permits*

*Oxnard, California Chamber of Commerce brochure, ca 1959.*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 601 SA ST

P1. Other Identifier: 200-218 W 6th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 601 SA ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
200-218 W 6th St

Parcel No. 202014301

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is modern in design. Located on a corner parcel, the building has a large rectangular plan, is one story tall, and is capped by a flat roof. Exterior walls are clad with stucco. The market entrance is located at the corner of the building, recessed slightly beneath the wall. Ground-to-ceiling plate glass windows with metal muntins and mullions provide light to the entrance. A continuous band of horizontal windows is located on the secondary façade. The other half of the building houses an electronics shop. The portion of the main façade is divided into three recessed storefronts, divided by narrow vertical piers. Each storefront has a grid of square single-pane window in metal frames. Glazed metal entrance doors are incorporated into the storefront. The third storefront has been altered with a brick enclosure at the base of the windows. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
601 S. A St. (View toward southwest). Photo No: 101-16, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1948-F

P7. Owner and Address

Miskowic Holly Anna Et Al, Attn Alert Management, Po Box 1084, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/27/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 601 S A ST

B1. Historic Name: *Oxnard Hardware*

B2. Common Name: *601S. A Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1948-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Roy C. Wilson*

b. Builder: *Alfred Schroeder*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *retail store*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1948 for owner Dr. A.H. Stoll and leased to Oxnard Hardware. The architect was Roy C. Wilson of Santa Paula, and the contractor Alfred Schroeder. In the 1959 Oxnard Chamber of Commerce brochure, Oxnard Hardware was listed as "Downtown hardware headquarters featuring almost everything in hardware and owned, managed and staffed by experienced hardware men! Offering the biggest, best, and most complete stock of hardware in the county!" The company owners were J.D. Fincher, M. E. Walters, and C.E. Funston.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Chamber of Commerce brochure, ca 1959*

*Oxnard Building permits*

*City Directories 1948-1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/27/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 601 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/27/2005

Continuation    Update

**A16. Photographs**

200-218 W. Sixth Street

Description on first page

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

210-18 W. Sixth St. (601 S. A St.) (View toward southeast). Photo No: 109-9, 11/12/2004

**BLANK PAGE**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 610 S A ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 610 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
608 S A St

Parcel No. 202014513

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is modern in design. The building has a rectangular plan, is one story tall, and has a flat roof with a short parapet wall. The building appears to be constructed of brick or concrete block; the wall of the main façade has been covered with stucco. The main façade is divided into three bays. The right bay has been enclosed. The center bay houses the entrance and a multi-light storefront window. The left bay has a multi-pane storefront window. The upper wall is unadorned; a sign for the current business is installed at the center of the wall. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building HP36 - Ethnic minority property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
608 S. A St (View toward southeast). Photo No: 101-1, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1947-F

P7. Owner and Address

Baldonado Karen O Et Al, 608 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 610 SA ST

B1. Historic Name: *Otani's Market*

B2. Common Name: *Otani's*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1947-F; 1952-addition; 1953-remodeled/expanded, conversion from auto repair use to fish market*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *R.A. Polley, addition*

b. Builder: *Albert Schuster, W.O. Price*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *restaurant* :

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1947 by Izuto Otani as an auto repair shop, at a time when this area of town was occupied by Japanese immigrants. A Japanese Methodist Episcopal Church was constructed a few lots to the south and several Japanese-owned shops were located on Saviers Road on the other side of the block. A 20' by 29' addition was made to the building in 1952, and in 1953 the building was converted into a fish market. It has continued, with minor interior modifications, as a fish market and restaurant until the present.*

*Izuto Otani was born in 1910 to Torachi and Shina Otani. Torachi Otani opened a business on Oxnard Boulevard around 1908. Izuto Otani had operated a fruit market in downtown Oxnard and had just built a house for his family when war broke out in 1941. He and his mother, father, wife and two children were sent to a relocation camp near Casa Grande, Arizona. His mother died in the camp. After a year in the camp, he and his family were able to relocate to a dairy farm in Illinois where they remained until the war ended. After his return to Oxnard following the war, his business was gone, and like many other Japanese-Americans returning from internment, he started over. He had a malt shop on Oxnard Blvd. until he opened the fish market in 1952. The Otani Fish Market has been in continuous operation in this location for over 50 years. Izuto Otani died January 24, 1999, but the business is still operated by members of the Otani family.*

*(continued)*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building permits*

*Sanborn Map, 1929 (1950 addition)*

*Oxnard Press Courier, 8/5/88, p. 8 "Oxnarder Details Internment Trials."*

*Interview with Karen Otani Baldonado, 7/23/05*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

**Page** 3 of 3      **Resource Name or #:** (Assigned by recorder) 610 S A ST

**Recorded by:** Mitch Stone/Judy Triem

**Date** 7/21/2005

Continuation    Update

**B10. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark as one of the longest, continuously-operating Japanese-American businesses in Oxnard.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 632 S A ST

P1. Other Identifier: church

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 632 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014510

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story church building exhibits elements of the Spanish Colonial Revival and Gothic Revival styles. The exterior walls are clad with smooth-finish stucco. The gable-front roof is clad with red clay tile. A small, pyramidal roof bell tower rises above the gable of the main façade. It also has a clay tile roof while its walls are filled with louvered vents. The main façade is three bays wide. The center bay houses the entrance and extends slightly out from the wall. The front door is slightly recessed in the wall behind a pair of simple surrounds. A sloping vertical awning-style portico extends to the top of the building but it does not appear original. The outer bays are filled with gothic arched windows. Gothic arched windows also light the interior from the secondary facades, each of the several bays separated by sloping pilasters. A small, flat roof wing extend from the right side of the building. The condition of the building is good; the integrity is fair.*

HP36 - Ethnic minority property

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
630 S. A St. (View toward east). Photo No: 101-3,  
10/1/2004



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1940-F

P7. Owner and Address

Ch Park Avenue Church Of Christ, , 630 South A St,  
Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) 632 S A ST

B1. Historic Name: *Japanese Methodist Episcopal Mission Church*  
B2. Common Name: *Church Of Christ*  
B3. Original Use: *church* B4. Present Use: *same*

B5. Architectural Style: *Spanish Colonial Revival and Gothic Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1908-F (first church); 1940-F (current church); 1960-1973 (alterations); 1974-75 (32' by 40' office addition)*

B7. Moved?  No  Yes  Unknown Date: Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown* b. Builder: *unknown*

B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *church* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This church was started by Kusaburo Baba, a labor contractor, in 1903 when he prevailed upon the new Methodist Episcopal minister in Oxnard to help organize a Japanese Christian Young Peoples' Society for the workers who had come to Oxnard to work in the sugar beet fields. Baba served several terms as minister and studied at the Moody Bible Institute in Chicago. He also served as superintendent of the Sunday school and organized a day school for kindergarten children. The building was dedicated in 1908 with funds from St. Paul's Methodist Church. The bell was added to the church steeple in 1910 and a two-story dormitory added. In 1940 the wooden church was moved to the rear of the lot, turned sideways, and a new sanctuary built in front.*

*The building was altered in 1960 and 1963 and in 1974-75 when an office addition was made to the rear of the building. In 1956 two structures were demolished, perhaps the original church and dormitory building.*

*This church is significant as a place of worship and as a gathering place for the early Japanese community where they could meet and discuss matters of common interest and concern. During World War II, the Four Square Gospel Church rented the building. Following the war and the return of Japanese families from interment camps, the church was reorganized and returned to the Japanese Methodist Episcopal church, which it remained until at least 1965. It was more recently the New Hope Baptist Church and is now the Church of Christ.*

*(cont'd)*

B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building* *HP36 - Ethnic minority property*

**B12. References:**

*Fukuyama, Yoshio. "The Japanese in Oxnard, California, 1898-1945. Ventura County Historical Society Quarterly, Vol. 39-40.  
Ventura County Landmark #149, landmark files at Ventura County Government Center  
City Directorv. 1946*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder)    632 S A ST

**Recorded by:**    Mitch Stone/Judy Triem

**Date** 7/21/2005

Continuation     Update

**D6. Significance**

*The building appears eligible for listing in the National Register under Criterion A because of the important role it played in the Oxnard Japanese Community as both a social center and place of worship from 1903 to 1965. The changes made to the front of the building are minor and reversible, so that the integrity issue is not significant.*

*In 1993 the building was designated Ventura County Cultural Heritage Landmark No. 149.*

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 640 S. A ST

P1. Other Identifier: 129 W. Seventh St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 640 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014522

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This concrete block commercial building occupies a corner parcel. It features a plate glass and aluminum storefront divided by wide pilasters, which wraps both the southern and western elevations and is covered by a projecting overhang. Concrete block pylons project from the southwestern and northwestern corners of the building, which originally supported neon signs. A number of pilasters, both square and capped with a cornice and fluted were added to the southern and western upper facades in a 1994 alteration. Similar projections were added to both pylons.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
658 S. A St (View toward northeast). Photo No:  
101-4, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1951-F; 1963-F; 1994-F; 1928-E

P7. Owner and Address

Eva G. Bravo

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 640 S. A ST

B1. Historic Name: McMahan's Furniture

B2. Common Name: 640 S. A St

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)

1951-F; 1963-F; 1994-F; 1928-E (129 W. Seventh St.)

B7. Moved?  No  Yes  Unknown Date: Original Location:

B8. Related Features: second building on parcel at 129 W. Seventh St.

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Growth of Downtown

Area Oxnard CBD

Period of Significance: 1920-1945 Property Type: commercial retail

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The first portion of this building was constructed in 1951 as McMahan's Furniture Store. A major addition was made in 1963. The building was subsequently altered to its current appearance in 1994.

This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1929, 1929 (1950)

City Directories 1926-1930

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/25/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Please See  
Figure 1 in  
Final Report



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 640 S. A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/25/2005

Continuation    Update

**P3. Description**

129 W. Seventh St.

*This small brick commercial building features a single storefront consisting of two windows over a raised brick bulkhead and a single door centered on the elevation. A former transom above appears to be covered with plywood. The upper facade consists of a recessed panel and a simple brick parapet. The condition and integrity of the building are good.*

*The original owner and builder of this property is unknown. It was built circa 1928 and occupied by Matilda Dominguez who ran a restaurant. By 1930, T. Kuniharo operated the restaurant.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

129 W. Seventh St. (View toward northwest). Photo No: 110-10, 11/30/2004

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 700 S A ST

P1. Other identifier: 706 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 700 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

706 S A St

Parcel No. 202014618

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This corner storefront is vernacular in design. The one-story building has a flat roof with a short parapet wall. The storefront is centered at the corner with glazed metal double doors. The parapet extends to a gable peak above the entrance. Large divided-light storefront windows flank the entrance. Additional windows extend part of the length of one wall. A flat cantilevered canopy extends over the entrance and windows. A tall narrow brick pier, resembling a chimney, visually separates the corner storefront from a second storefront. The second storefront has a full-width, gabled parapet with a decorative pediment. A shallow, flat canopy extends the width of the storefront, just below the gable. A pair of glazed metal entry doors is located at the center of the storefront. A short brick bulkhead angles from the slightly recessed entry to the edge of the wall. Two, vertically-divided single-pane storefront windows fill the wall space between the bulkhead and the canopy. A simple canvas awning extends over the canopy edge, above the entry.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
700 S. A St (View toward southeast). Photo No: 101-5, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1952-F

P7. Owner and Address

Espino Elio-guadalupe, P O Box 50308, Oxnard Ca 93031

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/21/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 700 S A ST

B1. Historic Name: *unknown*

B2. Common Name: *700 S. A Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1952-F; additions, 1962*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Miller & Crowell (additions)*

b. Builder: *Bushman Brothers*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail business* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for owner Walter Schreiner in 1952 and was occupied by Bell Mattress Factory in 1956. The building was subsequently altered and expanded several times. The store windows were enlarged in 1954. In 1962 a 25' by 68' addition was made and a 25' by 100' storeroom addition made at 706 S. A Street.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard building permits*

*City Directory, 1957*

*Oxnard Telephone Directory 1956*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 711 SA ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 711 SA ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014426

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence, now in commercial use, exhibits elements of the Craftsman style. The building has an essentially rectilinear plan, rises two stories in height, and is topped by a crossgable roof. Open eaves with exposed rafter tails and triangular knee brackets are typical of the style. Exterior walls are clad with wooden clapboard; the roof is covered by wood or composition shingles. The main façade is dominated by two front-facing gables, each with an extended rafter end on one side. A short shed roof links the two cross gables. Under the dominant (left) gable, a three-part window lights the interior of each floor. The window is composed of a wide center sash with wide mullions that separate it from flanking narrow double-hung sash. A splayed lintel caps the simple wood casing. The rectangular open entry is located at the center of the building, under the extended slope of the left gable. A recessed porch with a brick balustrade and porch supports extends from the entry across the partial width of the main façade's first floor. An identical three-part window is located on the main wall beneath the porch. A pair of double-hung sash windows is located on the second story; a fixed single pane sash is located between the gables just below the shed roof. Windows throughout the building are likely composed of similar wood double-hung sash with wood casings. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
711 S. A St. (View toward west). Photo No: 110-11, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1915-E

P7. Owner and Address

Francis Richard L-nancy B., 711 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1326 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 711 S A ST

B1. Historic Name: *Alonzo and Sara Wood Gordon House*

B2. Common Name: *711 S. A Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1915-E*

B7. Moved?  No  Yes  Unknown Date: *1990*

Original Location: *2151 Wooley Road*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *office building*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The house was built about 1910 for Alonzo Gordon and his wife Sara Wood Gordon on 200 acres of land inherited by Sara from her father, William O. Wood. In 1871 William Wood settled in Springville (a small farming community north east of Oxnard that ceased to exist after 1940) and owned some 2,000 acres of farmland. Wood Road was named for the family. William Wood was also known as Pastor Wood having been ordained a Baptist minister. He preached throughout Ventura County and organized the Baptist Church in Springville in 1878.*

*Alonzo may have met his wife Sara in the Baptist Church where they both became deacons. It is uncertain what year he came to Ventura County from Casper, California near Mendocino, but the couple were married in 1890 and are listed in an early directory as living in Springville in 1898. The family also owned a house on B Street in Oxnard. About 1915 Alonzo and Sara built a new house on their farmland on Wooley Road.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett. [continued]*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Alexander, A.E., Historical Atlas, 1912.*

*Interview and personal papers, newspaper clippings, and photographs of Jean Hentschke Baker, granddaughter of Alonzo and Sara Wood Gordon. (continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3 Resource Name or #: (Assigned by recorder) 711 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation  Update

**B10. Significance**

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Guinn, J.M. History of California Southern Coast Counties, 1907.*

*Thompson and West. History of Santa Barbara and Ventura Counties, Oakland, Ca.: Thompson and West, 1883.*

*City Directories, 1898 to 1917.*

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 715 S A ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 715 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014424

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This small wood-frame building is essentially square in plan and clad with wide ship-lap siding and features a tall, mansard roof covered with wood shingles and a shed-roofed dormer. The eaves are shallow and boxed. It also features four-panel doors and sash windows in plain casings. Upon its relocation to Heritage Square, this building was altered for use as a visitor's center. The extent to which the architectural features retain their integrity is unclear. The condition of the building is very good.*

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
715 S. A St. (View toward east). Photo No: 120-1, 3/23/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1887-E

P7. Owner and Address

Redev Agency Oxnard, , 300 W Third St #200, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 715 S A ST

B1. Historic Name: *Perkins Ranch building*

B2. Common Name: *715 S. A Street*

B3. Original Use: *ranch outbuilding*

B4. Present Use: *commercial*

B5. Architectural Style: *Italianate*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1887-E*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *464 Pleasant Valley Rd*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *Jens Rasmussen*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was an outbuilding on the Perkins Ranch and was moved to Heritage Square along with the main residence in 1990. It was probably built in 1887, when the house was built for David Tod Perkins by Danish-born Jens Rasmussen, a local carpenter, who had built a similar house for himself in 1883. Perkins had admired the house and asked him to build a similar house. Rasmussen also built the carriage barn that housed the horse surreys.*

*David Tod Perkins, member of a prosperous and prominent Ohio family, came to Hueneme in 1880 at the age of twenty-eight. During the 1880s he directed sheep and farming operations for Thomas Bard. Perkins also served on the Board of Directors for the Union Oil Company after its incorporation in 1890 and later became president. Perkins followed Bard into politics and was elected to the State Assembly in 1904 by the largest majority ever given any candidate at the same time that Bard was being elected Ventura County's only U.S. Senator. Mrs. Perkins was a close girlhood friend of President McKinley's wife, and this contact prompted a social visit by the Perkins family and Bard to President McKinley and his wife shortly after Bard was seated as a junior Senator from California.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Alexander, W.E. Historical Atlas, 1912.*

*Correspondence with Mr. Harley Burns, grandson of Jens Rasmussen, 12/31/89.*

*City Directories. 1898 to 1910. (continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

TrInomial

Page 3 of 3      Resource Name or #: (Assigned by recorder)      715 S A ST

Recorded by:      Mitch Stone/Judy Triem

Date 7/26/2005

Continuation     Update

**B10. Significance**

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Hutchinson, Wm. Henry. Oil, Land and Politics. 2 vols., Oklahoma: University of Oklahoma Press, 1965.*

*Oxnard Press Courier, April 15, 1980.*

*Ventura County Museum of History and Art, photo collection. #13829.87*

*Ventura County Star Free Press, April 28, 1980.*

*Ventura County Reporter, April 26, 1984.*

*Camera Club Courier, Vol. 11, Jan., 1981*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 721 S A ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 721 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014425

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence, now in commercial use, is designed in the Queen Anne style. The one story house is constructed on a raised foundation. Its asymmetrical massing and complex roof plan are characteristic of the style. Exterior walls are clad primarily with horizontal wood board siding; the roof is sheathed with wood shingles. On the primary façade, the hipped roof is marked by three crossgables, a hipped extension, an eyebrow dormer, and hipped conical roof. An open portico with a pedimented gable and spindlework frieze is located at the center of the main façade, up a half-flight of stairs with turned spindle balusters. A porch with spindlework balustrade and frieze extends to the left from the portico. Chamfered column porch supports rise to the roof's cornice where they are embellished with eave brackets beneath the hipped roof extension. The porch is now enclosed with divided light glazing. The crossgable peak above the porch is decorated with a sunburst design around a square window. A stout three-sided bay is located to the right of central portico. The walls of the bay are decorated with ornamental stickwork; the wall space between the timbering appears to be filled with stucco with stone aggregate. A single window fills each wall of the bay; each window has a single pane lower section and a multi-light upper element. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
721 S. A St. (View toward north). Photo No: 110-12, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1887-F

P7. Owner and Address

Barkley Alben F-rebecca, , 718 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5B

Resource Name or #: (Assigned by recorder) 721 S A ST

B1. Historic Name: *Perkins-Claberg Residence*

B2. Common Name: *Perkins House*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Stick style combined with Queen Anne*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1887-E*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *464 Pleasant Valley Rd*

B8. Related Features: *Heritage Square*

B9a. Architect: *Jens Rasmussen*

b. Builder: *same*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The house was built in 1887 for David Tod Perkins by Danish born Jens Rasmussen, a local carpenter, who had built a similar house for himself in 1883. Perkins had admired the house and asked him to build a similar house. Rasmussen also built the carriage barn that housed the horse surreys.*

*David Tod Perkins, member of a prosperous and prominent Ohio family, came to Hueneme in 1880 at the age of twenty-eight. During the 1880s he directed sheep and farming operations for Thomas Bard. Perkins also served on the Board of Directors for the Union Oil Company after its incorporation in 1890 and later became president. Perkins followed Bard into politics and was elected to the State Assembly in 1904 by the largest majority ever given any candidate at the same time that Bard was being elected Ventura County's only U.S. Senator. Mrs. Perkins was a close girlhood friend of President McKinley's wife, and this contact prompted a social visit by the Perkins family and Bard to President McKinley and his wife shortly after Bard was seated as a junior Senator from California.*

*Other families to live in the house were the Charles Rowe family from about 1904 to 1920 and the Claberg family from 1920 to 1980. The Claberg family raised apricots and walnuts on the ranch.*

*The house was designated Ventura County Landmark #145 in June 1992.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Alexander, W.E. Historical Atlas, 1912.*

*Correspondence with Mr. Harley Burns, grandson of Jens Rasmussen, 12/31/89.*

*City Directories. 1898 to 1910. (continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) 721 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation  Update

**B10. Significance**

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Hutchinson, Wm. Henry. Oil, Land and Politics. 2 vols., Oklahoma: University of Oklahoma Press, 1965.*

*Oxnard Press Courier, April 15, 1980.*

*Ventura County Museum of History and Art, photo collection. #13829.87*

*Ventura County Star Free Press, April 28, 1980.*

*Ventura County Reporter, April 26, 1984.*

*Camera Club Courier, Vol. 11, Jan., 1981*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 731 S A ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 731 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014428

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one and one-half story building has an essentially rectilinear plan and a steeply pitched crossgable roof with deep open eaves. The exterior walls are covered primarily with wooden clapboards; the roof is sheathed with wood or composition shingles. A wide wooden beltcourse encircles the building at the base of the first story; a smaller wood stringcourse molding wraps the building just at the base of the window level. The primary façade is dominated by the front-facing cross gable. A single Gothic arch window fills the center of the wall. Divided into two primary parts, the three-part lower window is composed of a fixed center sash with stained glass. Wide mullions divide the center sash from flanking, narrow one-over-one double hung sash windows. A pointed arch window with stained glass is located immediately above the lower unit. A pointed arch wood casing surrounds the entire window. Spindlework bargeboard decorates just the peak of the gable. A small hip-roof portico is located at the junction of the cross gable and the main wall. A single wood double-hung window is located immediately adjacent to the portico. A small shed-roof portico extends from the opposite end of the main façade but does not appear original. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious building

HP13 - Community center/social hall

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
731 S. A St. (View toward south). Photo No: 110-13, 11/30/2004



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1902-F

P7. Owner and Address

Redev Agency Oxnard, , 300 W Third St #200, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5B

Resource Name or #: (Assigned by recorder) 731 S A ST

- B1. Historic Name: *Christian Church/First Church of Christ Scientist*  
B2. Common Name: *731 S. A Street*  
B3. Original Use: *church* B4. Present Use: *community hall*  
B5. Architectural Style: *Carpenter Gothic*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1906-E*

- B7. Moved?  No  Yes  Unknown Date : *1990* Original Location: *200 S. D Street*  
B8. Related Features: *Heritage Square*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *N/A* Area *Oxnard CBD*

Period of Significance: *N/A* Property Type: *community hall* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Christian Church was organized in 1899 with fourteen members and incorporated on September 19, 1902. By 1905 the congregation stood at fifty members, which no doubt prompted the construction of a church building. The building was completed by 1906. About 1915 members of the First Church of Christ Scientist purchased the building from the Christian Church. Money for the purchase was donated by Mr. T. A. Rice, a member of the ranching community. This building is the only wooden church remaining from the period of Oxnard's founding which retains its original architectural features. It was designated Ventura County Landmark #70 in March 1982.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

[continued]

- B11. Additional Resource Attributes: (List attributes and codes) *HP13 - Community* *HP16 - Religious building*

- B12. References:  
*Oxnard Cultural Heritage Survey, 1981.*

*Sanborn Maps, 1900, 1903, 1906*

*Oxnard Press Courier, February 28, 1903, December, 1905.*  
*(cont'd)*

- B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder)      731 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation     Update

**D6. Significance**

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*The Oxnard Daily Courier, 1915 Progress Edition, June 11, 1915.*

*Ventura Free Press, Sept. 19, 1902, p. 1, Christian Church of Oxnard incorporated, lists trustees.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 741 SA ST

P1. Other Identifier: *Heritage Square*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *741 SA ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *202014430*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence has a rectilinear plan and is one-and-one-half stories in height. The exterior walls are clad with wooden clapboards. It is topped by a steeply pitched side gable roof with a large shed roof dormer at its center. The roof is covered with wooden shingles. Dentils and brackets decorate the cornice on the main façade. A wide wooden beltcourse frieze, ornamented with festoons on the main façade, encircles the building at the top of the first story. An arcaded porch is recessed on the primary façade. A single window opening fills the other half of the façade. Set in a wooden surround, the three-part window is composed of a fixed center sash and two flanking sidelights, divided by mullions with decorative columns and pilasters. Each window is filled with filigreed glazing. An enclosed archtop transom with ornamental filigree tops the windows. A wooden keystone caps the window. Three twelve-over-one double-hung sash, separated and flanked by single inoperable shutters, fill the dormer wall. Additional windows on the building appear to be fixed and double-hung wooden sash. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*741 S. A. St. (View toward northeast). Photo No: 110-16, 11/30/2004*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1903-F*

P7. Owner and Address

*Valles Jose, , 1901 Spyglass TI W, Oxnard Ca 93030*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/26/2005*

P10. Survey Type: (Describe)

*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 741 S A ST

B1. Historic Name: *Scarlett House*

B2. Common Name: *741 S. A Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Queen Anne with Colonial Revival elements*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1903-F*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *211 S. C Street*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Scarlett family ranched land along Gonzales Road, between the McGrath and Leonard Ranches, northwest of the city of Oxnard. John Scarlett, a native of Ireland, came to the Santa Clara Valley in the 1870s from Alameda County. He married Anna Lester, an Australian, and they raised five children on their ranch. Scarlett grew corn and barley and raised horses, cattle and hogs. The house on C Street was built for Anna after her husband John died in 1902. She moved from the ranch to the new house in 1903 and her daughter Elizabeth Scarlett Williams raised three children in the house.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Alexander, W.E. Historical Atlas, 1912.*

*Oxnard Cultural Heritage Survey, 1981.*

*Gidney, C. M., Brooks, B. and Sheridan, E.M., History of Santa Barbara, San Luis Obispo and Ventura Counties, Chicago: Lewis Publishing Co., 1917. (continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 741 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation    Update

**D7. References**

*Guinn, J.M. A History of California. 2 vols. Los Angeles: Historic Record Co., 1909.*

*Oxnard Press Courier, Feb. 22, 1902, obituary notice for Mr. Scarlett*

*Sheridan, Sol N. History of Ventura County, Ca.. 2 Vols. Chicago: S.J. Clarke, 1926.*

*Thompson and West, History of Santa Barbara and Ventura Counties, Oakland, Ca.: Thompson and West, 1883.*

*Williams, John T., "Biography of John Scarlett, 1825 - 1902," April 9, 1983.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 744 S A ST

P1. Other Identifier: 746 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 744 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

746 S A St

Parcel No. 202014615

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This two-story commercial building is vernacular in design. The building has a simple rectangular plan and a flat roof with a short parapet. The exterior walls are clad with stucco. The main façade has a thick, rough-textured coat of stucco that is not original. The main façade is two bays wide. The first floor storefront has a recessed glazed metal door. Large, square single pane windows flank the sides of the storefront entrance. Adjacent to the left window, a single wooden door, with a divided-light transom, provides access to the upper levels. On the main and secondary façades, each bay of the second floor is filled with a pair of divided-light casement windows with a simple wooden lintel. There are no windows on the first floor of the secondary facades. The condition of the building is fair; the integrity is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building HP36 - Ethnic minority property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
744-46 S. A St (View toward east). Photo No: 101-9, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1945-F

P7. Owner and Address

Vargas Pilar G-lucia C., 3129 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 744 S A ST

- B1. Historic Name: *unknown*  
B2. Common Name: *744 S. A Street*  
B3. Original Use: *commercial/residential* B4. Present Use: *same*  
B5. Architectural Style: *Modern utilitarian*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1945-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *commercial* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for Pete Vargas in 1945. It has been owned by the Vargas family, who have operated Pilar's Cafe on the ground floor, since 1959. The second floor is residential.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as the site of one of the longest, continuously operating Mexican-American businesses in downtown Oxnard.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial* *HP36 - Ethnic minority property*

- B12. References:  
*Sanborn Maps, 1929 (updated to 1950)*  
*Oxnard Building permits*  
*City Directories 1946-1959*

(Sketch Map with north arrow required.)

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 752 S A ST

P1. Other Identifier: 748 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 752 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
748 S A St

Parcel No. 202014614

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is utilitarian in design. The building has a rectangular plan, is one story tall, and has a flat roof with a short parapet. Exterior walls appear to be concrete block; the main façade has been coated with stucco. The main façade is two bays wide, each bay filled with a storefront. The right storefront has been enclosed. The left storefront consists of two windows. A canvas awning extends across each storefront. A one-story woodframe shed with a corrugated metal roof runs the depth of the building on the exposed secondary façade. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
748 S. A St. (View toward northeast). Photo No: 101-10, 10/1/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1920-E

P7. Owner and Address

Franco Ignatius E Tr, 11744 Farm Ct, Auburn Ca 95602

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 752 S A ST

- B1. Historic Name: *unknown*  
B2. Common Name: *Santa Cruz Market*  
B3. Original Use: *commercial* B4. Present Use: *vacant*  
B5. Architectural Style: *Vernacular*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1920-E; 1941(addition); 1950-51(additions and alterations)*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *Alfred Schroeder*  
B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *retail store* : Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The first store building in this location was built circa 1920 when W.A. Gow operated a general merchandise and grocery store on this property. By 1939, L.A. Villareal owned the grocery business. In 1941, the store size doubled with an addition to the north side of the building by contractor Alfred Schroeder for owner Julio Delgado, who operated it as the International Fruit Market. In 1950 the owner of the property was Robert Durr and the building was leased to the Santa Cruz Market. Two storage building additions were made in 1950 and 1951, of 40' by 40' and a 40' by 20' feet respectively. It was operated as a grocery store until recent years. The rear storage addition was destroyed by fire at an unknown date.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains most of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as one of the few remaining buildings relating to Chinatown adjacent to China Alley. It also marks the transition of this area from Chinese to Mexican-American businesses and residents during the 1930s and 1940s.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial* *HP36 - Ethnic minority property*

- B12. References:  
*Sanborn Maps, 1929 (updated to 1950)*  
*Oxnard building permits*  
*City Directories, 1921-1940*

(Sketch Map with north arrow required.)

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 801 S A ST

P1. Other Identifier: Elks Lodge

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 801 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018202

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This institutional building is modernist in design. The building has a complex rectilinear plan. The building is composed of both one and two-story elements. Exterior walls are clad with a combination of brick and stucco. A flat roof is concealed by a short parapet wall. The primary entry to the building is located at the intersection of two one-story rectangular forms. A slightly lower form on the right is defined by a single window opening on each wall of the corner; nearly the full height and full width of each wall plane are covered by an even grid of fixed windows. A flat, cantilevered canopy extends from the wall between the top of the window and the bottom of the parapet. (A short masonry wall conceals much of this façade from view but it may not be original.) A stucco wing projects at a right angle to the windowed wall on each plane of the corner. These wings lack any fenestration other than a single, extra-tall door. A mural and the letters "B.P.O.E." have been painted on one street-facing wall plane. Behind and beside this portion of the building stand a two story adjoining brick building with simple pilasters. While two stories in height, the exterior walls articulate a single wall plan without definition between floors.*

P3b. Resource Attributes: (List attributes and codes) HP39 - Other

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
801 S. A St. (View toward southwest). Photo No: 101-15, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1950-F

P7. Owner and Address

B P O E Oxnard Lodge 1443, , Po Box 366, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 801 SAST

- B1. Historic Name: *B.P.O.E. Oxnard Lodge 1443*  
B2. Common Name: *Elk's Lodge*  
B3. Original Use: *fraternal lodge* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1950-F; 1955-metal storage building; 1966-banquet hall addition by H.H. Stevenson, AIA*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Albert C. Martin* b. Builder: *George McLeod*  
B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *fraternal lodge* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent, and is not associated with any significant individual in Oxnard's history. While it is a good example of an architectural style, eligibility on this basis would require substantial additional research on the significance the architect's work during this time period. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as the only remaining fraternal lodge in the downtown central business district. Fraternal lodges played an important role in the early social history of Oxnard. The lodge provided a place to relax from the daily stresses of work and to share common goals. In some cases these organizations or groups were business oriented, in some cases their goals were charitable, and in others they brought individuals with similar ethnic backgrounds together. In 1910 these early meeting places included the Chinese Masonic Hall on A Street, the Japanese YMCA Hall on Savier's Road, the Knights of Columbus Hall on B Street, the Masonic Hall on 5th Street, and Maulhardt's Hall on 5th Street. Today, only the Elks Lodge remains.*

[continued]

- B11. Additional Resource Attributes: (List attributes and codes) *HP39 - Other* *fraternal lodge*

**B12. References:**

*Oxnard building permits*  
*Maulhardt, Jeffrey. Beans, Beets, and Babies. The Second Generation of Farming Families of the Oxnard Plain. Northridge, CA: Mobooks, 2001*  
*"The History of Oxnard Lodge No. 1443" located in Special Collections. Oxnard Public Library*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 801 S A ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**B10. Significance**

*The B.P.O.E. Lodge 1443 was first established in Oxnard in 1922 and by March 1923 the lodge boasted 398 members. In 1948 The Elk's Club met at 306 S. Fifth Street. The Elk's first Harvest Festival was held in October, 1933 and has continued over the years as their main fundraiser for their philanthropic programs and Christmas fund.*

*In 1949 the club hired Los Angeles architectural firm of Albert C. Martin to design their new building, which was completed in 1950. This prestigious firm was founded by A.C. Martin in the early 1900s in Los Angeles. Among his significant Ventura County commissions are the Ventura County Court House, St. Mary Magdelan Church in Camarillo and several Oxnard-area ranch houses. The firm remains in operation today, run by descendants of A.C. Martin.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

801 S. A St (View toward south). Photo No:  
126-5, 7/20/2005

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 826 S A ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
(and P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 826 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018309

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. The building has a rectangular plan, is one story tall, and has a flat roof with a short parapet. Exterior walls are primarily concrete block with the exception of parts of the main façade. The main façade has a recessed entry located near its center. A short brick planter extends across the width of the recessed portion of the façade. Each plane of the wall is filled with a window, arranged singly, in pairs, or in a group of three depending on the width of the wall. Windows are wood frame; each unit consists of a small horizontal lower portion and a square upper portion. Both elements are glazed with a single pane of glass. This recessed elements is framed by a half-height, wide concrete block pilaster on the left side and a full-height pier on the right that rises above the height of the parapet. A shallow, flat cantilevered canopy extends from the left edge of the wall to the inside edge of the right pilaster. The wall of the parapet above the canopy is covered with stucco and scored in a square pattern. The exposed concrete block has been painted with a decorative zigzag pattern. The condition of the building is excellent.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
826 S. A St (View toward northeast). Photo No:  
101-11, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1956-F

P7. Owner and Address

Balverfeldt Elisabet Tr., 2032 Calle Salto, Thousand Oaks Ca 91360

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 826 S A ST

- B1. Historic Name: *unknown*  
B2. Common Name: *826 S. A Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1956-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Fred Moninger & D. Arthur Lowe* b. Builder: *Melvey & Nunn*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *office building* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This office building was constructed in 1956 for the Celine Gerson Trust and was designed by architects Fred Moninger and D. Arthur Lowe. The building's first occupants were C. Flager Horn and Edwin L. Hutcheson, accountants, Roussey and Davis, Insurance, R.H. Roussey, real estate, Shaw & Company and U.S. Department of Agriculture. In 1964 the CPA firm of Hutcheson, Horn, Johnson & Hey leased the building. In 1967 it became the office of Dr. Eugene Tarasen, DDS.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building permits*  
*City Directory, 1957*

(Sketch Map with north arrow required.)

- B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 844 S. A ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 844 S A ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018317

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story utilitarian warehouse building is rectangular in plan and is constructed of masonry, probably small concrete blocks. It features a stepped parapet concealing a flat roof with a center monitor. A double steel utility door is located on the center of the western elevation, flanked by a window opening to the left and a second utility door to the right. The building's integrity and condition appear to be good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
S. A St (View toward southeast). Photo No: 101-12, 10/1/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1949-F

**P7. Owner and Address**

Johnson, Andrew, 544 Chapala Drive, Camarillo, 93010

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA, 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 844 S. A ST

B1. Historic Name: *unknown*

B2. Common Name: *844 S. A Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1949-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *R.A. Polley*

b. Builder: *Wm. R. Hawkins*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *warehouse*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1949 for owner D.C. Johnston who operated the Home Furnisher, a wholesale furniture business. A second building existed on the front of the lot but was demolished in 1962.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps 1929, 1929 (1950)*

*City Directories 1957*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 565 S B ST

P1. Other Identifier: 561 S B St, 307 W 6th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 565 S B ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

561 S B St, 307 W 6th St

Parcel No. 202010319

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This building was apparently constructed in 1957 for Guardian Savings and Loan, and was subsequently altered extensively. The date of alteration could not be determined through city records, but based on visual evidence appears to have occurred circa 1975. This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
545-65 S. B St. (View toward southwest). Photo No:  
104-10, 10/13/2004



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1957-F, 1975-E

P7. Owner and Address

Prado Marcelo-celia H Tr., 2023 Spyglass Tr E,  
Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 606 S B ST

P1. Other Identifier: Vogue Theater

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 606 S B ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

246 W 6th St

Parcel No. 202014314

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This theater building is designed in the Streamline Moderne style. The building has a rectilinear plan. Exterior walls are clad primarily with stucco. The roof is flat with a parapet wall. The primary entrance, and the main focus of the façade, is located at the street-facing corner. The entrance is recessed and turned on the diagonal. Simple round metal posts support the floor above. Four glass cases flank each side of the entrance. A tall marquee wraps the corner of the building on the second floor. As the two panels meet the corner, they curve and connect to the round base of the five-tiered signpost. Neon signage illuminates one letter on each tier of the signpost, spelling the theater's name "Vogue." The wall of the building is recessed behind the marquee. The secondary street-facing elevation is divided into several bays. A shed-roof extension runs the length of the first floor. There is no visible fenestration on the building's street elevation. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP10 - Theater

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
246 W Sixth St. (606 S. B St.) (View toward southeast). Photo No: 104-2, 10/13/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1949-50-F

P7. Owner and Address

Hong Seung Ki-young Ae, , 6058 Shirley Av, Tarzana Ca 91356

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Titem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 606 S B ST

B1. Historic Name: *Vogue Theatre*

B2. Common Name: *Vogue Theatre*

B3. Original Use: *movie theater*

B4. Present Use: *commercial*

B5. Architectural Style: *Streamline Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1949-50-F; 1986-alterations (floor leveled, stage removed)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *William G. Balch*

b. Builder: *Dietrich & Feldman*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *movie theater*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Vogue Theatre was built by Edmund Lehman in 1949-50 and designed by architect William Glenn Balch. By 1910, the city boasted three theaters, and during the 1920s two additional large theaters were built: the Boulevard Theatre and the Oxnard Theatre. The Vogue Theatre was built in 1949-50 in response to the huge increase in Oxnard's population following World War II. Today, only the Vogue Theatre and the Boulevard Theatre remain in the downtown business district. The Vogue is now a retail shopping outlet and the Boulevard Theater (later renamed the Boulevard Teatro) is presently vacant.*

*Architect William Glenn Balch designed a large number of drive-in theatres in communities throughout Southern California including Inglewood, Compton, El Monte, Los Angeles, San Pedro, Van Nuys and North Hollywood. All of these drive-ins have been demolished. Although not a drive-in, the Vogue Theatre may be one of the few remaining theatres designed by this productive movie theater designer of the post-War era.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes) *HP10 - Theater*

**B12. References:**

*Oxnard building permits*

*Sanborn Map, 1929 (update 1950)*

*<http://cinematreasures.org/architect>*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 606 S B ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**B10. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains most of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent, and is not associated with any significant individual in Oxnard's history. While this property is a good example of its architectural style, eligibility on this basis would need to be supported by further documentation of the work of the architect William Glenn Balch. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark as a scarce example of a movie theatre remaining in downtown Oxnard, and also one of the few Streamline Moderne style buildings remaining in the city.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5D3  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 710 S B ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 710 S B ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014421

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story house exhibits stylistic elements of both the Colonial Revival style and the bungalow type. The house has a simple rectangular plan and is topped by a low-pitch pyramidal hip roof. Pairs of scrolled brackets decorate the deep open eaves. A dormer extends out from the roof plane on the primary façade. Exterior walls are clad with wood clapboards; the roof is sheathed with composition shingles. A half-width porch is recessed beneath the roofline on the main façade. Corinthian columns porch supports stand atop a solid, clapboard-sided balustrade. The building's horizontality is emphasized by a wooden stringcourse that encircles the building at the height of the porch's balustrade as well as a broad two-piece cornice board at the eaveline. Fenestration is composed of both one-over-one double-hung and fixed sash, with simple flat wood surrounds. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
710 S. B St. (View toward northeast). Photo No: 110-20, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1905-E

P7. Owner and Address

Magana Ricardo, , 1601 North C St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA, 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 710 S B ST

B1. Historic Name: *Patterson-Hartveld House*

B2. Common Name: *710 B Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1905-E*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *Wooley/Patterson Rd.*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial/office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Built circa 1905 for John Roupe, manager of the Patterson Ranch Company, this turn-of-the-century residence was one of several buildings on the huge 5,000 acre ranch owned by John D. Patterson southwest of Oxnard. Patterson was a wealthy New York farmer who purchased the land from Thomas Bard in 1868. He did not live on the ranch himself, but rather hired managers to operate the farm. Crops raised included barley, lima beans, grain, sugar beets, pumpkins and potatoes.*

*Peter Hartveld, a native of Holland, came to Ventura County in 1904 and went to work for the Patterson Ranch Company eventually becoming foreman. When the ranch was subdivided about 1917, Mr. Hartveld purchased the manager's house and the surrounding 153 acres. The Hartveld family lived in the house from 1917 until it was sold in 1987. Peter and Anna Hartveld raised six children in the house.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Sheridan, Sol. History of Ventura County. 2 vols. Chicago, S. J. Clarke, 1926.*

*Interview with Ida Kyle, daughter of Peter Hartveld.*

*Ventura Star Free Press. Jan. 6. 1988. D.1.*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 710 S B ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation    Update

**B10. Significance**

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 720 S B ST

P1. Other Identifier: *Heritage Square*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *720 S B ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014422

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This austere building is a simple rectilinear, one-story brick building and is virtually free of ornamental detail. The building is two bays wide and one bay deep. It medium-pitch side gable roof appears to be covered with wood or composition shingles. The first floor rests atop a raised basement level. A beltcourse of ornamental brickwork demarcates the base of the first floor. A half flight of stairs rises along the main façade to the front door. The door and window opening are topped by a slightly arched brick lintel. Generally, a single window or opening lights each bay at each level. Windows throughout the building consist of tall, narrow wooden sash. Most are divided by horizontal muntins. A non-original brick structural element stands beneath the exterior stair. The condition and integrity of the building are good.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*720 S. B St. (View toward northeast). Photo No: 110-19, 11/30/2004*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1990-F*

P7. Owner and Address

*ReDev Agency Oxnard, , 300 W Third St #200, Oxnard Ca 93030*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/26/2005*

P10. Survey Type: (Describe)

*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

503

Resource Name or #: (Assigned by recorder) 720 S B ST

B1. Historic Name: *Gottfried Maulhardt Winery building*

B2. Common Name: *The Winery*

B3. Original Use: *winery*

B4. Present Use: *commercial*

B5. Architectural Style: *vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1990-F (reproduction of 1876 winery)*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *1201 Rose Avenue*

B8. Related Features: *Heritage Square*

B9a. Architect: *none*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This winery was built as a reproduction of the original brick winery, still located at 1201 Rose Avenue. The original building is significant for its connections to the Santa Clara Chapel, the first Catholic Church established south of the river in the Santa Clara valley in 1877. The brick building is believed to have served as a storage place for wine used in the church. It was constructed adjacent to the residence of Gottfried Maulhardt, an active supporter of the church and one of the early German settlers in the area.*

*Gottfried Maulhardt was one of three brothers who came to the Colonia area in 1867 from Dutterstadt, Germany. Gottfried had learned the carpenter's trade from his father, so he may have built the winery building and his own residence. He purchased over a thousand acres of land with his brother Jacob and Johannes Borchard. The land was divided and Gottfried eventually owned 207 acres of land on which the house and winery are located. Upon his death in 1898, the land went to his wife Sophie and eventually to his nephews and nieces. The family had no children of their own except for an adopted daughter Anna. Gottfried's strong ties to the Catholic Church are apparent in his will where he left a large sum of money to be given to the Catholic Church to build a school.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Interview with Robert Pfeiler*

*Ventura County Assessor's Records, 1874 to 1877.*

*Ventura County Probate Records, Gottfried Maulhardt, P 2310  
(continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure I in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 720 S B ST  
Recorded by: Mitch Stone/Judy Triem      Date 7/26/2005       Continuation     Update

**B10. Significance**

*Sophie Maulhardt sold 30 acres that contained the house and winery building to Louis Pfeiler in 1904 who gave it as a wedding present to his son Albert upon his marriage. They lived in the house and raised three children. Eventually Robert Pfeiler inherited the property. In 1949 Robert Pfeiler built a new house on the property.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and a Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Property deeds 1878 through 1904.*

*Guinn, J. M. Historical and Biographical Record of Southern Coast Counties, 1907.*

*Photographs of Gottfried and Sophie Maulhardt located at Ventura County Museum of History and Art. □*



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 730 S B ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 730 S B ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014423

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence is an excellent example of the Queen Anne style. The two-story building is set on a raised foundation of rough-faced stone blocks set in a random ashlar pattern. The building's asymmetrical massing is reflected in its complex roof plan that is composed of a primary hipped roof with a cross gable and pyramidal turret, all with boxed eaves. The exterior walls are clad with a combination of wooden clapboard and shingles; the roof is covered with wooden shingles. The main façade is essentially two bays wide. As one faces the building, the left bay projects slightly from the main wall and is topped by a cross gable. The gable peak is decorated with wood shingle and spindle work that is characteristic of the style. Three one-over-one double hung windows are evenly placed along the wall of the first and second floors, wrapping slightly around the walls curved edges. Set in simple wooden casings, these windows define the height of each floor. Wooden shingles fill the wall space between the top of the first story windows and the bottom of the second story windows.*

[continued]

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
730 S. B. St. (View toward northwest). Photo No: 110-14, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1896-F

P7. Owner and Address

Barkley Alben F-rebecca, , 718 South A St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5B

Resource Name or #: (Assigned by recorder) 730 SB ST

B1. Historic Name: *Justin Petit Ranch House*

B2. Common Name: *Petit House*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Queen Anne*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1896-F*

B7. Moved?  No  Yes  Unknown Date: *1990-91*

Original Location: *1900 Wooley Road*

B8. Related Features: *Heritage Square*

B9a. Architect: *Herman Anlauf*

b. Builder: *same*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial:office/theatre*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Justin Petit, a native of France, came to Ventura County in 1878 at the age of 27. He leased land for farming until he was able to purchase his own, eventually acquiring over 1,200 acres throughout Ventura County. In 1884 he married Frances Kaufman and they raised seven children. By 1896 Justin Petit's success at farming enabled him to build a magnificent Queen Anne style residence.*

*The 1890s was an exuberant period -- the height of the Victorian Era, and those with means were able to afford the lavishness that the Queen Anne style offered. Justin Petit asked Herman Anlauf, architect with Franklin Ward of the Camarillo and Faulkner residences, to design a house for his growing family. Anlauf responded with an equally picturesque residence that features a profusion of rich wood details that cover the surface of the house.*

*The building was designated Ventura County Landmark #100 in April 1986.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Alexander, W.E. Historical Atlas, 1912*

*Gidney, Brooks & Sheridan. History of Santa Barbara, San Luis Obispo and Ventura Counties, Vol. II. Chicago: Lewis Publishing Company, 1917. (continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

TrInomial

Page 3 of 3      Resource Name or #: (Assigned by recorder)      730 S B ST

Recorded by:      Mitch Stone/Judy Triem

Date 7/26/2005

Continuation     Update

**P3. Description**

*The front door is located at the junction of the main wall and the projecting bay; a door to the roof is located on the second floor above it, beneath the rise of the pyramidal roof. A single double-hung window fills the remainder of the right bay on each floor. A first-floor porch and a second story balcony extend the width of this bay. Ornate spindlework balustrades, and a spindlework frieze on the first floor, decorate this bay. Smaller porches and balconies with similar ornament project from the secondary facades but are partially visible from the main façade. The condition and integrity of the building are excellent.*

**B10. Significance**

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Peller, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Guinn, J. M. Historical and Biographical Record of Ventura County. Chicago: Chapman Publishing Company, 1902.*

*Guinn, J.M. A History of California and an Extended History of its Southern Coast Counties, Vol. I, 1907.*

*Sheridan, Sol. History of Ventura County, Chicago: S. J. Clarke, 1926.*

*Ventura County Landmark files, "Historic Resources form."*

*Interview with Gary Blum, personal collection of photographs and family history*

*The Oxnard Daily Courier, 1915 Progress Edition, June 11, 1915.*

*Oxnard Press Courier, December, 1905.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomlal \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 740 S B ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 740 S B ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014427

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence exhibits elements of the Queen Anne style. Elevated on a stone foundation, the house is rectilinear in plan and rises two stories above a basement, the low-pitch hipped roof displays open, bracketed eaves. A small one-story, hip roof wing extends from one side of the building. The main façade is two bays wide, one bay projecting slightly from the main wall. The exterior walls are clad with wide horizontal boards on the first floors and narrow wooden clapboards on the second. The walls flare slightly at the base of the second story; a wide wood beltcourse at the top of the first story encircles the entire building. A half-flight of steps rises to an open porch in the projecting bay. The porch has a solid balustrade and four Doric column porch support. A short open wooden railing is installed atop the balustrade but does not appear original. Windows throughout the building appear to be wooden fixed and double-hung sash with simple wood casings, most flanked by decorative, vertical board shutters. On the main façade, a single window unit fills each bay. In the projecting bay, above the porch, a large single pane fixed sash window is topped by a transom with decorative muntins. In the other bay, a three-part window fills nearly the full-width of the bay on both the first and second story. The window is composed of a central fixed sash and decorative transom with narrow flanking double-hung sash separated by thick mullions. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
740 S. B. St. (View toward west). Photo No: 110-15, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1901-E

P7. Owner and Address

Redev Agency Oxnard, , 300 W Third St #200, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder) 740 S BST

**Recorded by:** Mitch Stone/Judy Triem

**Date** 7/26/2005

Continuation    Update

**D6. Significance**

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 750 S B ST

P1. Other Identifier: *Heritage Square*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *750 S B ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *202014429*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This former residence is now in use as a commercial property. The single-family residence is designed in the Queen Anne style. The building appears to have a rectilinear plan with asymmetrical massing. The main building is one and one half stories in height. A round, two-story tower is located at the corner of the main façade. The complex roof plan is composed of a side gable with a hipped dormer, and a conical roof with flared eaves above the tower. The roof is clad with wood shingles; cornices are boxed. Exterior walls are covered with wood clapboard at the first floor and wood shingles on the second floor. A simple wood stringcourse frieze encircles the building, visually separating the first and second floors. A one-story open porch extends across the width of the main façade to the edge of the tower. Four evenly-spaced Doric columns support the roof over the porch while balustrade of turned spindles encloses its base. Paired brackets are placed along the porch's cornice. Fenestration throughout the building is composed primarily of one-over-one wood double-hung sash with simple wooden surrounds. Windows are placed in groups of three on the first and second floor of the tower. Small horizontal fixed sash windows with an ornate mullion pattern or decorative glazing are located on the main façade and in the dormer. The condition and integrity of the building are excellent.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*750 S. B. St. (View toward northwest). Photo No: 110-17, 11/30/2004*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1903-F*

P7. Owner and Address

*Rangel Alex, Ruvalcaba Melissa, 750 South B St, Oxnard Ca 93030*

P8. Recorded by: (Name, affiliation, and address)

*Mich Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/26/2005*

P10. Survey Type: (Describe)

*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments

- NONE
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record
- Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 750 S B ST

B1. Historic Name: Abraham L. Fry Residence

B2. Common Name: 750 S. B Street

B3. Original Use: residence

B4. Present Use: commercial

B5. Architectural Style: Queen Anne

B6. Construction History: (Construction date, alterations, and date of alterations)  
1903-F

B7. Moved?  No  Yes  Unknown Date: 1990-91

Original Location: 201 S. C Street

B8. Related Features: Heritage Square

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: N/A

Area Oxnard CBD

Period of Significance: N/A

Property Type: commercial:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house was built in 1903 for Abraham L. Fry, one of the first homes built in the new town of Oxnard. The Fry house together with its neighbor the Scarlett Residence, typify the original style of building in the bustling new community of Oxnard.

Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.

Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Cultural Heritage Survey

Oxnard Press Courier, December, 1905 Midwinter Edition

Oxnard Press Courier, August 13, 1989

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/26/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **5S3**

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) **327 S C ST**

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County **Ventura**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Oxnard** Date **1949/67 T** ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: **327 S C ST** City **Oxnard** Zip **93030**

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. **202008304**

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single family residence is designed in the Neo-Classical style. The building has a rectilinear plan and is one story in height. A pyramidal hipped roof, covered with composition shingles, caps the building. Exterior walls are sheathed with wood clapboard siding. The main façade is two bays wide. The left bay contains the entrance door with its pyramidal hip roof portico on simple porch supports, as well as a single window with a simple wood sill and surround. The right bay has a single window with a wood sill and surround. The façade is partially obscured by a large satellite dish in the front yard. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) **HP2 - Single Family Property**

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
**327 S. C St. (View toward west). Photo No: 106-26, 11/4/2004**

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

**1899-E**

P7. Owner and Address

**Whitley Marie L Tr., 327 South C St, Oxnard Ca 93030**

P8. Recorded by: (Name, affiliation, and address)

**Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060**

P9. Date Recorded: **7/22/2005**

P10. Survey Type: (Describe)  
**intensive-level**

P11. Report Citation: (Cite survey report and other sources, or enter "none")

**San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.**

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 327 S C ST

- B1. Historic Name: none  
B2. Common Name: 327 S. C Street  
B3. Original Use: single family residence  
B4. Present Use: single family residence  
B5. Architectural Style: Neo-Classical  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1899-E

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: small front yard, street trees

- B9a. Architect: none b. Builder: unknown  
B10. Significance: Theme: Economic Development Area Oxnard CBD

Period of Significance: 1898-1920 Property Type: single family residence Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The small residence was built for Isaac and Helen Stewart, probably in 1899. Isaac Stewart was an attorney and served as Oxnard City attorney in 1916-17. In 1918 the family moved to Los Angeles where Stewart opened his attorney's office in the First National Bank Building. In 1926 the house was occupied by Hugh Gritten, a salesman, and his wife Ora.

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a City Landmark as the oldest residence remaining in the survey area, one of four similar residences built on adjacent parcels, probably in 1899, shortly after the city was established in 1898. This block was entirely residential until the 1950s when the area transitioned to commercial uses, with the single exception of this residence.

- B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

- B12. References:  
Sanborn Maps, 1900-1929  
City Directory, 1908-1926  
Assessor's Rolls, 1904-located in Special Collections, Oxnard  
Public Library

B13. Remarks:

- B14. Evaluator: Mitch Stone/Judy Triem  
Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Please See  
Figure 1 in  
Final Report

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 1S

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 422 S C ST

P1. Other Identifier: Carnegie Library

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 422 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

400-424 S C St

Parcel No. 202010113

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This institutional building, home of the Carnegie Art Museum, is designed in the Neo-Classical style. The building is oriented to the street; the long façade is the main elevation. The building has an essentially rectilinear plan and rises two stories above a raised foundation. Exterior walls are clad with stucco. The building is topped by a low-pitch cross-gable roof. A pedimented, temple-front porch, supported by six fluted Doric columns, projects from each elevation. A wide staircase climbs to the porch height on the long façade. The decorative course of paterae wraps the building at the cornice line. Elaborate filigree ornaments the pediment. Acanthus finials stand atop each corner of the roof and atop the gable peaks. The main wall, behind the porch, is divided into narrow bays by flat pilasters with unadorned bases and capitals. In each bay, a pair of vertical single-pane windows fills the first story and a horizontal single pane window fills the second story. Some paired windows are recessed in the raised foundation. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP14 - Government building library

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
400-422 S. C. St. (View toward southeast). Photo No:  
106-2, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1907-F; 1923-F

P7. Owner and Address

Oxnard City Of, 300 W Third St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

1S

Resource Name or #: (Assigned by recorder) 422 S C ST

B1. Historic Name: *Oxnard Carnegie Library*

B2. Common Name: *Carnegie Art Museum*

B3. Original Use: *library*

B4. Present Use: *museum*

B5. Architectural Style: *Neo Classical*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1907-F; addition-1923 (Alfred Priest, architect); 1949-basement remodeled (R.A. Polley, architect)*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *Franklin P. Burnham*

b. Builder: *Thomas Carroll*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *library/museum*

Applicable Criteria: *A, C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Carnegie Library building was completed on C Street at Fifth in 1907. Richard Haydock, Oxnard's mayor and high school principal, wrote Andrew Carnegie to solicit funds for the new library. The city purchased three lots for the building, with a portion of the cost donated by Henry T. Oxnard and Associates. The city also levied an annual assessment. Haydock solicited support from the Shakespeare Club and a Women's Civic League was formed to promote the library by opening a free public reading room in anticipation of its construction.*

*Haydock selected Franklin P. Burnham, a Los Angeles architect specializing in library design, to draft plans for the new library. Carnegie donated \$12,000 for the building, and the city paid for the remainder. Thomas Carroll, local builder, constructed the building. The final cost was \$16,016 to build the Neoclassical Greek Revival style building, which was completed in May 1907.*

*The basement of the library housed the City Hall until 1949, when the city offices had outgrown the small space, and were moved to the former Roosevelt School buildings. City offices would not have a purpose-built home until the construction of the present city hall in 1969.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes)

*HP14 - Government building public library*

B12. References:

*Oxnard building permits*

*Miedema, Madeline. "A Giant Step Forward: A History of the Oxnard Public Library 1907-1992." Ventura County Historical Society Quarterly. 37(Winter 1992).*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 422 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**B10. Significance**

*An addition to the east side of the library was completed in 1923, designed by Los Angeles architect Alfred Priest and built by Thomas Carroll. With the relocation of the city offices in 1949, the library basement was remodeled by local architect R.A. Polley.*

*With the population of the city doubling between 1950 and 1960, a new library building was needed. In 1963 a new building was designed by Oxnard architects Miller and Crowell, and the old library occupied by the Oxnard Visitor's and Convention Bureau and Chamber of Commerce. The Carnegie Library building was restored and structurally improved and rededicated as the Carnegie Art Museum in 1980. The building was listed on the NRHP in 1971.*



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 431 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 431 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202008503

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is a modest example of Streamline Moderne style. The building has a rectangular plan, is one story tall, and is topped by a flat roof with a short parapet. The exterior walls are clad with rough-textured stucco that does not appear to be original. The main façade is two bays wide and composed asymmetrically. Brick planter and central brick steps form the visual base of the building. A single recessed square window opening in the right bay is filled with four square four-pane divided-light wood windows. A single wood door with divide-light glazing is located at the center of the façade. A smaller, rectangular window opening is filled by two four-pane divided-light wood windows. A wood or brick sill is visible beneath each window. A similar lintel extends across the right window and the central door. A flat canopy with a curving edge also projects across the right bay and central entrance. The very short parapet wall, with a row of decorative coping, rises from just behind the wall plane. The condition of the building is good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
431 S. C St., (View toward northwest). Photo No:  
106-25, 11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1938-F

**P7. Owner and Address**

Tello Luis B, Recharte Luis M, 431 South C St,  
Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments**
- |                                       |  |   |  |  |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE         | <input type="checkbox"/> Continuation Sheet                                | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 431 S C ST

B1. Historic Name: *Doctors offices of C. R. Tilley*

B2. Common Name: *431 S. C Street*

B3. Original Use: *office*

B4. Present Use: *office*

B5. Architectural Style: *Streamline Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1938-F; 1963-storeroom addition*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Joshua H. Marks*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This small office building was built in 1938 for Dr. George C. Esker as a medical clinic, although he apparently never occupied it. That year it was occupied by C. R. Tilley, an osteopath, who apparently remained at this location until at least the 1960s. In 1957, the building was occupied by drs. C. R. Tilley and C.E. Tilley, osteopaths (possibly father and son) and Thomas R. Sharp. C.R. Tilley owned the building by 1963, making a storeroom addition that year.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard building permits*

*Sanborn Maps, 1929 (update 1950)*

*City Directories, 1938-1957*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 437 S C ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 437 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202008504

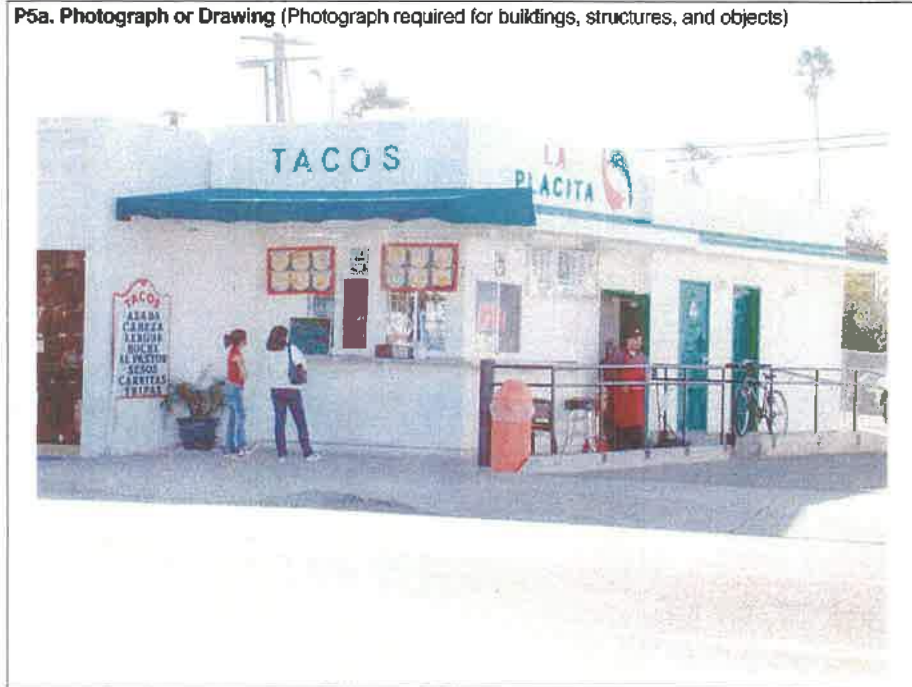
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story commercial building is Roadside Commercial vernacular in style. The building has a rectangular plan and is one bay wide. A flat roof is concealed by a short parapet wall. The building is two bays deep; the rear bay is a clearly articulated extension as the roofline and wall plane are discontinuous at their junctures. A shallow flat canopy extends from the wall at the cornice line. Two aluminum sliding windows are located in the wall of the main façade; one aluminum sliding window is located on the secondary façade. All three windows light the interior of the restaurant kitchen and service counter. A shallow, bracketed counter has been installed on the wall just below the window level. One solid door on the secondary façade provides access to the kitchen area. Two doors provide access to public restroom at the rear of the secondary façade. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
437 S. C St. (View toward southwest). Photo No:  
106-24, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1951-F

P7. Owner and Address

Tovar Ernest G-estrella, 610 Geranium Pl, Oxnard  
Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 437 S C ST

- B1. Historic Name: none  
B2. Common Name: 437 S. C Street  
B3. Original Use: commercial B4. Present Use: commercial  
B5. Architectural Style: Roadside Commercial Vernacular  
B6. Construction History: (Construction date, alterations, and date of alterations)  
1951-F

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: parking lot

- B9a. Architect: Eugene D. Birnbaum b. Builder: Bettis & Franco  
B10. Significance: Theme: Urban Renewal Area Oxnard CBD

Period of Significance: 1945-1960 Property Type: restaurant : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This tiny restaurant building was constructed in 1951 for property owner Mrs. Swift, for lessee Roy Garland, as a cafe. The 7' by 20' building was designed by Eugene D. Birnbaum. Other occupants over the years were Herby the Hot Dog King (1956); Bodie's Drive-Inn (1963); Greta's Drive-Inn (1965); and The Munch Box (1980). The building was substantially altered, probably in 2003, with the addition of a parapet and removal of a low pitched metal roof and alterations to the windows.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR or as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

- B12. References:  
Oxnard Building permits  
Oxnard Telephone Directory, 1956

(Sketch Map with north arrow required.)

B13. Remarks:

- B14. Evaluator: Mitch Stone/Judy Triem  
Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 500 S C ST

P1. Other Identifier: Plaza Park and Pagoda

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: 500 S C ST City Oxnard Zip 93030  
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010201

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Plaza Park presently contains the pagoda, a Veteran's memorial, benches, mature trees and walkways. The pagoda is Orientalist in style, a common idiom of the late nineteenth century. The building is hexagonal or octagonal in plan and stands upon a solid masonry pedestal. Two tiers rise above the base. The first tier is an open space, supported by a series of posts or columns. A low, open rail balustrade encircles the base of the first tier; brackets support the pier as it extends out from the pedestal. A textured copper metal roof, also divided into a hexagonal or octagonal form, canopies the colonnaded open floor. As the roof nears its peak, it is broken by a short wall with clerestory windows. The clerestory window and the second hexagonal roof above it form the second tier of the building. Exposed rafter tails ornament the lower edge of the roofline; a finial decorates the top of the roof. The condition of the building appears to be excellent.

P3b. Resource Attributes: (List attributes and codes) HP30 - Trees/vegetation

park pagoda

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Plaza Park (View toward northeast). Photo No:  
106-3, 11/4/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1898-F

P7. Owner and Address  
Oxnard City Of, , 300 W Third St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

39

Resource Name or #: (Assigned by recorder) 500 S C ST

B1. Historic Name: Plaza Park and Pagoda

B2. Common Name: same

B3. Original Use: park

B4. Present Use: same

B5. Architectural Style: Japanesque

B6. Construction History: (Construction date, alterations, and date of alterations)

1898-Park; 1910-pagoda; 1991-Veteran's Memorial

B7. Moved?  No  Yes  Unknown Date: Original Location:

B8. Related Features: mature trees, walkways, Veteran's Memorial

B9a. Architect: Alfred Priest

b. Builder: Thomas Carroll

B10. Significance: Theme: Social History

Area Oxnard CBD

Period of Significance: 1898-1920 Property Type: park : Applicable Criteria: A, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Plaza was laid out by the Colonia Improvement Company in 1898 as part of the original plan for the Oxnard townsite. In 1908 the park was purchased by the City of Oxnard, and Los Angeles "landscape artist" William David Cook hired by the city to design a new landscape plan. In addition to the realignment of walkways and the addition of new plantings, an irrigation system was proposed.

Cook's plan also called for a structure to be built in the center of the park around a water tank that covered an artesian well. Los Angeles architect Alfred Priest was hired to design the new centerpiece for the park, a concrete Pagoda with a tile roof. Thomas Carroll was selected as the contractor. The reasons behind the choice of an essentially Japanesque design for the Plaza Park structure are unknown, but may be a reflection of the popularity of exotic historical styles in the U.S. during the late 19th and early 20th centuries.

The first Pagoda, completed in 1910, covered the water system but performed no other function. The City of Oxnard approved funding that year to support an Oxnard band, and in 1911 the city decided to raise the roof of the Pagoda to create an open bandstand underneath it. Alfred Priest made new drawings and contractor Carroll carried out the plans.

[continued]

B11. Additional Resource Attributes: (List attributes and codes) HP30 - Trees/vegetation park

**B12. References:**

Miedema, Madeline. "Some Neat Sort of Structure." Ventura County Historical Society Quarterly, Vol. 34, No.1, Fall 1988.  
Maulhardt, Jeffrey. The Oxnard Pagoda, A Community Gathering Place. Oxnard: Mbooks, 2003.

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 500 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**B10. Significance**

*Alfred Priest was born in Nebraska in 1888 and came to Los Angeles in 1906. His education consisted of night school classes and work as a draftsman in an architectural firm. He eventually opened his own office in Los Angeles. His residence was in Glendale. He designed numerous houses, schools, businesses and clubhouses in Ventura County, Glendale and Los Angeles County throughout his short career from circa 1908 to his untimely death in 1931. His notable buildings in the Los Angeles area include the Theodore Roosevelt Intermediate School in Los Angeles and the Hoover High School (1928), Elks Club (1918), and the Public Service Building (1929), all in Glendale.*

*Alfred Priest gained an early foothold in Ventura County, first working in Oxnard around 1909. He designed a number of brick buildings in downtown Oxnard and was then asked by the city in 1910 to design the pagoda for Plaza Park, one of his earliest commissions in a short but notable career.*

*Priest was responsible for at least twenty-two individual commissions in Ventura County between 1913 through 1930. They included numerous brick commercial buildings in Oxnard, movie theaters in Oxnard and Santa Paula, and many substantial ranch residences for Ventura County farmers during the 1910s. His styles ranged from Arts and Crafts to the various Period Revivals of the 1920s: Spanish Colonial, Mediterranean, Colonial Revival, and the Moderne of the 1930s. Perhaps among his most prominent Ventura County buildings are the Masonic Lodge in Ventura (1929), the E.P. Foster Library (1920s, extensively altered in the 1950s) and the Oxnard Pagoda (1910). Of the many buildings Priest designed in downtown Oxnard, the Pagoda is the only remaining example.*

*Over the years, the sidewalk layout and trees within the park have changed, but the pagoda has always remained at its physical and visual center. In recent years the southeastern and southwestern corners of the park were removed to accommodate the rerouting of South Fifth Street. The pagoda was restored in the 1990s.*

*The Pagoda was designated Ventura County landmark No. 17 in 1971. Plaza Park and Pagoda, as a whole, also appear to be eligible for the NRHP and CRHR under Criterion A (history) for the role they played as the physical and social center of Oxnard since the city's establishment in 1898. Band concerts, speeches, sermons, festivals and parades have all been part of bringing the community together in one place, and most of the city's important commercial and institutional buildings were organized around the park, including City Hall, Library, Oxnard Hotel, banks, Post Office, and the Masonic Hall. The Park and Pagoda also appear to be eligible under Criterion C (design), as the only extant example within the city of the work of architect Alfred Priest.*



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 553

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 511 S C ST

P1. Other Identifier: 509-515 S C St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 511 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

509-515 S C St

Parcel No. 202013123

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This building is designed in the Spanish Colonial Revival style. With a rectangular plan, the building stands two stories and is topped by a flat roof. Exterior walls are clad with stucco that has been painted. A sloping parapet, covered with red clay tile, conceals the roof from view. The first floor is divided into two storefronts, the left slightly wider than the right. The left storefront has a recessed front entrance between two large square storefront wooden, multi-pane windows. Each window is composed of a large single pane at the center between a row of four smaller panes at the top and bottom of the frame. The right storefront has a central entrance that is flush with the wall plane. It is flanked on either side by a single square, fixed sash window. A glazed wooden door, below a short flight of concrete steps, provides access to the second floor. A paired casement window, with five-pane glazing, fills each of six bays on the second floor. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
501-15 S. C St. (View toward northwest). Photo No:  
106-21, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1927-E

P7. Owner and Address

Estrada Angel-tita Tr, 4844 Oceanaire St, Oxnard Ca 93035

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 511 SC ST

- B1. Historic Name: *unknown*  
B2. Common Name: *511 S. C Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Spanish Colonial Revival*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1927-E; 1948 (alterations)*  
B7. Moved?  No  Yes  Unknown Data: Original Location:  
B8. Related Features: *none*

B9a. Architect: *Roy C. Wilson-1948 alteration* b. Builder: *W.C. Burrows-1948 alteration*

B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *retail stores:* Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial building was constructed as two stores circa 1927. The original owner and architect are unknown. In 1929 the building served as an office and florist shop of J.M. Gast. The second story was probably residential. In 1939, A.R. Robinson, chiropractor, occupied 513 S. C Street. In 1948 the owner was Dr. N.A. Powell who hired architect Roy C. Wilson to make alterations to the building. The changes were primarily interior except for minor changes on the exterior front facade. These changes included the removal of shutters from the second floor, the addition of steel sash windows within the first floor window openings and new flush panel doors within the same openings.*

*The building was used as an office and clinic for Dr. Powell. In 1954 a 27' by 21' foot garage and storage addition was designed by Robert R. Jones. Since that time, only minor changes to the first floor store windows and entrances have been made.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a typical example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building permits  
Sanborn Maps, 1929, 1929 (updated to 1950)  
City Directories, 1928, 1939, 1948  
Architectural plans, #1195, located at Ventura County Museum library*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 511 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**B10. Significance**

*However, this property appears to qualify for designation as a City Landmark as one of only two remaining of the once-numerous pre-World War II commercial buildings that surrounded Plaza Park and formed the heart of the downtown commercial district.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 519 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 519 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202013103

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is Modern in design. The building has a rectangular plan, brick and stucco exterior walls, and a flat roof. The building is one bay wide and essentially one story in height. The falsefront parapet makes the building appear to be two stories tall. Nearly the entire width of the building at the pedestrian level is filled with tall plate glass windows in metal frames. A glazed metal door and transom are located left of center. The doors and windows create a nearly continuous storefront window. Projecting brick piers and a brick bulkhead partially encase the storefront windows. A flat roof canopy extends over the storefront, marking the top of the first floor. Stucco pilasters and an extended eave frame the upper portion of the wall and parapet which is finished with stucco and scored in a grid of squares. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
519 S. C St. (View toward west). Photo No: 106-20,  
11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1955-F

**P7. Owner and Address**

Estrada Angel-tila Tr, 4844 Oceanaire St, Oxnard Ca  
93035

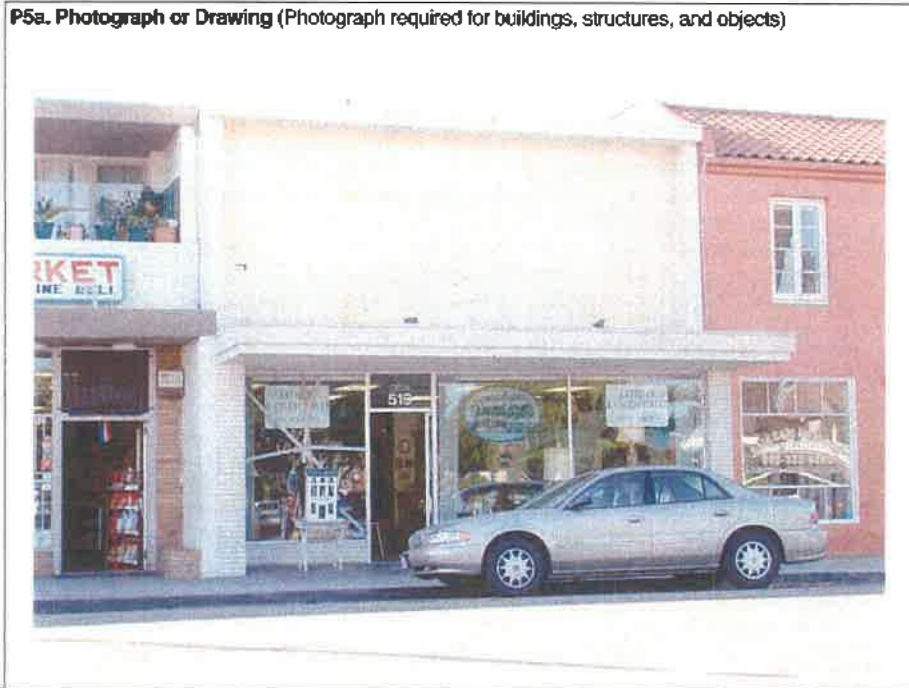
**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level



**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments**
- NONE
  - Continuation Sheet
  - Location Map
  - Building, Structure, and Object Record
  - District Record
  - Linear Feature Record
  - Sketch Map
  - Archeological Record
  - Milling Station Record
  - Rock Art Record
  - Artifact Record
  - Photograph Record
  - Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 519 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *519 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1955-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *A. Schroeder*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *retail business*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial building was constructed in 1955 for owner Emily Richen. The 25' by 80' building was constructed by Oxnard builder Adolph Schroeder. The occupant in 1957 was Seaboard Finance Company. The flat area within the upper facade was designed to hold a large neon sign, which is no longer extant.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard building permits  
City Directory 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 521 S C ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of 1/4 of Sec ; B.M. \_\_\_\_\_

c. Address: 521 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

523-527 S C St

Parcel No. 202013104

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This two-story commercial building is Modern in design. The building has a rectilinear plan, exterior walls of brick and stucco, and a flat roof. The main façade has a lower-level storefront and a second story balcony. The ground floor has two storefronts, each composed of a nearly full-height window composed of multiple square panes in a metal frame. A double glazed metal entrance door is incorporated within the window; a single door is located at its right end. Brick planters, piers and wall fill the wall space surrounding the windows. A second glazed entrance door is located at the left end of the building. A flat canopy extends the full width of the building's first floor. The second floor wall is slightly recessed, creating a balcony behind the top of the brick wall. Round metal columns support the flat canopied balcony roof. Each bay of the second floor is filled by a single door and a large square nine-pane window. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
521-27 S. C. St. (View toward northwest). Photo No: 106-19, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1947-F

P7. Owner and Address

Avalos Heliodoro-yadira Tr., 2221 San Mateo Pl, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 521 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *521 S. C Street*

B3. Original Use: *commercial/residential*

B4. Present Use: *commercial/residential*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1947-F; 1948-apartments and garage*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *four-unit apartment in rear facing alley*

B9a. Architect: *Roy C. Wilson*

b. Builder: *A. Schroeder*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *retail office/apartment*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This retail/apartment building was constructed in 1947 for Dr. J. Robinson and designed by architect Roy C. Wilson of Santa Paula. The builder was Adolph Schroeder of Oxnard. In 1948 a two-story 85' by 50' apartment building was constructed on the parcel, facing the alley, built by A. Schroeder.*

*The occupant of the store in 1948 was Roger's Flowers at 523 S. C Street and C.J. Robinson, chiropractor at 527 S. C Street. In 1957 Strand News occupied 521, Audio Record Bar at 523 and Charles J. Robinson, chiropractor at 527 S. C Street. Mrs. Genevieve Robinson and three others lived in the apartment building.*

*Minor alterations to the building include painting over the brick second floor railing, and the enclosure of the recessed entry at the south side of the building.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP3 - Multiple Family Property HP6 - 1-3 story Commercial*

B12. References:

*Oxnard building permits*

*Sanborn Maps, 1929 (updated 1950)*

*City Directories 1948, 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 548 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 548 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

560 S C St

Parcel No. 202010310

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. It has a simple rectangular plan and is one story tall. Exterior walls are primarily concrete block. The low-pitch side gable roof appears virtually flat and has soffited eaves. The roof plane extends over the street facade to canopy the storefronts. The main street-facing elevation is composed of five storefront bays. Each bay has a large, plate glass store window above a short masonry bulkhead on the left side. An adjacent glazed metal entrance door is recessed on the right side of the storefront. Brick clad piers separate each storefront. The fourth storefront, located at the corner of the building, occupies two bays; one is completely filled with plate glass while the other houses the recessed entry. At the cornice level, above the store windows and below the eaves, a simple stucco cornice frieze provides wall space for store signage. The condition of the building is good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
549-60 S. C St. (344 W. Firmin St.) (View toward southeast). Photo No: 106-5, 11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1958-F

**P7. Owner and Address**

Foicke Properties, Attn Alice F Yensen, 3786 La Crescenta Av #208, Glendale Ca 91208

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 548 S C ST

- B1. Historic Name: *unknown*
- B2. Common Name: *548 S. C Street*
- B3. Original Use: *commercial*
- B4. Present Use: *commercial*
- B5. Architectural Style: *Modern*
- B6. Construction History: (Construction date, alterations, and date of alterations)  
*1958-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:
- B8. Related Features: *none*

- B9a. Architect: *unknown*
- b. Builder: *Ralph Viola*
- B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail business* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This multi-storefront commercial building was constructed for Oliver Folcke in 1958 by local contractor Ralph Viola. In 1959 Hudson Shoe Store occupied the storefront at 560 S. C Street. In 1960 Miller's Showroom, carpets and drapes occupied 548, House of Sound at 552, Reid's Lawn Center at 556 and Hudson Shoe Store at 560 S. C Street.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*City Directories, 1959, 1960*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*
- Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 548 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 548 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

560 S C St

Parcel No. 202010310

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. It has a simple rectangular plan and is one story tall. Exterior walls are primarily concrete block. The low-pitch side gable roof appears virtually flat and has soffited eaves. The roof plane extends over the street façade to canopy the storefronts. The main street-facing elevation is composed of five storefront bays. Each bay has a large, plate glass store window above a short masonry bulkhead on the left side. An adjacent glazed metal entrance door is recessed on the right side of the storefront. Brick clad piers separate each storefront. The fourth storefront, located at the corner of the building, occupies two bays; one is completely filled with plate glass while the other houses the recessed entry. At the cornice level, above the store windows and below the eaves, a simple stucco cornice frieze provides wall space for store signage. The condition of the building is good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
549-60 S. C St. (344 W. Fifth St.) (View toward southeast). Photo No: 106-5, 11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1958-F

**P7. Owner and Address**

Folcke Properties, Attn Alice F Yensen, 3786 La Crescenta Av #208, Glendale Ca 91208

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 548 S C ST

- B1. Historic Name: *unknown*  
B2. Common Name: *548 S. C Street*  
B3. Original Use: *commercial* B4. Present Use: *commercial*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1958-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *Ralph Viola*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail business* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This multi-storefront commercial building was constructed for Oliver Folcke in 1958 by local contractor Ralph Viola. In 1959 Hudson Shoe Store occupied the storefront at 560 S. C Street. In 1960 Miller's Showroom, carpets and drapes occupied 548, House of Sound at 552, Reid's Lawn Center at 556 and Hudson Shoe Store at 560 S. C Street.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*City Directories, 1959, 1960*

(Sketch Map with north arrow required.)

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 613 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *613 S C ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202013302

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. The building has a rectilinear plan and is one story tall. A slightly sloping flat roof tops the building. Exterior walls appear to be clad with stucco. The main façade is filled with four large tall single-pane fixed sash windows. A single entrance door is located between the center and far left windows. A row of transom lights fills the remaining wall space above the door and windows. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) *HP6 - 1-3 story Commercial Building*

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*613 S. C St. (View toward west). Photo No: 106-15, 11/4/2004*

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

*1953-F*

**P7. Owner and Address**

*Su W Stanley-jina K Tr, 2891 Surfrider Av, Ventura Ca 93001*

**P8. Recorded by:** (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

**P9. Date Recorded:** *7/22/2005*

**P10. Survey Type:** (Describe)  
*Intensive-level*

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 613 S C ST

- B1. Historic Name: *unknown*  
B2. Common Name: *613 S. C Street*  
B3. Original Use: *commercial* B4. Present Use: *commercial*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1953-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *street tree*

- B9a. Architect: *Robert Jones* b. Builder: *Henry Rice*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *office building* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This small 33' by 26' commercial office building, whose original owner is unknown, was designed by Robert Jones in 1953 and constructed by Henry Rice. The lessee was Fidelity Improvement Company in 1953. A 17' by 31' addition was made in 1956.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 618 S C ST

P1. Other Identifier: residence

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 618 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014110

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single-family residence is built in the folk tradition and exhibits element of the California Bungalow style. The building has a simple rectangular plan and is one story tall. The gable-front roof has deep, open eaves with exposed rafter tails that are characteristic of the style. The foundation appears to be cast stone or concrete block. Exterior walls are clad with wood clapboard siding. The roof is covered with composition shingles or roll roofing. The entrance is located under a recessed porch at the right corner of the main façade. The porch is supported at its corner by a simple square post. A single window opening on the main façade is filled by an adjacent pair of one-over-one wooden double hung sash with a simple wood surround. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
618 S. C ST (View toward east). Photo No: 106-6, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1915-E

P7. Owner and Address

Whatley Marie, Lockwood Lee, 1012 Simon Wy,  
Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record





**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 637 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 637 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202013305

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story residence is designed in the Tudor Revival style. The building appears to have a rectilinear plan. Exterior walls are stucco. The sidegable roof is covered with composition shingles. The main façade is three bays wide. A crossgable extends from the right bay, the gable sloping across the center bay to cover the portico. A single multipane window with a recessed stucco archtop, fills the wall of the projecting bay. The front entrance is located behind the portico which has two arched opening. A single multi-pane wood window fills the left bay. A stucco-finished chimney rises along the building's left wall. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP2 - Single Family Property

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
637 S. C St. (View toward west). Photo No: 106-14, 11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1934-F

**P7. Owner and Address**

Couste Frank, 637 S C St, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 637 S C ST

- B1. Historic Name: *Frank Couste Residence*  
B2. Common Name: *637 S. C Street*  
B3. Original Use: *single family residence*      B4. Present Use: *single family residence*  
B5. Architectural Style: *English Tudor Revival*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1934-F*

- B7. Moved?  No  Yes  Unknown Date :      Original Location:  
B8. Related Features: *front lawn, hedge*

- B9a. Architect: *unknown*      b. Builder: *Roy Guyer*  
B10. Significance: Theme: *Growth of Downtown*      Area *Oxnard CBD*

Period of Significance: *1920-1945*      Property Type: *single family residence*      Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This house was built for Frank Couste in 1934 by contractor Roy Guyer. Frank and Mary Couste occupied the residence until 1949. Frank Couste worked at a general merchandise store in Oxnard. Prior to moving here, the Coustes lived at 201 7th Street. In 1949 a permit was taken out by Elena Gonzales to extend the porch. This house is one of the few remaining residences in the survey area.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes)      *HP2 - Single Family Property*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Maps, 1929 (updated 1950)*  
*City Directory 1926-1939*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 644 S C ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 644 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014106

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is Modern in design. The building is rectangular in plan and is one story tall. The building is topped by a flat roof. The exterior walls are a combination of brick and stucco. The main façade is one bay wide and filled almost entirely by a storefront window. The window is composed of four plate glass panes in metal frames and is recessed a few feet behind the main wall plane. The entrance door is also glazed and is located on the right side of the facades, surrounded by plate glass sidelights and transom. Brick piers flank the storefront at the building's ends. Stucco signage that extends the full width of the building has been applied at the roofline. The building is in good condition.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
644 S. C St. (View toward east). Photo No: 106-8, 11/4/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1959-F

**P7. Owner and Address**

Rios Raymond R-mena C Tr, , 776 W Robert Av,  
Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 644 S C ST

- B1. Historic Name: *unknown*  
B2. Common Name: *644 S. C Street*  
B3. Original Use: *commercial* B4. Present Use: *commercial*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1959-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial retail* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This 25' by 120' commercial building was constructed in 1959 for Raymond R. Rios as an upholstery and drapery shop. The builder is unknown.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*

(Sketch Map with north arrow required.)

- B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 900 S C ST

P1. Other Identifier: *General Telephone*

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 900 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202019128

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Mid-Century Modern in design. The building has a simple rectangular plan and is topped by a flat roof. The exterior walls are a combination of brick and stucco and display the interplay of volumes and voids characteristic of modern architecture. The entrance is recessed at the center of the primary elevation on the ground floor. Louvered vertical slats enclose a portion of the ground floor. A stucco wall plane rises and partially obscures a second-story exterior balcony. A brise-soleil covers the balcony and is supported by two simple metal columns above the stucco wall plane. A wall of windows is located on the wall behind the balcony. An unfenestrated brick block stands to the right of this entry/balcony area. A narrow wall of brick rises along the other end of the entry/balcony and gives the appearance of a nearly free-floating wall. At the top of this wall, three rows of metal frame windows, arranged as a rectangle, provide light to the interior of the building. A second section is connected to the front portion but is painted in a contrasting color. The section has a row of three metal frame windows on the second floor beneath a flat cantilevered canopy. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP9 - Public Utility Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
900 S. C St. (View toward southeast). Photo No: 106-9, 11/4/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1952-F

P7. Owner and Address

General Telephone Co, Attn Accounts Payable, One Gte Pl Rm 2335g, Thousand Oaks Ca 91362

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 900 S C ST

- B1. Historic Name: *Associated Telephone Company*  
B2. Common Name: *Verizon*  
B3. Original Use: *telephone company building* B4. Present Use: *same*  
B5. Architectural Style: *Mid-Century Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1952-F; 1959-addition by A.C. Martin*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *A.C. Martin; Miller & Crowell* b. Builder: *Beyer & Abraham*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *telephone building* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Associated Telephone Company building was constructed in 1952 by builder Beyer and Abraham. The architect is not known. In 1959 the Los Angeles architectural firm of A.C. Martin designed a 79' by 177' two-story and penthouse addition, and in 1968 Oxnard architects Miller and Crowell designed exterior alterations to windows and doors. By 1968 the company's name had changed to General Telephone. In 1969 Miller and Crowell designed a 20' by 20' addition, and in 1970 A.C. Martin designed a 27' by 110' addition. The telephone system in Oxnard was first operated by the Oxnard Home Telephone and Telegraph Company, the Santa Paula Home Telephone and Telegraph Company, the Associated Telephone Company. In 1949 the services became part of the General Telephone Company.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains most of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a typical example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this visually prominent property appears to qualify for designation as a City Landmark as the most intact example of a public utility building from the post-War era in downtown Oxnard. Its size and scale is directly reflective of the rapid growth of the community during this period.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

- B12. References:  
*Oxnard Building Permits*  
*Chamber Of Commerce. Oxnard, California, 1962. booklet located in Oxnard Main Library Archives.*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1050 S C ST

P1. Other Identifier: Pacific Telephone

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1050 S C ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202019144

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This two story building is Mid-Century Modern in design. The building has a rectangular plan and a flat roof. Exterior walls are primarily brick atop a short tile base. Two wide vertical bands of light blue tile that extend the full height of the wall are virtually the only decorative elements on the building. Two narrow bands of louvers rise the full height of the building between the tile bands. No other fenestration is visible on the façade. Two large volumes are visible behind the short parapet atop the flat roof. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP9 - Public Utility Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
1050 S. C St. (View toward northeast). Photo No: 106-13, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1960-F; 1970-F; 1996-F

P7. Owner and Address

At&T Communication Of Ca, Attn Tax Manager, 340 Mt Kemble Av, Morristown Nj 07960

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 1050 S C ST

- B1. Historic Name: *Pacific Telephone and Telegraph*  
B2. Common Name: *AT&T Communication of California*  
B3. Original Use: *public utility* B4. Present Use: *same*  
B5. Architectural Style: *Mid-Century Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1960-F; 1970-addition; 1996-addition*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *public utility* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Pacific Telephone and Telegraph built this first two-story 100' by 62' building on this property in 1960. In 1970 a 1,240 square foot addition was designed by Ventura architects, Hummel, Rasmussen and Love. In 1996 Ward R. Hellman of Arcadia designed the two-story 3,200 square foot addition to the south of the existing building. The building now totals 6,400 square feet. Essentially, more than half of the building was constructed after 1960. While this property is generally associated with the commercial and residential development of Downtown Oxnard, it lacks sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

- B12. References:  
*Oxnard building permits*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 1012 DONLON AV

- B1. Historic Name: *American Beet Sugar Company residence*  
B2. Common Name: *1012 Donlon Avenue*  
B3. Original Use: *factory residence* B4. Present Use: *residence*  
B5. Architectural Style: *California Bungalow*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1915-E*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *shrubs, lawn*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *American Beet Sugar Company* Area *Oxnard CBD*

Period of Significance: *1898-1920* Property Type: *residence* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The American Beet Sugar Company was established by the Oxnard Brothers in 1898 when a factory was built, the adjacent town site laid out, and the Southern Pacific Railroad spur line connected to the factory grounds. Immigrants arrived in Oxnard ready to work harvesting the sugar beets and in the factory. Company housing was built for the employees on the factory grounds and nearby. By 1915 Donlon Avenue contained twenty-one houses for factory employees. Three of the houses were moved to 210, 235 and 237 W. Seventh Street and the rest were either moved elsewhere or demolished.*

*The construction of the sugar beet factory encouraged farmers to plant sugar beets, and this crop, when rotated with lima beans and barley, remained the principal cash crop for farmers on the Oxnard Plain for close to fifty years. The sugar beet industry defined the town of Oxnard, which became the largest city in Ventura County in 1950, a position it has retained to the present day. The sugar beet factory was demolished in the late 1950s as the industry moved elsewhere, but growers transitioned to row crops and lemons.*

[continued]

- B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Maps, 1912, 1929*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 1012 DONLON AV  
Recorded by: Mitch Stone/Judy Triem      Date 7/22/2005       Continuation     Update

**B10. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is associated with the operations of the American Beet Sugar Company, it does not appear to be related to, or representative of this theme in any specifically important manner. This property is a typical example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as one of only two remaining residences associated with the American Beet Sugar Company which can be found in their original location. The other residence is located next door at 1020 Donlon Avenue.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1028 DONLON AV

P1. Other Identifier: 141 E Wooley Rd

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1028 DONLON AV City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

141 E Wooley Rd

Parcel No. 201028104

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial property is composed of two adjoining buildings. A one-story brick building with a flat overhanging roof provides office space at the front of the building. This building has aluminum sliding windows. The major building on the property is a large auto body shop. This building also has a rectangular plan and a flat parapeted roof. The building is one-story but it is double height. The exterior walls are concrete block. Simple full-height pilasters separate each bay of the long façade. A single auto bay with rolling metal doors is located on the street front façade; a second is located on the secondary façade that faces the parking area. The condition of the buildings is fair to good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
141 E. Wooley Rd. (1028 Donlon) (View toward northeast). Photo No: 113-5, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1960-E

P7. Owner and Address

Werth Olive F Tr Et Al, 23102 Fritsca Dr, Valencia  
Ca 91354

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 1028 DONLON AV

B1. Historic Name: *Earl Schieb Auto Painting*

B2. Common Name: *1028 Donlon Avenue*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1960-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Boner*

b. Builder: *Bushman Brothers*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *auto painting*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed between 1959 and 1961 for Wilmar Properties and leased to Earl Schieb as an auto painting shop, the business which remains there today. Earl Schieb was founded in Los Angeles as a budget auto painting operation in 1937.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*City Directories 1960-61*

*Oxnard Building Permits*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 160 W FOURTH ST

P1. Other Identifier: 180 W 4th, 408-10 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 160 W FOURTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

180 W 4th, 408-10 S A St

Parcel No. 202010614

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial property is vernacular in design but exhibits elements of classical detail. With a rectilinear plan, the building is one story in height with a short, stepped parapet wall. The exterior walls are clad with stucco. The building occupies a corner parcel, creating two streetfront elevations. These facades are dominated by the boxy massing of the corner bays which rises slightly taller than the rest of the building. Storefronts are located in nearly every bay of the building on both elevations, each divided by a pilaster. The structural corner column and the pilasters on each side of the storefront windows have a flat square base and shaft. A flat, stylized tile has been applied to the top of each pilaster and column to create the appearance of a classical capital. A simple molding runs above the storefronts of the corner section; molded coping runs the entire length of the parapet wall. Each storefront window is divided into three parts: a large center pane with mullions separating it from the more narrow flanking elements. Green glass tile covers the bulkhead below the windows. Canvas awnings shade the corner windows. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
400 S. A St. (View toward southeast). Photo No:  
102-9, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Escalera Jorge R-maria E Tr, 641 W Erica Pl,  
Oxnard Ca 93036

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 160 W FOURTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *160 W. Fourth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular with Classical detail*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1925-E; 1953 (addition); 1972 (new facade)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial*:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building, located at the southeastern corner of Fourth and A streets was built ca 1925 as a store. In 1926 it was occupied by D.L. Hollingsworth who operated an auto showroom. By 1930 the California Lima Bean Grower's Association occupied the site. By 1946 it was occupied by a branch of the Bank of America. A 32' by 60' addition was made in 1953. The bank was remodeled in 1965 and exterior alterations of an unknown character were made in 1972.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a potentially eligible local historic district representing the most intact remaining examples of commercial development of downtown Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Sanborn Maps 1929, 1929 (update 1950)*

*Oxnard Building Permits*

*City Directories 1926-1946*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5S3

Other Listings  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 314 W FOURTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
 c. Address: 314 W FOURTH ST City Oxnard Zip 93030  
 d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202010142

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-story commercial building is Modern in design. The building has a rectilinear plan and a flat roof. Exterior walls are primarily brick. The main façade exhibits a rich combination of textures and lines. The entrance is located at the center of the main façade, slightly recessed behind the eavline. The left bay is enclosed with brick. Metal mullions rise from mid-height on the wall past the top of the wall, separating a band of horizontal single pane transom-type windows above the wall. The right bay has a decorative panel of plaster or stucco with a large stone aggregate. A folded plate of standing seam coppery decorates the face of the flat roof. A single plan of brick rises perpendicular to the main façade at the right end of the building. The condition of the building is excellent.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
314 W Fourth St. (View toward southwest). Photo No: 109-2, 11/12/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both  
1957-F

**P7. Owner and Address**

Huff W Cloyce Trust, Huff W Cloyce Marital Trust, 1203 N Ventura Rd, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 314 W FOURTH ST

B1. Historic Name: *Monahan and Huff Building*

B2. Common Name: *314 W. Fourth Street*

B3. Original Use: *commercial office*

B4. Present Use: *commercial office*

B5. Architectural Style: *Mid-Century Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1957-F; 1972 addition*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Q.D. Brewer*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This 50' by 90' commercial office building was constructed for John Monahan and Cloyce Huff by builder Q.D. Brewer in 1957. The building was known as the Medical Arts Building and occupied by physicians W. Cloyce Huff, John R. Monahan, Gregory D. Franz and F. E. England. In 1972 additions, apparently to the rear of the building, were made.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark because as one of the more complete and unaltered examples of Mid-Century Modern architecture in downtown Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*City Directory 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 403 W FOURTH ST

P1. Other Identifier: 401-13 W 4th St; 361 S C St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 403 W FOURTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

401-13 W 4th St, 361 S C St

Parcel No. 202008307

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This building is Spanish Colonial Revival in style. Located on a corner parcel, the building has a U-shaped plan and is one story in height. A flat roof is concealed by a low parapet wall. Projecting shed-roof and gabled porticos mark the various entries throughout the building. Portico roofs are covered with red clay tile. Ceramic tile vents, located at the top of the wall plane below the start of the parapet, are located throughout the building and characteristic of the style. One wing, that fronts the sidewalk of a commercial street, has been dedicated for commercial use. Original windows along this wing have been replaced with projecting window bays. Fenestration on the rest of the building consists of wood frame windows set in recessed openings. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
403 W. Fourth St. (View toward northeast). Photo No: 120-6, 3/23/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Mc Question James R Sr Tr, Mc Question Carla D,  
140 E Fiesta Green, Port Hueneme Ca 93041

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 403 W FOURTH ST

- B1. Historic Name: *Olive Court*  
B2. Common Name: *403 W. Fourth Street*  
B3. Original Use: *multi-family residential* B4. Present Use: *residential/commercial*  
B5. Architectural Style: *Spanish Colonial Revival*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1925-E*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *courtyard, shrubs, walkways*

- B9a. Architect: *unknown* b. Builder: *unknown*

- B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *courtyard housing* Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This courtyard housing complex was built during the mid-1920s as the Olive Court Apartments. One of the apartment units was converted to a beauty shop in 1938. By 1972, the owner Jacobson Realty, had converted more of the residential units to commercial uses.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as a good unaltered example of courtyard housing and the only remaining example of this type of housing in the commercial business district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

B12. References:

*Oxnard Building Permits  
Sanborn Maps, 1929, 1929 (update 1950)  
City Directories 1921-1957*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 102 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

100 E 5th St; 512-14 S Oxnard Bl

Parcel No. 201021201

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is vernacular in design. The building has a rectangular plan, is one story tall, and is topped by a flat roof. Located on a corner parcel, the building is two bays wide on its primary street-facing elevation and seven bays deep on its secondary street-facing elevation. The main façade is divided into two equal-sized storefronts. The left bay has a recessed central entrance with flanking storefront windows. The right bay has a storefront that wraps the corner of the building and extends one bay deep on the secondary façade. The entrance is placed on the diagonal and is recessed behind the wall. A structural pier atop a brick base supports the corner of the building. Vertical storefront windows are divided by wood mullions. A brick bulkhead is located below each storefront. A slightly recessed, framed horizontal band extends the width of each bay, providing space for signage. Above these horizontal bands, a beltcourse of decorative brick fretwork and corbels wraps around the building at the cornice line. A plain brick parapet rises above the cornice line. On the secondary façade, three narrow bays are enclosed and two storefront bays are located at the end of the wall. The condition of the building is good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
100-02 E. Fifth St. (View toward southwest). Photo No: 113-31, 1/20/2005



**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1925-E

**P7. Owner and Address**

Garcia Maximino-susana, , 100 E Fifth St, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *102 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1925-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial building was constructed circa 1925. The original owner is unknown, but the store was occupied in 1926 by a tire store operated by M.F. Jones and a grocery store operated by Harry Kam. In 1948 the owner was Pete Cooluris, who made an unknown \$2,000 alteration to the building. The lessee at the time was William Kaplan who operated a liquor store and deli. The name "Hill Building" is found on the entry sidewalk tile.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929*

*City Directories 1926-1949*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation    Update

**A16. Photographs**

*Rear of 102 E Fifth Street*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

*100 E. Fifth St. (rear) (View toward northwest). Photo No: 113-46, 1/20/2005*

✓ Contrib

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 111 E FIFTH ST

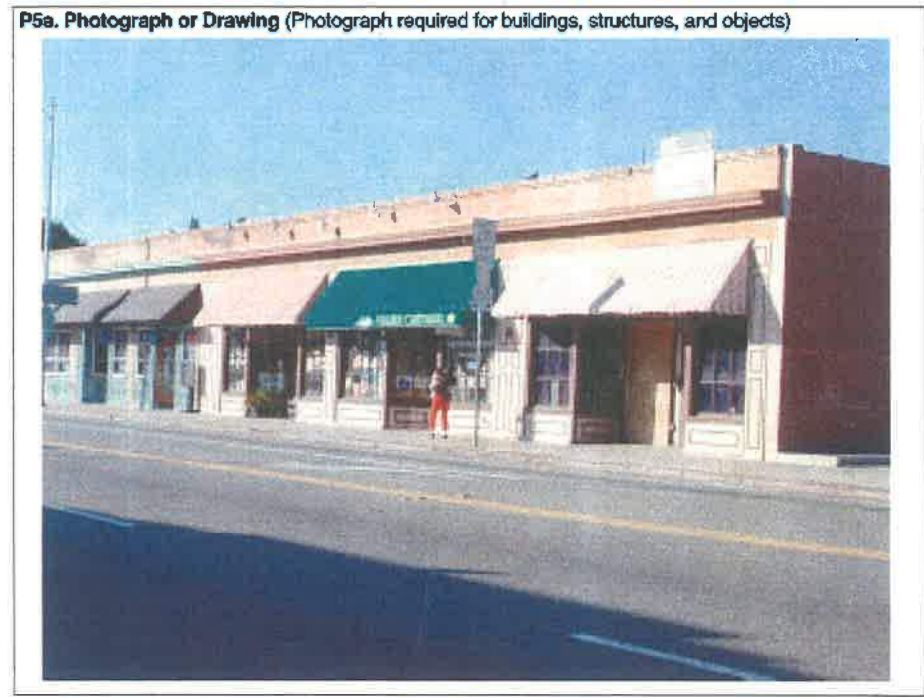
P1. Other Identifier: 113 E 5th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: 111 E FIFTH ST City Oxnard Zip 93030  
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
113 E 5th St Parcel No. 201021118

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
*This commercial storefront building is vernacular in design. The building has a rectangular plan and is one story in height. A parapet wall conceals a flat roof. A series of storefronts fills the wall's pedestrian level. Each storefront has a recessed central entrance with angled flanking storefront windows. The windows are woodframe, divided-light fixed sash. Horizontal panels decorate the bulkhead. Pilasters with vertical panels frame and separate each storefront. Canvas awnings shade each storefront. A molded cornice runs the length of the wall below the parapet. A brick stringcourse creates coping at the top of the parapet. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)  
111-27 E. Fifth St. (View toward northwest). Photo No: 113-29, 1/20/2005

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925-E

P7. Owner and Address  
Salas Amparo V Fam Tr, , 669 E Channel Islands Bl, Oxnard Ca 93033

P8. Recorded by: (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")  
San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA, 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 111 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *111 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1921-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial building was constructed circa 1921 with two storefronts. During the 1920s, a pool hall operated by C.M. Hubel and R. Regli occupied 111, a restaurant was located at 113 E. Fifth Street. The owner in the 1920s is unknown. In 1947, 111 E. Fifth Street housed the Music Box Cafe and in the 1950s the owner of the building was Matt Schreiner. In 1959, 113 E. Fifth Street housed the Army and Navy Cafe. In 1968, the owner of the property was Ida Outland, followed by Raymond T. Salas in 1987.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (updated 1950)*

*City Directories 1921-1928*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 503

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 116 E FIFTH ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 116 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

114 E 5th St

Parcel No. 201021203

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is vernacular in design. The building has a rectangular plan and is one story in height. The exterior walls are clad with brick. The flat roof is concealed by a tall, stepped parapet. The pedestrian-level is a two-part storefront. Storefronts are composed of two woodframe plate glass windows above a simple wooden bulkhead and a single wooden entrance door. The half-width storefronts are divided and framed by simple brick piers. A canvas awning is installed on the wall above the storefronts. The brick wall above the awnings is decorated with four decorative, brick-framed blank friezes. A single sign has been installed on the upper portion of the wall. The stepped parapet is lined with brick or tile coping. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
114-16 E. Fifth St. (View toward southwest). Photo No: 113-32, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Morales Jose L-esperanza Tr, , 2020 Arlene Av, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**P3b. Resource Attributes:** (List attributes and codes) *HP6 - 1-3 story Commercial Building*

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
*114-16 E. Fifth St. (View toward southwest). Photo No: 113-32, 1/20/2005*

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

*1925-E*

**P7. Owner and Address**

*Morales Jose L-esperanza Tr., , 2020 Arlene Av, Oxnard Ca 93030*

**P8. Recorded by:** (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

**P9. Date Recorded:** *7/22/2005*

**P10. Survey Type:** (Describe)

*Intensive-level*

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 111 E FIFTH ST

B1. Historic Name: *unknown*  
B2. Common Name: *111 E. Fifth Street*  
B3. Original Use: *commercial* B4. Present Use: *commercial*  
B5. Architectural Style: *Vernacular*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1921-E*

B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial building was constructed circa 1921 with two storefronts. During the 1920s, a pool hall operated by C.M. Hubel and R. Regli occupied 111, a restaurant was located at 113 E. Fifth Street. The owner in the 1920s is unknown. In 1947, 111 E. Fifth Street housed the Music Box Cafe and in the 1950s the owner of the building was Matt Schreiner. In 1959, 113 E. Fifth Street housed the Army and Navy Cafe. In 1968, the owner of the property was Ida Outland, followed by Raymond T. Salas in 1987.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:  
*Oxnard Building Permits*  
*Sanborn Maps, 1929, 1929 (updated 1950)*  
*City Directories 1921-1928*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 127 E FIFTH ST

P1. Other Identifier: 115-127 E 5th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 127 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

115-127 E 5th St

Parcel No. 201021117

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is vernacular in design. The building has a rectangular plan and is one story in height. A parapet wall conceals a flat roof. A series of storefronts fills the wall's pedestrian level. Each storefront has a recessed central entrance with angled flanking storefront windows. The windows are woodframe, divided-light fixed sash. Horizontal panels decorate the bulkhead. Pilasters with vertical panels frame and separate each storefront. Canvas awnings shade each storefront. A molded cornice runs the length of the wall below the parapet. A brick stringcourse creates coping at the top of the parapet. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
111-27 E. Fifth St. (View toward northwest). Photo No: 113-29, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Flexible Investments Inc., 127 E Fifth St, Oxnard Calif 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

503

Resource Name or #: (Assigned by recorder) 127 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *127 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1925-E*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The commercial building at 115-121 E. Fifth Street was built circa 1925 and occupied by a soft drink business operated by Richard McKinney and a furniture store in 1929. At some point between 1929 and 1950 the third storefront at 127 E. Fifth Street was constructed. The owner in 1952 was Nick Diacos who hired architect R.A. Polley to prepare unknown alterations to 115 E. Fifth Street. The contractor for these changes was George Macleod. In 1990 the building received further alterations by owner, Flexible Investments. The building has had various occupants over the years including the Crow's Nest in 1952.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (updated 1950)*

*City Directories 1926-1940*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 128 E FIFTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 128 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

122-124 E 5th

Parcel No. 201021223

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is vernacular in design. The building has a rectangular plan and is one story in height. Exterior walls are clad with brick. The flat roof is concealed by a low-stepped parapet. Storefront windows and a recessed entrance fill the width of the wall. Two large single-pane windows, angled and divided by wood mullions, fill each side of the storefront. The bulkhead below the windows is decorated by horizontal panels. A curved awning shelters and signs the storefront. Above the storefront, a decorative course of brick creates a frieze below the parapet. A business sign has been installed over a portion of the frieze. The condition of the building appears to be good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
128 E. Fifth St. (View toward south). Photo No: 113-33, 1/20/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1925-E

**P7. Owner and Address**

Duarte Magdalena, , 2830 Diamond Dr, Oxnard Ca 93010

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments**
- |                                       |  |   |  |  |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE         | <input checked="" type="checkbox"/> Continuation Sheet                     | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 128 E FIFTH ST

B1. Historic Name: unknown

B2. Common Name: 128 E. Fifth Street

B3. Original Use: commercial

B4. Present Use: same

B5. Architectural Style: Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)

1925-E (128 E. Fifth Street); 1952-F (124 E. Fifth Street), Edwin D. Martin, architect; 124 E. Fifth remodeled (1988)

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: none

B9a. Architect: Edwin D. Martin (124 E. 5th St.)

b. Builder: E.A. Kaiser (124 E. 5th St.)

B10. Significance: Theme: Growth of Downtown

Area Oxnard CBD

Period of Significance: 1920-1945

Property Type: commercial retail

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Two buildings are located on this parcel, at 124 and 128 E. Fifth Street. The building at 128 was constructed circa 1925 as a dry cleaning and pressing business, called Bell Dye Works. In 1939 N.B. Yeto operated a cleaners on this property and in 1948 it was occupied by Oxnard Pearl Dry Cleaners.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the building at 128 E. Fifth Street is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1929, 1929 (updated 1950)

City Directories 1926-1957

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 200 E FIFTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 200 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021301

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. Located on a corner parcel, the building has a rectangular plan, is one story tall, and is topped by a flat roof. The walls are clad primarily with stucco. The structure is composed of two elements, a small retail or office space at the corner and an unadorned rear portion. The walls of the retail space are filled windows above a low masonry bulkhead. The fenestration consist of a band of tall single-pane windows with a shorter row of single-pane windows above. The fixed windows are set in metal frames. The flat roof slopes down toward the street corner. On each side of the retail area, the walls rise to a simple parapet. The rear portion of the building has no visible fenestration and likely provides work or storage space to support the retail/office area. The condition of the building is poor.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
200 E. Fifth St. (View toward). Photo No: 113-39, 1/20/2005

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

1954-F

**P7. Owner and Address**

Moriwaki Takanori Et Al, 200 E Fifth St, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/22/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 200 E FIFTH ST

B1. Historic Name: Taft Electric

B2. Common Name: 200 E. Fifth Street

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)  
1954-F

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: none

B9a. Architect: Harold Burkett

b. Builder: P.V. Construction Company

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960 Property Type: commercial retail

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This 25' by 69' building was built for electrician John Taft in 1954. It was designed by architect Harold Burkett and constructed by P.V. Construction Company.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 204 E FIFTH ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 204 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021302

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront exhibits elements of the Mission Revival style. The building has a rectangular plan, is one story in height, and has a flat roof. The exterior walls are primarily clad with stucco. The main façade is a two-part storefront. The storefront has been enclosed with faux-stone veneer. It has a central entrance. A full-width multi-light transom appears to be original. The wall rises to a shaped parapet with pent roves at the eaveline. A blade sign has been installed along the center of the upper wall. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
204-10 E. Fifth St. (View toward southeast). Photo No: 113-40, 1/20/2005



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1929-E

P7. Owner and Address

Juarez Felipe H Trust, , 1166 Sixth Pl, Port Hueneme Ca 93041

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 204 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *204 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Mission Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1929-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The original owner of this late 1920s commercial building is unknown. It was occupied by Carl's Radio Den in 1930.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps 1929, 1929 (update 1950)*

*City Directories, 1928-1930*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 226 E FIFTH ST

P1. Other Identifier: 214 E 5th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 226 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021316

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*The building at 226 E. Fifth Street, constructed in 1965, is one story tall and constructed of brick or concrete block. The main façade is filled with four continuous rows and columns of single pane glass divided with metal mullions and muntins. The window wall is flanked by brick piers at the wall's edges. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
226-28 E. Fifth St. (View toward southeast). Photo No: 113-42, 1/20/2005

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1962-65-F; 1945-E

P7. Owner and Address

Beltramo Louie Family Trust, 1011 Valley Vista, Camarillo Ca 93010

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Trlem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 226 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *214-226 E. Fifth*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1945-E (214 E. Fifth); 1962-65-F (226 E. Fifth)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *automotive repair*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Two buildings are located on this parcel, 214 E. Fifth Street and 226-28 E. Fifth Street. The commercial building at 214 E. Fifth Street was constructed circa 1948 as an automotive sales and service business. Andrew Cabrera operated an auto sales and service operation here in 1948-49. In 1962 the owner of this building and the adjacent building at 226-28 E. Fifth Street, completed in 1965, was Royce Clampitt.*

*While the building at 214 E. Fifth Street is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*The building at 226-28 E. Fifth Street was completed 1965, and is therefore of insufficient age to be considered potentially eligible for the NRHP and CRHR eligible or as a City Landmark.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929 (updated 1950)*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder) 226 E FIFTH ST

**Recorded by:** Mitch Stone/Judy Triem

**Date** 7/22/2005

Continuation    Update

**P3. Description**

*This commercial property is Modern in design. It is composed of two building, linked only by a small portion of common wall. The building located at 214 E. Fifth, constructed circa 1948, is a one story building with a flat roof. The building is two bays wide. The right bay is filled with a large metal-frame storefront window with multiple plate glass panes. A single entrance door is located to the left of the storefront window. A large, double-wide opening is located in the left bay, provided access to the rear of an auto body shop. The edges of the walls, the parapet wall, and the top of the parapet are decorated by raised stringcourses, arranged in pairs or groups of three. Along the upper wall, the stringcourses are broken for decorative effect. The condition of the building is fair.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

214 E. Fifth St. (View toward southeast).

Photo No: 113-41, 1/20/2005

**BLANK PAGE**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 235 E FIFTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 235 E FIFTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021404

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is rectangular in plan, one-and-a half stories in height, and has a flat roof. The exterior walls are stucco with vertical scoring and pilasters. The entrance and storefront window, with a shallow cantilevered canopy, are located at the center of the main façade. The storefront windows have been partially enclosed. There is no other visible fenestration on the building. The condition of the building is poor.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
235 E. Fifth St. (View toward north). Photo No: 113-44, 1/20/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1950-F

**P7. Owner and Address**

Catin Inv Co., P O Box 7085, Oxnard Calif 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *235 E FIFTH ST*

- B1. Historic Name: *unknown*  
B2. Common Name: *235 E. Fifth Street*  
B3. Original Use: *commercial* B4. Present Use: *vacant*  
B5. Architectural Style: *Commercial Vernacular*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1958-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *E.V. Mikles* b. Builder: *Oxnard Builders*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial warehouse* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This commercial warehouse building was constructed by Catlin Investment Company in 1958 and designed by E.V. Mikles and built by Oxnard Builders. The building housed Catlin Auto Supply.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*City Directory 1959*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 600 META ST

P1. Other Identifier: 602 Meta St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 600 META ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

602 Meta St

Parcel No. 201027108

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This large one-story commercial building is rectangular in plan with a flat roof. Exterior walls are clad with stucco. Two identical storefronts fill the left side of the main façade. Each storefront has a recessed central entrance between two storefront windows. The windows are glazed with large single panes of glass. A transom, divided vertically into ten windows, extends across the full width of the storefronts. The balance of the main façade is a solid wall, unbroken by fenestration. The secondary façade is lit by small square fixed windows. The condition of the building appears to be good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
600 Meta St. (View toward southeast). Photo No:  
113-19, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

La Central Bakery, 600 Meta St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 600 META ST

B1. Historic Name: *La Central Bakery*

B2. Common Name: *La Central Bakery*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Commercial Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1925-E; annex built on adjacent lot after 1950*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *bakery*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1925 and housed a grocery store, candy and cigar shop in 1929. In 1948 it was purchased by Tiofilo and Carmen Rodriguez who established La Central Bakery on the premises. The Rodriguez family started their bakery on Tenth Street in Santa Paula in 1929, moving it to Oxnard in 1948. Descendants of the Rodriguez family, Francisco M. Rodriguez, president of the company and Carlos P. Rodriguez, chief executive officer, have continued to manage the bakery that currently employs 22 people. An adjacent concrete block annex building was constructed to the south at 606 Meta Street at some point after 1950.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as the oldest continuously operating bakery in Oxnard, established at this location in 1948 by Tiofilo and Carmen Rodriguez. The bakery has become an institution in Oxnard, serving the community with Mexican breads and pastries and grinding their own corn for tortillas.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps 1929, 1929 (update 1950)*

*Ventura County Star, 5/21/05*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 583  
Date \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 606 META ST

P1. Other Identifier: La Central Bakery annex

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 606 META ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027107

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Refer to 600 Meta Street (APN 201027108)

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
600 Meta St. (View toward southeast). Photo No: 113-19, 1/20/2005

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1955-E

P7. Owner and Address

La Central Bakery Oxnard, 600 Meta St, Oxnard, Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 629 META ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 629 META ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027219

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story, stucco-clad Spanish Colonial Revival style residence features a flat roof behind a low parapet and a rectangular plan. The entry is centered on the eastern elevation and covered by a small porch covered by Spanish tile and characterized by an arched opening. The windows are wood-frame sash and fixed units. The windows on the eastern elevation are emphasized with shallow protecting pent roofs covered by a single course of Spanish tile. The integrity and condition of this residence appears good.*

**P3b. Resource Attributes:** (List attributes and codes) HP2 - Single Family Property

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
629 Meta St. (View toward northwest). Photo No: 113-17, 1/20/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1925-E

**P7. Owner and Address**

Vargas Pilar G-lucia C, 3129 South A St, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1326 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 629 META ST

B1. Historic Name: none

B2. Common Name: 629 Meta Street

B3. Original Use: single family residence

B4. Present Use: single family residence

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1925-E

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: front yard, shrubs, chainlink fence

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Growth of Downtown

Area Oxnard CBD

Period of Significance: 1920-1945 Property Type: single family residence Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This house was built circa 1925. Its original owner is unknown. In 1926 Adolph Ballesteros, a laborer, lived on the property. In 1956 the property was owned by Pilar Vargas, who demolished the additional residences on the property at that time. This house is one of the few remaining in what once was a residential neighborhood which was home to primarily Mexican-American families. The Mexican Catholic Church was formerly located nearby, at the southern end of Meta Street at 7th Street.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Oxnard Building Permits

Sanborn Maps, 1929, 1929 (update 1950)

City Directories, 1921, 1926

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/23/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 633 META ST

P1. Other Identifier: 631-35 Meta St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 633 META ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

635 Meta St

Parcel No. 201027222

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building at 633 Meta Street is vernacular in design. With a rectangular plan, the building is one story tall with a flat roof and short parapet. The parapet has a curved shape on the main façade; the entire parapet is lined with red clay tile. Exterior walls are clad with stucco. A glazed metal entrance door is flanked on either side by a tall plate glass window in a metal frame. There is no other fenestration on the main façade. A canvas awning stretches the width of the building just above the height of the entrance. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
633 Meta St. (View toward northwest). Photo No: 113-16, 1/20/2005



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1966-F; 1949-E

P7. Owner and Address

Franco Ignatius E Tr, 11744 Farm Ct, Auburn Ca 95602

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1326 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 633 META ST

B1. Historic Name: *Unknown*

B2. Common Name: *633 Meta Street*

B3. Original Use: *commercial/residential*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1949-E (633); 1966-F (635)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *residential/commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The commercial building at 633 Meta Street was built circa 1949 for L.M. Franco. In 1949 Luciano Franco had a grocery store on the property. Several residences were formerly located at the rear of this deep lot. In 1957 the Our Store Market occupied the site.*

*A multiple family residential building was constructed on the site in 1966.*

*While 633 Meta Street is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. The building at 635 Meta Street is of insufficient age to be regarded as eligible for the NRHP, CRHR or for listing as a City Landmark.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP3 - Multiple Family Property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps 1929 (1950)*

*City Directories 1939-1961*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #

HRI #

TrInomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 633 META ST

Recorded by: Mitch Stone/Judy Triem

Date 7/23/2005

Continuation    Update

**P3. Description**

*635 Meta Street*

*This residential building, in use as either an apartment or motel, is vernacular in design with modernist elements. With a rectangular plan, the building is two stories tall with a flat roof. Exterior walls are clad with stucco. The street elevation is a solid wall, unbroken by fenestration. The building is oriented to its asphalt driveway and parking area; the main façade is on this side of the building. Two open-tread stairwells provide access to the second floor. A cantilevered balcony, with a flat canopy and a metal balustrade with horizontal rails, extends the length of the second floor. A series of single entrance doors and windows are located along both the first and second floor. Windows are single-pane, aluminum frame sliders. The condition of the building is fair.*

*This hotel building was constructed by owner L.M. Franco in 1966 by K.Y. Construction.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
*635 Meta St. (View toward southwest).  
Photo No: 113-15, 1/20/2005*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
TrInomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 645 META ST

P1. Other Identifier: 155 E. 7th Street

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 645 META ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
159-155 E 7th St

Parcel No. 201027201

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial property is vernacular in design. Located on a corner parcel, the building has a complex rectilinear plan and is composed of a one-story corner element and an adjacent two-story unit. Exterior walls have been clad with a thick-textured stucco that is not original. Each section of the building has a flat roof with a short parapet wall. The corner section has a clipped corner where the front entrance to a restaurant is located. The entrance way is arched with a row of brick and an interior row of tile. The parapet wall above the entrance is curvilinear, recalling the Mission Revival style. Two tall single-pane fixed sash windows are located on the walls to either side of the corner entrance. The two story adjacent building shares a common wall with the corner unit. The first floor has a deeply recessed arched entry. A three-part window composed of three large single pane is located adjacent to the entry. A horizontal band with a wood surround extends across the width of the building on the second floor. Vinyl slider windows with false muntins are located at each end of the band. These windows do not appear original. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
151-55 E. Seventh St. (View toward northwest).  
Photo No: 113-13, 1/20/2005



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1953-F, 1959-F, 1960-F

P7. Owner and Address

Palazuelos Rodolfo L Et Al, 350 Glenwood Dr,  
Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 645 META ST

B1. Historic Name: *unknown*

B2. Common Name: *645 Meta Street*

B3. Original Use: *residence/commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1953-(155 E. 7th Street); 1959-(159 E. 7th Street); 1960-(645 Meta Street)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *John Rice (1953)*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *restaurant/residence*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Three buildings are located on this parcel. At 645 Meta Street is a single family residence built for Delfino Palazuelos in 1960. In 1953 Delfino Palazuelos hired builder John F. Rice to construct a 25' by 40' restaurant on the parcel, operated as the Nopalito Cafe, at 155 E. 7th Street. In 1959 a new 25' by 98' commercial building was constructed for Mr. Palazuelos. This building became part of the adjacent restaurant at a later date. The commercial buildings have been altered numerous times since their original construction.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for listing as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*City Directories 1957-1961*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 645 META ST

Recorded by: Mitch Stone/Judy Triem

Date 7/23/2005

Continuation    Update

**P3. Description**

645 Meta St

*This single family stucco clad residence features a low-pitched hipped roof and aluminum sliding windows, and was constructed in 1960.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

645 Meta St. (View toward west). Photo No:  
113-14, 1/20/2005

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5S3  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 131 NINTH ST

P1. Other Identifier: Pat Holden Liquor

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 131 W NINTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018315

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. Located on a corner parcel, the building has an L-shaped plan and is one story tall. Exterior walls are clad primarily with brick. A hipped roof covers the building but is sheared off where the building meets the neighboring building. The roof has deep overhanging eaves and is covered by composition shingles. The shadow created by the eaves obscures the walls from view; there does not appear to be any fenestration. The building is set back from the street to provide parking space for customers. A short brick planter wraps the corner of the parcels edge where a lighted commercial sign advertises the business. The sign appears to be original. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
131 W. Ninth St. (View toward east). Photo No: 101-13, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1953-F

P7. Owner and Address

Holden Patrick-Katherine Tr., 1257 Fairview Ct, Ojai Ca 93023

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, Downtown Oxnard Historic Resources Survey, City of Oxnard, CA., 2005.

- Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)
- Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
- Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 131 NINTH ST

B1. Historic Name: *Pat Holden's Liquor Store*

B2. Common Name: *131 Ninth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1953-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *Robert R. Jones*

b. Builder: *Ralph T. Viola*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*In 1953 Oxnard businessman Pat Holden hired architect Robert R. Jones to design a liquor store. Holden had opened his first liquor store on Oxnard Boulevard in 1946. The new building was completed by contractor Ralph Viola in December 1953. A gift shop was added in 1962. The store was a family operation with all five children spending some of their time working as bottle sorters or cashiers. After 59 years in business, Pat Holden sold the store in 2005. The new owners will retain the Holden name.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as one of the longest continuously operating businesses in downtown Oxnard.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Ventura County Star, 5/2/05 "59 years at the shop ends."*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
TrInomial \_\_\_\_\_  
NRHP Status Code 6Z  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 300 NINTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 300 NINTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202019137

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This Modern style building is rectilinear in plan, with a boxy, horizontal massing. The building is composed of both a one-story and a two-story element. The building may be constructed in part of concrete block. The roof is flat with a short parapet wall that is lined with simple metal flashing. A brick beltcourse lines the base of the building's wall. One end of the building rises two stories in height; the adjacent section is one story. A cantilevered canopy with linear brick piers at one end extends the length of the one story section. Along with the canopy, the building's horizontal massing is emphasized by two slightly projecting stucco beltcourses, one along the canopy and the top of the first floor and the second at the cornice line. A brick planter with mature foliage is located below the outer edge of the canopy. The only visible fenestration on the main facade is a nine-light fixed or pivoting sash with horizontal panes, located in the second story. The building's condition and integrity appear to be good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
300 W. Ninth St. (View toward southeast). Photo No: 110-21, 11/30/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1958-F; 1964-F, 1966-F, 1971-F

**P7. Owner and Address**

Oxnard Publishing Bldg Llc, , 770 Tamaipais Dr Ste 401b, Corte Madera Ca 94925

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments**
- |                                       |  |   |  |  |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE         | <input type="checkbox"/> Continuation Sheet                                | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 300 NINTH ST

- B1. Historic Name: *Oxnard Press Courier Building*  
B2. Common Name: *300 Ninth Street*  
B3. Original Use: *commercial* B4. Present Use: *social services*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1958-F; additions in 1964, 1966, 1971*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *Macleod Construction*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial/office* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1958 for the Oxnard Press Courier by builder MacLeod Construction. The new masonry building measured 109' by 145' with an 18' by 22' office. In 1964 a 30' by 74' storage building was constructed by Pascoe Steel Corporation and designed by W.A. Sontag of Pomona. A 18' by 35' office was added in 1964 and in 1966 a 20' by 142' addition designed by Gerard Dieger was built by MacLeod Construction. In 1971 a 38' by 75' concrete block addition was designed by Leach-Kehoe-Tiler.*

*The Oxnard Press Courier was established circa 1910 as the Oxnard Courier located at 514 B Street with John R. Gabbert as editor. In 1928 the Oxnard Courier was located at 415 B Street, and J.J. Krouser was editor and publisher. In 1946 the Oxnard Press Courier had moved again to 338 S. A Street. In 1958 it moved to the present address where it remained until it went out of business during the 1990s.*

*Although the property is significant as the final location of Oxnard's principal daily newspaper for over seventy years, the building was substantially altered and expanded in several phases between 1964 and 1971 and consequently it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*City Directories 1910-1946*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 201 S OXNARD BL

P1. Other Identifier: 221 S. Oxnard Blvd., 120 W. Second St.

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 201 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

221 S. Oxnard Blvd., 120 W. Second St

Parcel No. 202009514

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Two commercial buildings are located on this property. The building at 201 S. Oxnard Blvd./120 W. Second St. is vernacular in design. Located on the street corner, the building has a rectangular plan, is one story tall, and has a flat roof. The building is composed of two main parts: a retail/office space on the main street elevation and a warehouse element at the rear. The building is a single unit but these two elements are visually articulated on the façade. The retail space takes advantage of the corner location. Over a flagstone bulkhead, a series of plate glass windows rises to the top of the wall and wrap the corner of the building. The entrance door is located immediately adjacent to the store windows. Square tiles sheath the wall from ground level to the roofline on the opposite side of the door. The flat roof has extended boxed eaves. The building extends to the rear of the retail space. The walls of this portion of the building are concrete block. Two auto bays are located at the far end of the secondary façade. There is no other visible fenestration on the rear portion of the building. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
201 S. Oxnard Blvd. (View toward southwest). Photo No: 111-6, 12/17/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1965-E, 1945-F, 1959-F

P7. Owner and Address

B & B Automotive Warehouse, 145 North F St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 201 S OXNARD BL

- B1. Historic Name: *unknown*  
B2. Common Name: *201 S. Oxnard Blvd.*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Utilitarian*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1965-E, 1945-F, 1959-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *two buildings on one parcel - 221 Oxnard Blvd. is also on parcel*

- B9a. Architect: *Carl Schwartz (201); Miller & Crowell* b. Builder: *Moline (201)*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail commercial* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This parcel consists of two buildings. The building at the rear of 201 (120 W. Second Street) was constructed by Howard Reno in 1959 as an auto repair and service building, designed by architect Carl Schwartz and constructed by contractor Moline. The part of the building that faces onto Oxnard Blvd. was probably constructed in 1969 as an office and sales building. It was designed by architects Miller and Crowell.*

*The building on the southern end of the parcel (221 S. Oxnard Blvd) was apparently constructed in 1945 for Oxnard Auto Sales.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Map 1929 (update 1950)*  
*City Directories 1946, 1957, 1961*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 201 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/24/2005

Continuation     Update

**P3. Description**

*The one story commercial building located at 221 S. Oxnard Blvd. is vernacular in design. The building is rectangular in plan and has a flat roof behind a parapet. The building's main architectural features is a band of storefront windows wrapping around the eastern and northern elevations above a low bulkhead and topped by shallow projecting eaves. The corner of the building is curved, mildly suggesting the Streamline Moderne style. A storefront door is located midway on the eastern elevation. The condition and integrity of the building are good.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

221 S. Oxnard Blvd. (View toward southwest). Photo No: 111-5, 12/17/2004

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 229 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 229 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202009515

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is utilitarian in design. The building has a rectangular plan and is one story tall. A short parapet conceals a flat or vaulted roof. The main façade is coated with stucco that does not appear original. The pedestrian level is divided into three bays of equal width plus a small bay with a single entrance door at the left end of the façade. A flat, unadorned pilaster with a clipped diagonal edge rises to the top of the parapet at each end of the building. A half-height pilaster separates each of the interior bays. The two center bays each house a glass storefront window composed of four vertical single panes divided by narrow metal mullions. These windows do not appear to be original. The right bay is an open auto bay that provides vehicular access to the interior of the structure. The upper portion of the wall and parapet form an unbroken wall. Signage has been installed on the upper wall. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
229 S. Oxnard Blvd. (View toward northwest). Photo No: 111-4, 12/17/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1937-F

**P7. Owner and Address**

Montoya Juan, Ordaz Jose L, 521 N Oxnard Bl, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/24/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 229 S OXNARD BL

B1. Historic Name: *Hudson Sales and Service*

B2. Common Name: *229 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1937-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *H.L. Stennett*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial*:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for owner Gabe Gisler in 1937 and occupied by Hudson Sales and Service. By 1946 it was occupied by Howard Reno who operated a beer warehouse and garage in the building as well as an insurance office in the building. The exterior of the building was plastered in 1960.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Planning Department  
Sanborn Maps 1929 (update 1950)  
City Directories 1939, 1946*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 305 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 305 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202009610

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is utilitarian in design and houses an auto service shop. The building has a rectangular plan and is one-and-one-half stories tall. A flat roof is concealed by a short parapet. Exterior walls are primarily concrete block. The corner bay is filled with a continuous row of tall single pane window set in metal frames that wrap the corner of the building. These windows and a glazed metal door provide visual and physical access to the office and retail area of the shop. Eight service bays, divided by simple columns, are located on the long wall of the building that faces the parking area off the street. A short stucco wall rises caps the wall above the windows and service bays, providing space for commercial signage. The condition of the building is good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
231 S. Oxnard Blvd. (View toward southwest). Photo  
No: 111-2, 12/17/2004

**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

1963-E

**P7. Owner and Address**

Efs Retail & Comm Operation, 333 East Lake St,  
Bloomington IL 61708

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 305 S OXNARD BL

B1. Historic Name: *unknown*

B2. Common Name: *305 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1963-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *mature trees, parking lot*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1963 as the Lucky Auto Supply Parts store. By 1975, it had become a Firestone Tire store.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient age and integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits  
City Directories 1957-1961*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 326 S OXNARD BL

P1. Other Identifier: 306-320 Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 326 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

306-320 Oxnard Bl

Parcel No. 201016020

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial-industrial building is vernacular in design. The building has a rectangular plan, is one story tall, and is topped by a vaulted roof with composition roll roofing. Exterior walls appear to be brick; the wall of the main façade has been covered with stucco. The main façade is three bays wide; the bays are divided by simple moderne pilasters. The central bay is a tall auto bay, enclosed by a rolling metal door. Horizontal window openings are located in the first bay of the secondary facades. Windows have been wholly or partially enclosed and remaining glazing does not appear original. The upper portion of the wall is unbroken by fenestration. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
320 S. Oxnard Blvd. (View toward southeast). Photo No: 111-9, 12/17/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1946-E

P7. Owner and Address  
Metcalf Louis W-carol F Tr, , 3358 Meridian Ct, Reno Nv 89509

P8. Recorded by: (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93050

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 326 S OXNARD BL

B1. Historic Name: *Bush Metcalf Autos*

B2. Common Name: *326 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1946-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial*:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed between 1940 and 1946 as Bush Metcalf Autos and used as an auto sales and service building.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps, 1929 (update 1950)*

*City Directories 1940, 1946*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 326 S OXNARD BL

P1. Other Identifier: 306-320 Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 326 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

306-320 Oxnard Bl

Parcel No. 201016020

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial-industrial building is vernacular in design. The building has a rectangular plan, is one story tall, and is topped by a vaulted roof with composition roll roofing. Exterior walls appear to be brick; the wall of the main façade has been covered with stucco. The main façade is three bays wide; the bays are divided by simple moderne pilasters. The central bay is a tall auto bay, enclosed by a rolling metal door. Horizontal window openings are located in the first bay of the secondary facades. Windows have been wholly or partially enclosed and remaining glazing does not appear original. The upper portion of the wall is unbroken by fenestration. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
320 S. Oxnard Blvd. (View toward southeast). Photo No: 111-9, 12/17/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1946-E

P7. Owner and Address

Metcalf Louis W-carol F Tr, , 3358 Meridian Ct, Reno Nv 89509

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *326 S OXNARD BL*

B1. Historic Name: *Bush Metcalf Autos*

B2. Common Name: *326 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1946-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial* :

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed between 1940 and 1946 as Bush Metcalf Autos and used as an auto sales and service building.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps, 1929 (update 1950)*

*City Directories 1940, 1946*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 344 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 344 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201016017

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one-part commercial storefront is vernacular in design. The building has a rectangular plan, is one story tall, and topped by a flat roof. Exterior walls are clad with stucco; however, the current finish is not original. The main façade is divided into three bays. The center bay houses a double entrance door. The outer bays each have a large single window opening. Security grates have been installed on the window which have obscured the window from view. Canvas awnings shelter and shade the door and windows. Transoms above the storefront windows are enclosed with a decorative wood frieze. The upper wall rises to a shaped parapet. Molded coping provides a decorative finish to the parapet. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
344 S. Oxnard Blvd. (View toward southeast). Photo  
No: 111-11, 12/17/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1925-E

**P7. Owner and Address**

Tejeda Richard J Tr, Tejeda Louie W Tr, 4512  
Falkirk Bay, Oxnard Ca 93035

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 344 S OXNARD BL

B1. Historic Name: *unknown*

B2. Common Name: *344 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1925-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed around 1925 and was used as a warehouse, probably relating to the nearby railroad to the east. The original owner is unknown. The building was occupied in 1928 by C. D. Hughes, a machinist. By 1948 W. Lathrop owned the building and made an addition. In 1980 the building was rehabilitated, and in 1987 the barn doors replaced with glass and aluminum door and store front. The 1950 Sanborn map shows the use has changed from a warehouse to a store. From 1946 to 1957 an auto supply store run by Hubert Caitlin occupied the building.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps 1929, 1929 (update 1950)*

*City Directories, 1928-1957*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 349 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 349 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202009611

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is a modest example of modern post-War roadside architecture. The building has a rectangular plan and is one story tall. A hipped roof with composition shingles is clipped at its peak, creating a partial flat roof. On the street elevation, the building is three bays wide; it extends seven bays deep. The walls are brick at the base; a continuous row of single pane windows with metal frames fills the remainder of the wall. A square one-story extension, devoid of fenestration, is located at the rear of the building. A prominent sign, composed of six simple metal posts in a raking pattern, are topped by lighted yellow circles with lettering. The condition of the sign is poor; the condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
349 S. Oxnard Blvd. (View toward southwest). Photo  
No: 111-1, 12/17/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1955-F

**P7. Owner and Address**

Sumano Adan R., 1801 Devonshire Dr, Oxnard Ca  
93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *349 S OXNARD BL*

- B1. Historic Name: *Rolly's Cafe*  
B2. Common Name: *349 S. Oxnard Blvd.*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Googie*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1955-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *free standing sign, parking lot*

- B9a. Architect: *Robert R. Jones* b. Builder: *Adolph Schroeder*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *restaurant* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This restaurant was built for owner Jim Pitts in 1955 and called Rolly's Place or Rolly's Cafe. The architect was Robert R. Jones and the builder was Adolph Schroeder.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a modest example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*City Directories 1957*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 446 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.  
 c. Address: 446 S OXNARD BL City Oxnard Zip 93030  
 d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021120

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectangular plan, is one and one half stories in height and topped by a flat roof. With the exception of the primary façade, the walls are primarily stucco or masonry. The main façade and a portion of the secondary façades are finished to appear like a smaller building. The main façade is finished with painted vertical board siding. A recessed storefront is located at the center of the main façade; a structural brick pier partially obscures it from view. The storefront has a brick bulkhead and plate glass windows. Two corrugated metal awnings shade the storefront. A scrolled fascia board has been applied to the façade just above the storefront level, on both the main façade and the first bay of the secondary façades. Scrolled cornice boards have been applied similarly just below the eaves. Narrow corner boards line the vertical edges of the main façade. A neon sign reading "Gordon's Western Wear" fills the space between the fascia and cornice boards. A hipped parapet covered with red clay tile conceals the flat roof behind it. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
 446 S. Oxnard Blvd. (View toward southeast). Photo No: 111-13, 12/17/2004

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1925-E; 1957-F; 1972-F

**P7. Owner and Address**

Luna Robert C-carmen R Trust, , 1041 Devonshire Dr, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/23/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 446 S OXNARD BL

B1. Historic Name: *Unknown*

B2. Common Name: *Gordon's Western Wear*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1925-E; 1957-1972 (alterations)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1925. Its original use appears to have been auto sales. By 1950 it had become a roller skating rink. In 1957 owner J.J. Krouser remodeled the front and relocated the front entrance and by 1959 Morris Gordon purchased the building and it became Gordon's Western Wear. In 1972 plywood was added to the front of the building.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, as well as a long-running business, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (update 1950)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 532 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *532 S OXNARD BL* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021218

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is vernacular in design. The building has a rectilinear plan, is one bay wide and one-and-a-half stories high. The flat roof is concealed by a short parapet wall. The exterior walls are covered primarily with stucco but the current finish does not appear original. The pedestrian-level storefront has a recessed central entrance and flanking, angled storefront windows. Windows are composed of a series of large plate glass panes in metal frames. The bulkhead below the windows and the wall space immediately above it have been covered with concrete tile with a large stone aggregate. This exterior surface material is not original. A shallow flat canopy extends across the width of the bay, dividing the lower level storefront from the flat, unbroken wall space above. A signboard has been installed on that wall surface. There is no visible fenestration on the secondary facades. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) *HP6 - 1-3 story Commercial Building*

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*532 S. Oxnard Blvd. (View toward southeast). Photo No: 112-1, 1/4/2005*

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

*1945-F; 1963-F; 1968-F*

**P7. Owner and Address**

*Funk Morris, , 532 So Oxnard Bl, Oxnard Ca 93030*

**P8. Recorded by:** (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

**P9. Date Recorded:** *7/23/2005*

**P10. Survey Type:** (Describe)

*Intensive-level*

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 532 S OXNARD BL

- B1. Historic Name: *unknown*  
B2. Common Name: *532 S. Oxnard Blvd.*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Vernacular*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1945-F; 1963-addition; 1968-storefront alteration*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *unknown* b. Builder: *unknown*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial retail* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1945 for A.J. Ross and occupied by a paint store. During the 1960s a 25' by 50' addition was made. The storefront was altered in 1968.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Map 1929 (update 1950)*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 536 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 536 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

540-542 S Oxnard Bl

Parcel No. 201021217

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is vernacular in design. The building has a rectangular plan, is one story tall, and topped by a flat roof. The main façade is divided into two storefronts. Each storefront features full-width plate glass windows that angle back from the main wall to a recessed entrance door. The right storefront has brick bulkhead and piers; the left features tiled bulkhead and piers. It is not clear that either treatment is original. Both storefronts now have rolling metal security gates. A flat canopy extends the full-width of the building, just above the top of the storefronts. The upper wall and parapet are covered with vertical corrugated sheet metal. Signage for each store has been applied on the upper wall. The condition of the building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
540 S. Oxnard Blvd. (View toward southeast). Photo No: 112-2, 1/4/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1939-E

**P7. Owner and Address**

Gabrie Maria T Trust, 540 S Oxnard Bl, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/24/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *536 S OXNARD BL*

B1. Historic Name: *unknown*

B2. Common Name: *536 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1939-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1939 for C.W. McCormick, used furniture dealer (536) and George Yamashita, barber, at 540 Oxnard Boulevard. The building housed a restaurant in 1950. The storefront was altered in 1953 and 1970. The current appearance probably dates from 1953.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains some of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Map 1929 (update 1950)*

*City Directories 1939-1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 544 S OXNARD BL

P1. Other Identifier: 544-546-548 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 544 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

544-546-548 S Oxnard Bl

Parcel No. 201021216

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design with elements of the Spanish Colonial Revival style. The building is one story tall with stucco exterior walls. The wide sloping shed roof is covered with red clay tile. The short wall of the main facade is divided into three bays. The wide central bay is enclosed with a metal security grille. Stone veneer has been applied in a decorative pattern at the base and side of the opening. A single small window fills each of the outer bays. The details of the windows are obscured by metal security grates. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
544 S. Oxnard Blvd. (View toward east). Photo No: 112-3, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1935-E

P7. Owner and Address

Gabrie Maria T Trust, 540 S Oxnard Bl, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates, Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *544 S OXNARD BL*

B1. Historic Name: *unknown*

B2. Common Name: *544-48 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *vacant*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1935-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1935 as a store building by J.J. Krouser owner. The building was known as Tom-Tom Restaurant and bar during the 1950s and 1960s. In 1948 and 1955 the interior, front window and front entrance were altered. The building was apparently further altered recently with the addition of two large windows.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard building permits  
Sanborn Map 1929 (1950)*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 547 S OXNARD BL

P1. Other Identifier: 545-551 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 547 S OXNARD BL

City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

545-551 S Oxnard Bl

Parcel No. 202010711

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. The building has a rectangular plan and a flat roof with a short parapet. The building is one-and-a-half stories. Exterior walls are clad primarily with stucco. The main façade is three bays wide. The lower half of the walls is clad with brick which surrounds three large plate glass storefront windows. The center bay includes the main entrance door. A simple stucco band projects from the wall to frame the upper level of the main façade. Signage announces the business's name within this frame. Along the secondary facades, a series of unadorned pilasters rise the full height of the building. The building is in good condition.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
545 S. Oxnard Blvd. (View toward northwest). Photo  
No: 112-33, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1948-F

P7. Owner and Address

Escalera Jorge R-maria E Tr, , 641 W Erica Pl,  
Oxnard Ca 93036

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA, 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *547 S OXNARD BL*

B1. Historic Name: *unknown*

B2. Common Name: *547 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1948-F*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *State of California*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail store* :

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for D. Sanderson in 1948, and the occupant in 1957 was Berks Furniture Store. A 75' by 45' storage and loading building was built in 1950 and was designed by architect Alfred Schoken. Additional alterations occurred in 1954.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Map 1929 (update 1950)*

*City Directories 1948, 1957*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 553

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 566 S OXNARD BL

P1. Other Identifier: 550-560 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 566 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE' \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

550-560 S Oxnard Bl

Parcel No. 201021215

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This motel building is Modern in design. Located on a corner parcel, the building has an L-shaped plan and is two stories tall with a shed-style roof. Exterior walls appear to be concrete block or stucco; the roof is covered with composition roll roofing. Motel room doors and windows are recessed under the primary roof. The roof and second story balcony are supported by simple posts. An open-rail balustrade encloses the second-story balcony. Room windows are single-pane metal sliders. An enclosed bay of the building is located at the street elevation and is lighted by tall, single-pane fixed sash windows. A concrete-block wall encloses the parcel from the street. A flat canopy straddles the driveway entrance and announces the motel name to passers-by. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel/Motel

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
560 S. Oxnard Blvd. (View toward northeast). Photo No: 112-4, 1/4/2005

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1954-F

P7. Owner and Address

Chandra Kartono-sany C, 550 S Oxnard Bl, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 566 S OXNARD BL

B1. Historic Name: *City Center Motel*

B2. Common Name: *City Center Motel*

B3. Original Use: *motel*

B4. Present Use: *motel*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1954-F*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *parking, swimming pool*

B9a. Architect: *E. Vandenhoven/Owen King*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *motel*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This 34-unit motel was constructed in 1954 for Larry Moore, Alexander Kligman and Marvin Wakefield of Santa Barbara. It was called the City Center Motel and the architects were E. Vandenhoven and Owen King. A fence and canopy were added in 1958 and a swimming pool in 1959.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as the oldest extant example of this type of roadside architecture in the survey area. It is also representative of the increasing importance of Oxnard Boulevard as a regional transportation route during the 1950s.*

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Map 1929 (update 1950)*

*City Directory 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) 609 S OXNARD BL

P1. Other Identifier: 601-611 S Oxnard Bl; 120 W. Sixth St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 601 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

601-611 S Oxnard Bl

Parcel No. 202014501

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This corner parcel contains four discrete buildings. All building are commercial and vernacular in design. The corner building, 601 S. Oxnard, is rectangular in plan, one story tall, and topped by a flat roof with a short parapet. The exterior walls are constructed of flat narrow brick typical of mid-century design. Two storefronts are located in the Oxnard Blvd. elevation and two in the Sixth Street elevation. Storefront windows appear to have been altered over the years; each has a different arrangement of metal frame, multi-light plate glass windows. The entrance is recessed slightly on the Oxnard Boulevard elevation, allowing the upper level of the wall to create a flat canopy above it.*

*All buildings are in fair to good condition. [see continuations]*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
601 S. Oxnard Blvd. (View toward southwest). Photo No: 112-32, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1957-F

P7. Owner and Address

Rosenmund H F-vivian, . 2797 E Pleasant Valley Rd, Oxnard Ca 93033

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 5

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *609 S OXNARD BL*

B1. Historic Name: *unknown*

B2. Common Name: *601-611 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Modern, Commercial Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1957-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *R. Wyatt*

b. Builder: *E.A. Kaiser Company*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The building at 601 S. Oxnard Boulevard was constructed for Krouser Associates in 1957 and designed by R. Wyatt. E.A. Kaiser Company constructed the building and it was occupied by Szpigiel's Mens Shop.*

*While the four buildings on this property are of sufficient age to be considered potentially eligible for the NRHP and CRHR, retain some of their design integrity, and are generally associated with the commercial and residential development of Downtown Oxnard, they do not appear to be related to, or representative of this theme to any notable extent. They are minimal example of a common architectural styles, and are not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps 1929, 1929 (update 1950)*

*City Directories 1957, 1960*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 5      Resource Name or #: (Assigned by recorder) 609 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/24/2005

Continuation    Update

**P3. Description**

*The building at 112-116 (120) W. Sixth St. is rectangular in plan, one story tall, and topped by a flat roof with a short parapet wall. Exterior walls appear to be clad with stucco. Three simple storefronts of varying widths are located on the main façade. Each storefront has a simple plate glass window and an adjacent single entrance door with transom. Fenestration on the secondary façade is limited to two small square windows.*

*This building was built in 1945 for J. Jimenez as a pool hall and tamale factory and appears to be relatively unaltered. The building (120) was altered on the interior for a laundromat in 1957 by Krouser Enterprises.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

112-120 W. Sixth St. (601-13 Oxnard Blvd.)  
(View toward southeast). Photo No: 109-8,  
11/12/2004

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder) 609 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/24/2005

Continuation  Update

**P3. Description**

*611 S. Oxnard Blvd. is a commercial storefront. The building has a rectangular plan, is one story tall, and one bay wide. The flat roof is concealed by a short parapet. The ground-level storefront has a central entrance and a three-part transom. The storefront windows have been enclosed and covered with a stucco coating. Two pilasters with a stepped capital frame the storefront. Both the pilasters and the upper wall of the storefront are scored to create the appearance of large stone blocks. The secondary façade has a series of simple pilasters but is otherwise unadorned.*

*This building was constructed circa 1945 and was occupied by a restaurant in 1950. The storefront has been significantly altered.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

*611 S. Oxnard Blvd. (View toward northwest). Photo No: 112-30, 1/4/2005*

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 5 of 5      Resource Name or #: (Assigned by recorder) 609 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/24/2005

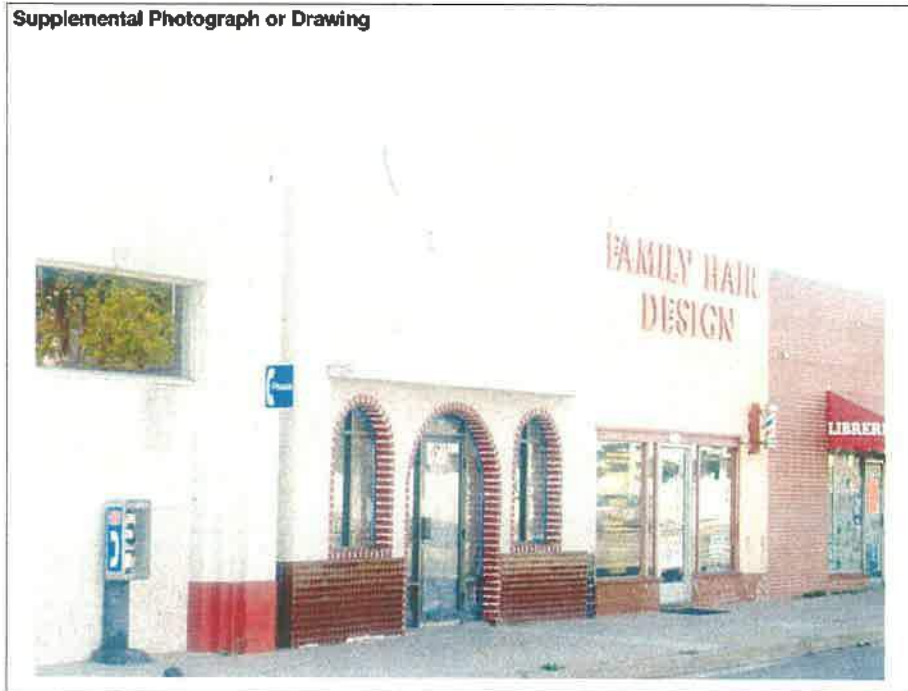
Continuation    Update

**P3. Description**

*609 S. Oxnard Blvd. is a two-part commercial storefront. The one story building has a rectangular plan and a flat roof with a short parapet. The exterior walls are clad with stucco that does not appear original. The right storefront is a simple central entrance door with flanking plate glass windows above a brick bulkhead. Business signage is the only ornament on the wall above. The left storefront has an arcaded central entrance and two arched windows. Both the doorway and windows are lined with brick. The bulkhead is covered with square tiles. A shallow canopy extends across the storefront; the wall above is otherwise unbroken.*

*This building was constructed circa 1945 and was substantially altered in 1976.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

609 S. Oxnard Blvd. (View toward northwest). Photo No: 112-31, 1/4/2005



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 626 S OXNARD BL

P1. Other Identifier: *Boulevard Teatro*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *626 S OXNARD BL* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027210

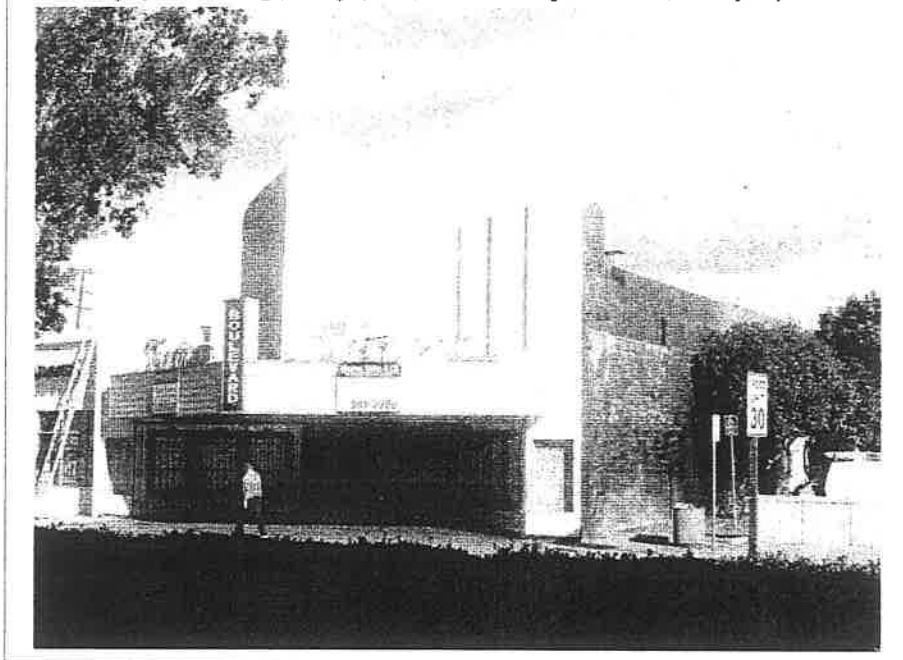
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This theater exhibits elements of the Moderne style. The building has a rectangular plan and is two stories tall. The main façade is composed of a recessed pedestrian-level entry lobby. Recessed cases are located along the walls of the recessed entry lobby and on the flanking piers. An angled marquee spans the width of the building above the entry. The upper wall displays the bold vertical lines, arranged in a receding pattern, that are characteristic of the style. The shaped parapet, however, is unusual for the style and may reflect an earlier configuration. A neon blade sign with curved edges rises along the center of the upper wall and parapet. Exterior walls are brick; the main façade is finished with stucco. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) *HP10 - Theater*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*626 S. Oxnard Blvd. (View toward northeast). Photo No: 112-8, 1/4/2005*

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

*1929-F*

P7. Owner and Address

*Pence Erik A, 900 San Pedro, Ventura Ca 93001*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1326 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/24/2005*

P10. Survey Type: (Describe)  
*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 626 S OXNARD BL

P1. Other Identifier: *Boulevard Teatro*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *626 S OXNARD BL* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027210

P3. Description (Describe resource and its major elements. include design, materials, condition, alterations, size, setting, and boundaries)

*This theater exhibits elements of the Moderne style. The building has a rectangular plan and is two stories tall. The main façade is composed of a recessed pedestrian-level entry lobby. Recessed cases are located along the walls of the recessed entry lobby and on the flanking piers. An angled marquee spans the width of the building above the entry. The upper wall displays the bold vertical lines, arranged in a receding pattern, that are characteristic of the style. The shaped parapet, however, is unusual for the style and may reflect an earlier configuration. A neon blade sign with curved edges rises along the center of the upper wall and parapet. Exterior walls are brick; the main façade is finished with stucco. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) *HP10 - Theater*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*626 S. Oxnard Blvd. (View toward northeast). Photo No: 112-6, 1/4/2005*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1929-F*

P7. Owner and Address

*Pence Erik A, 900 San Pedro, Ventura Ca 93001*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/24/2005*

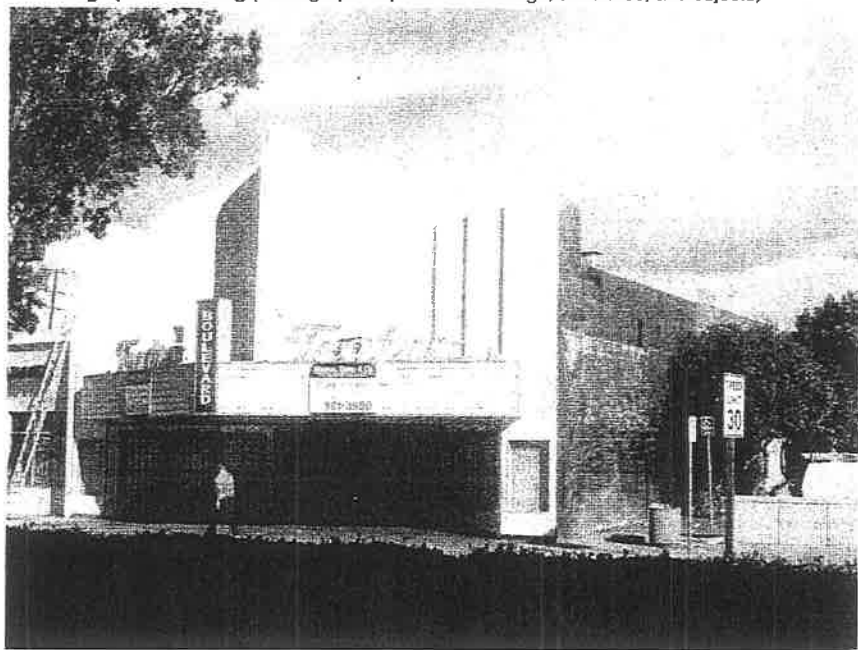
P10. Survey Type: (Describe)

*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 626 S OXNARD BL

B1. Historic Name: *Boulevard Theatre*

B2. Common Name: *Boulevard Teatro*

B3. Original Use: *movie theater*

B4. Present Use: *unknown*

B5. Architectural Style: *Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1929-E*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *movie theatre*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This theater building is one of only two early theaters remaining in the downtown, and the oldest. It appears to have been built in 1929. By 1910, the city was home to three theaters, and during the 1920s two additional large theaters were built, including the Boulevard Theatre and the Oxnard Theatre. Of these, only the Boulevard remains.*

*In 1948 the theater was owned by Sunderman Estate and by 1966 it was owned by Metropolitan Theatres of Los Angeles. In 1966 four signs were erected and interior alterations were made. In 1980 a new sign was added. The name was changed to Boulevard Teatro circa 1960, probably in recognition of the fact that it had become a primarily Spanish language film venue. The theater building has been used in more recent years as a church and a recording studio.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as a good and scarce example of the Moderne style in Oxnard, as well as the city's oldest extant movie theater.*

B11. Additional Resource Attributes: (List attributes and codes) *HP10 - Theater*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (update 1950)*

*City Directories 1928-1961*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 637 S OXNARD BL

P1. Other Identifier: *Cielito Lindo*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *637 S OXNARD BL* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014503

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design and heavily altered. The building has a rectangular plan and is one story tall. The flat roof is concealed by a short corbelled parapet. Constructed of brick, most of the main façade has been coated with stucco. Although currently in use as a single business, the building appears to have been divided originally into three storefronts. Storefronts are visually divided by pilasters. The left storefront is enclosed with brick. The center and right storefronts, slightly recessed within the main wall, form the entrance to the current business, a restaurant. The lower portion of the wall is covered with red tile. One glazed metal entrance door is located in the center storefront. The transoms have been enclosed and covered with stucco and now holds signage for the restaurant. A recessed frieze extends across each of the three storefront bays on the wall space above the storefront level and below the parapet. The condition of the building is fair to good.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*637 S. Oxnard Blvd. (View toward west). Photo No: 112-29, 1/4/2005*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1930-F*

P7. Owner and Address

*Rodriguez Irenio, Rodriguez Raquel, 637-643 S Oxnard Bl, Oxnard Ca 93030*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/24/2005*

P10. Survey Type: (Describe)

*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 637 S OXNARD BL

B1. Historic Name: *Unknown*

B2. Common Name: *Cielito Lindo*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1930-F; alts 1960*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *W. Roy Guyer*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *restaurant*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1930 for owners Frank Couste and Pasqual Bravo. The builder was W. Roy Guyer. The occupant in 1930 was S. Mana, who ran a fish market. In 1946 it was called the Canton Cafe. In 1960 a large \$26,500 addition was made by owner Bravo and opened in 1961 as Cielito Lindo restaurant. The restaurant is one of the longest continuously operating restaurants remaining in downtown Oxnard.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design (the building's current appearance dates from 1961), setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6- 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (updated 1950)*

*City Directories 1930-1961*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 645 S OXNARD BL

P1. Other Identifier: 643-649 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 645 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

643-649 S Oxnard Bl

Parcel No. 202014524

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial property is vernacular in design. The one story brick building has a flat roof with a corbelled parapet wall. The building is divided into three nearly identical storefronts. Each storefront has two store windows around a recessed central entrance door. Brick piers flank the storefront. A wide transom extends across the full width of the storefront window, stopping at the piers. A recessed frieze, with no ornament, is located above the transom and provides potential space for signage. The left storefront is unpainted and has divided-light store window. The center storefront has painted brick and appears to be largely unaltered with original divided-light store windows. The right storefront has been altered with the installation of shorter, single-pane store windows and the construction of a taller brick bulkhead below the windows. Transom lights in all three storefronts are fixed with a metal frame and may not be original. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
643-45 S. Oxnard Blvd. (View toward west). Photo No: 112-28, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Velasquez Maria S Tr, Attn Oscar C Gonzalez, 428 South F St, Ventura Ca 93030

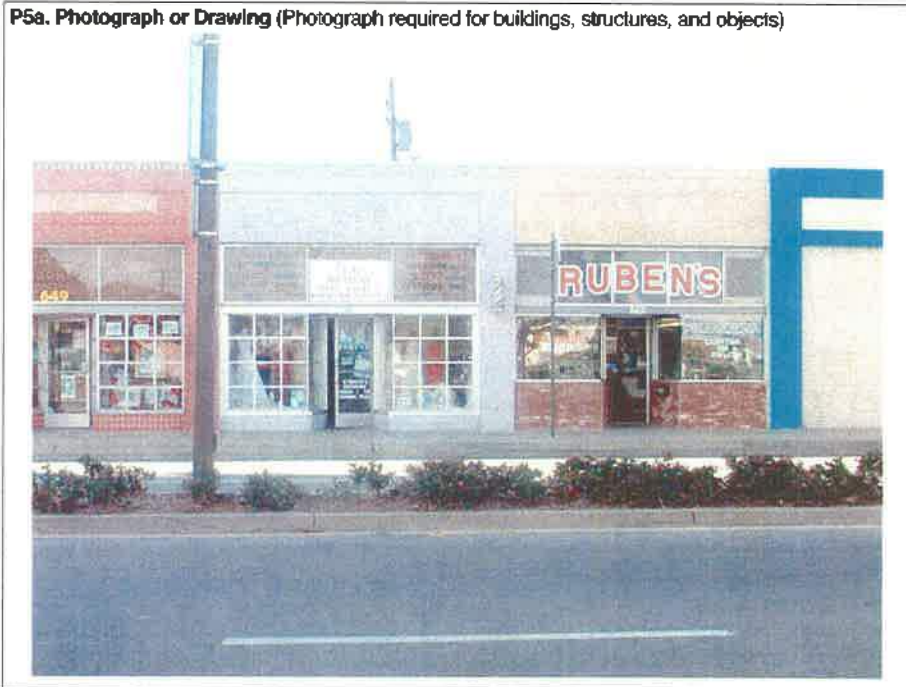
P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 645 S OXNARD BL

B1. Historic Name: *unknown*

B2. Common Name: *645 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1925-E*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Three connected stores are located on this property (643-645 and 649 S. Oxnard Blvd.), all built by 1929. The original owner is unknown. In 1929 they housed a pool hall, restaurant, a grocery and a tailor shop. In 1939 the occupants were M. Matsumoto, Southern Cafe (643); J.S. Okada, grocer (645); and Mandarin Chop Suey restaurant (649). The buildings were owned in 1947 by Frank Couste. These brick buildings replaced the earlier woodframe buildings on this property circa 1925. This area was occupied primarily by Japanese-owned businesses from the 1910s until World War II, as well as some Chinese-owned businesses.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (update 1950)*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**



**DISTRICT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 2

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Chinatown District*

D1. Historic Name: *Oxnard Chinatown*

D2. Common Name: *703-705 S. Oxnard Blvd*

**D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

*The district represents a small grouping of two remaining commercial buildings associated with Oxnard's Chinatown.*

*The two buildings, located at 703 and 705 S. Oxnard Blvd, were constructed around 1928 and are two-story masonry buildings facing directly onto the street. Although two other buildings associated with Chinatown remain on the block, they are not considered part of the district because of adjacent non-contributing buildings existing on the block. These other two buildings at 621 and 653 S. Oxnard Blvd., are listed as potential local landmarks.*

*Although none the buildings which formerly fronted onto the alley behind the buildings remain, this portion of the "China Alley" should be considered part of the district, as it was an important feature of the original Chinatown in Oxnard.*

**D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

*The district is located on the west side of Oxnard Boulevard between Seventh and Eighth streets. The boundary includes just the two buildings at the southwest corner of Seventh and Oxnard Boulevard.*

**D5. Boundary Justification:**

*The boundaries include a portion of the original Chinatown along the 700 block of Oxnard Blvd (west side) and China Alley. The entire original Chinatown was bounded by Oxnard Blvd. on the east; A Street on the west; Seventh Street on the north; and Eighth Street on the south. There are no longer enough buildings remaining to include the remaining original Chinatown.*

**D6. Significance: Theme** *Social History*

**Area** *Oxnard CBD*

**Period of Significance** *1898-1960*

**Applicable Criteria** *A*

Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

*This small district of two buildings represents what remains of Oxnard's Chinatown, a once thriving district of residences and commercial buildings that was established in the early 1900s. Chinese immigrants, mainly single men, were among the earliest settlers in the new town of Oxnard, opening businesses and working as agricultural laborers. Several relocated from Ventura, after most of the Chinese district on Figueroa Street was abandoned and demolished by 1905. By 1900, the first small Chinese settlement was established in Oxnard, on the west side of Saviers Road between Fifth and Sixth streets, comprised of small wooden dwellings that served as both shops and housing, and a Chinese laundry.*

*[continued]*

**D7. References** (Give full citations including the names and addresses of any informants, where possible.):

*Chan, Sucheng. Asian Americans: An Interpretive History. Boston: Twayne Publishers, 1991.*

*Jennings, Margaret. "The Chinese in Ventura County." Ventura County Historical Society Quarterly. Volume 29, No. 3, Spring, 1984.*

**D8. Evaluator:** *Mitch Stone/Judy Triem*

**Date:** *7/30/2005*

**Affiliation and Address:** *Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula*

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2 of 2      Resource Name or #: (Assigned by recorder)      Chinatown District  
Recorded by: Mitch Stone/Judy Triem      Date 7/30/2005       Continuation     Update

**B10. Significance**

*By 1903 another small Chinese settlement was established along Saviers Road between Seventh and Eighth streets. In 1906 the Chinese quarter expanded to include the entire block and the alley bounded by Saviers Road, A Street, and Seventh and Eighth streets. Interspersed were boarding houses for Japanese and women, a euphemism for houses of prostitution. By 1912, the Chinese appear to have abandoned the area between Fifth and Sixth streets and Oxnard's Chinatown became firmly established between Seventh and Eighth streets, the alley, Saviers Road and A Street.*

*The early Oxnard Chinese community was predominately male, either single, or with families in China. Most came to America to work with the intention of returning to their homes. Chinese immigrants experienced seven areas of hostility: prejudice, social and geographic segregation, economic discrimination, political disenfranchisement, immigration exclusion and physical violence. Because of these prevailing issues, the Chinese established a complex network of organizations to maintain social cohesion. (Chan, 1991)*

*Numerous Chinese social institutions were created. The Chinese Free Masons, also referred to as the Bing Kong Tong, built a hall at 740 A Street around 1904. This group also served as the Chinese Benevolent Association, which "organized the fire department, acted as a court in community disputes, and arranged funerals." (Jennings, 1984: 25) The Chinese residents of Oxnard also operated their own employment agency, the Shang Wo Quong Company, with an office at 732 A Street in 1911.*

*The Chinese worked mainly as farm laborers and as cooks on local ranches. Some were merchants, owning shops catering primarily to Chinese residents, but were also patronized by white children buying candy and fischee nuts, and adults purchasing firecrackers for the Fourth of July. Chinese laundries were popular both inside and outside Chinatown, and restaurants serving Chinese cuisine spread outside Chinatown.*

*Located within the confines of the Chinese district during the 1910s were a laundry, billiard hall, restaurant, barber shop, grocery stores and the Chinese Masonic hall. The Oxnard City Business Directory for 1910-11 listed 12 Chinese and Japanese merchants located on Saviers Road and the 700 block of A Street. During this period, the alley between Seventh and Eighth streets, Saviers Road and A Street became known as China Alley. The buildings fronting onto China Alley were primarily small, one story woodframe residences. During this period, China Alley developed a somewhat notorious reputation. Gambling, narcotics and prostitution were commonplace.*

*At its peak, the Chinese community in Oxnard numbered around 600 persons. By 1930 only one Chinese merchant was listed in China Alley, the Wing Chong Lung Company. Many of the Chinese merchants opened businesses on Oxnard Boulevard during the 1920s to take advantage of this major thoroughfare. The flimsy wooden buildings were demolished in favor of substantial new brick buildings. By the end of the 1930s, China Alley's residents were predominately Hispanic, and China Alley persisted in name only. By 1951, about half of the small wooden buildings fronting the alley had been removed, with the rest disappearing during the 1960s and 1970s.*

*A few Chinese residents remained in Oxnard. One early Chinese merchant, Hall Soo Hoo, who immigrated to Oxnard in 1917 at the age of 14, became the owner of the Golden Chicken Inn restaurant at 701 Oxnard Boulevard. Mama Soo Hoo's Oriental Restaurant was opened in 1948 at 730 Oxnard Boulevard. The Bing Kong Tong Free Masons continues to meet at 751 S. Oxnard Boulevard.*

701 (703) So. Ox.

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 703 S OXNARD BL

P1. Other Identifier: Golden Chicken Inn ✓

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 703 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

701 S Oxnard Bl

Parcel No. 202014601

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectilinear plan and is two stories tall. Exterior walls are brick. The roof is flat with a short parapet that is crenellated on the main façade. The main façade is three bays wide. A single storefront, with a recessed entry, fills most of the wall. A single entrance door to its right provides access to the second floor commercial space. The storefront glass has enclosed with plywood. Three pairs of double-hung sash windows fill the second floor. A semi-circular canvas awning shades the windows. The words "Golden Chicken" are painted on the brick above the window. Fenestration on the secondary facades consists of one-over-one double-hung sash windows that are located primarily on the second floor. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
701-05 S. Oxnard Blvd. (View toward southwest).  
Photo No: 112-25, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1928-E

P7. Owner and Address

Ng Pak Fai-wai Chung, Ng Eric H-elisa M, 1511  
Ivanhoe Av, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

701(703) So. Ox.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) 703 S OXNARD BL

B1. Historic Name: Golden Chicken Inn ✓

B2. Common Name: Golden Chicken Inn

B3. Original Use: commercial

B4. Present Use: same

B5. Architectural Style: Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)

1928-E; 1959-F (rear addition)

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: none

B9a. Architect: unknown

b. Builder: Louis Palmer (rear addition)

B10. Significance: Theme: Social History

Area Oxnard CBD

Period of Significance: 1898-1960

Property Type: restaurant/retail

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building was constructed circa 1928 for Hall Soo Hoo and six partners. A pool hall occupied the first floor and the Golden Chicken Inn restaurant was opened on the second floor. The undistinguished wooden buildings built in the early 1900s by Asian immigrants were replaced by more substantial, though still modest, brick buildings along Oxnard Boulevard during the 1920s.

Hall Soo Hoo came to Oxnard from China in 1917 at the age of fourteen, and worked in a restaurant. Soo Hoo was a volunteer member of the Chinese Fire Company and constructed the Bing Kong Tong hall in 1956, a few doors south of his restaurant. In 1959 Hall Soo Hoo demolished the rear building and erected an \$11,000 addition. The builder was Louis Palmer. In 1965 Soo Hoo retired from the restaurant business.

This property appears eligible for listing on the NRHP and the CRHR as part of a district under Criterion A for its association with Oxnard's Chinatown. This property also appears to qualify for designation as a City Landmark for its association with the Hall Soo Hoo family, and as possibly the longest continuously operating restaurant in Oxnard's Chinatown.

B11. Additional Resource Attributes: (List attributes and codes)

HP36 - Ethnic minority property HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1903-1929 (update 1950)

Jennings, Margaret. "The Chinese in Ventura County." Ventura County Historical Society Quarterly, Vol. 29, No. 3, Spring, 1984.

City Directories 1921-1939

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/24/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 660 S OXNARD BL

P1. Other Identifier: *Asahi Market*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *660 S OXNARD BL* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027206

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building exhibits elements of the Modern style. The building has a rectangular plan, is one story tall, and has a flat roof with a short parapet wall. The exterior walls are clad primarily with stucco; the main façade also exhibits brick elements. The main façade dominated by a nearly full-width storefront window. A brick bulkhead provides a base beneath the storefront window. The window consists of a series of ten vertically-oriented panes of glass, separated by narrow metal mullions. The glazing is a blue-green hue. The glass slants outward from the recessed bulkhead to the base of the soffited parapet. A vertical brick pier, two courses wide, denotes the left edge of the main façade and breaks through the roofplane. The entrance door is perpendicular to the main façade, recessed slightly below the roofline, at the right end of the storefront window. The wide soffited flat roof extends out over the storefront windows to serve as a canopy and a frieze for signage. Fenestration on the secondary facades are simple vertical window openings; windows are obscured by metal security grilles. The condition of the building appears to be excellent.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*660 S. Oxnard Blvd. (View toward northeast). Photo No: 112-9, 1/4/2005*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1956-F*

P7. Owner and Address

*Asahi Company, , 1221 El Portal Wy, Oxnard Ca 93035*

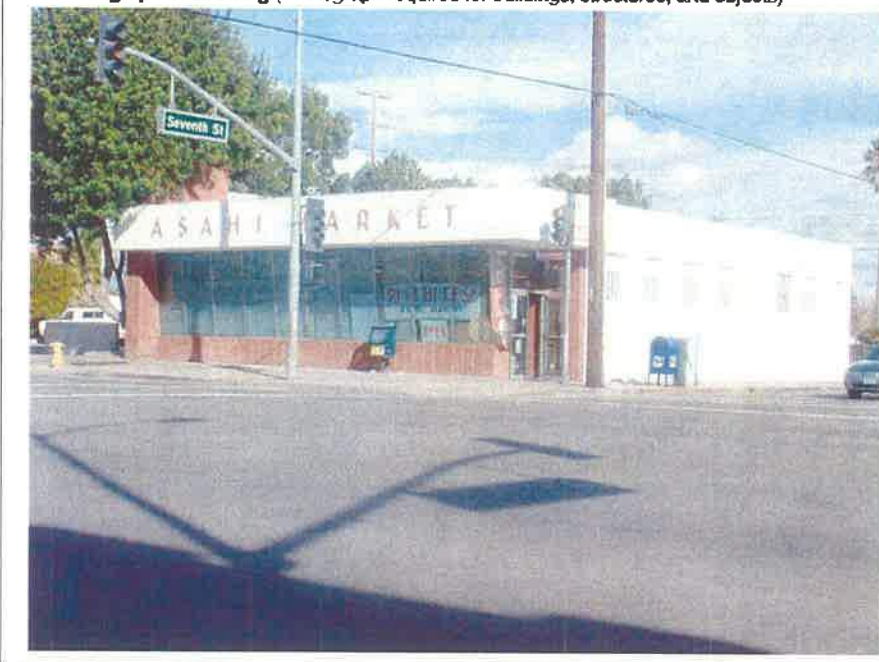
P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/24/2005*

P10. Survey Type: (Describe)

*Intensive-level*



P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 660 S OXNARD BL

B1. Historic Name: *Asahi Market*

B2. Common Name: *Asahi Market*

B3. Original Use: *Commercial*

B4. Present Use: *same*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1956-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lots*

B9a. Architect: *Carl Schwartz*

b. Builder: *Alex Moline & Son*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The first building on this property, used as a market, was built by the Asahi Company, which formed in 1907 with seven Japanese men from Oxnard and Santa Paula signing the incorporation papers. The company was established for conducting business in Oxnard. The building that became the Asahi Market was constructed between 1903 and 1906. The original two story woodframe building had been operated as a Japanese Market continuously between 1903 and 1906.*

*During World War II, when Japanese-Americans were sent to internment camps, the store continued to be run by friends. In 1946 Alice Carmona was listed as operating the business. In 1956 the Asahi Corporation demolished the original building and constructed the present building, designed by Carl Schwartz and constructed by Alex Moline & Son. The Takasugi Family has been active in operating the store over the years.*

*Carl Schwarz, AIA was one of a handful of architects based in Oxnard during the 1950s. He was born in Austria-Hungary in 1904, emigrated to the U.S. in 1924 and studied architecture at the University of Minnesota. He lived in Pasadena before moving to Oxnard during the mid-1950s, joining the office of Rudolf Polley. Among his local commissions was the Dolly Brigham School, the Colonia public housing project and school buildings at the Pleasant Valley Baptist Church, among several others in downtown Oxnard. He died in 1990.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps, 1903-1929 (update 1950)*

*Fukuyama, Yoshio. "The Japanese in Oxnard, California." Ventura County Historical Society Quarterly, Vol. 39 & 40, No. 4 & 1.*

*Oxnard Press-Courier, 11-14-1990*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 660 S OXNARD BL  
Recorded by: Mitch Stone/Judy Triem      Date 7/24/2005       Continuation     Update

**B10. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark as one the earliest and longest continuously operating Japanese-American businesses in Oxnard.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 721 S OXNARD BL

P1. Other Identifier: 717-719 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 721 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

717-719 S Oxnard Bl

Parcel No. 202014605

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectangular plan and is two stories in height. The roof is flat with a short parapet that steps up at the center of the main facade. The exterior walls are brick but they appear to have been coated with stucco on the secondary facades. The main facade is three bays wide. The first floor has a single center storefront window composed of two large plates of glass in a metal frame. An awning extends over the storefront window. The wall below the window is covered with several rows of slender brick, different than the brick on the main wall. A single door with a single-pane transom is located in each of the outer bays on the ground floor. One door is no longer in use; the other is concealed by a metal security door. A one-over-one sash window fills each of the three bays on the upper floor. Fenestration on the rest of the building consists of the same style and type of sash. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
719-21 S. Oxnard Blvd. (View toward northwest).  
Photo No: 112-22, 1/4/2005



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Tokuyama Alice H Tr, , 2200 Inverness Ct, Oxnard  
Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 721 S OXNARD BL

- B1. Historic Name: *Unknown*
- B2. Common Name: *721 S. Oxnard Blvd.*
- B3. Original Use: *commercial*
- B4. Present Use: *same*
- B5. Architectural Style: *Vernacular*
- B6. Construction History: (Construction date, alterations, and date of alterations)  
*1925-E*

- B7. Moved?  No  Yes  Unknown Date: Original Location:
- B8. Related Features: *none*

- B9a. Architect: *unknown*
- b. Builder: *unknown*
- B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *commercial retail* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed circa 1925 and was occupied by a restaurant. Soo Hoo Hall owned the property in 1952. The property owner in 1949 was Shunichi "Sam" Tokuyama who operated his doctor's office on the property. The undistinguished wooden buildings built in the early 1900s by Asian immigrants were replaced with more substantial, although modest, brick buildings along Oxnard Blvd. during the 1920s.*

*Dr. Sam Tokuyama, born on April 4, 1907 in California, was raised on his parents 40-acre vegetable farm in south Oxnard. He graduated from USC Medical School and moved to Texas where he practiced medicine until returning to Oxnard with his wife Alice in 1955. He then established his practice in the building at 721 S. Oxnard Blvd. which he had owned since 1949 and perhaps earlier. He practiced until 1988 and died on August 24, 1994 at the age of 87.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark for its association with the Chinese and Japanese immigrant settlement of Oxnard.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial* *HP36 - Ethnic minority property*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Maps 1903-1929 (update 1950)*  
*Interview with Alice Tokuyama, 7/21/05*  
*California Death Index*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*
- Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 728 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 728 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

720-724 S Oxnard Bl

Parcel No. 201027312

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront is vernacular in design. The building has a rectangular plan, is one story in height and is capped by a vaulted roof with a short parapet wall. The exterior walls are clad with stucco; the roof is covered with composition roll roofing. The main façade is divided into two symmetrical bays; each filled with a storefront. Each storefront consists of four vertical single pane windows over a tiled bulkhead. A single door stands at each end of the storefront window. A six-pane transom extends the width of each storefront. Thick mullions divide the windows and doors. A shallow flat canopy projects from the wall just above the storefronts. A short wall that displays business signage is capped by a molded cast-stone cornice. The condition of the building is fair to good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
724 S. Oxnard Blvd. (View toward southeast). Photo No: 112-10, 1/4/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1946-47-F

**P7. Owner and Address**

Rulfo Carlos P-maria R, , 1290 S Oxnard Bl, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/24/2005

**P10. Survey Type:** (Describe)

Intensive-level



**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 728 S OXNARD BL

B1. Historic Name: *unknown*

B2. Common Name: *728 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1946-47-F*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *None*

B9a. Architect: *Roy C. Wilson*

b. Builder: *C. J. Brakey*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for owner Edmund Lehmann in 1946-47 by contractor C.J. Brakey and designed by Roy C. Wilson. The building housed a pressing business and auto repair shop. The storefront was substantially altered in recent years.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building permits*

*Sanborn Map 1929 (1950)*

*Architectural plans, 1946, Roy C. Wilson, located at Ventura County Museum of History and Art*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/24/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 750 S OXNARD BL

P1. Other Identifier: 760 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 750 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

760 S Oxnard Bl

Parcel No. 201027309

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. It consists of two sections. The showroom located adjacent to Oxnard Boulevard features a continuous floor-to-ceiling storefront consisting of plate glass and aluminum mullions which wraps the western and southern elevations. The building has a rectangular plan and is one story in height with flat roof hidden behind signage. A broad flat roofed canopy, located between the parapet and plate glass windows, wraps around the southern and western elevations. The rear section of the building is an attached, one story concrete block auto service building with a flat roof. It's main feature is the auto bays opening on the south. The condition and integrity of the building are good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
760 S. Oxnard Blvd. (View toward northeast). Photo No: 112-12, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1948-E

P7. Owner and Address

Rastegar Shahram, , 760 S Oxnard Bl, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1326 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 750 S OXNARD BL

B1. Historic Name: *Macy Motors*

B2. Common Name: *750 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1948-E*

B7. Moved?  No  Yes  Unknown Date: Original Location:

B8. Related Features: *two accessory buildings - one originally used as body and fender repair and paint spray booth.*

B9a. Architect: *Roy C. Wilson*

b. Builder: *D.I Jourdan*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *auto sales/service*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed as an auto showroom circa 1948 for Macy Motors as a Chrysler Sales and Service operation. It was also called Berry Motors. It appears to have been designed by Santa Paula architect Roy C. Wilson in 1948 for Bush Metcalf.*

*Following World War II, the auto industry boomed, leading to the modernization of the auto retailing industry. Prior to World War II, cars were retailed in storefronts, in a similar fashion to other retail products. In the post-war era, car dealers were urged by the manufacturers to relocate to larger lots on major thoroughfares, where they could attract attention with prominent signage. The second important change was to the arrangement of buildings. New cars would now be displayed in modern glass-fronted buildings with a large car display window and an even larger service wing. Used cars would be displayed prominently along with new cars, but in open display areas located adjacent to a busy street. This is the automobile retailing arrangement still used today.*

*[continued]*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Map 1929 (update 1950)*

*City Directories 1949, 1957*

*Architectural plans, #1157, 1948, located at Ventura County*

*Museum Library (cont'd)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder)      750 S OXNARD BL

Recorded by:      Mitch Stone/Judy Triem

Date      7/25/2005

Continuation     Update

**D6. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as the oldest remaining original auto showroom on Oxnard Boulevard, which was the main thoroughfare for most all of the auto showrooms and auto related businesses beginning in the 1940s until the 1990s when most of the major dealers moved to Auto Center Drive near the 101 Freeway.*

**D7. References**

*Liebs, Chester. Main Street to Miracle Mile: American Roadside Architecture. Boston: Little, Brown & Co., 1985*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) 753 S OXNARD BL

P1. Other Identifier: 749-751 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 753 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

749-751 S Oxnard Bl

Parcel No. 202014610

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectangular plan and is two stories in height. The flat roof has a short parapet. The parapet extends unbroken on the primary façade but steps down twice on the secondary façades. The exterior walls are constructed of concrete block. A storefront, with an entrance door and flanking plate glass windows, is located on the first floor of the main facade. A band of windows extends the width of the building on the second floor. A shallow, flat canopy provides shade to the second story windows. There is no fenestration on the secondary façades. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
749-53 S. Oxnard Blvd. (View toward northwest).  
Photo No: 112-20, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1956-F

P7. Owner and Address

Bing Kong Benevolent Assn, 751 S Oxnard Bl,  
Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 753 S OXNARD BL

B1. Historic Name: *Bing Kong Tong Hall*

B2. Common Name: *753 S. Oxnard Blvd.*

B3. Original Use: *commercial/hall*

B4. Present Use: *commercial/hall*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1956-F*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *Neil Cummins/Robert R. Jones*

b. Builder: *Rice*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *hall/commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed by Hall and Nora Soo Hoo in 1956 to house the Bing Kong Benevolent Association. The Bing Kong Tong acted as an important social organization within the Chinese community by acting as a court in community disputes, arranging funerals, housing travelers and fighting fires.*

*The Bing Kong Tong was established in Oxnard around 1904 and was referred to as the Chinese "Masonic" Temple when it celebrated its dedication ceremony on September 4, 1904, festooned with dragon banners and hosting distinguished guests from Los Angeles and San Francisco. Chinese musicians from San Francisco performed in costume. "The lodge ... has about two hundred members and is considered a very influential organization in the Chinese economics of the valley. Its members are recruited from Santa Paula, Saticoy, Hueneme and other sections of the county which are not tributary to the lodge at Ventura." (Los Angeles Times, 9/4/1905)*

*The Bing Kong Tong Hall was first located at 740 A Street in 1906 then moved to 743 Oxnard Blvd by 1921. This building was condemned and demolished in 1954 and the third hall built in 1956 by Hall Soo Hoo at 753 S. Oxnard Blvd. The Bing Kong Tong continues to meet in the hall.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes)

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps 1903-1929 (update 1950)*

*Jennings, Margaret. "The Chinese in Ventura County." Ventura County Historical Society Quarterly, Vol. 29, No. 3, Spring 1984.*

*Los Angeles Times, 9/5/1904*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 753 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/25/2005

Continuation    Update

**B10. Significance**

*This property has been at the heart of Oxnard's Chinatown since the early 1900s. A row of one and two story wooden buildings along Saviers Road served as stores and residences for Chinese residents. China Alley was located between A Street and Saviers Road.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark for the unique role it played in the social life of Oxnard's Chinese community.*

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)

749-51 S. Oxnard Bl. (View toward southwest). Photo No: 126-4, 7/20/2005

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 800 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 800 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027307

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story utilitarian commercial building is rectangular in plan and is clad in vertically-scored plywood siding. It features a flat roof and a full-front porch supported by square wood posts. Windows are aluminum sliders. Neither the siding nor the windows appear to be original. The condition and integrity of the building are fair.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
760 S. Oxnard Blvd. (View toward east). Photo No: 112-13, 1/4/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1949-E

**P7. Owner and Address**

Melkonian Jeanine, 4772 Baxter St, Santa Barbara Ca 93110

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/27/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 800 S OXNARD BL

B1. Historic Name: none

B2. Common Name: 800 S. Oxnard Blvd.

B3. Original Use: auto body and paint shop

B4. Present Use: auto sales office

B5. Architectural Style: Utilitarian

B6. Construction History: (Construction date, alterations, and date of alterations)

Moved to property 1949-F.

B7. Moved?  No  Yes  Unknown Date: 1949

Original Location: unknown

B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960

Property Type: commercial:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building appears to have been moved to the property in 1949 for use as a body and paint shop for Berry Motors. Its original date of construction is unknown, but it has been subsequently altered for use as an auto sales office.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Map 1929 (update 1950)

City Directories 1949, 1957

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/27/2005

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 803 S OXNARD BL

P1. Other Identifier: 801 S. Oxnard Blvd

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 803 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018301

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story utilitarian commercial building is rectangular in plan and is clad in stucco. The flat roof is located behind a parapet featuring a simply cornice. An office is apparently located at the northeastern corner of the building and service bays on the western side of the building. However, all of the windows and doors are covered with plywood panels. The asphalt paving and pump islands which would have originally been associated with a service station are missing. The building is substantially deteriorated and its integrity appears to be fair to poor.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
803 S. Oxnard Blvd. (View toward west). Photo No: 112-18, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1957-E

P7. Owner and Address

Juarez Felipe H Tr, 1166 Sixth Pl, Port Hueneme Ca 93041

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/27/2005

P10. Survey Type: (Describe)  
Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *803 S OXNARD BL*

B1. Historic Name: *Cuco's Richfield Gas*

B2. Common Name: *803 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *vacant*

B5. Architectural Style: *utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1957-E*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *gas station*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was build as a gas and service station circa 1957, when it was operated as Cuco's Richfield.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

*City Directories 1957-61*

*Oxnard Building Permits*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/27/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 821 S OXNARD BL

P1. Other Identifier: 819 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 821 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

819 S Oxnard Bl

Parcel No. 202018302

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This simple one story concrete block commercial building features a low-pitched side facing gable or shed roof which projects over two east-facing storefronts on the street elevation. The storefronts feature plate glass windows with aluminum mullions and entry doors. The two storefronts are separated by a panel covered with lava rock or Permastone. The building is in good condition and appears to be unaltered.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
819 S. Oxnard Blvd. (View toward west). Photo No: 112-17, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1960-F

P7. Owner and Address

Moraga Robert V-bertha B, 2208 Firestone Ct, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 821 S OXNARD BL

B1. Historic Name: *Young Brothers Sporting Goods*

B2. Common Name: *821 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1960-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1960 for Al and Bill Young and called Young Brothers Sporting Goods. In 1964 it was owned by Dial Finance Company. The architect and builder are unknown.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 846 S OXNARD BL

P1. Other Identifier: 858 S. Oxnard Blvd.

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.  
 c. Address: 846 S OXNARD BL City Oxnard Zip 93030  
 d. UTM: (Give more than one for large and/linear resources) ; mE mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
858 S. Oxnard Blvd.

Parcel No. 201027304

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is Modern in design. It consists of two sections forming an L-plan. The showroom located adjacent to Oxnard Boulevard features a continuous floor-to-ceiling storefront consisting of plate glass and aluminum mullions which wraps the western and southern elevations. The building has a rectangular plan and is one story in height with flat roof hidden behind a parapet. A broad flat roofed canopy, located between the parapet and plate glass windows, wraps around the southern and western elevations. The rear section of the building is an attached, one story concrete block auto service building with a flat roof. It's main feature is the auto bays opening on the west. The condition and integrity of the building are good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
858 S. Oxnard Blvd. (View toward northeast). Photo No: 112-15, 1/4/2005

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1952-53-F

P7. Owner and Address  
Resnik Fernando R-sarah F, 24148 Lance Pt, West Hills Ca 91307

P8. Recorded by: (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/27/2005

P10. Survey Type: (Describe)  
Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *846 S OXNARD BL*

- B1. Historic Name: *unknown*  
B2. Common Name: *846 S. Oxnard Blvd.*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1952-53-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *car lot*

- B9a. Architect: *unknown* b. Builder: *T. Bergseid*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *auto sales/service* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed by Dr. Swift in 1952-53 as an auto sales building. In 1968 Bill Lindsey Tire Service was located on the property and in 1985 it was operated by Lunsford Toyota.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard building permits*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/27/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 861 S OXNARD BL

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 861 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mn

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202018304

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story commercial building is rectangular in plan and features two storefronts and a tall parapet facing Oxnard Boulevard which serves as an upper facade sign area. The storefront consists of four plate glass windows set on low bulkheads and separated by narrow pilasters and two entry doors flanked by windows. The display windows wrap around the southern elevation. Both storefronts were apparently originally recessed but are now essentially flush with the eastern elevation. These alterations apparently occurred in either 1968 or 1976, or perhaps both. The condition of the building is good, but its integrity is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
861 S. Oxnard Blvd. (View toward northwest). Photo No: 112-16, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1933-E; 1948-F; 1976-F

P7. Owner and Address

Bernardi Graziano-romana, 702 Las Canoas Pl, Santa Barbara Ca 93103

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

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6Z

Resource Name or #: (Assigned by recorder) 861 S OXNARD BL

B1. Historic Name: *Oxnard Welding Company*

B2. Common Name: *861 S. Oxnard Blvd.*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1933-E; 1948-F; 1976-F (alterations)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Al Schroeder*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This site was owned by Al J. Dingeman from circa 1933 to circa 1976. It was occupied by the Oxnard Welding Company in 1934. In 1939 Jack Hyde, a welder occupied the property. In 1948 a 50' by 108' garage was built for Dingeman. In 1946 the site was occupied by Ford-Ferguson, who operated a tractor and implements sales business. By 1957 A.J. Dingeman, who operated a tractor sales and service business, occupied the property.*

*In 1964 the plate glass windows were altered. By 1976 the owner was Gilbert Levy who added a new entrance and windows. The building's storefront was extensively altered in 1976.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Map 1929 (update 1950)*

*City Directories 1934-1957*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 919 S OXNARD BL

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 919 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

911 S Oxnard Bl

Parcel No. 202019201

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This simple one story concrete block commercial building features a rectangular plan, and a flat roof behind a low parapet, which is clad in painted horizontal redwood siding. An aluminum storefront wraps around the eastern and northern elevations. Attached automobile bays are located to the rear. The building is in good condition and its integrity is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
911-19 S. Oxnard Blvd. (View toward southwest).  
Photo No: 113-9, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1948-F; 1953-F; 1981-F (alterations)

P7. Owner and Address

Metcalf Louis W-carol F Tr, Metcalf Wayne E Tr, 23 Sabal Island Dr, Ocean Fidge Fl 33435

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 919 S OXNARD BL

- B1. Historic Name: *unknown*  
B2. Common Name: *919 S. Oxnard Blvd.*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1948-F; 1953 (rear addition) Roy C. Wilson; 1981 (alterations)*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *parking lot*

B9a. Architect: *Possibly Roy C. Wilson* b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial-auto* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for Bush Metcalf in 1948. Its occupant was an auto sales and service operation. In 1948 it was leased to Gil R. McHaffie, who operated an Edsel auto dealership. The property is still owned by the Metcalf family. By 1961 the site was known as Armstrong Motors.*

*In 1953 an addition was designed by Roy C. Wilson for the rear of the building. In 1981 the stucco siding was removed and redwood siding installed from existing canopy to top of parapet.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits  
Sanborn Map 1929 (update 1950)  
City Directories 1948, 1957, 1961  
Architctural plans, #947, 1953 addition, located at Ventura  
County Museum library*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 931 S OXNARD BL

P1. Other Identifier: 939 S Oxnard Bl

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 931 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
939 S Oxnard Bl

Parcel No. 202019202

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story brick and concrete block building is essentially rectangular in plan. It features a flat roof behind a parapet and plate glass and aluminum storefronts on medium bulkheads on the southern elevation divided into four bays by angled, rounded pilasters which extend through the brick upper facade to the parapet. The street-side eastern elevation is divided into a series of blind bays with narrow brick pilasters. A large, unused pylon sign projects from the roof-line near the southeastern corner of the building. An auto service bay is attached to the western end of the building. The condition of this building is good and the integrity is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
931-39 S. Oxnard Blvd. (View toward northwest).  
Photo No: 113-8, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1950-F; 1959-F; 1965-F; 1980-F

P7. Owner and Address

Pep Boys- Manny Moe & Jack, 3111 W Allegheny  
Av, Philadelphia Pa 19132

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 931 S OXNARD BL

B1. Historic Name: *Safeway Supermarket*

B2. Common Name: *Pep Boys*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1950-F; 1959-F; 1965-F; 1980-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *Kenneth Hess*

b. Builder: *Bramwell Construction*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed for Safeway Stores in 1950. The architect was Kenneth Hess and builder Bramwell Construction. In 1959 Safeway Stores replaced glass block on the storefront with plate glass. In 1965 Pep Boys purchased the building and made alterations to the interior and entrance. The architect for these alterations was William Shinderman. In 1980 the sales area was enlarged and windows closed. The current appearance of this building appears to be mainly the result of the 1965 and 1980 alterations.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Map 1929 (1950 update)*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1032 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 1032 S OXNARD BL City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201028208

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story Modern style commercial building is constructed primarily of concrete scored in a square pattern. It features floor to roof-line plate glass display windows on the southern and western elevation divided by steel or aluminum mullions. The flat roof projects to the south and west forming an elongated, truncated diamond-shaped soffit on the west. A lower one story utility section of the building to the rear features a flat roof and a row of windows. The building's condition is good and it appears to be unaltered.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
 1032 S. Oxnard Blvd. (View toward east). Photo No:  
 113-2, 1/20/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1959-60-F

**P7. Owner and Address**

Puetz Henry F-mary E, 7235 Owensmouth Av,  
 Canoga Park Ca 91303

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
 Research Associates, 1328 Woodland Dr, Santa  
 Paula CA 93060

**P9. Date Recorded:** 7/26/2005

**P10. Survey Type:** (Describe)  
 Intensive-level



**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 1032 S OXNARD BL

B1. Historic Name: J & J Boat Sales

B2. Common Name: 1032 S. Oxnard Boulevard

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)  
1959-60-F

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: mature tree, planter, parking area

B9a. Architect: E.V. Mikles

b. Builder: Bushman Brothers

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960

Property Type: commercial retail

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1959-60 for Ohara, Smith and Williams as J and J Boat Sales. It was designed by Mikles and built by Bushman Brothers. Robert's Appliance has occupied the building since 1973.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits  
City Directory 1961

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/26/2005

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5S3

Other Listings  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1060 S OXNARD BL

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 b. USGS 7.5' Quad Oxnard Date 1949/67 T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
 c. Address: 1060 S OXNARD BL City Oxnard Zip 93030  
 d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201028210

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This one story concrete block commercial building is rectangular in plan. Its principle architectural feature is an expressive north-south facing canted roof-line in the form of an asymmetrical inverted "v" with the longer leg facing west. The roof is covered with felt and rock. A series of stubby rectangular pylons which conceal up-lighting are attached to the western eaves. The storefront is formed by a band of plate glass windows above a high bulkhead with aluminum mullions wrapping around the southern and western elevations. The southwestern corner of the building is clad in formed or applied stone material. The rear, eastern portion of the building has a flat roof enclosed by a low parapet. The building features low foundation plantings and is surrounded by an asphalt parking lot. This building would have originally featured a large, freestanding sign which is now missing. The building's condition and integrity are good.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
1060 S. Oxnard Blvd. (View toward southeast). Photo No: 113-3, 1/20/2005

**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1960-F

**P7. Owner and Address**

Puetz Henry F-mary E. , 7235 Owensmouth Av, Canoga Park Ca 91303

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/26/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 1060 S OXNARD BL

B1. Historic Name: *Denny's Coffee Shop*

B2. Common Name: *1060 S. Oxnard Blvd.*

B3. Original Use: *restaurant*

B4. Present Use: *restaurant*

B5. Architectural Style: *Googie*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1960-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *Armet and Davis*

b. Builder: *Vanderfund Construction Company*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *restaurant*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This restaurant was constructed as a Denny's Coffee Shop in 1960. Denny's was founded in 1953 in Lakewood, California as Danny's Donuts. In 1959 the chain was renamed Denny's Restaurants, with 20 stores in operation. By 1963 the chain had expanded to 78 locations. The Oxnard Denny's Coffee Shop opened in the midst of this expansion in 1960. Other occupants have been Kozy Kitchen (1983) and the present occupant, Henri's Cafe.*

*The early Denny's restaurants were designed by the architectural firm of Armet and Davis, well-known exponents, and arguably the originators, of the modern roadside architectural style which has come to be known as "Googie." Armet and Davis designed the prototype Denny's in 1958, which was utilized for dozens of Denny's restaurants during the chain's major expansion campaign of the late 1950s and early 1960s. It was through the expansion of the Denny's restaurant chain during this period that this regional California style was exported to the rest of the nation. No architect of record could be found for this building; but the Oxnard Denny's appears to have been built according to the standard plan designed by the firm. The engineer was Richard N. Jasper and the builder was Vanderfund Construction.*

[continued]

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Denny's History: [www.dennys.com/en/cms/History/31.html](http://www.dennys.com/en/cms/History/31.html)*

*Hess, Alan. Googie: Fifties Coffee Shop Architecture, San Francisco: Chronicle Books, 1985*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder) 1060 S OXNARD BL

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation    Update

**B10. Significance**

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as an essentially unaltered example of Googie coffee shop architecture designed by architects Armet and Davis.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

1060 S. Oxnard Blvd. (View toward northwest). Photo No: 113-6, 1/20/2005

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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

P1. Other Identifier: 653 S. Oxnard Blvd.

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 115 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
653 S Oxnard Bl

Parcel No. 202014505

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial storefront building is vernacular in design. With a rectilinear plan, the building rises one story in height. The exterior walls are clad primarily in stucco which has been painted to give the patina of age. The roof is vaulted and covered with composition roll roofing. A short parapet wall conceals most of the roof from view. The primary façade is divided into five storefront bays. New tile decorates the bulkhead of each storefront; two narrow bands of tile coping decorate the parapet. Each storefront has a two-part, large-pane fixed window. Above each storefront window, a transom is filled with three fixed, single pane windows divided by vertical mullions. The modern, paired entrance doors are located in the center opening. The name of the restaurant, "El Miramar," fills the frieze above the storefronts. A series of electric lighting fixtures are installed along the parapet to light the façade. Windows on the secondary facades are small rectangular openings and are covered by metal security grilles. The condition of the building appears to be good; its integrity is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
115 W. Seventh St. (View toward northeast). Photo No: 110-9, 11/30/2004



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1930-E

P7. Owner and Address

Garcia Bardomiano-arminda, 4231 Berkshire St, Oxnard Ca 93033

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *115 W. Seventh Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1930-E*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial/restaurant*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed by K. Inadomi around 1930 for use as a grocery store. In 1930 City Directories show O. Watanabe as a grocer at this address. The Rancho Market was in this location in 1946. In 1951 K. Inadomi made unspecific alterations to the building. Storefront alterations have occurred in recent years.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR or for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Map 1929 (1950 update)*

*City Directories 1930-1946*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/25/2005

Continuation    Update

**P3. Description**

653 S. Oxnard Blvd. (El Miramar)

*This commercial property is vernacular in design. The one story brick building has a flat roof with a corbelled parapet wall. The storefront has two store windows flanking a recessed central entrance door. Brick piers flank the storefront. A wide transom extends across the full width of the storefront window, stopping at the piers. A recessed frieze, with "El Miramar" sign, is located above the transom. The brick is stuccoed. The storefront has been altered with the installation of shorter, single-pane store windows and the construction of a taller tile bulkhead below the windows. The condition of the building is good.*

*This building may have been constructed by K. Inadomi circa 1930 for use as part of his grocery store located at 115 W. Seventh St.*

*This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR or for designation as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

**Supplemental Photograph or Drawing**

Description of Photo: (View, date, accession #)

649-53 S. Oxnard Blvd. (View toward west).

Photo No: 112-27, 1/4/2005



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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 200 W SEVENTH ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 200 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014420

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is now in use as a commercial property. Rectilinear in plan, the building rises two stories in height with a boxy massing. It appears that an addition with a crossgable or flat roof extends from the rear façade. The side gable roof is sheathed with composition shingles and exhibits exposed rafter tails. The exterior walls are clad with wood lap siding. The first and second stories are visually separated by a flared stringcourse. The primary façade is divided into three bays. Facing the building, an entry porch fills the center and left bays on the first floor; a recessed porch fills the same bays of the second story. A set of three windows fills each of the right bays on the upper and lower level. The windows appear to be divided-light, wooden double-hung sash with wooden screens or storm windows. Windows are placed irregularly throughout the building and are likely similar in type to those on the main façade. All appear to have wood sills and plain wood casings. The condition of this building is good; its integrity appears good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
200 W. Seventh St. (View toward southwest). Photo No: 110-7, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1912-E

P7. Owner and Address

Mc Nish Jeffrey D Tr, , 909 Marina Village Pkwy, Alameda Ca 94501

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)  
Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) *200 W SEVENTH ST*

- B1. Historic Name: *Archie Connelly Residence*  
B2. Common Name: *200 W. Seventh Street*  
B3. Original Use: *residence* B4. Present Use: *commercial*  
B5. Architectural Style: *Craftsman with Prairie influences*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1912-E*

- B7. Moved?  No  Yes  Unknown Date: *1990* Original Location: *Gonzales Road*  
B8. Related Features: *Heritage Square*

- B9a. Architect: *Albert C. Martin* b. Builder: *unknown*  
B10. Significance: Theme: *N/A* Area *Oxnard CBD*

Period of Significance: *N/A* Property Type: *commercial office* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This large ranch house was built circa 1912 for pioneer Archie Connelly and his family after their first house burned down. A native of County Monaghan, Ireland, Connelly had come to the Colonia area circa 1868, joining several Irish families who had settled in the area. Connelly worked for several ranchers until he was able to purchase his own 264 acres.*

*Married in 1878 to Eliza Cloyne, the couple raised six children on the lima bean ranch. Sons Thomas and Ray continued to live in the ranch house and farm the land growing beets and vegetables. After World War II, the land was leased to Japanese farmers and continued to be owned by the Connelly family until it was sold in the mid-1980s.*

*The house was designed by Albert C. Martin, a noted Los Angeles architect who designed several important buildings in Ventura County in the early 1900s including the Ventura County Courthouse (1912) and the St. Mary Magdalen Chapel (1913) in Camarillo and St. Joseph's Hospital (ca 1915) in Oxnard. Martin had strong connections to Oxnard and Ventura County having married the daughter of the pioneer John Borchard family of Oxnard. In 1906 Martin opened his architectural office in Los Angeles and attained recognition in the Los Angeles region for his collaboration on the design of the Los Angeles City Hall and for Grauman's Million Dollar Theater. The firm is still in existence today in Los Angeles and run by the grandsons of Albert C. Martin.*

*[continued]*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Alexander, W.E. Historical Atlas, 1912.*  
*Interview and family biographical material from Helen O'Callaghan,*  
*granddaughter of Archie Connelly*  
*Gidney, C. M., Brooks, Benjamin, and Sheridan, E. M. History of*  
*Santa Barbara, San Luis Obispo, and Ventura Counties,*  
*California. Vol II. Chicaao: Lewis Publishina Co.. 1917. (cont'd)*

**B13. Remarks:**

- B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) 200 W SEVENTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation    Update

**B10. Significance**

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

**D7. References**

*Guinn, J. M. A History of California and an Extended History of its Southern Coast Counties, Vol. II, Los Angeles: Historic Record Co., 1907.*

*Storke, Mrs. Yda Addis, A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California. Chicago: The Lewis Publishing Co., 1893.*

*Winter, Robert and Gebhard, David. Architecture in Los Angeles, Salt Lake City: Peregrine Smith, 1985.*

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 210 W SEVENTH ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 210 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014419

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is now in use as a commercial property. Designed in the Craftsman bungalow style, the building stands one and a half stories in height. A sweeping side gable roof with flared eaves dominates the main facade. Exterior walls are clad primarily with wooden clapboards. The roof is covered with composition shingles. A shed roof dormer pierces the center of the roof plane on the main facade; a stout chimney rises to its side. A one-story enclosed porch, with brick balustrade and piers, is tucked beneath the eaves on the main facade. The porch has been glazed with three large (15 panes each) fixed sash. The primary entrance door is located on the secondary facade, adjacent to the porch. Fenestration throughout the rest of the building is composed of wooden one-over-one double hung sash with simple wooden casings. Windows are arranged singly and in groups, including at least two multi-window bays. Some windows are sheltered by shallow shed roofs. The condition of this building is excellent; its integrity is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
210 W. Seventh St. (View toward southeast). Photo No: 110-6, 11/30/2004



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1915-E

P7. Owner and Address

Rucker Daniel M, Rucker David L-valerie S, P O Box 145, Oxnard Ca 93032

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 210 W SEVENTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *210 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1915-E*

B7. Moved?  No  Yes  Unknown Date: *1990*

Original Location: *Donlon Avenue*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *American Beet Sugar Company*

Area *Oxnard CBD*

Period of Significance: *1898-1920*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This residence is one of the five remaining out of the twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. Two others were moved from Donlon Avenue to 235 and 237 West Seventh Street. Two of the houses remain on their original sites at 1012 and 1020 Donlon Avenue.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Sanborn Maps, 1912-1929 (update 1950)*

(Sketch Map with north arrow required.)

*Petre Ranch House*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5D3

Other Listings  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 220 W SEVENTH ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 220 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014418

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is now in use as a commercial property. An example of the nationally popular Folk Victorian style, this building is one story in height with and L-shaped plan. The exterior walls are clad with horizontal board siding, with either a shiplap or tongue-in-groove joint. The cross gable roof is sheathed with composition shingles. The front-facing gable is marked by simple bargeboards and paired brackets beneath the cornice returns. A porch extends across the space in the ell. Square wooden piers support the porch's flat roof. A wooden balustrade extends its length. Ornamental brackets and gothic arch scroll work decorate the porch. At the center of the front-facing gable, a large horizontal window is composed of a fixed center sash with flanking double-hung sash and a transom, and is topped by a splayed lintel. Additional fenestration appears to consist of tall one-over-one, double-hung sash with flat wooden casings. The condition of this building is excellent; its integrity is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
220 W. Seventh St. (View toward south). Photo No: 110-5, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1877-E

P7. Owner and Address

Moreno Juan-gabriela, 2131 Almanor, Oxnard Ca 93036

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 220 W SEVENTH ST

B1. Historic Name: *Louis Pfeiler Residence*

B2. Common Name: *220 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Folk Victorian with Italianate elements*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1877-E*

B7. Moved?  No  Yes  Unknown Date: *1990*

Original Location: *1980 Rice Road*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Built circa 1877 on La Colonia, the Pfeiler house is one of the oldest pioneer farmhouses on the Oxnard Plain. It was built for Louis and Caroline Pfeiler, and their descendants lived in the house for over one hundred years. Louis Pfeiler, a native of Austria, came to the Santa Clara Valley in 1872 at the age of twenty-nine. He purchased approximately 80 acres from Thomas Bard in 1872 and later increased his holdings to approximately 170 acres.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

- Interview with Robert Pfeiler and Chris Scholie*
- Alexander, W. E. Historical Atlas, 1912.*
- Assessor's Records, 1874 to 1880*
- Old photograph of Louis Pfeiler residence*
- Ricard's Index on Louis Pfeiler, Ventura County Museum of History and Art Library*

**B13. Remarks:**

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5D3

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 230 W SEVENTH ST

P1. Other Identifier: Heritage Square

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 230 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014417

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is now in use as a commercial property. This two story house is designed in the Colonial Revival style with a simple rectilinear plan. Facing the property, a one-story wing extends from the building's left side. The main section of the house and the wing are each capped by a steeply pitched, side gable roof. The roof is covered with composition shingles; the exterior walls are clad with horizontal shiplap siding with simple corner boards. The main façade is asymmetrically divided. The ground floor is divided into four bays. The front door is located in the left center bay and is sheltered by a gabled portico awning that is not original. The second floor is marked by a grouping of three windows, slightly off-center. Windows throughout the building are double-hung sash of varying size, primarily two-over-two. Inoperable shutters flank each window. The condition of the building is good; its integrity is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
230 W. Seventh St. (View toward southwest). Photo No: 110-4, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1885-E

P7. Owner and Address

Alvarez Hector R-nieves T, Sosa Mercedes Tr, P O Box 1507, Oxnard Ca 93032

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 230 W SEVENTH ST

B1. Historic Name: *Snively-Ruggles House*

B2. Common Name: *230 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Classical Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1885-E*

B7. Moved?  No  Yes  Unknown Date: *1990*

Original Location: *1234 E. Wooley Rd.*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This large ranch house was built in stages beginning in 1885. The house was built by W. R. Snively, a rancher from Ohio who had purchased forty acres from S. Elias Wooley. Snively married Cornelia Newell and they raised three children, Ray, Cecil, and Bernice in the house. Bernice married Earl G. Ruggles and they lived in the house. Their children Richard and Donald Ruggles owned the property until it was sold in the 1980s. The house is one of the oldest remaining in Oxnard.*

*Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals important in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.*

*Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Alexander, W. E. Historical Atlas, 1912.*

*Hatheway, Roger G. Historic Building Survey and Archaeological Study for Tentative Tract 4065. March, 1985.*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 235 W SEVENTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 235 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014324

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is designed in the Craftsman bungalow style. The one story building is characterized by its low-pitch, cross-gable roof. The exposed rafter tails and decorative beam ends beneath the gable peak also typical of the style. The roof is covered with composition shingles. A stout brick chimney rises along the side of the building, breaking the roofline of the side gable at its edge. Exterior walls are clad with wooden clapboards. The main façade is dominated by a prominent front-facing gable that shelters a partial-width, ground-level porch. A pair of louvered vents fills the gable peak. Square wooden porch supports stand atop a solid masonry balustrade. Beneath the porch and along the adjacent wall, two large windows light the building's interior. Each is composed of a fixed center sash with flanking sidelights and a transom. Fenestration throughout the remainder of the building consists of wooden sash simple wooden surrounds. Most appear to be single pane, double-hung sash, placed alone, in pairs, or groups of three. The condition and integrity of the building are excellent.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (isoliates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
235 W. Seventh St. (View toward northwest). Photo No: 110-3, 11/30/2004



**P6. Date Constructed/Age and Sources:**

Prehistoric  Historic  Both

1915-F

**P7. Owner and Address**

Lai Danny Khai, 237 W Seventh St, Oxnard Ca 93030

**P8. Recorded by:** (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

**P9. Date Recorded:** 7/26/2005

**P10. Survey Type:** (Describe)

Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments**
- NONE
  - Continuation Sheet
  - District Record
  - Rock Art Record
  - Location Map
  - Building, Structure, and Object Record
  - Linear Feature Record
  - Artifact Record
  - Sketch Map
  - Archaeological Record
  - Milling Station Record
  - Photograph Record
  - Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 235 W SEVENTH ST

B1. Historic Name: 940 Donlon Avenue

B2. Common Name: 235 W. Seventh Street

B3. Original Use: Residential

B4. Present Use: commercial

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

1915-E

B7. Moved?  No  Yes  Unknown Date: 1995

Original Location: Donlon Avenue

B8. Related Features: street trees, lawn, shrubs

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: American Beet Sugar Company

Area Oxnard CBD

Period of Significance: 1898-1920

Property Type: commercial office

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This residence is one of five remaining out of twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. It was moved from its original location at 940 Donlon Avenue and converted to offices. The other residences are located next door at 237 W. Seventh Street and across the street at 210 W. Seventh Street.*

*Although this building has been removed from its historic settings and altered to to accommodate commercial uses, it should be regarded as eligible for designation as a City Landmark district along with Heritage Square to the south. However, it lacks sufficient integrity of location and setting to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1912-1929 (1950 update)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/26/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 237 W SEVENTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: 237 W SEVENTH ST City Oxnard Zip 93030  
d. UTM: (Give more than one for large and/linear resources) ; mE mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014325

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This residence is designed in the Craftsman bungalow style. Located on a corner parcel, the one story building is characterized by its low-pitch, cross-gable roof. The exposed rafter tails and exposed brackets beneath the gable peak that decorate the roof line are typical of the style. The roof is covered with composition shingles. Exterior walls are clad with wooden clapboards. The main façade is dominated by a prominent front-facing gable that shelters a partial-width porch. Massive square supports, connected by a solid brick or stucco balustrade, stand beneath the roof. Its gable peak is marked by a louvered vent bay with a shallow shed roof. Adjacent to the porch, a large window is composed of a fixed multi-light center sash with flanking sidelights. Fenestration throughout the building consists of wooden sash and, possibly, casements with simple wooden surrounds. Most are single pane or divided-light with mullion patterns characteristic of the style and are placed in pairs or groups of three. The condition and integrity of the building are excellent.*

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
237 W. Seventh St. (View toward northeast). Photo  
No: 110-2, 11/30/2004



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both  
1915-E

**P7. Owner and Address**  
Castro Javier D-nancy S Tr, , 4697 La Espada Dr,  
Santa Barbara Ca 93111

**P8. Recorded by:** (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura  
Research Associates, 1328 Woodland Dr, Santa  
Paula CA 93060

**P9. Date Recorded:** 7/26/2005

**P10. Survey Type:** (Describe)  
Intensive-level

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 237 W SEVENTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *237 W. Seventh Street*

B3. Original Use: *Residential*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1915-E*

B7. Moved?  No  Yes  Unknown Date: *1995*

Original Location: *Donlon Avenue*

B8. Related Features: *street trees, lawn, shrubs*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *American Beet Sugar Company*

Area *Oxnard CBD*

Period of Significance: *1898-1920*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This residence is one of five remaining out of twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. It was moved from its original location on Donlon Avenue and converted to offices. The other residences are located next door at 235 W. Seventh Street and across the street at 210 W. Seventh Street.*

*Although this building has been removed from its historic settings and altered to to accommodate commercial uses, it should be regarded as eligible for designation as a City Landmark district along with Heritage Square to the south. However, it lacks sufficient integrity of location and setting to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps 1912-1929 (1950 update)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 333 W SEVENTH ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 333 W SEVENTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 202014105

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This church building exhibits elements of modernist design and is complex in form. The main church building is a gable-front building. Exterior walls on the main façade are a combination of concrete block and flagstone veneer. The stone covers the central portion of the wall; there is no fenestration on the street-front wall. The low-pitch gable roof has deep eaves and is covered with composition roll roofing. A second gable rises slightly higher than the first. Clerestory windows fill the short wall at the junction of the lower gable and the narrow wall space of the rear extension. The base of a rooftop cross pierces the gable peak.*

*The second building is located on the same parcel. The building is rectilinear in plan and one story in height. The exterior walls are stucco. The roof is a combination of gable front and flat elements with open eaves. The roof is covered by composition roll roofing. The main façade has a central gablefront section and flanking flat roof elements. The gabled wall has three large vertical divided light windows. The walls of the flat roof sections are each broken by a single multi-pane window. The condition of the buildings is good.*

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
333 W. Seventh St. (View toward northwest). Photo No: 110-1, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1956-F; 1963-F

P7. Owner and Address

Ch Foursquare Gospel, International, 333 West 7th, Oxnard Calif 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 333 W SEVENTH ST

- B1. Historic Name: *Foursquare Gospel Church*  
B2. Common Name: *Foursquare Gospel Church*  
B3. Original Use: *religious building* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1963-F (main church building); 1956-F (Sunday School Annex)*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *Sunday School Annex building, lawn, shrubs*

- B9a. Architect: *Thomas Jewell (annex-1956)* b. Builder: *unknown*  
B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *church* : Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This property has been the location of churches since shortly after the Oxnard townsite was laid out. The first church, the Evangelical Lutheran Church, was built on the property between 1900 and 1903. Between 1929 and 1950, it became the Foursquare Gospel Church, probably in 1946 when alterations were made to the building. In 1956 the Sunday School Annex was built and designed by Thomas Jewell. In 1963 the old church building was apparently demolished and the present church building constructed.*

*The annex building is fifty years of age and is one of the few remaining church buildings in downtown Oxnard which is still used for religious purposes. However, the bulk of the improvements on the property are of insufficient age to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*

- B12. References:  
*Oxnard Building Permits*  
*Sanborn Map, 1900-1929 (update 1950)*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 131 E SIXTH ST

P1. Other Identifier: 125-129 E 6th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 131 E SIXTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

125-129 E 6th St

Parcel No. 201021214

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. It has a rectangular plan, is one story tall, and has a flat roof with a short parapet. Exterior walls are stucco. The main façade has two mirror-image storefronts. Each consists of a single door and a fifteen-pane fixed wood sash window. Both the windows and doors are shaded by canvas awnings. Ornamentation on the façade is limited to fluting at each end. The condition of the building appears good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
125-31 E. Sixth St. (View toward northwest). Photo No: 113-20, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1945-F

P7. Owner and Address

Salas Raymond T\* Et Al, 669 E Channel Islands Bl, Oxnard Ca 93033

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

553

Resource Name or #: (Assigned by recorder) 131 E SIXTH ST

B1. Historic Name: *Mi Terra Cafe & Pool Hall*

B2. Common Name: *131 E. Sixth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1945-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Oxnard Concrete Pipe Company*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *restaurant/pool hall*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1945 for Amelia Murr and occupied by a pool hall and restaurant. Beatriz C. Ramos was the lessee for the Mi Terra Cafe and pool hall. The pool hall is still in operation today and has served for over fifty years as a place where primarily Mexican men socialize. Ethnic historian Richard Steven Street discusses pool halls, "Important social havens, pool halls were places where men could renew old friendships. Because many of these establishments combined other functions as well -- including barbershops, bathhouses, restaurants, and bars -- they were places where field hands could forget their pains and troubles, sometimes by partaking of cheap wine and whiskey."*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

*However, this property appears to qualify for designation as a City Landmark as apparently the oldest remaining, continuously operating pool hall in the city.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP36 - Ethnic minority property*

B12. References:

*Oxnard Building Permits*

*Sanborn Maps 1929 (update 1950)*

*Street, Richard Steven. Beasts of the Field, A Narrative History of California Farmworkers, 1769-1913. Stanford University Press, 2004.*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 140 E SIXTH ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 140 E SIXTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027216

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building has a rectangular plan and is one story tall. The flat roof is concealed by a short parapet wall that rises to a gable peak with crenellated corners. Exterior walls are clad with stucco but the current coat does not appear original. The main façade is one bay wide. A storefront with a central entrance door fills the base of the wall. Woodframe storefront windows have been enclosed. Small square woodframe windows light the interior from the secondary facades. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
140 E. Sixth St. (View toward southeast). Photo No: 113-22, 1/20/2005



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1925-E

P7. Owner and Address

Magallanes Dagoberto-c, 4920 San Juan, Oxnard Calif 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record





**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 154 E SIXTH ST

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Ventura

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 154 E SIXTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027218

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. The building plan is rectangular; it is one story tall. The roof is flat with a short parapet. Exterior walls are stucco. Two-part storefront windows, with plate glass and wide wood mullions, flank a central entrance. Three transoms, with vertically divided panes, are located above the windows and doors. Unadorned pilasters frame the storefront at each end of the façade and break the parapet line. The wall space above the storefronts is unbroken by fenestration. Secondary facades have a regular pattern of single windows, recessed in the wall. The condition of the building is fair.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
150-54 E. Sixth St. (View toward southwest). Photo No: 113-23, 1/20/2005



P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1939-F

P7. Owner and Address

Fleet Reserve Assoc, Oxnard Branch 120, P O Box 1434, Port Hueneeme Ca 93041

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)

Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 209 E SIXTH ST

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County *Ventura*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67 T* ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *209 E SIXTH ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201021312

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This single family residence has a rectilinear plan, is one story tall, and topped by a flat roof with a short parapet wall. The exterior walls are clad with stucco. A projecting wing extends from the right side of the main façade. A single vinyl sliding window is located in the wall of the projecting wing; this window is not original. An arcaded porch, with a red clay tile shed roof, extends across the remainder of the primary façade. A non-original door and two vinyl sliding windows are located on the main wall behind the porch. Two arcaded side walls extend from the porch's edge and span the driveway. These walls do not appear to be original. Fenestration on the secondary facades consists of a combination of vinyl sliding and wooden double-hung windows. Many of the original windows on this building have been replaced. The condition of this building is fair.*

**P3b. Resource Attributes:** (List attributes and codes) *HP2 - Single Family Property*

**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*209 E. Sixth St. (View toward northeast). Photo No: 113-24, 1/20/2005*



**P6. Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

*1928-E*

**P7. Owner and Address**

*Cervantes Pedro G-maria E., 209 E Sixth St, Oxnard Ca 93030*

**P8. Recorded by:** (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

**P9. Date Recorded:** *7/25/2005*

**P10. Survey Type:** (Describe)  
*Intensive-level*

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

**Attachments**  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 209 E SIXTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *209 E. Sixth Street*

B3. Original Use: *single family residence*

B4. Present Use: *single family residence*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1928-E*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *front yard, wrought iron fence*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *single family residence* Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This residence was built circa 1928. The occupant, and perhaps the original owner in 1928, were J. Refugio Vargas and Cresencia Vargas. Mr. Vargas owned Vargas and Jimenez, a men's furnishings store at 532 S. Oxnard Boulevard. This property is one of the few remaining residences in the Mexican section of downtown Oxnard. This area of the city developed in the early 1900s with small residences and lodge houses for workers given its proximity to the American Sugar Beet plant. By the 1920s, new business buildings and residences were built catering to Oxnard's ethnic mix.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP36 - Ethnic minority property*

B12. References:

*Sanborn Maps, 1929, 1929 (1950 update)*

*City Directories 1926-28*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomlal \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 231 E SIXTH ST

P1. Other Identifier: 217-235 E 6th St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 231 E SIXTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

217-235 E 6th St

Parcel No. 201021311

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This property consists of four identical residential buildings. These buildings exhibit elements of the California Bungalow style. Each building has a rectangular plan, is one story tall, and has a side gable roof. The gable end is oriented to the street; the primary façade is oriented to the interior of the parcel. Exterior walls are clad with shiplap siding and corner boards. The roof has open eaves and exposed rafter tails and is covered with composition shingles. Windows consist primarily of one-over-one double-hung wood sash. Two doors are located on the secondary (off-street) façade. Windows and doors have simple flat wood surrounds. The condition of three buildings is fair; the fourth building is missing its roof and is in poor condition.*

P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
219 E. Sixth St. (View toward northeast). Photo No: 113-25, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1939-47-F

P7. Owner and Address

Couste Frank, 637 S C St, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder) 231 E SIXTH ST

**Recorded by:** Mitch Stone/Judy Triem

**Date** 7/26/2005

Continuation    Update

**A16. Photographs**

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
225-31 E. Sixth St. (View toward  
northeast). Photo No: 113-26, 1/20/2005

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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 553

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 234 E SIXTH ST

P1. Other Identifier: *Japanese Buddhist Temple*

P2. Location:  Not for Publication  Unrestricted a. County *Ventura*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Oxnard* Date *1949/67* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *234 E SIXTH ST* City *Oxnard* Zip *93030*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201027117

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This church building has an L-shaped plan, is one and a half stories high and has a crossgable roof. The exterior walls are clad with stucco but the current finish does not appear to be original. The roof is covered with red clay tile. The main façade is a gable end. A one-over-one double-hung sash window is located at each end of the wall. A band of three two-pane fixed sash windows fills the gable; decorative louvers fill the gable peak. The gable eaves are open but its ends are marked by cornice returns. A cross and the words "Jesus Saves" are installed on the blank wall. A gabled portico on simple wooden posts is located on the secondary façade, immediately adjacent to the main façade. A one-story sidegable wing extends from the main section's right side. Fenestration is placed in an irregular pattern throughout the building. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) *HP16 - Religious building*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*234 E. Sixth St. (View toward southeast). Photo No: 113-27, 1/20/2005*



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

*1929-F*

P7. Owner and Address

*Oxnard Rescue Mission Inc., P O Box 5545, Oxnard Calif 93030*

P8. Recorded by: (Name, affiliation, and address)

*Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060*

P9. Date Recorded: *7/26/2005*

P10. Survey Type: (Describe)  
*Intensive-level*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 234 E SIXTH ST

B1. Historic Name: *Japanese Buddhist Temple*

B2. Common Name: *Oxnard Rescue Mission*

B3. Original Use: *church*

B4. Present Use: *charitable organization*

**B5. Architectural Style:**

**B6. Construction History:** (Construction date, alterations, and date of alterations)

*1929-30-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *charitable mission*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was the first Buddhist Temple constructed by Japanese immigrants to Oxnard in 1929-1930. Thirty-five Buddhist families supported the construction of the building, which was completed in May 1930. The new temple became the center for Oxnard Buddhists, where the earlier classes and women's society were brought together. In addition the church held conferences and interchurch athletics with other Buddhist temples in Southern California. The organization took on the responsibility of maintaining the Japanese Cemetery located on Pleasant Valley Road. When Japanese residents returned to Oxnard following their interment during World War II, the Buddhist Church was converted to transitional housing for families and served as a home for elderly Japanese residents, some of whom remained there for over ten years. The last of the personal items stored in the church were not removed until 1956.*

*In 1966 the Oxnard Buddhist Temple was moved to a new building on H Street, and in 1972 the Oxnard Rescue Mission purchased the building and made interior alterations. Other additions were made in 1976 and 1984. The rear two-story Japanese dormitory was demolished and a new two-story building housing a dining room, store and office was built in 1997.*

*This property is closely associated with the Japanese community in Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, due to the more generalized integrity standards applied to the local criteria for listing, and its association with a locally important historical theme, this property appears to qualify for designation as a City Landmark or Point of Interest.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP16 - Religious building*

*HP3 - Multiple Family Property*

**B12. References:**

*Oxnard Building Permits*

*Sanborn Maps, 1929, 1929 (1950 update)*

*Fukuyama, Yoshio. "The Japanese in Oxnard, California, 1898 - 1945." Ventura County Historical Society Quarterly, Volume 39, No. 4, Volume 40, No. 1.*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 413 W SIXTH ST

P1. Other Identifier: 555-63 S C St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 413 W SIXTH ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

555-63 S C St

Parcel No. 202013107

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. It has a rectangular plan, is one story in height, and is topped by a sloping flat roof. Exterior walls are clad primarily with wood clapboard or vinyl siding. Fenestration on the two streetfront elevations consists of a large fixed single pane window with adjacent narrower single pane windows. One window is located on the short elevation; a band of these windows fills the longer elevation. The entrance is located along the long elevation. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
555-63 S. C St. (413 W. Sixth St.) (View toward northwest). Photo No: 106-16, 11/4/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1951-F

P7. Owner and Address  
Diamond Scott-julia Tr Et Al, , Po Box 545, San Gabriel Ca 91776

P8. Recorded by: (Name, affiliation, and address)  
Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
Intensive-level



P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments
- |                                       |  |   |  |  |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE         | <input type="checkbox"/> Continuation Sheet                                | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 413 W SIXTH ST

- B1. Historic Name: *Unknown*  
B2. Common Name: *413 W. Sixth Street*  
B3. Original Use: *Commercial* B4. Present Use: *same*  
B5. Architectural Style: *Vernacular*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1951-F*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *none*

- B9a. Architect: *Rudolph A. Polley* b. Builder: *Carl Ingraham*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building, measuring 12' by 73' was constructed for owner Gabrielle Baradht. It was designed by architect Rudolph A. Polley and built by Carl Ingraham. It was occupied in 1961 by Farmer's Insurance Company.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

- B12. References:  
*Oxnard Building Permits*

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*  
Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See  
Figure 1 in  
Final Report**

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 220 W THIRD ST

P1. Other Identifier: 301 S A St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 220 W THIRD ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

301 S A St

Parcel No. 202009401

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building is vernacular in design. Located on a corner parcel, the building is one story tall and has a flat roof with a short parapet. Exterior walls are clad with a combination of stucco and roman brick. A continuous row of large plate glass windows wraps the corner of the building, above a short roman brick bulkhead. Each bay of the metal-frame window consists of a large square plate glass window above a small narrow window opening. The lower window is enclosed with an opaque material. A glazed metal entrance door is located in the corner bay. A flat cantilevered canopy extends along one wall of the building above the windows. The upper wall of the building is stucco and has no fenestration. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
301 S. A St. (View toward southwest). Photo No: 102-31, 10/6/2004



P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1949-F

P7. Owner and Address

Wilson George-jeanna Tr Et Al, 615 Fernwood Dr, Oxnard Ca 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura Research Associates, 1328 Woodland Dr, Santa Paula CA 93060

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)  
Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

- Attachments
- |                                       |  |   |  |  |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE         | <input type="checkbox"/> Continuation Sheet                                | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) *220 W THIRD ST*

- B1. Historic Name: *Unknown*  
B2. Common Name: *220 W. Third Street*  
B3. Original Use: *commercial* B4. Present Use: *same*  
B5. Architectural Style: *Modern*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1949-F; 1957(alterations); 1966 (alteratiions)*

- B7. Moved?  No  Yes  Unknown Date: Original Location:  
B8. Related Features: *street trees*

- B9a. Architect: *unknown* b. Builder: *Seth J. Rice*  
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *commercial office* Applicable Criteria:  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building was constructed in 1949 for owner Frank Philips, by contractor Seth J. Rice. Reese Office Supply occupied the corner store in 1956 and perhaps earlier. It has been the location of Henson's Music Store for at least the last 25 years.*

*Alterations were made in 1957 and 1959 by then owner J.M. Sweetland and designed by Carl Schwarz. The parapet wall was altered by owners Flesher and Lawrence in 1966 by the architectural firm of Wilson, Stroh and Wilson. Flesher and Lawrence had an insurance office at 214-220 W. Third Street, the western half of the building.*

*This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a potentially eligible local historic district representing the most intact remaining examples of post-war commercial development of downtown Oxnard.*

- B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Oxnard Building Permits  
Sanborn Maps, 1929 (1950 update)  
City Directories 1957, 1959  
Oxnard Telephone Directory, 1956*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 330 W THIRD ST

P1. Other Identifier: 300 S C St

P2. Location:  Not for Publication  Unrestricted a. County Ventura  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Oxnard Date 1949/67 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 330 W THIRD ST City Oxnard Zip 93030

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
 300 S C St

Parcel No. 202009214

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This commercial building exhibits elements of the Colonial Revival style. The building has a rectangular plan, is one story tall, and is topped by a low-pitch hipped roof. Exterior walls are clad with brick; the roof is sheathed with composition shingles. A portion of the walls, as it wraps around the corner of the building, is recessed deeply behind the eaves, creating a canopy. Simple paired columns support the canopy. Windows consist primarily of paired, multi-pane casements. Windows are flanked by decorative louvered shutters. Two floor-to-ceiling plate glass storefront windows are located at the far end of the building's long elevation. A broken pediment ornaments the entrance doors. A cupola and weathervane rise above the roof. The condition of the building is good.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
 300 S. C. St. (View toward southeast). Photo No:  
 106-1, 11/4/2004

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both

1953-F

P7. Owner and Address

Lopez Manuel M., 141 S A St, Oxnard Calif 93030

P8. Recorded by: (Name, affiliation, and address)

Mitch Stone/Judy Triem, San Buenaventura  
 Research Associates, 1328 Woodland Dr, Santa  
 Paula CA 93060

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)  
 Intensive-level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

San Buenaventura Research Associates. Downtown Oxnard Historic Resources Survey. City of Oxnard, CA., 2005.

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *330 W THIRD ST*

B1. Historic Name: *Unknown*

B2. Common Name: *330 W. Third Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*1953-F*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *street trees*

B9a. Architect: *unknown*

b. Builder: *A. Moline*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial office*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This 50' by 115' building was built for owner Paul Bannon in 1953 by contractor A. Moline. In 1957 the occupants were Gordon G. Bennett, dentist at 330 W. Third Street and Owens and Hunt, lawyers at 300 S. C Street. The occupant in 1961 was Davidson Insurance Company. In 1980 Manuel Lopez became owner.*

*While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Oxnard Building Permits*

*City Directories 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

**Please See  
Figure 1 in  
Final Report**