

**PRIMARY RECORD**

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

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

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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 Location:  Not for Publication  Unrestricted a. County Ventura  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)

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 #

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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 1 in  
Final Report**

**PRIMARY RECORD**

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

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

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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 #

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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**

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Trinomial \_\_\_\_\_  
NRHP Status Code 5D3

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

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Resource Name or #: (Assigned by recorder) 309 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 \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 309 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. 202009402

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 is rectangular in plan and one story in height. A flat or vaulted roof is concealed by a parapet on the main façade. Exterior walls are coated with stucco. The main façade has two storefronts, one slightly wider than the other, beneath a shallow cantilevered canopy. The storefront on the right appears to have only a large single-pane window. The storefront on the left has a recessed entrance near the center of the building. The wall and the pilaster at the end of the building are covered with natural or synthetic cut stone veneer. A narrow band of horizontal windows is located above the stone-faced wall. 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 #)  
309 S. A St. (View toward west). Photo No: 102-30, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1949-F

P7. Owner and Address

Givner Dale, 309 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**

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 309 S A ST

B1. Historic Name: *Law Offices of Ben E. Nordman*

B2. Common Name: *Law Offices of Dale Givner, etc.*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Mid-Century Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*1949-F; addition 1957*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Kenneth Hess (1949); Robert R. Jones (1957)* b. Builder: *Sigurd Hansen*

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., measuring 40' by 95' was constructed for Ben E. Nordman in 1949 by contractor Sigurd Hansen. The architect was Kenneth Hess of Ventura. A 23' by 2' addition was designed by architect Robert R. Jones in 1957.*

*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:**

*Sanborn Maps 1929 (updated 1950)  
Oxnard Building Permits*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(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 \_\_\_\_\_

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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**

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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***

**PRIMARY RECORD**

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

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

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Resource Name or #: (Assigned by recorder) 326 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 \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 326 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. 202009606

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

*This commercial building has a rectangular plan and is one story in height. The flat roof is concealed by a short parapet wall with slim, flat coping. The exterior walls are clad with stucco. The primary façade is dominated by a single storefront that extends nearly the full width of the wall. The horizontal storefront is recessed slightly behind the line of the wall. The central entrance is dominated by a heavy black marble surround, the glazed metal doors set within its void. The storefront windows on each side of the entrance are composed of three vertical sheets of green-hued glass, separated by thin metal muntins. A single course of square tile covers the bulkhead below each storefront. The condition and integrity of the building are very 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 #)  
326 S. A St. (View toward northeast). Photo No: 102-6, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1949-F

P7. Owner and Address

Barber Johnnie L li, , 25 Carriage Square, 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**

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5D3

Resource Name or #: (Assigned by recorder) 326 S A ST

B1. Historic Name: *Poppic-Maxwell Building*

B2. Common Name: *326 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)  
*1949-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *possibly Roy C. Wilson*

b. Builder: *George Macleod*

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 office building was constructed for Arnold Poppic in 1949 and measured 40' by 118'. It was built by George Macleod and probably designed by Roy C. Wilson. Alterations of an unknown nature occurred in 1961. The office building was known as the Poppic-Maxwell Building and in 1957 was occupied by Edwin Carty & Son, real estate, Edwin and Robert Maxwell, attorneys and Charles Frease, a dentist.*

*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:**

*Sanborn Map, 1929 (update 1950)*

*Oxnard Building permits*

*City Directories 1948-1957*

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 5D3

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

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Resource Name or #: (Assigned by recorder) 329 S A ST

P1. Other Identifier: 327-337 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: 329 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)  
327-337 S A St

Parcel No. 202009404

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 is rectangular in plan and one-story in height. The flat roof has a parapet wall. Exterior walls are clad with stucco. Two bays wide, the main façade is composed of two nearly identical storefronts. Each storefront has a central entrance that is recessed behind the storefront windows. Both the doors and the transoms are glazed. The storefront windows are each composed of two large panes of glass that wrap the corner of the wall. The window casing are either wood or metal. A shallow cantilevered canopy with a decorative stringcourse extends the width of the building. On the wall above the canopy, three capped pilasters, one at the center and one at each end, rise above the top of the parapet. A small rectangular box provides signage space between each pilaster. The condition of the building is fair; the integrity appears 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 #)  
327-29 S. A St. (View toward west). Photo No: 102-28, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1950-F

P7. Owner and Address

Caberera Florentino-g, 2451 Jacaranda 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: 7/21/2005

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) 329 S A ST

B1. Historic Name: none

B2. Common Name: 327 - 329 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)  
1950-F

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: none

B9a. Architect: R.A. Polley

b. Builder: George Macleod

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 80' by 90', was constructed in 1950 for I. Pavin by George Macleod, replacing a residence. The architect was R.A. Polley of Oxnard. The earliest occupants were a beauty shop and the First Church of Christ Scientist, which operated a reading room in the building until at least 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 post-war commercial development of downtown Oxnard.*

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

HP6 - 1-3 story Commercial

**B12. References:**

Sanborn Map, 1929 (update 1950)

Oxnard Building permits

City Directories 1957-59

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 2

Resource Name or #: (Assigned by recorder) 339 S A ST

P1. Other Identifier: 343 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: 339 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)  
343 S A St

Parcel No. 202009405

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 is presumably rectangular in plan. It is one story in height with a flat roof with a short parapet wall. The wall of the main facade is dominated by a band of vertical plate glass windows divided by metal mullions that extends nearly the full width of the elevation. Both the bulkhead below and the piers flanking the window are brick. A glazed metal entrance door is located at the end of the window band. A false front parapet on the streetfront elevation is covered with corrugated fiberglass or metal. A canvas awning extends the full width of the building between the windows and the false front parapet. 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 #)  
339 S. A St. (View toward west). Photo No: 102-26, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1952-3-F

P7. Owner and Address

Johnson Mary V Fam Tr, , 439 Beverly 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: 7/21/2005

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) 339 S A ST

B1. Historic Name: *unknown*

B2. Common Name: *339 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)

*1952-F; 1953-F*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Milton L. Anderson*

b. Builder: *unknown*

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 designed for Stanley Bergerman by architect Milton L. Anderson. The 40' by 120' building was constructed in 1952, and the second phase of the building, measuring 20' by 100' completed in 1953 for use as a retail store. In 1957 the occupants were Johnson's R. V. and Appliance at 339; Singer Sewing Machine Company at 341 and Claridge Jewelry at 345 S. A Street.*

*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:

*Sanborn Map, 1929 (updated to 1950)*

*Oxnard Building permits*

*Oxnard City Directories 1957-59*

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 3S

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 350 S A ST

P1. Other Identifier: *Oxnard Post Office*

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: *350 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. *202009604*

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

*This institutional building houses the United States Post Office and is designed in the Italian Renaissance Revival style. With a rectangular plan, the building is two stories tall with a low-pitch hipped roof. The building is five bays wide and three bays deep and is symmetrically composed. Exterior walls are clad with stucco and the roof is covered with red clay tiles. A molded stringcourse wraps the building and visually separates the first and second floor. Fenestration consists of a tall paired multi-pane casement on the lower level; a smaller window fills the short upper level. A steel open-rail balustrade is located in front of each casement window on the main façade. The front door is located in the center bay. A pair of glazed metal entrance doors is topped by a multi-pane transom. A classically-inspired surround ornaments the entry. An iron sconce is located on each side of the main entrance. The condition of the building appears to be excellent.*

*The interior features marble wall finishes with wood wainscotting, wood casement windows, terrazzo floors and a panoramic mural of Oxnard painted by Daniel Mendelowitz in 1941.*

P3b. Resource Attributes: (List attributes and codes) *HP14 - Government building* *HP35 - CCC/WPA 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 #)  
*350 S. A St (View toward southeast). Photo No: 126-2, 7/20/2005*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

*1939-F*

P7. Owner and Address

*United States Of America, Attn Real Prop-procur, Dept Of U S Postal Service, Washington D C 20260*

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) 350 S A ST

- B1. Historic Name: *Oxnard Post Office*  
B2. Common Name: *Oxnard Post Office*  
B3. Original Use: *post office* B4. Present Use: *same*  
B5. Architectural Style: *Neoclassical with Mediterranean influence*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*1939-F*

- B7. Moved?  No  Yes  Unknown Date : Original Location:  
B8. Related Features: *mature trees, shrubs, parking lot*

B9a. Architect: *Louis A. Simon, Supervising Architect* b. Builder: *R.J. Daum, Inglewood*

B10. Significance: Theme: *Growth of Downtown* Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *government:building* 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 Oxnard Post Office is a PWA project, constructed in 1939 using federal funds. The mural was part of the WPA mural funded program during the Roosevelt Administration.*

*This building appears eligible under Criterion A as a scarce or possibly the only example within the City of Oxnard of a PWA building, the New Deal's public works program and its associated federal legislation and building programs. The post office has local significance in the history of the postal service in Oxnard as the first permanent home for the post office. Prior to its construction, Oxnard's post office was located in three different buildings on Fifth Street and B Street between 1903 and 1939. It also appears eligible under Criterion C, as one of the few remaining monumental buildings in Oxnard's commercial downtown along with the Carnegie Library and the former Bank of A. Levy buildings, as good example of the simplified Neoclassical style with Mediterranean influences.*

*(continued)*

B11. Additional Resource Attributes: (List attributes and codes) *HP14 - Government building HP35 - CCC/WPA property*

- B12. References:  
*Sanborn Map, 1929 (update 1950)*  
*Oxnard Building permits*  
*Park, Malene and Markowitz, Gerald E. Democratic Vistas; Post Offices and Public Art in the New Deal.*  
*www.wpamurals.com*

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) 350 S A ST

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

**Date** 7/21/2005

Continuation    Update

**B10. Significance**

*B10. Significance*

*The mural on the post office lobby wall entitled "Oxnard Panorama" was painted in 1941 as part of the WPA mural program by artist Daniel Marcus Mendelowitz. The artist was a well known painter and Stanford art professor from 1934 to 1969. He was perhaps best known as a publisher of art books including his "Guide to Drawing" published by Hold, Rinehart and Winston. He taught several important artists including Richard Diebenkorn and Patricia Geary Johnson. His papers are at the Smithsonian's Archives of American Art.*

*This building is also a contributor to a potentially eligible local district representing the most intact remaining examples of commercial development of downtown Oxnard.*

*D.7 References*

*Smithsonian Institution, Archives, Manuscripts and Photographs, Daniel Marcus Mendelowitz*

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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) 363 S A ST

P1. Other Identifier: 361 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: 363 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)  
361 S A St

Parcel No. 202009408

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 is one story in height with a rectangular plan and a flat roof with a parapet wall. The exterior walls are a combination of brick and stucco. Storefronts are located at the corner and along the primary façade. Storefront windows are composed of a band of large, single-pane glass with metal mullions. Tile covers the bulkhead below and the wall above the storefront windows but does not appear original. Two entrances are recessed within the main wall. A semicircular metal and canvas awning shelters and shades the windows and entries. A single narrow horizontal band of fixed windows light the interior from the secondary façade. The condition of the building appears good; 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 #)  
361-63 S. A St. (View toward northwest). Photo No: 102-23, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1951-F

P7. Owner and Address

Miskowiec Holly Anne 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: 7/21/2005

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) 363 S A ST

B1. Historic Name: none

B2. Common Name: 363 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)  
1951-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 1951 for Dr. A.H. Stoll by contractor Alfred Schroeder and measured 40' by 140'. The occupant of the building in 1957 was Karl's Shoe Store. The building was designed by Santa Paula architect Roy C. Wilson.*

*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

City Directories 1957

Architectural Drawing Collection, APD 1199, Ventura County

Museum of History and Art Library

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 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 S A 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*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(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) 528 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: 528 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. 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*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/21/2005*

(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) 534 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: *534 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. 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

5S3

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.*

(Sketch Map with north arrow required.)

B13. Remarks:

**B14. Evaluator:** *Mitch Stone/Judy Triem*

**Date of Evaluation:** *7/21/2005*

(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 3

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

Miskowiec Holly Anne 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

Primary #

HRI #

Trinomial

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

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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) 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 S A 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 Jaoanese-Americans returning from interment, 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 archtop windows. Gothic archtop 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.*

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious 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 #)  
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 RECORD**

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 #

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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 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: 711 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. 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, 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) 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**

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

**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 RECORD**

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

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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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 #

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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 ballisters. 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. Spindework 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 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: 741 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. 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*

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 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*

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 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

5S3

Resource Name or #: (Assigned by recorder) 801 S A ST

- 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**

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

Bafverfeldt 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 Hutchenson, 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
  - 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

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 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*

(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**