

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: (Assigned by recorder) 565 S B ST

P1. Other Identifier: 561 S B St, 307 W 6th St

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 Location: Not for Publication Unrestricted a. County Ventura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

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

c. Address: 565 S B ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
561 S B St, 307 W 6th St

Parcel No. 202010319

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

This building was apparently constructed in 1957 for Guardian Savings and Loan, and was subsequently altered extensively. The date of alteration could not be determined through city records, but based on visual evidence appears to have occurred circa 1975. This property is generally associated with the commercial and residential development of Downtown Oxnard, but it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

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

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

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



P5b. Description of Photo: (View, date, accession #)
545-65 S. B St. (View toward southwest). Photo No:
104-10, 10/13/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1957-F, 1975-E

P7. Owner and Address

Prado Marcelo-celia H Tr, , 2023 Spyglass TI E,
Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BLANK PAGE

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 606 S B ST

P1. Other Identifier: *Vogue Theater*

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

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

c. Address: *606 S B ST* City *Oxnard* Zip *93030*

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

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

Parcel No. *202014314*

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

This theater building is designed in the Streamline Moderne style. The building has a rectilinear plan. Exterior walls are clad primarily with stucco. The roof is flat with a parapet wall. The primary entrance, and the main focus of the façade, is located at the street-facing corner. The entrance is recessed and turned on the diagonal. Simple round metal posts support the floor above. Four glass cases flank each side of the entrance. A tall marquee wraps the corner of the building on the second floor. As the two panels meet the corner, they curve and connect to the round base of the five-tiered signpost. Neon signage illuminates one letter on each tier of the signpost, spelling the theater's name "Vogue." The wall of the building is recessed behind the marquee. The secondary street-facing elevation is divided into several bays. A shed-roof extension runs the length of the first floor. There is no visible fenestration on the building's street elevation. The condition of the building is fair.

P3b. Resource Attributes: (List attributes and codes) *HP10 - Theater*

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

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



P5b. Description of Photo: (View, date, accession #)
246 W Sixth St. (606 S. B St.) (View toward southeast). Photo No: 104-2, 10/13/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1949-50-F

P7. Owner and Address

Hong Seung Ki-young Ae, , 6058 Shirley Av, Tarzana Ca 91356

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

Mitch Stone/Judy 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) 606 S B ST

B1. Historic Name: *Vogue Theatre*

B2. Common Name: *Vogue Theatre*

B3. Original Use: *movie theater*

B4. Present Use: *commercial*

B5. Architectural Style: *Streamline Moderne*

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

1949-50-F; 1986-alterations (floor leveled, stage removed)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *William G. Balch*

b. Builder: *Dietrich & Feldman*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *movie theater*

Applicable Criteria:

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

The Vogue Theatre was built by Edmund Lehman in 1949-50 and designed by architect William Glenn Balch. By 1910, the city boasted three theaters, and during the 1920s two additional large theaters were built: the Boulevard Theatre and the Oxnard Theatre. The Vogue Theatre was built in 1949-50 in response to the huge increase in Oxnard's population following World War II. Today, only the Vogue Theatre and the Boulevard Theatre remain in the downtown business district. The Vogue is now a retail shopping outlet and the Boulevard Theater (later renamed the Boulevard Teatro) is presently vacant.

Architect William Glenn Balch designed a large number of drive-in theatres in communities throughout Southern California including Inglewood, Compton, El Monte, Los Angeles, San Pedro, Van Nuys and North Hollywood. All of these drive-ins have been demolished. Although not a drive-in, the Vogue Theatre may be one of the few remaining theatres designed by this productive movie theater designer of the post-War era.

[continued]

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

HP10 - Theater

B12. References:

Oxnard building permits

Sanborn Map, 1929 (update 1950)

http://cinematreasures.org/architect

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 606 S B ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

B10. Significance

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains most of its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent, and is not associated with any significant individual in Oxnard's history. While this property is a good example of its architectural style, eligibility on this basis would need to be supported by further documentation of the work of the architect William Glenn Balch. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district. However, this property appears to qualify for designation as a City Landmark as a scarce example of a movie theatre remaining in downtown Oxnard, and also one of the few Streamline Moderne style buildings remaining in the city.

BLANK PAGE

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 5D3
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 710 S B ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 710 S B ST City Oxnard Zip 93030

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

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

Parcel No. 202014421

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

This one-story house exhibits stylistic elements of both the Colonial Revival style and the bungalow type. The house has a simple rectangular plan and is topped by a low-pitch pyramidal hip roof. Pairs of scrolled brackets decorate the deep open eaves. A dormer extends out from the roof plane on the primary façade. Exterior walls are clad with wood clapboards; the roof is sheathed with composition shingles. A half-width porch is recessed beneath the roofline on the main façade. Corinthian columns porch supports stand atop a solid, clapboard-sided balustrade. The building's horizontality is emphasized by a wooden stringcourse that encircles the building at the height of the porch's balustrade as well as a broad two-piece cornice board at the eaveline. Fenestration is composed of both one-over-one double-hung and fixed sash, with simple flat wood surrounds. The condition and integrity of the building are excellent.

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

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

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



P5b. Description of Photo: (View, date, accession #)
710 S. B St. (View toward northeast). Photo No: 110-20, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1905-E

P7. Owner and Address

Magana Ricardo, , 1601 North C St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 710 SB ST

- B1. Historic Name: *Patterson-Hartveld House*
B2. Common Name: *710 B Street*
B3. Original Use: *residence* B4. Present Use: *commercial*
B5. Architectural Style: *Colonial Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
1905-E

- B7. Moved? No Yes Unknown Date: *1990-91* Original Location: *Wooley/Patterson Rd.*
B8. Related Features: *Heritage Square*

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

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

Built circa 1905 for John Roupe, manager of the Patterson Ranch Company, this turn-of-the-century residence was one of several buildings on the huge 5,000 acre ranch owned by John D. Patterson southwest of Oxnard. Patterson was a wealthy New York farmer who purchased the land from Thomas Bard in 1868. He did not live on the ranch himself, but rather hired managers to operate the farm. Crops raised included barley, lima beans, grain, sugar beets, pumpkins and potatoes.

Peter Hartveld, a native of Holland, came to Ventura County in 1904 and went to work for the Patterson Ranch Company eventually becoming foreman. When the ranch was subdivided about 1917, Mr. Hartveld purchased the manager's house and the surrounding 153 acres. The Hartveld family lived in the house from 1917 until it was sold in 1987. Peter and Anna Hartveld raised six children in the house.

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

[continued]

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

- B12. References:
Sheridan, Sol. History of Ventura County. 2 vols. Chicago, S. J. Clarke, 1926.

Interview with Ida Kyle, daughter of Peter Hartveld.

Ventura Star Free Press. Jan. 6. 1988. D.1.

- B13. Remarks:

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

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 710 S B ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation Update

B10. Significance

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

BLANK PAGE

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 720 S B ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 720 S B ST City Oxnard Zip 93030

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

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

Parcel No. 202014422

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

This austere building is a simple rectilinear, one-story brick building and is virtually free of ornamental detail. The building is two bays wide and one bay deep. It medium-pitch side gable roof appears to be covered with wood or composition shingles. The first floor rests atop a raised basement level. A beltcourse of ornamental brickwork demarcates the base of the first floor. A half flight of stairs rises along the main façade to the front door. The door and window opening are topped by a slightly arched brick lintel. Generally, a single window or opening lights each bay at each level. Windows throughout the building consist of tall, narrow wooden sash. Most are divided by horizontal muntins. A non-original brick structural element stands beneath the exterior stair. The condition and integrity of the building are good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
720 S. B St. (View toward northeast). Photo No: 110-19, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1990-F

P7. Owner and Address

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

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 720 S B ST

B1. Historic Name: *Gottfried Maulhardt Winery building*

B2. Common Name: *The Winery*

B3. Original Use: *winery*

B4. Present Use: *commercial*

B5. Architectural Style: *vernacular*

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

1990-F (reproduction of 1876 winery)

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

Original Location: *1201 Rose Avenue*

B8. Related Features: *Heritage Square*

B9a. Architect: *none*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial*

Applicable Criteria:

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

This winery was built as a reproduction of the original brick winery, still located at 1201 Rose Avenue. The original building is significant for its connections to the Santa Clara Chapel, the first Catholic Church established south of the river in the Santa Clara valley in 1877. The brick building is believed to have served as a storage place for wine used in the church. It was constructed adjacent to the residence of Gottfried Maulhardt, an active supporter of the church and one of the early German settlers in the area.

Gottfried Maulhardt was one of three brothers who came to the Colonia area in 1867 from Dutterstadt, Germany. Gottfried had learned the carpenter's trade from his father, so he may have built the winery building and his own residence. He purchased over a thousand acres of land with his brother Jacob and Johannes Borchard. The land was divided and Gottfried eventually owned 207 acres of land on which the house and winery are located. Upon his death in 1898, the land went to his wife Sophie and eventually to his nephews and nieces. The family had no children of their own except for an adopted daughter Anna. Gottfried's strong ties to the Catholic Church are apparent in his will where he left a large sum of money to be given to the Catholic Church to build a school.

[continued]

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

HP6 - 1-3 story Commercial

B12. References:

Interview with Robert Pfeiler

Ventura County Assessor's Records, 1874 to 1877.

*Ventura County Probate Records, Gottfried Maulhardt, P 2310
(continued)*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 720 S B ST

Recorded by: Mitch Stone/Judy Triem

Date 7/26/2005

Continuation Update

B10. Significance

Sophie Maulhardt sold 30 acres that contained the house and winery building to Louis Pfeiler in 1904 who gave it as a wedding present to his son Albert upon his marriage. They lived in the house and raised three children. Eventually Robert Pfeiler inherited the property. In 1949 Robert Pfeiler built a new house on the property.

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

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

D7. References

Property deeds 1878 through 1904.

Guinn, J. M. Historical and Biographical Record of Southern Coast Counties, 1907.

Photographs of Gottfried and Sophie Maulhardt located at Ventura County Museum of History and Art. □

BLANK PAGE

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5B

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 730 S B ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 730 S B ST City Oxnard Zip 93030

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

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

Parcel No. 202014423

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

This single-family residence is an excellent example of the Queen Anne style. The two-story building is set on a raised foundation of rough-faced stone blocks set in a random ashlar pattern. The building's asymmetrical massing is reflected in its complex roof plan that is composed of a primary hipped roof with a cross gable and pyramidal turret, all with boxed eaves. The exterior walls are clad with a combination of wooden clapboard and shingles; the roof is covered with wooden shingles. The main façade is essentially two bays wide. As one faces the building, the left bay projects slightly from the main wall and is topped by a cross gable. The gable peak is decorated with wood shingle and spindle work that is characteristic of the style. Three one-over-one double hung windows are evenly placed along the wall of the first and second floors, wrapping slightly around the walls curved edges. Set in simple wooden casings, these windows define the height of each floor. Wooden shingles fill the wall space between the top of the first story windows and the bottom of the second story windows.

[continued]

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

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

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



P5b. Description of Photo: (View, date, accession #)
730 S. B. St. (View toward northwest). Photo No: 110-14, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1896-F

P7. Owner and Address

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

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5B

Resource Name or #: (Assigned by recorder) 730 S B ST

B1. Historic Name: *Justin Petit Ranch House*

B2. Common Name: *Petit House*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Queen Anne*

B6. Construction History: (Construction date, alterations, and date of alterations)
1896-F

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

Original Location: *1900 Wooley Road*

B8. Related Features: *Heritage Square*

B9a. Architect: *Herman Anlauf*

b. Builder: *same*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial:office/theatre*

Applicable Criteria:

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

Justin Petit, a native of France, came to Ventura County in 1878 at the age of 27. He leased land for farming until he was able to purchase his own, eventually acquiring over 1,200 acres throughout Ventura County. In 1884 he married Frances Kaufman and they raised seven children. By 1896 Justin Petit's success at farming enabled him to build a magnificent Queen Anne style residence.

The 1890s was an exuberant period -- the height of the Victorian Era, and those with means were able to afford the lavishness that the Queen Anne style offered. Justin Petit asked Herman Anlauf, architect with Franklin Ward of the Camarillo and Faulkner residences, to design a house for his growing family. Anlauf responded with an equally picturesque residence that features a profusion of rich wood details that cover the surface of the house.

The building was designated Ventura County Landmark #100 in April 1986.

[continued]

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

HP6 - 1-3 story Commercial

B12. References:

Alexander, W.E. Historical Atlas, 1912

Gidney, Brooks & Sheridan. History of Santa Barbara, San Luis Obispo and Ventura Counties, Vol. II. Chicago: Lewis Publishing Company, 1917. (continued)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 730 S B ST
Recorded by: Mitch Stone/Judy Triem **Date** 7/26/2005 Continuation Update

P3. Description

The front door is located at the junction of the main wall and the projecting bay; a door to the roof is located on the second floor above it, beneath the rise of the pyramidal roof. A single double-hung window fills the remainder of the right bay on each floor. A first-floor porch and a second story balcony extend the width of this bay. Ornate spindlework balustrades, and a spindlework frieze on the first floor, decorate this bay. Smaller porches and balconies with similar ornament project from the secondary facades but are partially visible from the main façade. The condition and integrity of the building are excellent.

B10. Significance

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

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

D7. References

Guinn, J. M. Historical and Biographical Record of Ventura County. Chicago: Chapman Publishing Company, 1902.

Guinn, J.M. A History of California and an Extended History of its Southern Coast Counties, Vol. I, 1907.

Sheridan, Sol. History of Ventura County, Chicago: S. J. Clarke, 1926.

Ventura County Landmark files, "Historic Resources form."

Interview with Gary Blum, personal collection of photographs and family history

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

Oxnard Press Courier, December, 1905.

BLANK PAGE

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) 740 S B ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 740 S B ST City Oxnard Zip 93030

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

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

Parcel No. 202014427

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

This single-family residence exhibits elements of the Queen Anne style. Elevated on a stone foundation, the house is rectilinear in plan and rises two stories above a basement, the low-pitch hipped roof displays open, bracketed eaves. A small one-story, hip roof wing extends from one side of the building. The main façade is two bays wide, one bay projecting slightly from the main wall. The exterior walls are clad with wide horizontal boards on the first floors and narrow wooden clapboards on the second. The walls flare slightly at the base of the second story; a wide wood beltcourse at the top of the first story encircles the entire building. A half-flight of steps rises to an open porch in the projecting bay. The porch has a solid balustrade and four Doric column porch support. A short open wooden railing is installed atop the balustrade but does not appear original. Windows throughout the building appear to be wooden fixed and double-hung sash with simple wood casings, most flanked by decorative, vertical board shutters. On the main façade, a single window unit fills each bay. In the projecting bay, above the porch, a large single pane fixed sash window is topped by a transom with decorative muntins. In the other bay, a three-part window fills nearly the full-width of the bay on both the first and second story. The window is composed of a central fixed sash and decorative transom with narrow flanking double-hung sash separated by thick mullions. The condition and integrity of the building are excellent.

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

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

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



P5b. Description of Photo: (View, date, accession #)
740 S. B. St. (View toward west). Photo No: 110-15, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1901-E

P7. Owner and Address

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

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

Attachments

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 740 S B ST

- B1. Historic Name: *Martin J. and Annette Petit Laurent House*
B2. Common Name: *740 B Street*
B3. Original Use: *residence* B4. Present Use: *commercial*
B5. Architectural Style: *Colonial Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
1901-E

- B7. Moved? No Yes Unknown Date: *1990-91* Original Location: *403 C Street*
B8. Related Features: *Heritage Square*

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

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

Colonial Revival in style, this large two story residence was built about 1901 for Martin J. and Annette Petit Laurent. Both of French ancestry, the couple came to the Santa Clara Valley in 1874 and purchased land for farming, eventually acquiring 160 acres. Annette was the sister of Justin Petit, whose house is also part of Heritage Square. With the creation of the new city of Oxnard in 1898, the Laurents built a new home in the heart of the city near the Plaza.

During the redevelopment era of the 1960s, the house was moved to the outskirts of the city by the McGrath Family. With the opening of Heritage Square, the house has found its way back downtown a few blocks from its original location.

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:
Oxnard Press Courier, Jan. 13, 1900; Feb. 22, 1902 (obituary for Mr. Laurent); March 1, 1902 (will for Mr. Laurent); Dec., 1905 Midwinter Edition.
Sanborn Maps, 1900, 1903
Guinn, J. M. A History of California, Vol. 2, Los Angeles, Historic Record Co.. 1907.

- 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) 740 S B 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.

BLANK PAGE

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 750 S B ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 750 S B ST City Oxnard Zip 93030

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

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

Parcel No. 202014429

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

This former residence is now in use as a commercial property. The single-family residence is designed in the Queen Anne style. The building appears to have a rectilinear plan with asymmetrical massing. The main building is one and one half stories in height. A round, two-story tower is located at the corner of the main façade. The complex roof plan is composed of a side gable with a hipped dormer, and a conical roof with flared eaves above the tower. The roof is clad with wood shingles; cornices are boxed. Exterior walls are covered with wood clapboard at the first floor and wood shingles on the second floor. A simple wood stringcourse frieze encircles the building, visually separating the first and second floors. A one-story open porch extends across the width of the main façade to the edge of the tower. Four evenly-spaced Doric columns support the roof over the porch while balustrade of turned spindles encloses its base. Paired brackets are placed along the porch's cornice. Fenestration throughout the building is composed primarily of one-over-one wood double-hung sash with simple wooden surrounds. Windows are placed in groups of three on the first and second floor of the tower. Small horizontal fixed sash windows with an ornate mullion pattern or decorative glazing are located on the main façade and in the dormer. The condition and integrity of the building are excellent.

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

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

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

P5b. Description of Photo: (View, date, accession #)
750 S. B. St. (View toward northwest). Photo No: 110-17, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1903-F

P7. Owner and Address

Rangel Alex, Ruvalcaba Melissa, 750 South B St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 750 S B ST

B1. Historic Name: Abraham L. Fry Residence

B2. Common Name: 750 S. B Street

B3. Original Use: residence

B4. Present Use: commercial

B5. Architectural Style: Queen Anne

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

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

Original Location: 201 S. C Street

B8. Related Features: Heritage Square

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: N/A

Area Oxnard CBD

Period of Significance: N/A

Property Type: commercial:

Applicable Criteria:

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

The house was built in 1903 for Abraham L. Fry, one of the first homes built in the new town of Oxnard. The Fry house together with its neighbor the Scarlett Residence, typify the original style of building in the bustling new community of Oxnard.

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

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Cultural Heritage Survey

Oxnard Press Courier, December, 1905 Midwinter Edition

Oxnard Press Courier, August 13, 1989

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/26/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**