

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 327 S C ST

P1. Other Identifier:

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 Location: Not for Publication Unrestricted a. County Ventura

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

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

c. Address: 327 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202008304

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

This single family residence is designed in the Neo-Classical style. The building has a rectilinear plan and is one story in height. A pyramidal hipped roof, covered with composition shingles, caps the building. Exterior walls are sheathed with wood clapboard siding. The main façade is two bays wide. The left bay contains the entrance door with its pyramidal hip roof portico on simple porch supports, as well as a single window with a simple wood sill and surround. The right bay has a single window with a wood sill and surround. The façade is partially obscured by a large satellite dish in the front yard. The condition of the building is fair.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
327 S. C St.. (View toward west). Photo No: 106-26,
11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1899-E

P7. Owner and Address

Whatley Marie L Tr, , 327 South C St, Oxnard Ca
93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level



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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

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NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 327 S C ST

B1. Historic Name: none

B2. Common Name: 327 S. C Street

B3. Original Use: single family residence

B4. Present Use: single family residence

B5. Architectural Style: Neo-Classical

B6. Construction History: (Construction date, alterations, and date of alterations)
1899-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: small front yard, street trees

B9a. Architect: none

b. Builder: unknown

B10. Significance: Theme: Economic Development

Area Oxnard CBD

Period of Significance: 1898-1920 Property Type: single family residence Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The small residence was built for Isaac and Helen Stewart, probably in 1899. Isaac Stewart was an attorney and served as Oxnard City attorney in 1916-17. In 1918 the family moved to Los Angeles where Stewart opened his attorney's office in the First National Bank Building. In 1926 the house was occupied by Hugh Gritten, a salesman, and his wife Ora.

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

However, this property appears to qualify for designation as a City Landmark as the oldest residence remaining in the survey area, one of four similar residences built on adjacent parcels, probably in 1899, shortly after the city was established in 1898. This block was entirely residential until the 1950s when the area transitioned to commercial uses, with the single exception of this residence.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Sanborn Maps, 1900-1929

City Directory, 1908-1926

Assessor's Rolls, 1904-located in Special Collections, Oxnard Public Library

(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 # _____
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 Trinomial _____
 NRHP Status Code 1S
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 422 S C ST

P1. Other Identifier: Carnegie Library

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

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

c. Address: 422 S C ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
400-424 S C St

Parcel No. 202010113

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

This institutional building, home of the Carnegie Art Museum, is designed in the Neo-Classical style. The building is oriented to the street; the long façade is the main elevation. The building has an essentially rectilinear plan and rises two stories above a raised foundation. Exterior walls are clad with stucco. The building is topped by a low-pitch cross-gable roof. A pedimented, temple-front porch, supported by six fluted Doric columns, projects from each elevation. A wide staircase climbs to the porch height on the long façade. The decorative course of paterae wraps the building at the cornice line. Elaborate filigree ornaments the pediment. Acanthus finials stand atop each corner of the roof and atop the gable peaks. The main wall, behind the porch, is divided into narrow bays by flat pilasters with unadorned bases and capitals. In each bay, a pair of vertical single-pane windows fills the first story and a horizontal single pane window fills the second story. Some paired windows are recessed in the raised foundation. The condition of the building is good.

P3b. Resource Attributes: (List attributes and codes) HP14 - Government building library

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

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



P5b. Description of Photo: (View, date, accession #)
400-422 S. C. St. (View toward southeast). Photo No: 106-2, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1907-F; 1923-F

P7. Owner and Address

Oxnard City Of, , 300 W Third St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

1S

Resource Name or #: (Assigned by recorder) 422 S C ST

B1. Historic Name: *Oxnard Carnegie Library*

B2. Common Name: *Carnegie Art Museum*

B3. Original Use: *library*

B4. Present Use: *museum*

B5. Architectural Style: *Neo Classical*

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

1907-F; addition-1923 (Alfred Priest, architect); 1949-basement remodeled (R.A. Polley, architect)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Franklin P. Burnham*

b. Builder: *Thomas Carroll*

B10. Significance: Theme: *Social History*

Area *Oxnard CBD*

Period of Significance: *1898-1960*

Property Type: *library/museum*

Applicable Criteria: *A, C*

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

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

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

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

[continued]

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

HP14 - Government building

public library

B12. References:

Oxnard building permits

Miedema, Madeline. "A Giant Step Forward: A History of the Oxnard Public Library 1907-1992." Ventura County Historical Society Quarterly. 37(Winter 1992).

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

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Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 422 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

B10. Significance

An addition to the east side of the library was completed in 1923, designed by Los Angeles architect Alfred Priest and built by Thomas Carroll. With the relocation of the city offices in 1949, the library basement was remodeled by local architect R.A. Polley.

With the population of the city doubling between 1950 and 1960, a new library building was needed. In 1963 a new building was designed by Oxnard architects Miller and Crowell, and the old library occupied by the Oxnard Visitor's and Convention Bureau and Chamber of Commerce. The Carnegie Library building was restored and structurally improved and rededicated as the Carnegie Art Museum in 1980. The building was listed on the NRHP in 1971.

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PRIMARY RECORD

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Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 431 S C ST

P1. Other Identifier:

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

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

c. Address: 431 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202008503

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

This commercial storefront building is a modest example of Streamline Moderne style. The building has a rectangular plan, is one story tall, and is topped by a flat roof with a short parapet. The exterior walls are clad with rough-textured stucco that does not appear to be original. The main façade is two bays wide and composed asymmetrically. Brick planter and central brick steps form the visual base of the building. A single recessed square window opening in the right bay is filled with four square four-pane divided-light wood windows. A single wood door with divide-light glazing is located at the center of the façade. A smaller, rectangular window opening is filled by two four-pane divided-light wood windows. A wood or brick sill is visible beneath each window. A similar lintel extends across the right window and the central door. A flat canopy with a curving edge also projects across the right bay and central entrance. The very short parapet wall, with a row of decorative coping, rises from just behind the wall plane. The condition of the building is good.

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

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

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

P5b. Description of Photo: (View, date, accession #)
431 S. C St., (View toward northwest). Photo No: 106-25, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1938-F

P7. Owner and Address

Tello Luis B, Recharte Luis M, 431 South C St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

Attachments 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) 431 S C ST

B1. Historic Name: *Doctors offices of C. R. Tilley*

B2. Common Name: *431 S. C Street*

B3. Original Use: *office*

B4. Present Use: *office*

B5. Architectural Style: *Streamline Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)
1938-F; 1963-storeroom addition

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Joshua H. Marks*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *office*

Applicable Criteria:

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

This small office building was built in 1938 for Dr. George C. Esker as a medical clinic, although he apparently never occupied it. That year it was occupied by C. R. Tilley, an osteopath, who apparently remained at this location until at least the 1960s. In 1957, the building was occupied by drs. C. R. Tilley and C.E. Tilley, osteopaths (possibly father and son) and Thomas R. Sharp. C.R. Tilley owned the building by 1963, making a storeroom addition that year.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard building permits

Sanborn Maps, 1929 (update 1950)

City Directories, 1938-1957

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Please See
Figure 1 in
Final Report***

PRIMARY RECORD

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NRHP Status Code 6Z

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Resource Name or #: (Assigned by recorder) 437 S C ST

P1. Other Identifier:

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

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

c. Address: 437 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202008504

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

This one-story commercial building is Roadside Commercial vernacular in style. The building has a rectangular plan and is one bay wide. A flat roof is concealed by a short parapet wall. The building is two bays deep; the rear bay is a clearly articulated extension as the roofline and wall plane are discontinuous at their junctures. A shallow flat canopy extends from the wall at the cornice line. Two aluminum sliding windows are located in the wall of the main façade; one aluminum sliding window is located on the secondary façade. All three windows light the interior of the restaurant kitchen and service counter. A shallow, bracketed counter has been installed on the wall just below the window level. One solid door on the secondary façade provides access to the kitchen area. Two doors provide access to public restroom at the rear of the secondary façade. The condition of the building is fair.

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

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

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

P5b. Description of Photo: (View, date, accession #)
437 S. C St., (View toward southwest). Photo No: 106-24, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1951-F

P7. Owner and Address

Tovar Ernest G-estrella, 610 Geranium Pl, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 437 S C ST

B1. Historic Name: none

B2. Common Name: 437 S. C Street

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Roadside Commercial Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)
1951-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: parking lot

B9a. Architect: Eugene D. Birnbaum

b. Builder: Bettis & Franco

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960

Property Type: restaurant :

Applicable Criteria:

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

This tiny restaurant building was constructed in 1951 for property owner Mrs. Swift, for lessee Roy Garland, as a cafe. The 7' by 20' building was designed by Eugene D. Birnbaum. Other occupants over the years were Herby the Hot Dog King (1956); Bodie's Drive-Inn (1963); Greta's Drive-Inn (1965); and The Munch Box (1980). The building was substantially altered, probably in 2003, with the addition of a parapet and removal of a low pitched metal roof and alterations to the windows.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building permits

Oxnard Telephone Directory, 1956

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

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NRHP Status Code 3S

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 500 S C ST

P1. Other Identifier: Plaza Park and Pagoda

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

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

c. Address: 500 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202010201

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

Plaza Park presently contains the pagoda, a Veteran's memorial, benches, mature trees and walkways. The pagoda is Orientalist in style, a common idiom of the late nineteenth century. The building is hexagonal or octagonal in plan and stands upon a solid masonry pedestal. Two tiers rise above the base. The first tier is an open space, supported by a series of posts or columns. A low, open rail balustrade encircles the base of the first tier; brackets support the pier as it extends out from the pedestal. A textured copper metal roof, also divided into a hexagonal or octagonal form, canopies the colonnaded open floor. As the roof nears its peak, it is broken by a short wall with clerestory windows. The clerestory window and the second hexagonal roof above it form the second tier of the building. Exposed rafter tails ornament the lower edge of the roofline; a finial decorates the top of the roof. The condition of the building appears to be excellent.

P3b. Resource Attributes: (List attributes and codes) HP30 - Trees/vegetation

park pagoda

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

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

P5b. Description of Photo: (View, date, accession #)
Plaza Park (View toward northeast). Photo No:
106-3, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1898-F

P7. Owner and Address

Oxnard City Of, , 300 W Third St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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3S

Resource Name or #: (Assigned by recorder) 500 S C ST

B1. Historic Name: Plaza Park and Pagoda

B2. Common Name: same

B3. Original Use: park

B4. Present Use: same

B5. Architectural Style: Japanesque

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

1898-Park; 1910-pagoda; 1991-Veteran's Memorial

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: mature trees, walkways, Veteran's Memorial

B9a. Architect: Alfred Priest

b. Builder: Thomas Carroll

B10. Significance: Theme: Social History

Area Oxnard CBD

Period of Significance: 1898-1920 Property Type: park

Applicable Criteria: A, C

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

The Plaza was laid out by the Colonia Improvement Company in 1898 as part of the original plan for the Oxnard townsite. In 1908 the park was purchased by the City of Oxnard, and Los Angeles "landscape artist" William David Cook hired by the city to design a new landscape plan. In addition to the realignment of walkways and the addition of new plantings, an irrigation system was proposed.

Cook's plan also called for a structure to be built in the center of the park around a water tank that covered an artesian well. Los Angeles architect Alfred Priest was hired to design the new centerpiece for the park, a concrete Pagoda with a tile roof. Thomas Carroll was selected as the contractor. The reasons behind the choice of an essentially Japanesque design for the Plaza Park structure are unknown, but may be a reflection of the popularity of exotic historical styles in the U.S. during the late 19th and early 20th centuries.

The first Pagoda, completed in 1910, covered the water system but performed no other function. The City of Oxnard approved funding that year to support an Oxnard band, and in 1911 the city decided to raise the roof of the Pagoda to create an open bandstand underneath it. Alfred Priest made new drawings and contractor Carroll carried out the plans.

[continued]

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

HP30 - Trees/vegetation

park

B12. References:

Miedema, Madeline. "Some Neat Sort of Structure." Ventura County Historical Society Quarterly, Vol. 34, No.1, Fall 1988.

Maulhardt, Jeffrey. The Oxnard Pagoda, A Community Gathering Place. Oxnard: Mobooks, 2003.

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 500 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

B10. Significance

Alfred Priest was born in Nebraska in 1888 and came to Los Angeles in 1906. His education consisted of night school classes and work as a draftsman in an architectural firm. He eventually opened his own office in Los Angeles. His residence was in Glendale. He designed numerous houses, schools, businesses and clubhouses in Ventura County, Glendale and Los Angeles County throughout his short career from circa 1908 to his untimely death in 1931. His notable buildings in the Los Angeles area include the Theodore Roosevelt Intermediate School in Los Angeles and the Hoover High School (1928), Elks Club (1918), and the Public Service Building (1929), all in Glendale.

Alfred Priest gained an early foothold in Ventura County, first working in Oxnard around 1909. He designed a number of brick buildings in downtown Oxnard and was then asked by the city in 1910 to design the pagoda for Plaza Park, one of his earliest commissions in a short but notable career.

Priest was responsible for at least twenty-two individual commissions in Ventura County between 1913 through 1930. They included numerous brick commercial buildings in Oxnard, movie theaters in Oxnard and Santa Paula, and many substantial ranch residences for Ventura County farmers during the 1910s. His styles ranged from Arts and Crafts to the various Period Revivals of the 1920s: Spanish Colonial, Mediterranean, Colonial Revival, and the Moderne of the 1930s. Perhaps among his most prominent Ventura County buildings are the Masonic Lodge in Ventura (1929), the E.P. Foster Library (1920s, extensively altered in the 1950s) and the Oxnard Pagoda (1910). Of the many buildings Priest designed in downtown Oxnard, the Pagoda is the only remaining example.

Over the years, the sidewalk layout and trees within the park have changed, but the pagoda has always remained at its physical and visual center. In recent years the southeastern and southwestern corners of the park were removed to accommodate the rerouting of South Fifth Street. The pagoda was restored in the 1990s.

The Pagoda was designated Ventura County landmark No. 17 in 1971. Plaza Park and Pagoda, as a whole, also appear to be eligible for the NRHP and CRHR under Criterion A (history) for the role they played as the physical and social center of Oxnard since the city's establishment in 1898. Band concerts, speeches, sermons, festivals and parades have all been part of bringing the community together in one place, and most of the city's important commercial and institutional buildings were organized around the park. including City Hall, Library, Oxnard Hotel, banks, Post Office, and the Masonic Hall. The Park and Pagoda also appear to be eligible under Criterion C (design), as the only extant example within the city of the work of architect Alfred Priest.

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PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 511 S C ST

P1. Other Identifier: 509-515 S C St

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

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

c. Address: 511 S C ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
509-515 S C St

Parcel No. 202013123

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

This building is designed in the Spanish Colonial Revival style. With a rectangular plan, the building stands two stories and is topped by a flat roof. Exterior walls are clad with stucco that has been painted. A sloping parapet, covered with red clay tile, conceals the roof from view. The first floor is divided into two storefronts, the left slightly wider than the right. The left storefront has a recessed front entrance between two large square storefront wooden, multi-pane windows. Each window is composed of a large single pane at the center between a row of four smaller panes at the top and bottom of the frame. The right storefront has a central entrance that is flush with the wall plane. It is flanked on either side by a single square, fixed sash window. A glazed wooden door, below a short flight of concrete steps, provides access to the second floor. A paired casement window, with five-pane glazing, fills each of six bays on the second floor. The condition of the building is good.

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

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

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

P5b. Description of Photo: (View, date, accession #)
501-15 S. C St. (View toward northwest). Photo No: 106-21, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1927-E

P7. Owner and Address

Estrada Angel-tila Tr, 4844 Oceanaire St, Oxnard Ca 93035

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

Attachments NONE Continuation Sheet 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) 511 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *511 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1927-E; 1948 (alterations)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Roy C. Wilson-1948 alteration*

b. Builder: *W.C. Burrows-1948 alteration*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *retail stores:*

Applicable Criteria:

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

This commercial building was constructed as two stores circa 1927. The original owner and architect are unknown. In 1929 the building served as an office and florist shop of J.M. Gast. The second story was probably residential. In 1939, A.R. Robinson, chiropractor, occupied 513 S. C Street. In 1948 the owner was Dr. N.A. Powell who hired architect Roy C. Wilson to make alterations to the building. The changes were primarily interior except for minor changes on the exterior front facade. These changes included the removal of shutters from the second floor, the addition of steel sash windows within the first floor window openings and new flush panel doors within the same openings.

The building was used as an office and clinic for Dr. Powell. In 1954 a 27' by 21' foot garage and storage addition was designed by Robert R. Jones. Since that time, only minor changes to the first floor store windows and entrances have been made.

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

[continued]

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building permits

Sanborn Maps, 1929, 1929 (updated to 1950)

City Directories, 1928, 1939, 1948

Architectural plans, #1195, located at Ventura County Museum library

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 511 S C ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

B10. Significance

However, this property appears to qualify for designation as a City Landmark as one of only two remaining of the once-numerous pre-World War II commercial buildings that surrounded Plaza Park and formed the heart of the downtown commercial district.

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PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 519 S C ST

P1. Other Identifier:

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

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

c. Address: 519 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202013103

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

This commercial storefront building is Modern in design. The building has a rectangular plan, brick and stucco exterior walls, and a flat roof. The building is one bay wide and essentially one story in height. The falsefront parapet makes the building appear to be two stories tall. Nearly the entire width of the building at the pedestrian level is filled with tall plate glass windows in metal frames. A glazed metal door and transom are located left of center. The doors and windows create a nearly continuous storefront window. Projecting brick piers and a brick bulkhead partially encase the storefront windows. A flat roof canopy extends over the storefront, marking the top of the first floor. Stucco pilasters and an extended eave frame the upper portion of the wall and parapet which is finished with stucco and scored in a grid of squares. The condition of the building is fair.

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

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

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

P5b. Description of Photo: (View, date, accession #)
519 S. C St. (View toward west). Photo No: 106-20, 11/4/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1955-F

P7. Owner and Address

Estrada Angel-tila Tr, 4844 Oceanaire St, Oxnard Ca 93035

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

Attachments NONE Continuation Sheet 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) 519 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *519 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1955-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *A. Schroeder*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *retail business*

Applicable Criteria:

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

This commercial building was constructed in 1955 for owner Emily Richen. The 25' by 80' building was constructed by Oxnard builder Adolph Schroeder. The occupant in 1957 was Seaboard Finance Company. The flat area within the upper facade was designed to hold a large neon sign, which is no longer extant.

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

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

HP6 - 1-3 story Commercial

B12. References:

*Oxnard building permits
City Directory 1957*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 521 S C ST

P1. Other Identifier:

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

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

c. Address: 521 S C ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
523-527 S C St

Parcel No. 202013104

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

This two-story commercial building is Modern in design. The building has a rectilinear plan, exterior walls of brick and stucco, and a flat roof. The main façade has a lower-level storefront and a second story balcony. The ground floor has two storefronts, each composed of a nearly full-height window composed of multiple square panes in a metal frame. A double glazed metal entrance door is incorporated within the window; a single door is located at its right end. Brick planters, piers and wall fill the wall space surrounding the windows. A second glazed entrance door is located at the left end of the building. A flat canopy extends the full width of the building's first floor. The second floor wall is slightly recessed, creating a balcony behind the top of the brick wall. Round metal columns support the flat canopied balcony roof. Each bay of the second floor is filled by a single door and a large square nine-pane window. The condition of the building is good.

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

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

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

P5b. Description of Photo: (View, date, accession #)
521-27 S. C St. (View toward northwest). Photo No: 106-19, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1947-F

P7. Owner and Address

Avalos Heliodoro-yadira Tr. , 2221 San Mateo Pl, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level



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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 521 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *521 S. C Street*

B3. Original Use: *commercial/residential*

B4. Present Use: *commercial/residential*

B5. Architectural Style: *Modern*

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

1947-F; 1948-apartments and garage

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *four-unit apartment in rear facing alley*

B9a. Architect: *Roy C. Wilson*

b. Builder: *A. Schroeder*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960* Property Type: *retail office/apartment* Applicable Criteria:

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

This retail/apartment building was constructed in 1947 for Dr. J. Robinson and designed by architect Roy C. Wilson of Santa Paula. The builder was Adolph Schroeder of Oxnard. In 1948 a two-story 85' by 50' apartment building was constructed on the parcel, facing the alley, built by A. Schroeder.

The occupant of the store in 1948 was Roger's Flowers at 523 S. C Street and C.J. Robinson, chiropractor at 527 S. C Street. In 1957 Strand News occupied 521, Audio Record Bar at 523 and Charles J. Robinson, chiropractor at 527 S. C Street. Mrs. Genevieve Robinson and three others lived in the apartment building.

Minor alterations to the building include painting over the brick second floor railing, and the enclosure of the recessed entry at the south side of the building.

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

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

HP3 - Multiple Family Property HP6 - 1-3 story Commercial

B12. References:

Oxnard building permits

Sanborn Maps, 1929 (updated 1950)

City Directories 1948, 1957

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 548 S C ST

P1. Other Identifier:

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

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

c. Address: 548 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202010310

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

This commercial building is Modern in design. It has a simple rectangular plan and is one story tall. Exterior walls are primarily concrete block. The low-pitch side gable roof appears virtually flat and has soffited eaves. The roof plane extends over the street façade to canopy the storefronts. The main street-facing elevation is composed of five storefront bays. Each bay has a large, plate glass store window above a short masonry bulkhead on the left side. An adjacent glazed metal entrance door is recessed on the right side of the storefront. Brick clad piers separate each storefront. The fourth storefront, located at the corner of the building, occupies two bays; one is completely filled with plate glass while the other houses the recessed entry. At the cornice level, above the store windows and below the eaves, a simple stucco cornice frieze provides wall space for store signage. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
549-60 S. C. St. (344 W. Fifth St.) (View toward southeast). Photo No: 106-5, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1958-F

P7. Owner and Address

Folcke Properties, Attn Alice F Yensen, 3786 La Crescenta Av #208, Glendale Ca 91208

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 548 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *548 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1958-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Ralph Viola*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *retail business*

Applicable Criteria:

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

This multi-storefront commercial building was constructed for Oliver Folcke in 1958 by local contractor Ralph Viola. In 1959 Hudson Shoe Store occupied the storefront at 560 S. C Street. In 1960 Miller's Showroom, carpets and drapes occupied 548, House of Sound at 552, Reid's Lawn Center at 556 and Hudson Shoe Store at 560 S. C Street.

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

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

HP6 - 1-3 story Commercial

B12. References:

*Oxnard Building Permits
City Directories, 1959, 1960*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 613 S C ST

P1. Other Identifier:

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

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

c. Address: 613 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202013302

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

This commercial building is Modern in design. The building has a rectilinear plan and is one story tall. A slightly sloping flat roof tops the building. Exterior walls appear to be clad with stucco. The main façade is filled with four large tall single-pane fixed sash windows. A single entrance door is located between the center and far left windows. A row of transom lights fills the remaining wall space above the door and windows. The condition of the building is fair.

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

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

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



P5b. Description of Photo: (View, date, accession #)
613 S. C St. (View toward west). Photo No: 106-15, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1953-F

P7. Owner and Address

Su W Stanley-jina K Tr, , 2891 Surfrider Av, Ventura Ca 93001

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 613 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *613 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1953-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *street tree*

B9a. Architect: *Robert Jones*

b. Builder: *Henry Rice*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *office building*

Applicable Criteria:

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

This small 33' by 26' commercial office building, whose original owner is unknown, was designed by Robert Jones in 1953 and constructed by Henry Rice. The lessee was Fidelity Improvement Company in 1953. A 17' by 31' addition was made in 1956.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

(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 _____

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Resource Name or #: (Assigned by recorder) 618 S C ST

P1. Other Identifier: residence

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

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

c. Address: 618 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202014110

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

This single-family residence is built in the folk tradition and exhibits element of the California Bungalow style. The building has a simple rectangular plan and is one story tall. The gable-front roof has deep, open eaves with exposed rafter tails that are characteristic of the style. The foundation appears to be cast stone or concrete block. Exterior walls are clad with wood clapboard siding. The roof is covered with composition shingles or roll roofing. The entrance is located under a recessed porch at the right corner of the main façade. The porch is supported at its corner by a simple square post. A single window opening on the main façade is filled by an adjacent pair of one-over-one wooden double hung sash with a simple wood surround. The condition of the building is fair.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
618 S. C St. (View toward east). Photo No: 106-6, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Whatley Marie, Lockwood Lee, 1012 Simon Wy, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 618 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *618 S. C Street*

B3. Original Use: *residential*

B4. Present Use: *same*

B5. Architectural Style: *California Bungalow*

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

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *lawn, street tree, chainlink fence*

B9a. Architect: *none*

b. Builder: *unknown*

B10. Significance: Theme: *Economic Development*

Area *Oxnard CBD*

Period of Significance: *1898-1920*

Property Type: *residential*

Applicable Criteria:

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

This house was built around 1915 and was originally one of three houses on the property, located adjacent to St. Paul's Methodist Church. In 1928 Fred Raeuber and his wife Henrietta occupied the residence. He worked as a service station operator. Beginning during the early 1950s, commercial development replaced almost all of the residences in this block, except this house. In 1958 James Lockwood owned the property.

This house is one of only two remaining houses built prior to 1920 in the survey area. It has retained its 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. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

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

HP2 - Single Family Property

B12. References:

*Sanborn Maps, 1912, 1929
Oxnard Building Permits*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 637 S C ST

P1. Other Identifier:

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

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

c. Address: 637 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202013305

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

This one-story residence is designed in the Tudor Revival style. The building appears to have a rectilinear plan. Exterior walls are stucco. The sidegable roof is covered with composition shingles. The main façade is three bays wide. A crossgable extends from the right bay, the gable sloping across the center bay to cover the portico. A single multipane window with a recessed stucco archtop, fills the wall of the projecting bay. The front entrance is located behind the portico which has two arched opening. A single multi-pane wood window fills the left bay. A stucco-finished chimney rises along the building's left wall. The condition of the building is fair.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
637 S. C St. (View toward west). Photo No: 106-14, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1934-F

P7. Owner and Address

Cooste Frank, , 637 S C St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 637 S C ST

B1. Historic Name: *Frank Couste Residence*

B2. Common Name: *637 S. C Street*

B3. Original Use: *single family residence*

B4. Present Use: *single family residence*

B5. Architectural Style: *English Tudor Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1934-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *front lawn, hedge*

B9a. Architect: *unknown*

b. Builder: *Roy Guyer*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *single family residence* Applicable Criteria:

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

This house was built for Frank Couste in 1934 by contractor Roy Guyer. Frank and Mary Couste occupied the residence until 1949. Frank Couste worked at a general merchandise store in Oxnard. Prior to moving here, the Coustes lived at 201 7th Street. In 1949 a permit was taken out by Elena Gonzales to extend the porch. This house is one of the few remaining residences in the survey area.

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

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

HP2 - Single Family Property

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929 (updated 1950)

City Directory 1926-1939

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Please See
Figure 1 in
Final Report***

PRIMARY RECORD

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HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
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Resource Name or #: (Assigned by recorder) 644 S C ST

P1. Other Identifier:

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

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

c. Address: 644 S C ST City Oxnard Zip 93030

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

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

Parcel No. 202014106

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

This commercial storefront building is Modern in design. The building is rectangular in plan and is one story tall. The building is topped by a flat roof. The exterior walls are a combination of brick and stucco. The main façade is one bay wide and filled almost entirely by a storefront window. The window is composed of four plate glass panes in metal frames and is recessed a few feet behind the main wall plane. The entrance door is also glazed and is located on the right side of the facades, surrounded by plate glass sidelights and transom. Brick piers flank the storefront at the building's ends. Stucco signage that extends the full width of the building has been applied at the roofline. The building is in good condition.

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

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

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



P5b. Description of Photo: (View, date, accession #)
644 S. C St. (View toward east). Photo No: 106-8, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1959-F

P7. Owner and Address

Rios Raymond R-mena C Tr, , 776 W Robert Av, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 644 S C ST

B1. Historic Name: *unknown*

B2. Common Name: *644 S. C Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1959-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial retail*

Applicable Criteria:

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

This 25' by 120' commercial building was constructed in 1959 for Raymond R. Rios as an upholstery and drapery shop. The builder is unknown.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
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PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 900 S C ST

P1. Other Identifier: *General Telephone*

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

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

c. Address: *900 S C ST* City *Oxnard* Zip *93030*

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

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

Parcel No. 202019128

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

This commercial building is Mid-Century Modern in design. The building has a simple rectangular plan and is topped by a flat roof. The exterior walls are a combination of brick and stucco and display the interplay of volumes and voids characteristic of modern architecture. The entrance is recessed at the center of the primary elevation on the ground floor. Louvered vertical slats enclose a portion of the ground floor. A stucco wall plane rises and partially obscures a second-story exterior balcony. A brise-soleil covers the balcony and is supported by two simple metal columns above the stucco wall plane. A wall of windows is located on the wall behind the balcony. An unfenestrated brick block stands to the right of this entry/balcony area. A narrow wall of brick rises along the other end of the entry/balcony and gives the appearance of a nearly free-floating wall. At the top of this wall, three rows of metal frame windows, arranged as a rectangle, provide light to the interior of the building. A second section is connected to the front portion but is painted in a contrasting color. The section has a row of three metal frame windows on the second floor beneath a flat cantilevered canopy. The condition of the building is good.

P3b. Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

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

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



P5b. Description of Photo: (View, date, accession #)
900 S. C St. (View toward southeast). Photo No: 106-9, 11/4/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1952-F

P7. Owner and Address

General Telephone Co, Attn Accounts Payable, One Gte Pl Rc 2335g, Thousand Oaks Ca 91362

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

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

P9. Date Recorded: *7/22/2005*

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 900 S C ST

- B1. Historic Name: *Associated Telephone Company*
B2. Common Name: *Verizon*
B3. Original Use: *telephone company building* B4. Present Use: *same*
B5. Architectural Style: *Mid-Century Modern*
B6. Construction History: (Construction date, alterations, and date of alterations)
1952-F; 1959-addition by A.C. Martin

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

- B9a. Architect: *A.C. Martin; Miller & Crowell* b. Builder: *Beyer & Abraham*
B10. Significance: Theme: *Urban Renewal* Area *Oxnard CBD*

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

The Associated Telephone Company building was constructed in 1952 by builder Beyer and Abraham. The architect is not known. In 1959 the Los Angeles architectural firm of A.C. Martin designed a 79' by 177' two-story and penthouse addition, and in 1968 Oxnard architects Miller and Crowell designed exterior alterations to windows and doors. By 1968 the company's name had changed to General Telephone. In 1969 Miller and Crowell designed a 20' by 20' addition, and in 1970 A.C. Martin designed a 27' by 110' addition. The telephone system in Oxnard was first operated by the Oxnard Home Telephone and Telegraph Company, the Santa Paula Home Telephone and Telegraph Company, the Associated Telephone Company. In 1949 the services became part of the General Telephone Company.

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

However, this visually prominent property appears to qualify for designation as a City Landmark as the most intact example of a public utility building from the post-War era in downtown Oxnard. Its size and scale is directly reflective of the rapid growth of the community during this period.

- B11. Additional Resource Attributes: (List attributes and codes) *HP9 - Public Utility Building*

- B12. References:
Oxnard Building Permits
Chamber Of Commerce. Oxnard, California, 1962. booklet located in Oxnard Main Library Archives.

B13. Remarks:

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

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**