

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) 1012 DONLON AV

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 Location: Not for Publication Unrestricted a. County *Ventura*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: *1012 DONLON AV* City *Oxnard* Zip *93030*

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

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

Parcel No. 201028106

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

This single family residence is an example of the California Bungalow style. The building has a rectilinear plan, is one story tall, and is topped by a low-pitch gablefront roof. Exterior walls are clad with wooden clapboard siding. The roof, which features exposed rafter tails and decorative gable braces, appears to be covered with composition shingles or roll roofing. A smaller gabled porch projects from the primary façade. The porch has a solid balustrade and is enclosed with vertical windows. The was probably enclosed at an early date, as the materials used are a close match to the original. The central entrance is a multi-pane glazed wooden door. Much of the building is obscured by mature vegetation. The condition of the building appears to be good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
1012 Donlon Ave. (View toward east). Photo No: 113-10, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Kanter Ann Trust, 1012 S Oxnard Bl, Oxnard Ca 93030

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

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

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

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) 1012 DONLON AV

- B1. Historic Name: *American Beet Sugar Company residence*
B2. Common Name: *1012 Donlon Avenue*
B3. Original Use: *factory residence* B4. Present Use: *residence*
B5. Architectural Style: *California Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

- B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *shrubs, lawn*

- B9a. Architect: *unknown* b. Builder: *unknown*
B10. Significance: Theme: *American Beet Sugar Company* Area *Oxnard CBD*

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

The American Beet Sugar Company was established by the Oxnard Brothers in 1898 when a factory was built, the adjacent town site laid out, and the Southern Pacific Railroad spur line connected to the factory grounds. Immigrants arrived in Oxnard ready to work harvesting the sugar beets and in the factory. Company housing was built for the employees on the factory grounds and nearby. By 1915 Donlon Avenue contained twenty-one houses for factory employees. Three of the houses were moved to 210, 235 and 237 W. Seventh Street and the rest were either moved elsewhere or demolished.

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

[continued]

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

- B12. References:
Oxnard Building Permits
Sanborn Maps, 1912, 1929

(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) 1012 DONLON AV
Recorded by: Mitch Stone/Judy Triem **Date** 7/22/2005 Continuation Update

B10. Significance

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is associated with the operations of the American Beet Sugar Company, it does not appear to be related to, or representative of this theme in any specifically important manner. This property is a typical example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a City Landmark as one of only two remaining residences associated with the American Beet Sugar Company which can be found in their original location. The other residence is located next door at 1020 Donlon Avenue.

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) 1020 DONLON AV

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: 1020 DONLON AV City Oxnard Zip 93030

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

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

Parcel No. 201028107

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

This single family residence is an example of the California Bungalow style. The building has a rectilinear plan, is one story tall, and is topped by a low-pitch gablefront roof. The exterior walls are clad primarily with wooden clapboards; the gable peak on the main façade is covered with wood shingles. The roof is covered with composition shingles and features decorative braces beneath the eaves. A full-width open porch with a solid brick balustrade is recessed beneath the main roofline. Windows are primarily one-over-one double-hung wooden sash; in most cases the upper sash has intersecting decorative muntins that are characteristic of the style. Windows and doors have simple flat wood surrounds. It appears that some windows on the secondary facades have been replaced with vinyl sliders. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
1020 Donlon Ave. (View toward southeast). Photo
No: 113-11, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Gann Jesse, , 1020 Donlon Av, Oxnard Ca 93033

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 1020 DONLON AV

- B1. Historic Name: *American Beet Sugar Company residence*
B2. Common Name: *1020 Donlon Avenue*
B3. Original Use: *factory residence* B4. Present Use: *residence*
B5. Architectural Style: *California Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

- B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *mature tree, lawn, wood picket fence*

- B9a. Architect: *unknown* b. Builder: *unknown*
B10. Significance: Theme: *American Beet Sugar Company* Area *Oxnard CBD*

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

The American Beet Sugar Company was established by the Oxnard Brothers in 1898 when a factory was built, the adjacent town site laid out, and the Southern Pacific Railroad spur line connected to the factory grounds. Immigrants arrived in Oxnard ready to work harvesting the sugar beets and in the factory. Company housing was built for the employees on the factory grounds and nearby. By 1915 Donlon Avenue contained twenty-one houses for factory employees. Three of the houses were moved to 210, 235 and 237 W. Seventh Street and the rest were either moved elsewhere or demolished.

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

[continued]

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

- B12. References:
Oxnard Building Permits
Sanborn Maps, 1912, 1929

(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) 1020 DONLON AV
Recorded by: Mitch Stone/Judy Triem **Date** 7/22/2005 Continuation Update

B10. Significance

While this property is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is associated with the operations of the American Beet Sugar Company, it does not appear to be related to, or representative of this theme in any specifically important manner. This property is a typical example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

However, this property appears to qualify for designation as a City Landmark as one of only two remaining residences associated with the American Beet Sugar Company which can be found in their original location. The other residence is located next door at 1012 Donlon Avenue.

BLANK PAGE

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1028 DONLON AV

P1. Other Identifier: 141 E Wooley Rd

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

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

c. Address: 1028 DONLON AV City Oxnard Zip 93030

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

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

Parcel No. 201028104

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

This commercial property is composed of two adjoining buildings. A one-story brick building with a flat overhanging roof provides office space at the front of the building. This building has aluminum sliding windows. The major building on the property is a large auto body shop. This building also has a rectangular plan and a flat parapeted roof. The building is one-story but it is double height. The exterior walls are concrete block. Simple full-height pilasters separate each bay of the long façade. A single auto bay with rolling metal doors is located on the street front façade; a second is located on the secondary façade that faces the parking area. The condition of the buildings is fair to good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
141 E. Wooley Rd. (1028 Donlon) (View toward northeast). Photo No: 113-5, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1960-E

P7. Owner and Address

Werth Olive F Tr Et Al, , 23102 Frisca Dr, Valencia Ca 91354

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 1028 DONLON AV

B1. Historic Name: *Earl Schieb Auto Painting*

B2. Common Name: *1028 Donlon Avenue*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1960-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Boner*

b. Builder: *Bushman Brothers*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *auto painting*

Applicable Criteria:

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

This building was constructed between 1959 and 1961 for Wilmar Properties and leased to Earl Schieb as an auto painting shop, the business which remains there today. Earl Schieb was founded in Los Angeles as a budget auto painting operation in 1937.

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

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

HP6 - 1-3 story Commercial

B12. References:

*City Directories 1960-61
Oxnard Building Permits*

(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**