

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

P1. Other Identifier:

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 Location: Not for Publication Unrestricted a. County Ventura

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

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

c. Address: 102 E FIFTH ST City Oxnard Zip 93030

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

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

100 E 5th St; 512-14 S Oxnard Bl

Parcel No. 201021201

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

This commercial storefront building is vernacular in design. The building has a rectangular plan, is one story tall, and is topped by a flat roof. Located on a corner parcel, the building is two bays wide on its primary street-facing elevation and seven bays deep on its secondary street-facing elevation. The main façade is divided into two equal-sized storefronts. The left bay has a recessed central entrance with flanking storefront windows. The right bay has a storefront that wraps the corner of the building and extends one bay deep on the secondary façade. The entrance is placed on the diagonal and is recessed behind the wall. A structural pier atop a brick base supports the corner of the building. Vertical storefront windows are divided by wood mullions. A brick bulkhead is located below each storefront. A slightly recessed, framed horizontal band extends the width of each bay, providing space for signage. Above these horizontal bands, a beltcourse of decorative brick fretwork and corbels wraps around the building at the cornice line. A plain brick parapet rises above the cornice line. On the secondary façade, three narrow bays are enclosed and two storefront bays are located at the end of the wall. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
100-02 E. Fifth St. (View toward southwest). Photo No: 113-31, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Garcia Maximino-susana, , 100 E Fifth St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *102 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
1925-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

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

This commercial building was constructed circa 1925. The original owner is unknown, but the store was occupied in 1926 by a tire store operated by M.F. Jones and a grocery store operated by Harry Kam. In 1948 the owner was Pete Cooluris, who made an unknown \$2,000 alteration to the building. The lessee at the time was William Kaplan who operated a liquor store and deli. The name "Hill Building" is found on the entry sidewalk tile.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929

City Directories 1926-1949

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder) 102 E FIFTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

A16. Photographs

Rear of 102 E Fifth Street

Supplemental Photograph or Drawing



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

100 E. Fifth St. (rear) (View toward northwest). Photo No: 113-46, 1/20/2005

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NRHP Status Code 5D3

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Resource Name or #: (Assigned by recorder) 111 E FIFTH ST

P1. Other Identifier: 113 E 5th St

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

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

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

c. Address: 111 E FIFTH ST City Oxnard Zip 93030

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

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

113 E 5th St

Parcel No. 201021118

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

This commercial storefront building is vernacular in design. The building has a rectangular plan and is one story in height. A parapet wall conceals a flat roof. A series of storefronts fills the wall's pedestrian level. Each storefront has a recessed central entrance with angled flanking storefront windows. The windows are woodframe, divided-light fixed sash. Horizontal panels decorate the bulkhead. Pilasters with vertical panels frame and separate each storefront. Canvas awnings shade each storefront. A molded cornice runs the length of the wall below the parapet. A brick stringcourse creates coping at the top of the parapet. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
111-27 E. Fifth St. (View toward northwest). Photo No: 113-29, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Salas Amparo V Fam Tr, , 669 E Channel Islands Bl, Oxnard Ca 93033

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 111 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *111 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
1921-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

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

This commercial building was constructed circa 1921 with two storefronts. During the 1920s, a pool hall operated by C.M. Hubel and R. Regli occupied 111, a restaurant was located at 113 E. Fifth Street. The owner in the 1920s is unknown. In 1947, 111 E. Fifth Street housed the Music Box Cafe and in the 1950s the owner of the building was Matt Schreiner. In 1959, 113 E. Fifth Street housed the Army and Navy Cafe. In 1968, the owner of the property was Ida Outland, followed by Raymond T. Salas in 1987.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929, 1929 (updated 1950)

City Directories 1921-1928

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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Other Listings

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Resource Name or #: (Assigned by recorder) 116 E FIFTH ST

P1. Other Identifier:

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

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

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

c. Address: 116 E FIFTH ST City Oxnard Zip 93030

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

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

114 E 5th St

Parcel No. 201021203

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

This commercial storefront is vernacular in design. The building has a rectangular plan and is one story in height. The exterior walls are clad with brick. The flat roof is concealed by a tall, stepped parapet. The pedestrian-level is a two-part storefront. Storefronts are composed of two woodframe plate glass windows above a simple wooden bulkhead and a single wooden entrance door. The half-width storefronts are divided and framed by simple brick piers. A canvas awning is installed on the wall above the storefronts. The brick wall above the awnings is decorated with four decorative, brick-framed blank friezes. A single sign has been installed on the upper portion of the wall. The stepped parapet is lined with brick or tile coping. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
114-16 E. Fifth St. (View toward southwest). Photo No: 113-32, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Morales Jose L-esperanza Tr, , 2020 Arlene Av, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 116 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *116 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
1925-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *retail commercial*

Applicable Criteria:

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

This building was constructed circa 1925 as a stage depot operated by Pickwick Stages. By 1940 Dutton and Metcalf had an auto repair shop in the building and by 1949 the Harry Byrnes furniture store was housed in the building. J.J. Krouser owned the building in 1955 and a new partition was added, probably creating two stores in one building. The storefront was renovated by Main Street Architects in 1984-85.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1929, 1929 (1950)

City Directories 1921-1949

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

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Resource Name or #: (Assigned by recorder) 127 E FIFTH ST

P1. Other Identifier: 115-127 E 5th St

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

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

c. Address: 127 E FIFTH ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
115-127 E 5th St

Parcel No. 201021117

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

This commercial storefront building is vernacular in design. The building has a rectangular plan and is one story in height. A parapet wall conceals a flat roof. A series of storefronts fills the wall's pedestrian level. Each storefront has a recessed central entrance with angled flanking storefront windows. The windows are woodframe, divided-light fixed sash. Horizontal panels decorate the bulkhead. Pilasters with vertical panels frame and separate each storefront. Canvas awnings shade each storefront. A molded cornice runs the length of the wall below the parapet. A brick stringcourse creates coping at the top of the parapet. The condition of the building is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
111-27 E. Fifth St. (View toward northwest). Photo No: 113-29, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Flexible Investments Inc., 127 E Fifth St, Oxnard Calif 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #: (Assigned by recorder) 127 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *127 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
1925-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

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

The commercial building at 115-121 E. Fifth Street was built circa 1925 and occupied by a soft drink business operated by Richard McKinney and a furniture store in 1929. At some point between 1929 and 1950 the third storefront at 127 E. Fifth Street was constructed. The owner in 1952 was Nick Diacos who hired architect R.A. Polley to prepare unknown alterations to 115 E. Fifth Street. The contractor for these changes was George Macleod. In 1990 the building received further alterations by owner, Flexible Investments. The building has had various occupants over the years including the Crow's Nest in 1952.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the property is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929, 1929 (updated 1950)

City Directories 1926-1940

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

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NRHP Status Code 5D3

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Resource Name or #: (Assigned by recorder) 128 E FIFTH ST

P1. Other Identifier:

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

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

c. Address: 128 E FIFTH ST City Oxnard Zip 93030

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
122-124 E 5th

Parcel No. 201021223

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

This commercial storefront is vernacular in design. The building has a rectangular plan and is one story in height. Exterior walls are clad with brick. The flat roof is concealed by a low-stepped parapet. Storefront windows and a recessed entrance fill the width of the wall. Two large single-pane windows, angled and divided by wood mullions, fill each side of the storefront. The bulkhead below the windows is decorated by horizontal panels. A curved awning shelters and signs the storefront. Above the storefront, a decorative course of brick creates a frieze below the parapet. A business sign has been installed over a portion of the frieze. The condition of the building appears to be good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
128 E. Fifth St. (View toward south). Photo No: 113-33, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Duarte Magdalena, , 2830 Diamond Dr, Oxnard Ca 93010

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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5D3

Resource Name or #: (Assigned by recorder) 128 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *128 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *same*

B5. Architectural Style: *Vernacular*

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

1925-E (128 E. Fifth Street); 1952-F (124 E. Fifth Street), Edwin D. Martin, architect; 124 E. Fifth remodeled (1988)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *Edwin D. Martin (124 E. 5th St.)*

b. Builder: *E.A. Kaiser (124 E. 5th St.)*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

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

Two buildings are located on this parcel, at 124 and 128 E. Fifth Street. The building at 128 was constructed circa 1925 as a dry cleaning and pressing business, called Bell Dye Works. In 1939 N.B. Yeto operated a cleaners on this property and in 1948 it was occupied by Oxnard Pearl Dry Cleaners.

This property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation a NRHP or CRHR-eligible historic district. However, the building at 128 E. Fifth Street is a contributor to a small district composed of buildings constructed during the 1920s along Fifth Street after the American Beet Sugar Company sold surplus land on the west side of the factory for private development. This is the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1929, 1929 (updated 1950)

City Directories 1926-1957

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) 128 E FIFTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

P3. Description

The building at 124 E. Fifth Street was built in 1952 for James J. Krouser by Edwin D. Marsh architect and E.A. Kaiser, builder. In 1988 the storefront was apparently extensively altered. This building is considered a non-contributor to the small district of pre-war buildings located on East Fifth Street.

Supplemental Photograph or Drawing



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

124 E. Fifth St. (View toward south). Photo No: 113-35, 1/20/2005

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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) 200 E FIFTH ST

P1. Other Identifier:

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

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

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

c. Address: 200 E FIFTH ST City Oxnard Zip 93030

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

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

Parcel No. 201021301

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

This commercial building is Modern in design. Located on a corner parcel, the building has a rectangular plan, is one story tall, and is topped by a flat roof. The walls are clad primarily with stucco. The structure is composed of two elements, a small retail or office space at the corner and an unadorned rear portion. The walls of the retail space are filled windows above a low masonry bulkhead. The fenestration consist of a band of tall single-pane windows with a shorter row of single-pane windows above. The fixed windows are set in metal frames. The flat roof slopes down toward the street corner. On each side of the retail area, the walls rise to a simple parapet. The rear portion of the building has no visible fenestration and likely provides work or storage space to support the retail/office area. The condition of the building is poor.

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

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

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



P5b. Description of Photo: (View, date, accession #)
200 E. Fifth St. (View toward). Photo No: 113-39, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1954-F

P7. Owner and Address

Moriwaki Takanori Et Al, , 200 E Fifth St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 200 E FIFTH ST

B1. Historic Name: Taft Electric

B2. Common Name: 200 E. Fifth Street

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)
1954-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: none

B9a. Architect: Harold Burkett

b. Builder: P.V. Construction Company

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960

Property Type: commercial retail

Applicable Criteria:

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

This 25' by 69' building was built for electrician John Taft in 1954. It was designed by architect Harold Burkett and constructed by P.V. Construction Company.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 204 E FIFTH ST

P1. Other Identifier:

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

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

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

c. Address: 204 E FIFTH ST City Oxnard Zip 93030

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

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

Parcel No. 201021302

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

This commercial storefront exhibits elements of the Mission Revival style. The building has a rectangular plan, is one story in height, and has a flat roof. The exterior walls are primarily clad with stucco. The main façade is a two-part storefront. The storefront has been enclosed with faux-stone veneer. It has a central entrance. A full-width multi-light transom appears to be original. The wall rises to a shaped parapet with pent roves at the eaveline. A blade sign has been installed along the center of the upper wall. The condition of the building is fair.

P3b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
204-10 E. Fifth St. (View toward southeast). Photo No: 113-40, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1929-E

P7. Owner and Address

Juarez Felipe H Trust, , 1166 Sixth Pl, Port Hueneme Ca 93041

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

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

P9. Date Recorded: 7/22/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 204 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *204 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Mission Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1929-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *commercial retail*

Applicable Criteria:

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

The original owner of this late 1920s commercial building is unknown. It was occupied by Carl's Radio Den in 1930.

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

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1929, 1929 (update 1950)

City Directories, 1928-1930

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/22/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 226 E FIFTH ST

P1. Other Identifier: 214 E 5th St

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

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

c. Address: 226 E FIFTH ST City Oxnard Zip 93030

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

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

Parcel No. 201021316

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

The building at 226 E. Fifth Street, constructed in 1965, is one story tall and constructed of brick or concrete block. The main façade is filled with four continuous rows and columns of single pane glass divided with metal mullions and muntins. The window wall is flanked by brick piers at the wall's edges. The condition of the building is fair.

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

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

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



P5b. Description of Photo: (View, date, accession #)
226-28 E. Fifth St. (View toward southeast). Photo No: 113-42, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1962-65-F; 1945-E

P7. Owner and Address

Beltramo Louie Family Trust, 1011 Valley Vista, Camarillo Ca 93010

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

Mitch Stone/Judy 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

6Z

Resource Name or #: (Assigned by recorder) 226 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *214-226 E. Fifth*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

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

1945-E (214 E. Fifth); 1962-65-F (226 E. Fifth)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *automotive repair*

Applicable Criteria:

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

Two buildings are located on this parcel, 214 E. Fifth Street and 226-28 E. Fifth Street. The commercial building at 214 E. Fifth Street was constructed circa 1948 as an automotive sales and service business. Andrew Cabrera operated an auto sales and service operation here in 1948-49. In 1962 the owner of this building and the adjacent building at 226-28 E. Fifth Street, completed in 1965, was Royce Clampitt.

While the building at 214 E. Fifth Street is of sufficient age to be considered potentially eligible for the NRHP and CRHR, retains its design integrity, and is generally associated with the commercial and residential development of Downtown Oxnard, it does not appear to be related to, or representative of this theme to any notable extent. This property is a minimal example of a common architectural style, and is not associated with any significant individual in Oxnard's history. Therefore, this property does not currently appear to be potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

The building at 226-28 E. Fifth Street was completed 1965, and is therefore of insufficient age to be considered potentially eligible for the NRHP and CRHR eligible or as a City Landmark.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929 (updated 1950)

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) 226 E FIFTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/22/2005

Continuation Update

P3. Description

This commercial property is Modern in design. It is composed of two building, linked only by a small portion of common wall. The building located at 214 E. Fifth, constructed circa 1948, is a one story building with a flat roof. The building is two bays wide. The right bay is filled with a large metal-frame storefront window with multiple plate glass panes. A single entrance door is located to the left of the storefront window. A large, double-wide opening is located in the left bay, provided access to the rear of an auto body shop. The edges of the walls, the parapet wall, and the top of the parapet are decorated by raised stringcourses, arranged in pairs or groups of three. Along the upper wall, the stringcourses are broken for decorative effect. The condition of the building is fair.

Supplemental Photograph or Drawing



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

214 E. Fifth St. (View toward southeast).

Photo No: 113-41, 1/20/2005

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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) 235 E FIFTH ST

P1. Other Identifier:

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

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

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

c. Address: 235 E FIFTH ST City Oxnard Zip 93030

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

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

Parcel No. 201021404

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

This commercial building is rectangular in plan, one-and-a half stories in height, and has a flat roof. The exterior walls are stucco with vertical scoring and pilasters. The entrance and storefront window, with a shallow cantilevered canopy, are located at the center of the main façade. The storefront windows have been partially enclosed. There is no other visible fenestration on the building. The condition of the building is poor.

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

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

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



P5b. Description of Photo: (View, date, accession #)
235 E. Fifth St. (View toward north). Photo No: 113-44, 1/20/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1958-F

P7. Owner and Address

Catlin Inv Co., P O Box 7085, Oxnard Calif 93030

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

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

P9. Date Recorded: 7/23/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 235 E FIFTH ST

B1. Historic Name: *unknown*

B2. Common Name: *235 E. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *vacant*

B5. Architectural Style: *Commercial Vernacular*

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

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *E.V. Mikles*

b. Builder: *Oxnard Builders*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

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

This commercial warehouse building was constructed by Catlin Investment Company in 1958 and designed by E.V. Mikles and built by Oxnard Builders. The building housed Catlin Auto Supply.

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

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

B12. References:

*Oxnard Building Permits
City Directory 1959*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**