

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 143 W FIFTH ST

P1. Other Identifier: 139 W 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 Location: Not for Publication Unrestricted a. County Ventura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: 143 W 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)
139 W 5th St

Parcel No. 202010634

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

This commercial building is designed in the Beaux Arts style. The building has a simple rectangular plan and rises one-and-one-half stories tall. The building is composed in a classical three-tiered pattern. Two wide smooth stone courses define the building's foundation. The body of the walls are clad with square-cut dressed stone. Curved stone beltcourses ring the cornice line. The low-pitch hipped roof is covered with red clay tile. Located on a corner parcel, the building has two street-facing elevations. The entrance façade is three bays wide; the secondary street elevation is nine bays deep. The entrance is recessed behind a nearly full-height archway with carved stone pilasters and a cartouche keystone. The flanking bays on the short façade and all but the two outermost bays on the long facade are filled with a single tall arched window. The stonework flares around the top of the arch; a keystone with a carved face tops each arch. Each window consists of a large single-pane archtop window with smaller horizontal panes that trace the outside line of the arch. The two outer bays on the long façade have two small rectangular windows arranged vertically within each bay. The condition of the building is excellent.

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

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

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



P5b. Description of Photo: (View, date, accession #)
143 W. Fifth St. (View toward northeast). Photo No:
109-7, 11/12/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926-27-F

P7. Owner and Address

Home Savings Of America, P O Box 7788, Newport
Beach Ca 92658-7788

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

HRI #

Primary #

Page 2 of 3

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) 143 W FIFTH ST

B1. Historic Name: Bank of A. Levy

B2. Common Name: 143 W. Fifth Street

B3. Original Use: bank

B4. Present Use: vacant

B5. Architectural Style: Beaux Arts

B6. Construction History: (Construction date, alterations, and date of alterations)
1926-27-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: none

B9a. Architect: Morgan, Walls & Clements

b. Builder: unknown

B10. Significance: Theme: Growth of Downtown

Area Oxnard CBD

Period of Significance: 1920-1945 Property Type: bank

Applicable Criteria:

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

Achille Levy, a Hueneme grain and bean broker, established the Bank of A. Levy in Oxnard in 1898. This building is the third and most elaborate building the bank owners constructed on Fifth Street in 1927. Levy hired the reputable Los Angeles architectural firm of Morgan, Walls and Clements to design an elaborate Beaux Arts Classical style building to occupy the prominent corner of A and Fifth streets. Levy's banking success led him to establish branch banks throughout Ventura County, with this building serving as the main headquarters. The Bank of A. Levy was sold to First Interstate Bank in 1995, which was then acquired by Wells Fargo Bank.

Morgan, Walls and Clements was one of the longest continuously operating architectural firm in Los Angeles. Known principally during the 1920s as the designers of prominent commercial, industrial, public buildings and theaters in historical styles, few architects in the region could match Morgan, Walls and Clements' reputation and experience, particularly where historic revival architecture and large-scale projects were concerned. The firm was also notably experienced in the application of reinforced concrete building techniques, still a relatively new and untested method of construction in the 1920s.

[continued]

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

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929

Ventura County Cultural Heritage Landmark #56 files

Gebhard & Winter. A Guide to Architecture in Los Angeles &

Southern California. Santa Barbara: Peregrine Smith, 1977.

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/23/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 143 W FIFTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/23/2005

Continuation Update

B10. Significance

The building appears eligible for listing on the NRHP and CRHR under Criterion A (history), Criterion B (individual) and Criterion C (architecture). The bank played an important role in financing the development of agriculture and the city's economic development. Achille Levy was a major banking figure in Ventura County. The building as designed by the prominent Los Angeles firm of Morgan, Walls and Clement is a fully-realized monumental classical design from the 1920s, one of the few buildings of this type and period remaining in downtown Oxnard. The Ventura County Cultural Heritage Board designated the building Ventura County Landmark #56 in 1979.

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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) 318 W FIFTH ST

P1. Other Identifier: 316-20 W 5th

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: 318 W 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)
316-20 W 5th

Parcel No. 202010321

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

Modern in design, this one-story commercial building houses a laundromat. The building has a rectangular plan, is two bays wide and is topped by a flat roof with a short parapet. Exterior walls are primarily stucco but the current finish does not appear to be original. The main façade is divided into two symmetrical bays. Two storefronts and a center entrance are framed by a brick bulkhead and piers. The storefront windows are three large vertical plate glass panes divided by metal mullions. Two metal glazed entrance doors are located at the center of the façade and are divided by intersecting metal pier and canopy. A simple stucco frieze extends the full width of the façade, just below the simple parapet. A business sign has been applied at the center of the parapet. 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 #)
318 W. Fifth St. (View toward south). Photo No: 109-5, 11/12/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1955-F

P7. Owner and Address

St Johns Regional Medical, Center Foundation, 1600 N Rose 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: 7/23/2005

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

HRI #

Primary #

Page 2 of 2

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 318 W FIFTH ST

B1. Historic Name: Plaza Laundromat

B2. Common Name: 318 W. Fifth 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; 1972 (alterations)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: street trees

B9a. Architect: Carl Schwarz

b. Builder: G.A. Moline

B10. Significance: Theme: Urban Renewal

Area Oxnard CBD

Period of Significance: 1945-1960

Property Type: commercial:

Applicable Criteria:

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

This 51' by 80' commercial building was built for owner Joe Friedrich in 1955. It was designed by Oxnard architect Carl Schwarz and constructed by G.A. Moline. The building is divided into two storefronts. The occupant at 318 W. Fifth Street in 1957 was the Plaza Laundromat which is still in business in this location today. The occupant in 1957 at 320 was Thrifty Cleaners. In 1972 a new stucco band was added to the front and 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)

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits
City Directories 1957-59

(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**

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) 329 W 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: 329 W 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. 202010119

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

This commercial building is a modest example of the Zig-Zag Moderne style. The building is rectangular in plan, is one story tall, and topped by a flat roof. The exterior walls are clad with stucco. The main (street-facing) elevation is divided into three bays. The center bay houses the entrance. Each of the outer bays is filled with a single woodframe divided-light window. A flagstone planter projects from the base of the main façade. The upper level of the wall, including the parapet, is scored with a pattern of slanted lines at its base and at the cornice level. A similar pattern of scoring, with diamonds and triangles, fills the upper wall of the first bay on the secondary façade. At the lower level, the secondary façade is filled with a large center divided-light window and two narrow flanking windows. A ziggurat pattern is scored in the stout pilasters at the corner of these bays. The remainder of the building's depth is unadorned. Windows are primarily woodframe multi-light casements set in recessed openings. 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 #)
329 W. Fifth St. (View toward northeast). Photo No:
109-4, 11/12/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1936-F

P7. Owner and Address

Miskowiec Holly Anne S, , 636 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: 7/23/2005

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

HRI #

Primary #

Page 2 of 2

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 329 W FIFTH ST

B1. Historic Name: *Dr. A.H. Stoll Office*

B2. Common Name: *329 W. Fifth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Zig Zag Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)
1936-F

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *possibly Roy C. Wilson*

b. Builder: *Roy Guyer*

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 built as a clinic (doctor's office) for Dr. A.H. Stoll by contractor Roy Guyer. The architect is unknown, but may have been Roy C. Wilson. Wilson designed two other buildings for Dr. Stoll in 1947 and 1951.

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.

However, this property appears to qualify for designation as a City Landmark as a good and rare example of the Zig Zag Moderne style in Oxnard, and as one of the few remaining pre-war buildings that once faced onto Plaza Park.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Map 1929 (update 1950)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/23/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**