

PRIMARY RECORD

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

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 160 W FOURTH ST

P1. Other Identifier: 180 W 4th, 408-10 S A 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 Location: Not for Publication Unrestricted a. County Ventura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: 160 W FOURTH 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)
180 W 4th, 408-10 S A St

Parcel No. 202010614

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

This commercial property is vernacular in design but exhibits elements of classical detail. With a rectilinear plan, the building is one story in height with a short, stepped parapet wall. The exterior walls are clad with stucco. The building occupies a corner parcel, creating two streetfront elevations. These facades are dominated by the boxy massing of the corner bays which rises slightly taller than the rest of the building. Storefronts are located in nearly every bay of the building on both elevations, each divided by a pilaster. The structural corner column and the pilasters on each side of the storefront windows have a flat square base and shaft. A flat, stylized tile has been applied to the top of each pilaster and column to create the appearance of a classical capital. A simple molding runs above the storefronts of the corner section; molded coping runs the entire length of the parapet wall. Each storefront window is divided into three parts: a large center pane with mullions separating it from the more narrow flanking elements. Green glass tile covers the bulkhead below the windows. Canvas awnings shade the corner windows. 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 #)
400 S. A St. (View toward southeast). Photo No: 102-9, 10/6/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Escalera Jorge R-maria E Tr, 641 W Erica Pl, Oxnard Ca 93036

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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Resource Name or #: (Assigned by recorder) 160 W FOURTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *160 W. Fourth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular with Classical detail*

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

1925-E; 1953 (addition); 1972 (new facade)

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*

Applicable Criteria:

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

This building, located at the southeastern corner of Fourth and A streets was built ca 1925 as a store. In 1926 it was occupied by D.L. Hollingsworth who operated an auto showroom. By 1930 the California Lima Bean Grower's Association occupied the site. By 1946 it was occupied by a branch of the Bank of America. A 32' by 60' addition was made in 1953. The bank was remodeled in 1965 and exterior alterations of an unknown character were made in 1972.

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 potentially eligible local historic district representing the most intact remaining examples of commercial development of downtown Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Sanborn Maps 1929, 1929 (update 1950)

Oxnard Building Permits

City Directories 1926-1946

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**

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Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 314 W FOURTH 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: 314 W FOURTH 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. 202010142

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

This one-story commercial building is Modern in design. The building has a rectilinear plan and a flat roof. Exterior walls are primarily brick. The main façade exhibits a rich combination of textures and lines. The entrance is located at the center of the main façade, slightly recessed behind the eaveline. The left bay is enclosed with brick. Metal mullions rise from mid-height on the wall past the top of the wall, separating a band of horizontal single pane transom-type windows above the wall. The right bay has a decorative panel of plaster or stucco with a large stone aggregate. A folded plate of standing seam coppery decorates the face of the flat roof. A single plan of brick rises perpendicular to the main façade at the right end of the building. 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 #)
314 W Fourth St. (View toward southwest). Photo No: 109-2, 11/12/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1957-F

P7. Owner and Address

Huff W Cloyce Trust, Huff W Cloyce Marital Trust,
1203 N Ventura Rd, 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)
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 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) 314 W FOURTH ST

B1. Historic Name: *Monahan and Huff Building*

B2. Common Name: *314 W. Fourth Street*

B3. Original Use: *commercial office*

B4. Present Use: *commercial office*

B5. Architectural Style: *Mid-Century Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
1957-F; 1972 addition

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Q.D. Brewer*

B10. Significance: Theme: *Urban Renewal*

Area *Oxnard CBD*

Period of Significance: *1945-1960*

Property Type: *commercial office*

Applicable Criteria:

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

This 50' by 90' commercial office building was constructed for John Monahan and Cloyce Huff by builder Q.D. Brewer in 1957. The building was known as the Medical Arts Building and occupied by physicians W. Cloyce Huff, John R. Monahan, Gregory D. Franz and F. E. England. In 1972 additions, apparently to the rear of the building, were 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 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 because as one of the more complete and unaltered examples of Mid-Century Modern architecture in downtown Oxnard.

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: *7/23/2005*

(This space reserved for official comments.)

***Please See
Figure 1 in
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NRHP Status Code 5S3
Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 403 W FOURTH ST

P1. Other Identifier: 401-13 W 4th St; 361 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: 403 W FOURTH 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)
401-13 W 4th St, 361 S C St

Parcel No. 202008307

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

This building is Spanish Colonial Revival in style. Located on a corner parcel, the building has a U-shaped plan and is one story in height. A flat roof is concealed by a low parapet wall. Projecting shed-roof and gabled porticos mark the various entries throughout the building. Portico roofs are covered with red clay tile. Ceramic tile vents, located at the top of the wall plane below the start of the parapet, are located throughout the building and characteristic of the style. One wing, that fronts the sidewalk of a commercial street, has been dedicated for commercial use. Original windows along this wing have been replaced with projecting window bays. Fenestration on the rest of the building consists of wood frame windows set in recessed openings. The condition of the building is good.

P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple 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 #)
403 W. Fourth St. (View toward northeast). Photo No: 120-6, 3/23/2005

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925-E

P7. Owner and Address

Mc Question James R Sr Tr, Mc Question Carla D,
140 E Fiesta Green, 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: 7/23/2005

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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5S3

Resource Name or #: (Assigned by recorder) 403 W FOURTH ST

B1. Historic Name: *Olive Court*

B2. Common Name: *403 W. Fourth Street*

B3. Original Use: *multi-family residential*

B4. Present Use: *residential/commercial*

B5. Architectural Style: *Spanish Colonial Revival*

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

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *courtyard, shrubs, walkways*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945*

Property Type: *courtyard housing*

Applicable Criteria:

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

This courtyard housing complex was built during the mid-1920s as the Olive Court Apartments. One of the apartment units was converted to a beauty shop in 1938. By 1972, the owner Jacobson Realty, had converted more of the residential units to commercial uses.

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 a good unaltered example of courtyard housing and the only remaining example of this type of housing in the commercial business district.

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

HP3 - Multiple Family Property

B12. References:

Oxnard Building Permits

Sanborn Maps, 1929, 1929 (update 1950)

City Directories 1921-1957

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**