

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 131 NINTH ST

P1. Other Identifier: Pat Holden Liquor

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 Location: Not for Publication Unrestricted a. County Ventura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: 131 W NINTH 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. 202018315

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 an L-shaped plan and is one story tall. Exterior walls are clad primarily with brick. A hipped roof covers the building but is sheared off where the building meets the neighboring building. The roof has deep overhanging eaves and is covered by composition shingles. The shadow created by the eaves obscures the walls from view; there does not appear to be any fenestration. The building is set back from the street to provide parking space for customers. A short brick planter wraps the corner of the parcels edge where a lighted commercial sign advertises the business. The sign appears to be original. 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 #)
131 W. Ninth St. (View toward east). Photo No: 101-13, 10/1/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1953-F

P7. Owner and Address

Holden Patrick-Katherine Tr, , 1257 Fairview Ct, Ojai Ca 93023

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 #

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NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) 131 NINTH ST

B1. Historic Name: *Pat Holden's Liquor Store*

B2. Common Name: *131 Ninth Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Modern*

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

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *parking lot*

B9a. Architect: *Robert R. Jones*

b. Builder: *Ralph T. Viola*

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.)

In 1953 Oxnard businessman Pat Holden hired architect Robert R. Jones to design a liquor store. Holden had opened his first liquor store on Oxnard Boulevard in 1946. The new building was completed by contractor Ralph Viola in December 1953. A gift shop was added in 1962. The store was a family operation with all five children spending some of their time working as bottle sorters or cashiers. After 59 years in business, Pat Holden sold the store in 2005. The new owners will retain the Holden name.

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 one of the longest continuously operating businesses in downtown Oxnard.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Ventura County Star, 5/2/05 "59 years at the shop ends."

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***

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) 300 NINTH 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: 300 NINTH 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. 202019137

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

This Modern style building is rectilinear in plan, with a boxy, horizontal massing. The building is composed of both a one-story and a two-story element. The building may be constructed in part of concrete block. The roof is flat with a short parapet wall that is lined with simple metal flashing. A brick beltcourse lines the base of the building's wall. One end of the building rises two stories in height; the adjacent section is one story. A cantilevered canopy with linear brick piers at one end extends the length of the one story section. Along with the canopy, the building's horizontal massing is emphasized by two slightly projecting stucco beltcourses, one along the canopy and the top of the first floor and the second at the cornice line. A brick planter with mature foliage is located below the outer edge of the canopy. The only visible fenestration on the main facade is a nine-light fixed or pivoting sash with horizontal panes, located in the second story. The building's condition and integrity appear 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 #)
300 W. Ninth St. (View toward southeast). Photo No: 110-21, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1958-F; 1964-F, 1966-F, 1971-F

P7. Owner and Address

Oxnard Publishing Bldg Llc., 770 Tamalpais Dr Ste 401b, Corte Madera Ca 94925

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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BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 300 NINTH ST

B1. Historic Name: *Oxnard Press Courier Building*

B2. Common Name: *300 Ninth Street*

B3. Original Use: *commercial*

B4. Present Use: *social services*

B5. Architectural Style: *Modern*

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

1958-F; additions in 1964, 1966, 1971

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *Macleod Construction*

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 building was constructed in 1958 for the Oxnard Press Courier by builder McLeod Construction. The new masonry building measured 109' by 145' with an 18' by 22' office. In 1964 a 30' by 74' storage building was constructed by Pascoe Steel Corporation and designed by W.A. Sontag of Pomona. A 18' by 35' office was added in 1964 and in 1966 a 20' by 142' addition designed by Gerard Dieger was built by Macleod Construction. In 1971 a 38' by 75' concrete block addition was designed by Leach-Kehoe-Tiler.

The Oxnard Press Courier was established circa 1910 as the Oxnard Courier located at 514 B Street with John R. Gabbert as editor. In 1928 the Oxnard Courier was located at 415 B Street, and J.J. Krouser was editor and publisher. In 1946 the Oxnard Press Courier had moved again to 338 S. A Street. In 1958 it moved to the present address where it remained until it went out of business during the 1990s.

Although the property is significant as the final location of Oxnard's principal daily newspaper for over seventy years, the building was substantially altered and expanded in several phases between 1964 and 1971 and consequently it lacks sufficient integrity of design, setting, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, for designation 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 1910-1946

(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**