

**DOWNTOWN OXNARD  
HISTORIC RESOURCES SURVEY  
FINAL REPORT**

July 2005

Prepared for:

City of Oxnard  
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Oxnard, CA 93030

Prepared by:





## **Executive Summary**

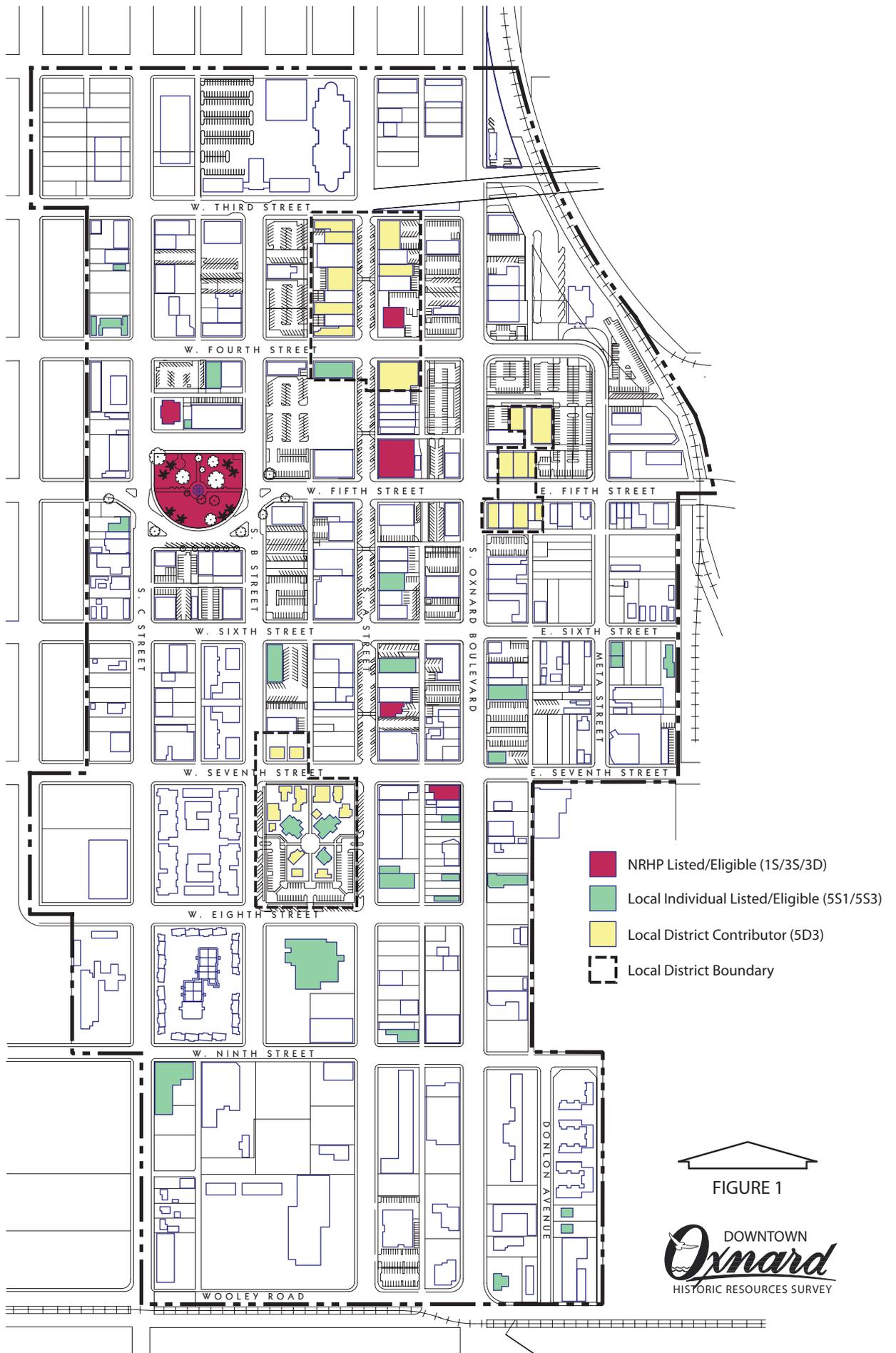
The City of Oxnard Downtown Historic Resources Survey was completed between September, 2004 and July, 2005 by San Buenaventura Research Associates (SBRA) under contract to URS Corp. Beginning with a list of roughly 400 assessor parcels within the survey areas [Figure 1], SBRA established the dates of construction and dates of alteration(s) for the buildings within the survey area and evaluated for historical significance all buildings and structures which were constructed or obtained their present appearance in 1960 or earlier. These properties, totaling 253 in number, were documented and evaluated for their potential historical significance and for local, state and federal eligibility, in accordance with accepted methodology and criteria developed by the California Office of Historic Preservation and the National Park Service. The primary basis for significance evaluation was the Historic Context Statement developed for the survey area by SBRA in conjunction with this project. The detailed results of the evaluation process are contained in Survey Results Table (Appendix A) and DPR 523 forms (Appendix D) of this report.

The project staff for this report were: Judy Triem, Historian; Mitch Stone, Preservation Planner; and Katie Wollan, Research Associate. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal standards, and best professional practices.

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## **I. Methodology**

This project is an evaluation of historical significance and eligibility for properties located within the Central Business District of the City of Oxnard. [Figure 1] The purpose of this intensive-level survey is to assess the historic, architectural, and cultural significance of buildings and structures in the survey area; to place each within the area's identified historic context; and to evaluate each property's eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and as a City of Oxnard landmark.

For purposes of this study, buildings and structures constructed from the city's founding in 1898, up to and inclusive of 1960 were considered to be potentially significant, and were evaluated for their eligibility in accordance with NRHP, CRHR and city criteria. It is anticipated that the results of this survey will be utilized to assist the City of Oxnard in its compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, and Section 106 of the National Historic Preservation Act as implemented through the National Environmental Policy Act (NEPA), and for other planning purposes.

### *Previous Surveys*

The historic residential area located immediately to the west of the city's downtown commercial core was the subject of a comprehensive historic resources survey conducted jointly by the City of Oxnard and the County of Ventura Property Administration Agency in 1980, with SBRA acting as the survey coordinators. The city's downtown commercial district was not covered by this survey; therefore, this project and the prior survey overlap historically, but not geographically. This project constitutes the first comprehensive investigation into potential historic resources located in Oxnard's central business district.

However, local interest in historic properties has resulted in the identification of several historic resources in downtown Oxnard. Designated City and Ventura County Landmarks located within the survey area include: the Perkins and Petit houses and the First Church of Christ Scientist in Heritage Square, the Japanese Methodist Episcopal Church, the Plaza Park Pagoda, the Bank of A. Levy, the Carnegie Library and the C Street Palm trees. The Carnegie Library is also listed on the NRHP.

### *Scope*

The consultants were initially provided by the city with a digital database of assessor parcels located within the boundaries of the survey area, which constitutes the central core of the city's business district as it developed from the founding of the city in 1898, to the present. Of these approximately 400 parcels, roughly half were either vacant or utilized as parking lots, as verified by a windshield survey conducted by the consultants. These parcels were eliminated from the need for further evaluation.

In accordance with the scope of work for the project, the consultants had intended to further reduce the number of parcels requiring detailed investigation by utilizing date of construction data collected by the Ventura County Assessor's Office. However, when this data proved to be unavailable for the vast majority of parcels within the project area, property-specific research was required to establish dates of construction for all of the non-vacant parcels within the survey area. This research was conducted using the city's building permit street files. The result of this research effort was the elimination of roughly one quarter of the re-

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maining parcels from further consideration (due to verification of dates of construction or major alterations occurring after 1960), as well as a detailed construction record for all parcels within the survey area. In the course of the research, this data was hand-recorded onto research forms.

### *Photography*

All properties which, based on documentary or visual evidence, appeared to have been constructed in 1960 or earlier and were digitally photographed from the public right-of-way. A photograph log was created recording a roll and frame number for each photograph, the date and subject of the photograph, and view angle. This log is included within this report in Appendix C. The photographs were reduced and corrected for use in the Primary Record forms. A set of full-resolution uncompressed JPEG images was recorded on a Compact Disc, which is attached to this report.

### *Sanborn Map Reproduction*

As a result of their work on the 1980 survey project, SBRA was in possession of a set of color photographic transparencies of the Oxnard edition of the Sanborn Fire Insurance Maps from the years 1900, 1903, 1906, 1912 and 1929. This project's scope of work included the task of scanning the transparencies digitally and printing these valuable historical documents with stable inks on archival quality (acid-free) paper. Upon completion of this project, this set of maps will be archived in Special Collections at the Oxnard Public Library.

### *General and Site-Specific Research*

In addition to the city building permit files, a number of other primary and secondary sources were consulted in the course of preparing the Historic Context Statement contained in Section III of this report, as well as the property-specific research conducted on individual properties. Principal among these sources were the Sanborn Fire Insurance Maps, both the editions specified above, and the 1929 edition corrected to 1950, which was available online (in black and white form) from the Los Angeles Public Library. Another important sources of historical data were the City Directories from the 1900s through the early 1960s. A number of individuals with personal knowledge of Oxnard's history were interviewed over the course of the research phase.

Relying on the building permit street files as a primary data source for this project proved somewhat problematic. The City of Oxnard apparently did not consistently require building permits for even major construction until the late 1940s, although for a small number of properties, building permits as early as the 1930s were found. In a significant number of instances, no building permit information could be located in the street files for buildings which (based on visual and other evidence), were quite clearly constructed as late as the 1970s. These issues were resolved to the greatest possible extent through the research, but ultimately necessitated the use of estimated dates of construction for a number of recently-constructed buildings and major alterations.

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### *Recordation and Documentation: Preparation of DPR 523 Forms*

The standardized method for recording historic properties in California in conjunction with intensive-level survey efforts are the Department of Parks and Recreation (DPR) 523 forms. Forms from this set are available for recording physical and locational data (the Primary Record) and historical and evaluative data (the Building, Structure and Object, or BSO, Record).

In connection with this survey, both Primary and BSO forms have been generated for all properties which through the research (or lacking definitive documentary evidence, visual clues) were determined to have been constructed or have attained their current appearance by 1960. For the most part, buildings which were constructed prior to 1960 but which have been substantially altered since 1960 were not documented with DPR 523 forms. Rather, their date(s) of construction and date(s) of major alteration(s) were summarized in the Survey Results Table included in this report as Appendix A. However, in a few instances, the consultants elected to prepare DPR 523 forms for properties which were found to be ineligible due to age or alteration in order to provide an opportunity to explain the historical evidence for their ineligibility in greater detail.

Primary and Building, Structure, and Object records were prepared for approximately 150 properties in the survey area. The DPR 523 forms were completed in accordance with the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995). For this survey, one set of Primary and BSO records were produced for each assessor parcel. If more than one building existed on the parcel which warranted description and evaluation, Continuation Record forms were created and attached.

The Primary Record includes a brief description of the subject property, generally stating the type, plan, number of stories, building materials, alterations, setting, condition and architectural style of the property. The form includes the resource's attributes (property type) as standardized in the Office of Historic Preservation instructions, locational information (street address and APN), and the NRHP property type category which applies (building, structure, object, site, district). The address provided on the Primary Record form is in virtually all instances, the situs address assigned to the parcel by the Ventura County Assessor's Office. This address is frequently not the common street address for the building(s) located on the parcel. The street addresses, as determined during the field work and research phases of this project, were included in the Other Locational Data field of the Primary Record form. In some cases, the situs address in the Ventura County Assessor date was omitted or found to be erroneous. These addresses were corrected utilizing field data.

Also included are the name and address of the property owner (as provided by the city at the beginning of the survey process), and the name of the recorder and the date of recordation. The building's estimated date of construction is recorded followed by the letter "F" if is factual (documented by original building permits or other method) or the letter "E" when it has been estimated. A property which is more than 50 years of age is normally recorded as "historic." A color digital photograph, generally of the property's main street elevation, is included on the Primary Record form.

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The Building, Structure, Object (BSO) Record, which is attached to the Primary Record as page two, evaluates the significance of the property and its eligibility for NRHP, CRHR and local designation as an historic property. The building's original and present uses, its architectural style or construction type as well as dates of significant alterations, when known, are recorded on this form. The name of the architect or designer, and/or builder are identified, when that information was found on building permits or could otherwise be determined. The form describes the property's importance as it relates to the historical development of Downtown Oxnard. Statements of significance on the BSO Record reflect the historical developmental themes and time periods identified in the Historic Context Statement prepared in conjunction with this project, found in Section III of this report. As a general rule, a resource was determined to be significant if it is associated with a theme described in the context statement, and retains its integrity (the physical characteristics required for it to convey its significance).

In some instances, Continuation Records were prepared for properties in the survey. This form provides an opportunity to include extended discussion of historical information or evaluation, as well as documentation of additional or secondary buildings on a property, as well as supplemental photographs.

### *California Historical Resource Status Codes*

On both the Primary Record and BSO, the relevant status code, which best summarizes the property's eligibility, is noted in the form's header. The document, *California State Office Of Historic Preservation Department Of Parks & Recreation Technical Assistance Bulletin #8: User's Guide To The California Historical Resource Status Codes & Historic Resources Inventory Directory* provided the guidance for the assignment of significance codes. The overall code categories are:

- 1 Properties listed in the National Register (NR) or the California Register (CR)
- 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
- 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
- 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation
- 5 Properties Recognized as Historically Significant by Local Government
- 6 Not Eligible for Listing or Designation as specified
- 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

A complete definition of these codes, as well as the suffixes which complete this system of categorization, are included in Appendix B of this report.

### *Evaluation of Significance: Eligibility Criteria*

All properties within the survey area were evaluated by the consultants for historic significance using NRHP, CRHR and local landmark criteria. Properties which appear to be eligible for listing or designation either individually or as part of a district were identified.

The NRHP Criteria for Evaluation (Code of Federal Regulations, Title 36, Part 60) are described in detail in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Properties which meet one or more of the following criteria may be eligible for listing in the NRHP:

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- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

A property which meets any of the following criteria is eligible for listing on the California Register of Historical Resources:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

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### *City of Oxnard Landmark Criteria*

In April 1991, the City of Oxnard adopted the Ventura County Cultural Heritage ordinance (§§1360-1374, as amended) by resolution (City of Oxnard Resolution No. 10135), including eligibility criteria and procedures, substituting references in the ordinance to the County of Ventura with the City of Oxnard. Since that time, the Ventura County Cultural Heritage Board has acted as the city's cultural heritage board. The criteria for designating properties for listing are:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is identified with persons or events which are significant in national, state or local history;
3. It shows evidence of habitation, activity or the culture of prehistoric man;
4. It embodies elements of architectural design, details, materials or craftsmanship which represents a significant structural or architectural achievement or innovation;
5. It is representative of the work of a master builder, designer, architect or artist;
6. It is imbued with traditional or legendary lore;
7. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar feature associated with a neighborhood, community or the County of Ventura;
8. It is one of the few remaining examples in the County possessing distinguishing characteristics of an architectural or historical type or specimen.

Unlike the NRHP and CRHR, this ordinance does not provide for a minimum age for listing, or criteria for the level of integrity required for a property to be eligible for landmark designation. However, the ordinance does provide for designating a Point of Interest, which specifically includes altered properties which may not be eligible for landmark designation. A Point of Interest is defined as a property:

- A. That is the site of a building, structure or object that no longer exists but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
- B. That has historic significance, but has been altered to the extent that the integrity of the original workmanship materials or style has been substantially compromised; or
- C. That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

Although the ordinance provides no specific analytical standards for determining the level of integrity required for the designation of local landmarks, read together, these two sets of designation criteria suggest that at least a general standard of design integrity should be applied to the designation of landmarks.

### *Mapping*

The results of the survey as well as the survey boundaries are illustrated in a map included in this report as Figure 1. The map was produced from a base map of downtown Oxnard, including streets, parcels and building footprints, provided to the consultants by the city.

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## *Preparation of Final Products*

At the conclusion of the above tasks, the consultants prepared this final report, which in addition to the DPR 523 forms, contains a statement of survey methods, the historic context statement for the survey area, and a bibliography. In addition, a map of the survey area, including evaluation codes was prepared. Finally, a summary of findings was prepared.

## **II. Survey Results**

Two properties within the survey area appear to have the ability to contribute to the formation of a NRHP or CRHR-eligible historic district. No other NRHP or CRHR-eligible historic districts were found due primarily to the considerably altered state of many of the buildings and the extensive loss of historical setting and context due to the substantial level of demolition and new construction which has occurred within downtown Oxnard over roughly the past thirty years. The two buildings at 703 and 705 S. Oxnard Boulevard appear to be eligible as an NRHP and CRHR district for their association with Oxnard's Chinatown.

Also, three small groups of buildings were found to be potentially eligible for listing as local historic districts. The A Street District, located in the 300 and 400 blocks, contains ten contributing buildings representing the most intact remaining examples of post-war commercial development of downtown Oxnard. Two buildings within this district built prior to the war, the Post Office and Woolworth's building, are key anchor to the district.

The second potential historic district is located on East Fifth Street and (former) Enterprise Street and includes eight buildings in the 100 block of East Fifth Street and Enterprise Street. These buildings represent the most intact remaining grouping of commercial buildings from the pre-World War II period in Oxnard.

A locally-eligible district could also be formed from the buildings within Heritage Square. Taken as a grouping, these fourteen buildings represent both town and ranch buildings built between the 1870s and the 1910s and are significant for the variety of local architectural styles represented, including Italianate, Queen Anne, Colonial Revival, Craftsman and Carpenter Gothic. Some were designed by prominent area architects, including Albert C. Martin and Herman Anlauf. Some of the buildings are associated with individuals in Oxnard's past, including pioneer ranching families Justin Petit, Louis Pfeiler, Martin Laurent, Archie Connelly and W.P. Snively; and David Tod Perkins, a California assemblyman. Two of the houses were among the earliest built in Oxnard by Abraham Fry and Anna Scarlett.

Also, extensive research into Oxnard's Chinatown identified China Alley as an important site in Oxnard's history, for its association with Chinese settlement in Oxnard. China Alley runs north and south between Seventh and Eighth streets and A Street and Oxnard Boulevard. All of the buildings on the alley were demolished by the 1960s. However, because of its significance as a place of Chinese settlement as well as the notoriety it attained as a place for gambling, drugs and prostitution, it should be regarded as eligible for designation as an Oxnard Point of Interest.

Designated City and Ventura County Landmarks located within the survey area include: the Perkins and Petit houses and the First Church of Christ Scientist in Heritage Square, the Japanese Methodist Episcopal Church,

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the Plaza Park Pagoda, the Bank of A. Levy, the Carnegie Library and the C Street Palm trees. The Carnegie Library is also listed on the NRHP. This survey found several additional properties to be eligible for listing on the NRHP and CRHR, including the Post Office, Bank of A. Levy building, Plaza Park and Pagoda, and the Japanese Methodist Episcopal Church. In addition, 26 properties were deemed potentially eligible for individual designation as City Landmarks.

The results of the survey are summarized below and reported on a property by property basis in Appendix C.

<i>Type of Property</i>	<i>Status Codes</i>	<i>Count</i>
NRHP Eligible/Listed	1S/3S/3D	7
Locally Eligible/Listed	5S3/5D3/5B	60
Ineligible	6Z	186

### III. Historic Context Statement

In order for a property to qualify for listing on the NRHP, CRHR or for local designation, the property must be significant, which is defined as possessing the representative characteristics of some aspect of an area's history or architecture. A property's significance should be evaluated within its historic context, which are "those patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) is made clear." (National Register Bulletin 15)

#### General Historical Overview to 1898

The land on which the City of Oxnard is located today was originally part of a great alluvial delta formed mainly by the Santa Clara River that gently slopes to the Pacific Ocean. It is the largest and most extensive level surface in Ventura County. The Mediterranean climate is ideal for growing tree and vegetable crops.

The Chumash Indians lived along the coast for over a thousand years. The large coastal villages included Mugu and Hueneme with smaller villages along the Santa Clara River. The Indians traded with villages on the Channel Islands and used canoes called "tomols" to travel back and forth to the islands.

#### *Rancho Rio de Santa Clara or La Colonia*

The first Spanish mission in the area was established in San Buenaventura in 1782, and by 1833, the Spanish began rewarding their soldiers and civil servants by awarding large grants of land. In 1837 Rancho Rio de Santa Clara or La Colonia was granted to eight soldiers who had served with the Santa Barbara Company. Each soldier held an undivided interest in the 44,833 acre ranch located south of the Santa Clara River adjacent to the Pacific Ocean.

Rafael Gonzales appears to be the only soldier to live on the rancho. He raised cattle and lived in a small adobe dwelling located between present day Gonzales Road and the Santa Clara River. The drought of 1863-64 resulted in widespread cattle starvation, and no doubt prompted the sale of the rancho.

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In 1864 Thomas Bard, land agent for Thomas Scott, purchased 32,000 of the 44,833 acre Rancho Rio de Santa Clara or La Colonia. Thomas Scott was Acting U.S. Secretary of War, Vice-President of the Pennsylvania Railroad, and an oilman. He purchased this property, along with five other Ventura ranchos, in order to exploit their oil potential.

Bard eventually became the largest landowner of La Colonia, but a squabble over land ownership flared up over the boundaries between rancho and government-owned public lands. During this period, many families squatted on what they believed to be public land available for homesteading. Other owners of Rancho La Colonia included Jose Lobero. In 1867 Christian Borchard, a native of Germany, purchased 1,000 acres of land from Lobero, including the Gonzales adobe. Borchard is credited with being the first farmer on La Colonia (Hutchinson, Vol. I, 1965: 166).

In 1868 Bard advertised portions of the rancho for sale in Northern California. Some of the earliest to settle and purchase land from Bard were Michael Kauffman, John D. Patterson, Dominick McGrath, Peter Donlon, James Leonard and Mark McLaughlin. In 1869 Bard sold parcels to Jacob Gries and James Saviers (682 acres), Peter Donlon (533 acres) and William I. Rice (1,762 acres). Many of these farmers had migrated from Northern California after hearing about the available land for sale on La Colonia. During the early 1870s, Juan Camarillo sold portions of La Colonia to Jacob and Gotfried Maulhardt and Johannes Borchard (1,320 acres) (Hutchinson, Vol. I, 1965: 168-69).

With the arrival of these first farmers, many of Irish and German descent, Bard realized that a town needed to be established to serve their shipping and supply needs. The town of Point Hueneme was established by Bard in 1869 and a wharf was constructed in 1871, the first true wharf on the coastline between Santa Cruz and San Pedro. Between 1871 and 1900 farmers settled on the La Colonia and shipped their products through the Hueneme Wharf. The town of Hueneme grew slowly as a merchant class evolved and the shipping trades were established. Through the 1880s barley was the predominant crop raised by farmers and shipped primarily to San Francisco. Other important products included wheat, corn, beans, mustard, sheep, hogs, wool and eggs. The expanding agricultural trade led to a lighthouse being constructed at Point Hueneme in 1874. Farmers were constantly experimenting with new crops. In addition to barley, grains and lima beans, the sugar beet made its debut as a new crop when Johannes Borchard planted the first sugar beets for use as livestock feed.

On February 1, 1878, a survey of Rancho La Colonia was completed, the courts approved ownerships, and the long-disputed land titles were resolved. However, it would not be until 1887 that the squatter claims were settled, in Thomas Bard's favor.

### *Sugar Beet Industry and the Oxnard Brothers*

In 1895 Borchard and Albert Maulhardt visited the Chino Sugar Beet Refinery in San Bernardino County with the intent of test-planting sugar beets as a major crop. Maulhardt returned with seed from the refinery and set out five acres on land owned by Thomas Bard in 1896. Encouraged by Bard, Henry T. Oxnard and Claus Spreckles visited Hueneme to examine the potential for building a sugar refinery near the wharf. Oxnard wanted it centrally located, nearer to the growers. By 1897 Maulhardt had convinced a large number of

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farmers to plant beets, resulting in the end of large scale grain raising. In 1897, 225 tons of beets a day were shipped through Montalvo, a Ventura Beet Growers Union had been formed, and brothers Henry T. and John Oxnard had decided to build a beet sugar refinery in the area, which remained relatively isolated. At the time, no railroad or bridge connected the northern and southern banks of the Santa Clara River.

The sugar beet industry got its start in the 1870s in Northern California with the establishment of the nation's first commercial beet sugar factory by Ebenezer Dyer, who organized the California Beet Sugar Company. The industry expanded little until 1888, when Claus Spreckels established a large sugar beet factory in Watsonville and recruited farmers to grow beets, educating them on beet culture and offering prizes as incentives. By 1896 the Watsonville plant was the largest sugar factory operating in the U.S. and attracted the attention of Henry and Robert Oxnard, who had been in the sugar refinery business in New York. Henry Oxnard had competed with Spreckels as a refiner of Hawaiian cane sugar in San Francisco.

Their father Thomas Oxnard, a native of Marseilles, France, had been a cane sugar grower and producer for years on his sugar plantation in Louisiana. Robert, the first son of ten children, followed his father into the sugar business. Following his education in Boston he entered the sugar export business in Havana in 1872 and in 1876 entered into his father's sugar refinery in Brooklyn, New York. He settled in San Francisco in 1888 and became president of the American Sugar Refinery Company and the Western Sugar Refinery Company.

Henry Thomas Oxnard, born in Marseilles, France in 1860, grew up in Boston, graduating from Harvard in 1882. Henry took a more political role than his brothers, becoming involved in lobbying in Washington, D. C. The rapid development of the beet sugar industry in California was aided by the passage of the McKinley Tariff Act in 1890, which provided a two-cent-per-pound federal bounty on all domestic sugar and the free importation of sugar machinery and beet seed. Henry Oxnard played a role in this legislation by appearing before the House Ways and Means Committee in 1889 to argue persuasively for its passage.

The Oxnards built two refineries in Nebraska in 1890 and a refinery factory in Chino in 1891 and organized the Chino Valley Beet Sugar Company, later renamed the American Beet Sugar Company. The Oxnards also persuaded local farmers to grow sugar beets. From 1891 to 1895, their sugar production tonnage increased tenfold. Robert and Henry Oxnard had two other brothers involved in the beet sugar industry as well: Benjamin, who worked in the South and East in cane sugar production, and James, who assisted Henry in forming the beet sugar companies.

In 1897 the Dingley Tariff Act helped promote domestic sugar by establishing a tariff on imported sugar, resulting in the construction of thirty-six new sugar refineries throughout the United States. With the passage of this tariff, the Oxnard Brothers began construction of their fourth factory in late 1897, the new mammoth Pacific Beet Sugar Company plant in the town of Oxnard. One hundred acres of land had been purchased for the refinery by the Oxnards from Henry Rice on land originally owned by the Saviers family. The factory was completed the following year. In 1899 all four Oxnard Brothers factories were incorporated under the American Beet Sugar Company name (Osborn, 1972).

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## **Economic Development (1898-1920)**

### *Transportation*

Shipping construction equipment to the beet sugar refinery site required the construction of a wooden railroad trestle and rail line over the Santa Clara river, connecting with the Southern Pacific main line in Montalvo in late 1897, reaching the factory in April of 1898. Over 900 railroad cars delivered machinery and materials to construct the factory. In 1898 a separate wagon bridge was built.

The building of the railroad trestle occurred during the same year as the platting of the Oxnard townsite, but actually preceded the completion of the construction of the American Beet Sugar Company's Oxnard factory. With the completion of the trestle, equipment could be sent by railroad car to the factory site to aid in construction. The railroad provided the newly established community with the ability to ship sugar from the refinery to market. The Oxnard Brothers, for whom the townsite was named, provided Southern Pacific with the right-of-way required to bring the railroad to Oxnard.

The completion of the first section of the Montalvo Cutoff in 1898, connecting Oxnard to the north county and the main Southern Pacific line, proved to be a pivotal event in the development of the agricultural potential of the Oxnard Plain, enabling the success of the beet sugar industry in Ventura County, and ensuring the success of the Oxnard townsite.

In addition to the Southern Pacific Railroad, a local railroad, the Bakersfield and Ventura Railroad, was completed between Oxnard and Port Hueneme in 1905. It was used for both passengers and freight, and served both farmers and the sugar beet factory. In 1912 the railroad was purchased by the American Beet Sugar Company and renamed the Ventura County Railway. This railroad remained an important link between the farmers who established "beet dumps" adjacent to the railroad for the temporary storage of beets destined for the factory. However, as farmers began to diversify their crops, some of these sidings were removed. Passenger service was terminated in 1926. (Maguire: 1961)

The Ventura County Railway played an important role in transporting sugar beets from the individual ranches to the factory. However, an even larger, earlier, and more important role was played initially by the construction of the Southern Pacific trestle and the Montalvo Cutoff, which enabled the construction of the factory and the establishment of the town, and it continued to carry the American Beet Sugar Company's product to market until the factory's closure. The railroad also allowed for the marketing of the other important agricultural products of the Oxnard Plain, such as lima beans and barley. Warehouses were built adjacent to the railroad to house the numerous grains and beans awaiting shipment to market. A large farm implement industry grew up in Oxnard as a result of the prominence of agriculture in the region.

### *Construction of Factory and Industrial Area*

Thomas J. Osborne, in his article on the Oxnard Brothers, states:

This new structure was reputed to be the "model sugar factory of America." The factory buildings, offices, boilers, rotary and vertical lime kilns and storage tanks were situated on a 100-acre tract in the

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midst of rich beet soil. The average dollar return per acre of beets jumped from \$48.35 in 1897 to \$59.01 in 1901, while the factory registered a corresponding increase in “tons of beets produced.” The factory had the capacity to process 2,000 tons of beets per day. (Osborne, 1972: 121)

On the factory grounds, individual housing was built for the engineer, the supervisor, the manager as well as an Officer’s Club. A two-story lodging house and a nearby dining room was built by the company for the workers. In addition, 22 homes were built for workers on Donlon Street near the factory. North of the factory grounds the company built 36 adobe houses for Mexican field workers. Other buildings were referred to as the “Campaign” lodging house and dining room. Sugar beets were brought to the factory for processing during the “campaign,” or season, which began with the beet harvest in September, with processing occurring through January. During the campaign season, the factory operated twenty-four hours a day seven days a week with 150 to 600 employees at full capacity. The rest of the year the factory operated with only a skeleton crew assigned to repair and maintenance.



**Oxnard Beet Sugar Factory, 1898. (Oxnard Public Library)**

The labor force was both skilled and semi-skilled. The Oxnard factory was unionized in the late 1930s. Migrant laborers were usually hired during the peak season, to harvest and to thin and top the beets.

Near the factory, a passenger and freight depot was built adjacent to the railroad tracks in 1898. A large warehouse was constructed across from the depot for the Southern Pacific Milling Company to store beans and grain. Additional related buildings included a beer depot and the Union Ice Company Ice House. By 1903 a Walnut Grower’s Warehouse was built near the depot as well as several railroad-related buildings including a section house, bunk house and hand car house.

### *Town Development*

With the town of Hueneme some four-and-a-half miles away, and recognizing the need for housing and services for the beet sugar factory and its employees, the Colonia Improvement Company was established in 1898 to lay out a town site west of the factory on lands purchased from Jack and Aranetta Hill.

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The town was laid out on the grid system bounded by A Street on the east; D Street on the west; Fourth Street on the north; and Sixth Street on the south. In the center was a plaza. The following year, in 1899, the boundaries were expanded to Saviers Road on the east; E Street on the west; Third Street on the north; and Seventh Street on the south. (Heil, 1978: 19-21)

Housing was built rapidly to accommodate the growing workforce. Many buildings were moved in from Hue-neme and Saticoy to meet the shortage. New false-front wood and brick business buildings were constructed along Fifth Street, which became the main commercial street, from B Street to Saviers Road and fronting the plaza on both the north and south sides. Located on a prominent corner opposite the plaza, the Oxnard Hotel was among the first buildings in the new town, opening in 1899, to house visitors and provide rooms for new sugar beet factory employees. It was a large three story wood shingled building with a corner tower and wrap-around porches.

By early 1900, numerous hotels and lodging houses were built throughout the city to house new arrivals and to provide temporary rooms for workers. They included the Germania Hotel, The Colonia, The Belleville and the Santa Clara House, among others. Hastily erected canvas tents and cabins were put up to alleviate the acute housing shortage, with as many as five occupying a city lot.

Within two years, the city had grown to a population of 1,000 residents. A water system had been constructed by the Colonia Improvement Company for fire and domestic use, and a volunteer fire department had been established. The Ventura County Power Company installed gas pipes in 1904 and the Oxnard Light and Water Company was established in 1905. In 1912 the City of Oxnard acquired the community's gas, water and electric utilities from the Ventura County Power Company.

Building materials were supplied by the Ventura County Lumber Company and People's Lumber Company and a planing mill built by O.L. Newby. Entertainment and social life was provided by fraternal halls, concert halls and saloons. Several churches were built or moved in, and a school site on Third Street was selected, where Oxnard City Hall is located today. A second private boarding and day school was built by St. Joseph's Institute by 1903.

In 1903 the city incorporated, and Richard B. Haydock selected as the new president of the Board of Trustees. It was through his efforts as well as others, that a letter was sent to Andrew Carnegie requesting funds for the construction of a library. Oxnard thus became one of the 1,679 libraries Carnegie funded in the United States between 1886 and 1919, and the only city in Ventura County, to receive Carnegie funds. The library was completed in 1907 on the corner of Fifth and C streets and housed the City Hall in the basement of the new building. (Haydock, 1966) The following year the plaza was offered to the City of Oxnard by the Colonia Improvement Company. The city hired Los Angeles landscape architect William David Cook to design a beautification plan for the park. In 1910 a pagoda was built in the park and functioned as a bandstand. County-wide Fourth of July events were held in Oxnard in 1910 and 1911. (Miedema, 1992)

The town of Oxnard grew rapidly after 1898. By 1912, J.R. Gabbert, Secretary of the Board of Trade, wrote, "Oxnard has a greater freight business over the Southern Pacific than all the other cities combined between San Luis Obispo and Los Angeles. In fact the receipts from freight shipments at this little city rank fifth

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among all the coast shipping points.” (Heil, 1978: 44) By 1912, \$4 million worth of sugar beets were being processed each year, and nearly as much in lima bean crops.

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

### **Growth of Downtown (1920-1945)**

Oxnard continued to grow rapidly during the 1920s from 4,400 to 6,285 in 1930. However, the city did not sustain the rate of growth it experienced during the prior two decades, or match the growth of Ventura or Santa Paula during the 1920s. Ventura’s population nearly tripled and Santa Paula nearly doubled between 1920 and 1930.

The commercial district kept pace. Many previously vacant lots filled in with new businesses during this time. Fifth Street remained the heart of the district, but the adjacent A and B streets also began to develop as the downtown expanded. The Roosevelt Highway was built in 1929, connecting the Oxnard plain region with Los Angeles via the coast, passing through Oxnard on the city’s main north-south arterial, Saviers Road. The name of Saviers Road was changed to Oxnard Boulevard, possibly in response to its new role as part of the statewide highway system. The highway was designated as State Route 1 in 1964.

During the Great Depression of the 1930s building construction slowed substantially in Oxnard, as it did throughout most of the country. Public works projects under Roosevelt’s New Deal provided work to some individuals through the WPA and PWA programs. One of the most significant public works projects was the Oxnard Post Office constructed in 1939 on A and 4th streets. On the interior is a mural created by Daniel Marcus Mendelowitz in 1941 depicting Oxnard showing farmhouses, agriculture, the sugar beet factory and the town.



**Corner of 5th and B streets, circa 1940.**

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Other Depression-era public works programs for Oxnard included a new sewer system and the establishment of the Oxnard Airport.

In 1937 Oxnard's voters approved a \$1,750,000.00 general obligation bond to establish a deep-water harbor at Port Hueneme. The Oxnard Harbor District included the same boundaries as the Oxnard School District. The district attempted to obtain federal funds to help with the project but was turned down. The harbor dredging was completed with a new transit shed and dockside facilities completed in 1940. It was in operation only a short time before the harbor and surrounding lands were appropriated under wartime powers by the Chief of Naval Operations on March 9, 1942 in order to establish the Naval Advanced Base Depot, later known as the Construction Battalion Center. The base served as a staging area for the shipment of construction materials to the Pacific Theatre, and as a training center for the Seabees, builders of bases in the Pacific Islands during wartime.

In 1946 the Naval Air Missile Test Center (now the Pacific Missile Test Center) was established at Point Mugu, one of the most important military facilities in the West. The first live missile, the Loon, was launched in 1947. Although it failed, others that followed proved successful. The test center grew from a population of 612 in 1946 to 4,800 military and civilian personnel by 1956.

The military's presence attracted many professionals including engineers, scientists, mathematicians and physicists. Private industry was stimulated and firms such as Raytheon, Bendix Aviation and others were established in Oxnard and elsewhere in the county. Coldwar-era military expansion continued with the establishment of the Oxnard Air Force Base at Camarillo in 1952, part of the West Coast Air Defense System Headquarters of the 414th Fighter Group.

Ventura County benefitted from the hiring of more than 10,000 civilian workers and 21,000 military personnel, thus providing jobs for local residents and reviving the economy following the Depression of the 1930s. Oxnard was to grow as a direct result of the military bases as its population more than doubled from 8,519 in 1940 to 21,567 by 1950. (Triem, 1985: 134-36)

### *City Government*

With the tremendous growth occurring in Oxnard during the 1940s, the city decided that the Mayor/City Council administration that had been in place since 1904 was outdated, and replaced it with a city manager form of government. The first planning director was hired in 1949 and a Planning Commission established. A Master Plan for the city adopted in 1949 laid the foundation for change in the downtown business district. The decade of the 1950s would witness the execution of this new plan, which was revised in 1952 and 1958.

### **Urban Renewal (1945 to Present)**

The post-war era marked a major period of transition for the downtown, reflecting not only the growth of the city as a whole, but its ambitions. Aggressive efforts were undertaken to improve the community's image. Residential uses in the downtown district, primarily south of Second Street and east of C Street, were

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steadily displaced by new commercial construction, eventually establishing A and B streets, along with Fifth Street, as the heart of the commercial district.

Roughly 500 buildings were demolished during the 1950s by order of the City of Oxnard, thirty of them in the downtown commercial district. Many of these buildings were older, dilapidated residences hastily constructed when the town was first established in order to provide worker housing.

Major new commercial anchors added to downtown during the 1950s included the J.C. Penney department store, located on A and Sixth streets, built in 1955 and the General Telephone Company office in 1952 on C Street. Oxnard Savings and Loan built a handsome new modern glass and brick office building at 560 South A Street in 1956. The Asahi Market, first established on Oxnard Boulevard in 1907, moved into a new building at 660 South Oxnard Boulevard in 1957 to mark their fiftieth anniversary. Deiner's Men's Wear store, established in 1913, opened a new store in 1957 at 534 South A Street.

After sixty years of dominating Oxnard's skyline, in 1958, the sugar beet refinery ceased operations. The economic impacts of the plant's closure on employment and tax base were substantial, but not devastating. Agriculture in the region had already diversified to more profitable cash crops, including lemons and fresh vegetable truck farming, and the city's economic base had widened substantially during the postwar era to include food processing, the military, and Cold War industries. During its final years, the plant remained in operation mainly by processing sugar beets transported in from other areas. The plant was demolished in July 1959, and a new industrial park built on the factory site.

The 1960s and 1970s marked a period of intensive urban renewal efforts directed by the city. The city created the "need for" a Redevelopment Agency on November 8, 1960, under resolution number 2365, followed by the creation of the Redevelopment Agency in 1967. The first redevelopment project area in the downtown was formed in May, 1968. Numerous downtown parcels were cleared of buildings constructed during the first three decades of the city's growth and development, some to be developed anew, but many to be redeveloped as parking lots. With the demolition of virtually all of the buildings on the streets bounding Plaza Park completed by the early 1970s, the heart of downtown shifted towards the relatively newer sections of the commercial district, and the recently-developed pedestrian mall on A Street. The 1971 Sylmar Earthquake hastened this process, leading to the demolition of some of the remaining older, and now damaged, buildings in the downtown.

The Esplanade Shopping Center, constructed in the Wagon Wheel area in 1969-71, marked a major shift in Oxnard's commercial center towards the northern edge of the city and away from downtown. The mall's large department stores hastened the demise of the smaller, family-owned shops in downtown Oxnard. In response to the downtown's declining economic fortunes, the city converted A Street between Third and Sixth streets into a pedestrian mall in 1971. The street was closed to automobiles and plantings with benches were added to provide an inviting atmosphere. Buildings were removed to create additional parking for shoppers.

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By the end of 1964, the three military facilities employed an average of 14,823 workers comprised of military, civilian and contract employees. The city's population growth continued unabated, nearly doubling between 1960 and 1970, from 40,265 to 71,225.

### **Social History (1898-present)**

As was the case throughout the West, the new town of Oxnard was peopled with immigrants, including Germans, French, Irish, Mexicans, Chinese and Japanese, and also a small number of Italians and Portuguese. This diverse population established their own churches, fraternal organizations, clubs, schools and entertainment. Each of the dominant immigrant groups played an important role in the growth and development of Oxnard.

#### *German and Irish Immigrants*

The first settlers on the Oxnard Plain during the late 1860s and 1870s were German and Irish immigrants. Among the earliest were brothers Gottfried and Jacob Maulhardt, and Christian Borchard and his nephew Caspar Borchard. Many of these families had known each other in Germany. Some had settled first in northern California, and had been successful in business or agriculture, enabling them to purchase land in Ventura County. It was through acquaintances and stories about the lush agricultural land for sale that these immigrants learned of La Colonia. They took up farming after purchasing large tracts of land.

During this same time period, several Irish families, including those of Dominick McGrath, Peter Donlon, James McLaughlin and James Leonard arrived in the area. The majority of Germans and Irish were Roman Catholics. Consequently, the first large substantially-built church in the new town of Oxnard would be the Santa Clara Catholic Church. For several years, masses were conducted in both German and English, with the German-speakers sitting on one side of the church and everyone else on the other. In addition, a German Lutheran Church was founded. Some of the early fraternal groups and societies included the Oxnard Liederkranz and the Sons of Herman.

#### *French Immigrants*

A number of families immigrated to La Colonia from France, including Jews from the French province of Alsace. Among the first were Achille Levy, Leon Cerf, Moise L. Wolff and Samuel Weill, who established merchandise stores in Hueneme. An agricultural brokerage business established by Levy in 1882 eventually led him into the banking business. The Lehmann Brothers, Paul, Leon and Edmond, arrived in Hueneme in the 1880s. Their firm ultimately became one of the largest retail and produce commission businesses in Ventura

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**Opening day at Best Maid Bakery, 761 S. Oxnard Blvd. in 1928. Left to right: Louise De Bo, Leonie and Roch Bordenave. (Irene Bordenave Gruber)**

Street. The Wolff sisters, Emilie, Marie, Leonie and Antoinette, immigrated to Oxnard from Lorraine, France in 1898, and opened a combination dressmaking and restaurant business on C Street, converting it to a bakery business in 1903.

Roch Bordenave, a native of the Pyrenees region of Southern France, came to Oxnard in the late 1910s after apprenticing as a baker in San Francisco. He went to work at the Oxnard Bakery run by Desire Fauve, and eventually established his own bakery on Oxnard Boulevard in 1928 known as Best Maid Bakery, specializing in French bread and pastries, and attracting customers from as far away as Los Angeles.

### *Chinese Immigrants*

Between the late 1840s and late 1880s, over 370,000 Chinese emigrated to California and Hawaii. They were attracted by the discovery of gold in California and worked in the mines, building the railroads, and in orchards, households, and finally as merchants. As early as 1875, and through the 1920s, the U.S. government enacted a series of exclusionary laws against Asian immigrants, denying rights of citizenship, property ownership and finally denying outright immigration to certain classes of citizens, especially laborers. The immigrant groups to be effected most by the exclusionary laws were the Chinese in the 1880s and the Japanese in the 1920s (Chan, 1991).

Chinese immigrants, mainly single men, were among the earliest settlers in the new town of Oxnard, opening businesses and working as agricultural laborers. Several relocated from Ventura, after most of the Chi-

County. These early brokerages helped the farmers by buying their products and shipping them to distant markets. Many of the farmers bartered agricultural products for credit that they could use to buy merchandise.

When the town of Oxnard was established in 1898, many of these merchants relocated their business to the new boomtown. Achille Levy built a bank on Fifth and B streets in the early 1900s. In 1900 Lehman and Waterman opened a general merchandise store on Fifth Street, between A and B streets. Weill and Murphy established a clothing store on Fifth

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nese district on Figueroa Street was abandoned and demolished by 1905. By 1900, the first small Chinese settlement was established in Oxnard, on the west side of Saviers Road between Fifth and Sixth streets, comprised of small wooden dwellings that served as both shops and housing, and a Chinese laundry.

By 1903 another small Chinese settlement was established along Saviers Road between Seventh and Eighth streets. In 1906 the Chinese quarter expanded to include the entire block and the alley bounded by Saviers Road, A Street, and Seventh and Eighth streets. Interspersed were boarding houses for Japanese and women, a euphemism for houses of prostitution. By 1912, the Chinese appear to have abandoned the area between Fifth and Sixth streets and Oxnard's Chinatown became firmly established between Seventh and Eighth streets, the alley, Saviers Road and A Street.

The early Oxnard Chinese community was predominately male, either single, or with families in China. Most came to America to work with the intention of returning to their homes. Sucheng Chan, in his book *Asian Americans: An Interpretive History*, identified seven areas of hostility experienced by the Chinese: prejudice, social and geographic segregation, economic discrimination, political disenfranchisement, immigration exclusion and physical violence. Because of these prevailing issues, the Chinese established a complex network of organizations to maintain social cohesion. (Chan, 1991)

Numerous Chinese social institutions were created. The Chinese Free Masons, also referred to as the Bing Kong Tong, built a hall at 740 A Street around 1904. This group also served as the Chinese Benevolent Association, which "organized the fire department, acted as a court in community disputes, and arranged funerals." (Jennings, 1984: 25)

The Bing Kong Tong Hall was moved to 743 S. Oxnard Boulevard by 1921 where it remained until it was condemned in 1954. Prior to its demolition, an article was written about the building describing the interior of the second floor lodge. Paintings covered the walls with an altar at the rear, holding a large incense burner and several vases dating back sixty-five years as well as a collection of Chinese newspapers and a guest book, written in Chinese, dating back to 1925. Hall Soo Hoo talked about the group in 1954: "In 1924 the Chinese Free Masons had about 75 members and the building was one of the most modern in Oxnard. We held meetings there once each month, at which time we discussed our problems and tried to help each other." (Oxnard Press Courier, 5/14/54) A new hall was constructed at 753 S. Oxnard Boulevard by Hall Soo Hoo in 1956, where it remains today.

The Chinese residents of Oxnard also operated their own employment agency, the Shang Wo Quong Company, with an office at 732 A Street in 1911.

The Chinese worked mainly as farm laborers and as cooks on local ranches. Some were merchants, owning shops catering primarily to Chinese residents, but were also patronized by white children buying candy and lichee nuts, and adults purchasing firecrackers for the Fourth of July. Chinese laundries were popular both inside and outside Chinatown, and restaurants serving Chinese cuisine spread outside Chinatown.

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**China Alley, possibly circa 1952. (Oxnard Public Library)**

Located within the confines of the Chinese district during the 1910s were a laundry, billiard hall, restaurant, barber shop, grocery stores and the Chinese Masonic hall. The Oxnard City Business Directory for 1910-11 listed 12 Chinese and Japanese merchants located on Saviers Road and the 700 block of A Street. During this period, the alley between Seventh and Eighth streets, Saviers Road and A Street became known as China Alley. The buildings fronting onto China Alley were primarily small, one story woodframe residences.

During this period, China Alley developed a somewhat notorious reputation. Gambling, narcotics and prostitution were commonplace. Two accounts illustrate this side of Chinatown. Coletha Lehman recalls,

I had an older brother ... who took me down to (China Alley) to show me those gambling places. ... They had little false fronts on their stores. As you walked down it looked like there was a nice little place to have some tea or buy a teapot ... but they were all full of dust so you guessed there wasn't much business there. So the night that my brother took me down we went into this place that looked like a little tea shop, but in one corner as I looked up, there was a little square hole and there was an eye looking right at me. But if they knew you, then there was a sliding door that opened, and you went into a hallway; you walked a little ways in this hallway, and then there was another one of these eyes, and then another door opened until you got into where the lottery tables were. Then beyond that, where the big gambling was, there was all kinds of gambling going on then you went down some steps to what was called the opium den, and there you saw all these derelicts with their opium pipes. ... the ones that I saw were Orientals. In Oxnard there was a place to deal in opium; they say they did a big business between San Diego and San Francisco. (Jennings, 1984: 26)

William P. Clark, former U.S. Secretary of the Interior in the Reagan administration, recalls stories told his father Robert Clark, County Sheriff from 1922 to 1933.

During that time things flourished in China Alley as far as gambling and prostitution. Of course, in those days, unfortunately, things were let run pretty wide-open in Oxnard as far as those crimes were concerned. There's one occasion where Dad decided things had gone far enough, so he went to his friend, Los Angeles Sheriff Biscailluz, and had him send in some help. They raided China Alley, and they actually fenced off a certain area in China Alley and made over one hundred arrests. (Jennings, 1984: 27)

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Recent research into early Chinatowns in California offers a perspective on gambling from the point of view of the Chinese laborer. In an interview conducted in 1922 in connection with a survey on race relations, an elderly Chinese man stated:

Do you realize what our situation is here? We come over here a lot of young men, eager about life, and then we work most of the time. What's there to do when work is over? There is no family to go to. The Chinese are not welcome in the theaters. They have to live in Chinatowns . . . So, because there is no recreation, no way out, the Chinese go to the gambling houses. They are not necessarily gamblers at all, but they want some place to go and they watch the excitement. That is why there are these gambling places. (Street, 2004: 302)

At its peak, the Chinese community in Oxnard numbered around 600 persons. In 1930 only one Chinese merchant was listed in China Alley, the Wing Chong Lung Company. By the end of the 1930s, the district's residents were predominately Hispanic and China Alley persisted in name only. By 1951, about half of the small wooden buildings fronting the alley had been removed, with the rest disappearing during the 1960s and 1970s.

A few Chinese residents remained in Oxnard. One early Chinese merchant, Hall Soo Hoo, who immigrated to Oxnard in 1917 at the age of 14, became the owner of the Golden Chicken Inn restaurant at 701 Oxnard Boulevard. Mama Soo Hoo's Oriental Restaurant was opened in 1948 at 730 Oxnard Boulevard. The Bing Kong Tong Free Masons continues to meet at 751 S. Oxnard Boulevard.

### *Japanese Immigrants*

Between 1880 and 1910 around 400,000 Japanese immigrated to Hawaii and the Pacific Coast, working in the Hawaiian sugar cane fields before coming to the United States. In early 1900 a group of one thousand Japanese farm workers were brought to Oxnard by six labor contractors to harvest sugar beets. They lived in tents set up near the beet fields, and when the beet season ended, they worked harvesting other crops. By 1903 Oxnard was an important center for the distribution of Japanese workers. San Francisco labor contractor Kusaburo Baba brought immigrants directly to Oxnard from Kumamoto Prefecture in Japan.

In 1903, both Japanese and Mexican workers struck the growers to protest low wages and poor working conditions. Baba helped to organize the strikes, calling the group, which totaled 500 Japanese and 200 Mexican workers, the Japanese-Mexican Labor Association (JMLA). According to professor Tomas Almaguer, this strike was an important event in labor history because "the JMLA was the first major agricultural worker's union in California comprised of different minority workers and the first to strike successfully against capitalist interests." (Almaguer, 1984: 325)

The AFL refused to allow Japanese membership, so the JMLA remained outside the labor federation, leading to the organization's demise a few years after the successful conclusion of the strike in April 1903. The strong demand for staple crops during World War I provided Japanese immigrants with opportunities beyond working as hired laborers. Some former agricultural workers married and started families, acquiring agricultural land of their own.

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### *Japanese Merchant Class*

Although they could not obtain U.S. citizenship as a consequence of discriminatory exclusionary laws, Japanese residents were allowed to own property. The first Japanese businesses in Oxnard opened between 1900 and 1903. A two-story wood frame building used as a Japanese boarding house and billiard parlor and a Japanese store were located in Chinatown, fronting the west side of Saviers Road between Seventh and Eighth streets. By 1906, Japanese merchants had settled into a district on the east side of Saviers Road between Fifth and Seventh streets. One and two story wood frame buildings housed three billiard parlors, a restaurant, a barbershop, fruit market, boarding houses, grocery, general merchandise store and Japanese baths. This area remained the primary location of the Japanese merchants throughout Oxnard's history, along with a scattering of businesses on Seventh and Sixth streets and a few stores in China Alley.

As with the Chinese, the earliest Japanese immigrants were primarily single men, who during the first two decades of immigration, did not plan on remaining permanently in the United States. However, as opportunities for economic success widened, they would often send for their families or find a "picture bride" through a marriage broker, a common practice in Japan. Many women entered the country this way, until February 29, 1921, when exclusionary policies were expanded to deny entry visas to these women.

The first Japanese to arrive in the U.S. were referred to as *Issei*, and the children were called *Nissei*. The latter were registered as citizens of both the U.S. and Japan. Despite the growing immigration restrictions, Japanese families in Oxnard gradually began to feel more a part of the community. Many women worked alongside their husbands in their businesses. One example was Tamisuke Tokuyama, who operated a restaurant out of his house on Saviers Road in 1906. His wife Masa, who had come as a "picture bride," did the cooking, and her husband worked as a labor contractor before starting his own produce company. (Fukuyama, 1994: 12)

Japanese social life centered around the Japanese Methodist Episcopal Mission, built in 1908 on A Street between Sixth and Seventh streets. Labor contractor Baba had approached the minister J.H. Avery of St. Paul's Methodist Episcopal Church upon its move to Oxnard in 1900. Baba sought more wholesome activities, other than the billiard halls and saloons, for the young Japanese laborers. St. Paul's contributed to the construction of the new church.

Like many Anglo Christian leaders during the Progressive Era, Baba frowned on drinking, smoking and prostitution. He felt personally responsible for the young men, having recruited them himself from Japan. The workers were offered English language classes in addition to religious classes. "The church became the heart of Oxnard's Japanese community and all the significant people in the Japanese community came together to discuss and take action on matters of common interest and concern" (Fukuyama, 1994: 7).

Baba served several terms as minister and studied at Chicago's Moody Bible Institute. He also became superintendent of the Sunday School and organized a day school for kindergarten children. The building was constructed in 1908 with funds from St. Paul's Methodist Episcopal Church. The social role of the church was gradually replaced by the Oxnard Japanese Association, which took over the handling of conflicts arising

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between the Japanese community, the police, and other public officials. Kamayo Asano was head of the Japanese Association for many years, which in 1928 was located at 658 Saviers Road.

In order to preserve their religious and cultural heritage, Oxnard Buddhist families opened a Japanese language school in 1927, with Sunday school and church services held in members homes. Thirty-five Buddhist families supported the construction of a Buddhist Temple, which was completed in November 1929 at 234 East Sixth Street. The new temple became the center for Oxnard Buddhists, where the earlier classes and women's society were brought together. In addition the church held conferences and inter-church athletics with other Buddhist temples in Southern California. The organization took on the responsibility of maintaining the Japanese Cemetery located on Pleasant Valley Road. (Fukuyama, 1994: 19)

By 1940 the Japanese population in Ventura County was 672, representing about 40 farms and 1,500 acres in agriculture. The Japanese community in Oxnard was the largest in Ventura County, and was a flourishing center when the U. S. declared war on Japan following the bombing of Pearl Harbor in December 1941. In 1942 President Roosevelt authorized the detention of all Japanese, who were rounded up and relocated to camps in isolated areas in the West. Many Japanese merchants lost their businesses, farms and homes. Some were fortunate enough to have friends take responsibility for their properties during their absence, but the close-knit Japanese community which had existed prior to the war was lost.



**Oxnard Buddhist Temple on E. Sixth Street, circa 1930. (Oxnard Public Library)**

The Oxnard City Directories document the dramatic changes in ownership on Oxnard Boulevard between 1940-41 and 1946:

### 1940-41

529 Oxnard Blvd. George Yanaginuma, laundry  
540 Oxnard Blvd. George Yamashita, barber  
556 Oxnard Blvd. H.W. Kawata, general mdse.  
620 Oxnard Blvd. Toraichi Otani, grocer  
629 Oxnard Blvd. T. Yamada, barber  
631 Oxnard Blvd. Shizuo Oshimo, Ohio Cafe  
632 Oxnard Blvd. Isamu/Yurji Doi, baths  
643 Oxnard Blvd. M. Matsumoto, Southern Cafe  
645 Oxnard Blvd. J.S. Okada, grocery  
653 Oxnard Blvd. M.K. Inadomi, liquors  
657 Oxnard Blvd. Felipe Agbayani, billiards  
660 Oxnard Blvd. Asahi Co., general mdse. and  
  
705 Oxnard Blvd. Mrs. T. Miyata, barber  
716 Oxnard Blvd. T. Moriwaki, grocer  
743 1/2 Oxnard Bl. Pete Tagayona, LBM Grocery  
753 Oxnard Blvd. Kay Kodani

### 1946

Maxon Studio Photography  
no listing  
no listing  
Arias Socorro, grocer (Otani)  
Juan Munoz, barber  
Alex Prokos, restaurant  
Adolfo Palazuelas, cigars  
Victoria Santana, restaurant  
F.T. Agbayani  
E.A. Abrams, stationery  
no listing  
Alice Carmona, grocer  
Shingoro Takasugi, grocer  
John Thomas, liquors  
Crispulo Ines  
Joseph Ines  
no listing

Of the sixteen Oxnard Boulevard Japanese merchants, only two returned to Oxnard Boulevard at the end of the war. By 1948 the Otani Malt Shop was listed in the city directory at its original location at 620 Oxnard

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Boulevard. The Asahi Company also continued at its original location at 660 Oxnard Boulevard. In 1950 the number of Japanese residents numbered only 362, about half of the pre-war population. Those who returned took up their pre-war occupations as farmers, gardeners, professionals and businessmen, continuing to make valuable economic and cultural contributions to the community.

When the Japanese returned to Oxnard, the Buddhist Church was converted to transitional housing for families and served as a home for elderly Japanese residents, some of whom remained there for over ten years. The last of the personal items stored in the church were not removed until 1956. The Japanese Methodist Church at 632 South A Street became the Four Square Gospel Church during the war. Following the war about half of the original 700 members returned. It remained a Japanese Methodist Church until at least 1965.

By 1990 the Japanese-American population in Oxnard had rebounded to over one thousand, including descendants of the earlier families and new immigrants. Some became prominent in local politics and were elected to city and state offices. Dr. Tsujio Kato, a former dentist, served as Oxnard mayor from 1976 to 1982. Nao Takasugi, Oxnard mayor from 1982 to 1991, was elected to the California State Assembly for two terms beginning in 1992. Takasugi owned the Asahi Market, which his father had founded in 1907.

### *Mexican Immigrants*

The first Mexican immigrants to settle in the new town of Oxnard arrived in 1900, mainly as single male farm laborers. These laborers joined with the Japanese to form the Japanese-Mexican Farm Labor Association (JMLA) in 1903.

The Oxnard Sanborn Maps do not indicate any Mexican settlements in Oxnard until 1912 when "cheap Mexican shanties" are noted on B Street between Seventh and Eight streets. However, some of the Mexican farm laborers lived in the thirty-six adobe houses built for them in 1917 by the American Beet Sugar Company north of the factory.

The Mexican people had been part of California's colonial history. Following the breakup of the ranchos, the *Californios*, for the most part, were assimilated into the local culture. However, those without means generally took semi-skilled or farm labor jobs on the ranches owned by the Euro-Americans.

The Mexican population in Oxnard during the city's first decade was relatively small. However, with the Mexican Revolution of 1910, many Mexicans migrated north to California to escape the violence and to improve their economic situation. Like the Chinese and Japanese, the Mexican immigrants in early 1900s were mostly young single men, who would eventually return to their homeland or whose immigration was cyclical, meaning they would earn money and return to their families in Mexico. Between 1910 and 1920, Mexicans became the largest immigrant group in California.

Mexican immigrants, like the Japanese and Chinese, formed support groups in the community. In 1910 the *Union Patriótica y Beneficia Mexicana* met at Maulhardt's Hall. For most Mexicans, the church dominated their lives. In 1915 the Mexican Roman Catholic Church and school was established on East Seventh Street

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at the corner of Meta Street. The number of Mexican merchants in 1910 was small, mainly restaurants and grocery stores.

Restrictive immigration laws were not as directed towards Mexicans as they were against the Japanese and Chinese. However, when jobs became scarce during the Depression, an Alien Labor Act was passed in California in 1931 prohibiting the hiring of aliens for public works projects. Repatriation was promoted by Los Angeles County and the Mexican Consulate, leading to thousands of Mexicans returning to Mexico by 1935, resulting in the drop of the Mexican immigrant population in Los Angeles by one-third. It is uncertain what effect this law had on the Mexican population in Oxnard.

By the 1920s, the Mexican farm worker had become the predominate farm laborer in the region. Mexican families settled primarily in the area bounded by Fifth Street on the north, Wooley Road on the south, Oxnard Boulevard on the west, and the factory grounds on the east, as well as the "Colonia" area north of Fifth Street and east of Oxnard Boulevard. Mexican businesses in the area included barber shops, billiard halls, grocery stores and hotels catering to Mexicans. During World War II, when the Japanese were sent to detention camps, Mexican merchants expanded onto Oxnard Boulevard, and later, to the west of Oxnard Boulevard.

### *Fraternal Organizations and Clubs*

By 1910 a large number of fraternal groups were established, meeting in lodges built along Fifth Street. No less than six halls had been constructed including the Masonic Auditorium Hall on Fifth and C streets, the Chinese Masonic Hall on A Street, the Japanese YMCA Hall on Saviers Road, the Knights of Columbus Hall on B Street, and Maulhardt's Hall on Fifth Street.

Within these halls numerous fraternal groups met. They included the F&AM Oxnard Lodge No. 341; the Fraternal Brotherhood Oxnard Lodge, No. 144; the Fraternal Order of Eagles; the IOES (Portuguese Order); the Improved order of Red Men; independent Order of Oddfellows; Knights of Columbus; Knights of Pythias; Modern Woodmen of America; RNA (Women's group); Royal Arch Masons; Sons of Herman; the Haymakers (Social Branch of IORM), the Union Patriotica y Beneficia Mexicana, and the Oxnard Liederkranz.



**Masonic Hall, C and W. Fifth streets, probably late 1950s. (Oxnard Public Library)**

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

The fraternal organization that financed the construction of buildings often planned the meeting hall or lodge room on the second floor with the first floor available for commercial use in order to create income. Many of the early fraternal groups also functioned as mutual benefit societies, established not just for fellowship, but to provide financial security to families in event of the breadwinner's death. The Modern Woodmen of America was one organization of this kind in Oxnard. With the advent of government social programs during the Depression, the mutual benefit societies faded, although the fraternal and service groups continued.

All of the social halls constructed during Oxnard's first two decades were demolished during the 1960s and 1970s. The oldest remaining fraternal lodge in downtown Oxnard, the B.P.O. Elks Club Lodge No. 1443 at 801 South A Street built, was constructed in 1950.

### *Religious Organizations*

Churches were often among the first buildings to be constructed in most new towns, and Oxnard was no exception. Within the first decade, eight churches had been built. They included the Baptist Church on Fifth Street; Christian Church at Second and D streets; First Presbyterian Church at Sixth and D streets; German Lutheran Church on C and Seventh streets; Grace Episcopal Church on C and Second streets; St. Paul's Methodist Episcopal Church at C and Second streets and the Santa Clara Church on E and Third streets; and the Japanese Methodist Episcopal Mission Church on A Street.

Only three churches remain from the first decade of development on the Oxnard townsite. They are the Santa Clara Catholic Church, the Christian Church (moved to Heritage Square), and the Japanese Methodist Mission Church on A Street.

A number of religious societies formed as adjunct groups to the various churches, as well as the St. Joseph's Institute, a Catholic school. These societies were dominated by women. They provided an important opportunity for women to participate in the social life of the community, as few if any women's clubs existed during this period of Oxnard's development.

### *Entertainment*

Entertainment played an important role early in the city's history. The earliest forms of entertainment were created primarily for the working class. A large number of saloons and billiard halls were built in downtown Oxnard during the first decade of its existence. These businesses provided a place for the sugar beet factory workers and farm laborers to socialize after a long day at labor, and especially on weekends. A count indicates that 13 saloons and 14 billiard halls operated in 1910, far outnumbering any other type of business in downtown.

Movie and vaudeville theaters were also built in Oxnard. In 1910, they included: the Aztec Theatre at Fifth and B streets; the Palm Theatre at 546 Saviers Road; and the Victory Theatre at C and Fifth streets. By the 1920s, the Oxnard Theatre at 519 S. A Street was constructed and the Boulevard Theater at 626 S. Saviers Road. Two concert halls were built by 1905, one at Pioneer Hall on B and Sixth streets and the other at the

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Masonic Hall at Fifth and C streets. Between 1906 and 1916 an Opera House was built on C Street near Sixth Street. The last theater to be built in downtown Oxnard was the Vogue Theater at Sixth and B streets, completed in 1950. The only early theaters remaining today are the Vogue Theatre (now converted to a retail building) and the Boulevard Theatre (now, the Boulevard Teatro).

In 1906 the large Dreamland Skating rink was opened on C Street, south of Fifth Street. Business was slow, so the following year the Petit Theatre was added, with roller skating reduced to two nights a week. The theatre lasted until 1909 when the owner/builder J.W. Hurst decided to convert the building into an Opera House, with a new sloping floor, seating for 1,000 people, a stage and orchestra pit.

Under the management of George P. Austin, the Opera House succeeded with a variety of entertainment from classical, vaudeville, minstrel shows, musicals as well as lecturers and local high school plays. As projection equipment improved, movies became more popular and were also shown at the Opera House. By 1915, movies brought in most of the theatergoers. The Opera House lasted until 1922, primarily because of its location on a main route between San Francisco and Los Angeles, and only 60 miles from Hollywood. That year the Opera House was badly damaged by fire, believed to be caused by an arsonist, and was demolished.

A new Carnegie Library building was completed on C Street at Fifth in 1907. Richard Haydock, Oxnard's mayor and high school principal, wrote Andrew Carnegie to solicit funds for the new library. The city purchased three lots for the building, with a portion of the cost donated by Henry T. Oxnard and Associates. The city also levied an annual assessment. Haydock solicited support from the Shakespeare Club and a Women's Civic League was formed to promote the library by opening a free public reading room in anticipation of its construction.

Haydock selected Franklin P. Burnham, a Los Angeles architect specializing in library design, to draft plans for the new library. Carnegie donated \$12,000 for the building, and the city paid for the remainder. Thomas Carroll, local builder, constructed the building. The final cost was \$16,016 to build the classical Greek-style building, which was completed in May 1907.

The basement of the library housed the City Hall until 1949, when the city offices had outgrown the small space, and offices were moved to the Roosevelt School. City offices would not have a purpose-built home until the construction of the present city hall in 1969.

An addition to the east side of the library was completed in 1923, designed by architect Alfred Priest and built by Thomas Carroll. The basement was remodeled in 1949 by R.A. Polley, a local architect. With the population doubling from 20,000 in 1950 to 40,000 in 1960, a new library building was needed, so in 1963 a new library was designed by Oxnard architects Miller and Crowell. In 1970 a sixty foot addition to the south end of the library was designed by architects Leach, Kehoe and Ticer. In 1992 a new main library on A Street was built to replace the C Street library.

Between the library and the opera house lay Plaza Park. The Oxnard Plaza was laid out by the Colonia Improvement Company in 1898 as part of the original plan for the town. In 1908 the park was purchased by the city and the Los Angeles landscape architect William David Cook was hired by the city to design a new

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

landscape plan for the park. Cook's plans removed the earlier sidewalk pattern and trees and replaced it with a simpler sidewalk plan, new trees and street lights. His plan also called for a structure to be built in the center of the park around the water tank that covered an artesian well. In addition, a plan for an irrigation system new walkways and trees was proposed. Architect Alfred Priest was hired to design a concrete Pagoda with a tile roof and Thomas Carroll was selected as contractor.

The first Pagoda covered the water system but did not have a bandstand. In 1910 the City of Oxnard approved funding to support an Oxnard band. In 1911 the city decided to raise the roof of the Pagoda and create an open bandstand underneath it. Alfred Priest made new drawings and contractor Carroll carried out the plans. The pagoda was restored in the 1990s.

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**APPENDIX A**  
Survey Results Table



## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
200 S A ST	202009512		1964-F	6Z	
226 S A ST	202009510	220-222 S A St	1958-F	6Z	•
228 S A ST	202009509		1961-F	6Z	
251 S A ST	202009139	City Hall/City Library (new)	1969-70-F; 1992-F	6Z	
300 S A ST	202009608	First American Title Co	1959-F	5D3	•
309 S A ST	202009402		1949-F	5D3	•
318 S A ST	202009607	312 S A St	1938-F	6Z	•
325 S A ST	202009403	315-323 S A St	1950-F; 1980-F (altered)	6Z	
326 S A ST	202009606		1949-F	5D3	•
329 S A ST	202009404	327-337 S A St	1950-F	5D3	•
336 S A ST	202009605	334-38 S A St	1939-E; 1967-F (altered)	6Z	
339 S A ST	202009405	343 S A St	1952-3-F	5D3	•
345 S A ST	202009406	349 S A St	1939-E; 1955-F; 1985-E (altered)	6Z	
350 S A ST	202009604	Oxnard Post Office	1939-F	3S	•
355 S A ST	202009424	357 S A St	1950-F; 1990-E (altered)	6Z	
363 S A ST	202009408	361 S A St	1951-F	5D3	•
401 S A ST	202010401	Woolworths	1950-F	5B	•
422 S A ST	202010613	420 S A St	1950-E; 1975-F (altered)	6Z	
424 S A ST	202010612	426 S A St	1941-F; 1974-F (altered)	6Z	
427 S A ST	202010437		2005-F	6Z	
428 S A ST	202010637		1938-F; 1969-F (altered)	6Z	
434 S A ST	202010638	432 S A St	1940-F; 1969-F (altered)	6Z	
438 S A ST	202010639		1929-F; 1963-F (altered)	6Z	
455 S A ST	202010438		2005-F	6Z	
515 S A ST	202010533	505 S A St	1978-F	6Z	
523 S A ST	202010532	539 S A St	1980-F	6Z	
528 S A ST	202010717		1949-F	6Z	•
534 S A ST	202010716		1957-F	5S3	•
544 S A ST	202010725	540-550 S A St	1956-F; 1972-F (altered)	6Z	
545 S A ST	202010510	555 S A St	1955-F; 1990-F (altered)	6Z	
560 S A ST	202010724		1955-F; 1962-F	6Z	•
601 S A ST	202014301	200-218 W 6th St	1948-F	6Z	•
610 S A ST	202014513		1947-F	5S3	•
622 S A ST	202014511	624-630 S A St	1956-F; 1962-F (altered)	6Z	
623 S A ST	202014302		1989-F	6Z	
629 S A ST	202014303		1957-F; 1978-F (altered)	6Z	
632 S A ST	202014510	Japanese Methodist Church	1940-F	3S	•
640 S. A ST	202014522	129 W. Seventh St	1951-F; 1963-F; 1994-F; 1928-E	6Z	•
700 S A ST	202014618	706 S A St	1952-F	6Z	•
708 S A ST	202014617	710 S A St	1962-E; 1995-E (altered)	6Z	
711 S A ST	202014426	Heritage Square	1915-E	5D3	•
715 S A ST	202014424	Heritage Square	1887-E	5D3	•
718 S A ST	202014616	712-730 S A St	1961-F; 1995-E (altered)	6Z	
721 S A ST	202014425	Heritage Square	1887-F	5B	•
731 S A ST	202014428	Heritage Square	1902-F	5B	•
741 S A ST	202014430	Heritage Square	1903-F	5D3	•
744 S A ST	202014615	746 S A St	1945-F	5S3	•
752 S A ST	202014614	748 S A St	1920-E	5S3	•
801 S A ST	202018202	Elks Lodge	1950-F	5S3	•
826 S A ST	202018309		1956-F	6Z	•
844 S. A ST	202018317		1949-F	6Z	•
851 S A ST	202018203		1962-F	6Z	
852 S A ST	202018314	854 S A St	1958-F; 1967-F (altered)	6Z	
905 S A ST	202019134		1963-F	6Z	

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Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
941 S A ST	202019143		1990-E	6Z	
950 S A ST	202019205	900-980 S A St	1977-F	6Z	
955 S A ST	202019142		1977-F	6Z	
1050 S A ST	202019215		1980-E	6Z	
1051 S A ST	202019135		1990-E	6Z	
324 S B ST	202009414		2004-F	6Z	
343 S B ST	202009205	351 S B St	1951-F; 1966-F; 1979-F (altered)	6Z	
351 S B ST	202009206		1951-F; 1966-F; 1979-F (altered)	6Z	
366 S B ST	202009421		2005-F	6Z	
400 S B ST	202010416	406 S B St	1973-F	6Z	
565 S B ST	202010319	561 S B St, 307 W 6th St	1957-F, 1975-E	6Z	•
606 S B ST	202014314	Vogue Theater	1949-50-F	5S3	•
640 S B ST	202014323		1979-F	6Z	
710 S B ST	202014421	Heritage Square	1905-E	5D3	•
720 S B ST	202014422	Heritage Square	1990-F	5D3	•
730 S B ST	202014423	Heritage Square	1896-F	5B	•
740 S B ST	202014427	Heritage Square	1901-E	5D3	•
750 S B ST	202014429	Heritage Square	1903-F	5D3	•
S C ST	202008119	Public Safety Building	1980-F	6Z	
S C ST	202008120	Public Safety Building	1980-F	6Z	
S C ST	202009110	City Hall/City Library (old)	---	6Z	
S C ST	202008122	Public Safety Building	1980-F	6Z	
214 S C ST	202009140	City Library (old)	1963-F	6Z	
251 S C ST	202008121	Public Safety Building	1980-F	6Z	
301 S C ST	202008321	315 S C St	1973-F	6Z	
310 S C ST	202009213		1980-F	6Z	
323 S C ST	202008303	321 S C St	1962-F	6Z	
327 S C ST	202008304		1899-E	5S3	•
344 S C ST	202009218	326-330 S C St	1971-F	6Z	
345 S C ST	202008306		1985-F	6Z	
401 S C ST	202008520		1965-F	6Z	
422 S C ST	202010113	Carnegie Library	1907-F; 1923-F	1S	•
431 S C ST	202008503		1938-F	6Z	•
437 S C ST	202008504		1951-F	6Z	•
500 S C ST	202010201	Plaza Park and Pagoda	1898-F	3S	•
511 S C ST	202013123	509-515 S C St	1927-E	5S3	•
519 S C ST	202013103		1955-F	6Z	•
521 S C ST	202013104	523-527 S C St	1947-F	6Z	•
525 S C ST	202013105	535 S C St	1962-F	6Z	
544 S C ST	202010311	344 W 5th	1967-F	6Z	
545 S C ST	202013106	543-547 S C St	1946-E; 1970-E (altered)	6Z	
548 S C ST	202010310	560 S C St	1958-F	6Z	•
613 S C ST	202013302		1953-F	6Z	•
618 S C ST	202014110		1915-E	6Z	•
634 S C ST	202014109	630-36 S C St	1986-F	6Z	
637 S C ST	202013305		1934-F	6Z	•
644 S C ST	202014106		1959-F	6Z	•
699 S C ST	202013321		1977-F	6Z	
761 S C ST	202013503		1967-F	6Z	
801 S C ST	202017114		1976-F	6Z	
900 S C ST	202019128	General Telephone	1952-F	5S3	•
S C ST	202019115	General Telephone	see 900 S C St	--	•
1004 S C ST	202019113		1944-F; 1973-E (altered)	6Z	
1010 S C ST	202019112		1943-E; 1995-F (altered)	6Z	

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Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
1018 S C ST	202019111		1943-E; 2002-F (altered)	6Z	
1026 S C ST	202019110		1948-F; 1990-E (altered)	6Z	
1050 S C ST	202019144	Pacific Telephone	1960-F; 1970-F; 1996-F	6Z	
S D ST	202008128	Public Safety Building	1980-F	6Z	
S D ST	202008127	Public Safety Building	1980-F	6Z	
S D ST	202008126	Public Safety Building	1980-F	6Z	
S D ST	202008125	Public Safety Building	1980-F	6Z	
S D ST	202008124	Public Safety Building	1980-F	6Z	
200 S D ST	202008117	Public Safety Building	1980-F	6Z	
208 S D ST	202008116	Public Safety Building	1980-F	6Z	
210 S D ST	202008129	Public Safety Building	1980-F	6Z	
260 S D ST	202008110	Public Safety Building	1980-F	6Z	
940 DONLON AV	201028114		1990-F	6Z	
1012 DONLON AV	201028106		1915-E	5S3	•
1020 DONLON AV	201028107		1915-E	5S3	•
1028 DONLON AV	201028104	141 E Wooley Rd	1960-E	6Z	•
101 E FIFTH ST	201021119		1925-E; 1975-E (altered)	6Z	
102 E FIFTH ST	201021201	100 E 5th St; 512-14 Oxnard Bl	1925-E	5D3	•
110 E FIFTH ST	201021202	106-108 E 5th St	1925-E; 1991-F (altered)	6Z	
111 E FIFTH ST	201021118	113 E 5th St	1925-E	5D3	•
116 E FIFTH ST	201021203	114 E 5th St	1925-E	5D3	•
127 E FIFTH ST	201021117	115-127 E 5th St	1925-E	5D3	•
128 E FIFTH ST	201021223	122-124 E 5th	1925-E	5D3	•
136 E FIFTH ST	201021226		1992-F	6Z	
144 E FIFTH ST	201021206		1941-F; 1990-F (altered)	6Z	
154 E FIFTH ST	201021207		1966-F	6Z	
200 E FIFTH ST	201021301		1954-F	6Z	•
203 E FIFTH ST	201021403	205-211 E 5th St	1945-F; 1977-F (altered)	6Z	
204 E FIFTH ST	201021302		1929-E	6Z	•
210 E FIFTH ST	201021303		1945-F; 1993-E (altered)	6Z	
226 E FIFTH ST	201021316	214 E 5th St	1962-65-F; 1945-E	6Z	•
235 E FIFTH ST	201021404		1958-F	6Z	•
105 W FIFTH ST	202010635		1974-F	6Z	
140 W FIFTH ST	202010723	156 W 5th St	1977-F	6Z	
143 W FIFTH ST	202010634	139 W 5th St	1926-27-F	3S	•
230 W FIFTH ST	202010529	505 S A St	1980-F	6Z	
270 W FIFTH ST	202010527		1975-F	6Z	
300 W FIFTH ST	202010324	306-312 W. Fifth St	1947-F; 1975-E	6Z	
318 W FIFTH ST	202010321	316-20 W 5th	1955-F	6Z	•
327 W FIFTH ST	202010141	315-327 W. 5th	1972-F	6Z	
329 W FIFTH ST	202010119		1936-F	5S3	•
344 W FIFTH ST	202010312	544 S C St	1966-67-F	6Z	
415 W FIFTH ST	202008505		1963-F	6Z	
201 E FOURTH ST	201016003	Transportation Centrer	1986-F	6Z	
160 W FOURTH ST	202010614	180 W 4th, 408-10 S A St	1925-E	5D3	•
301 W FOURTH ST	202009207	315 W 4th St	1945-E; 1965-E (altered)	6Z	
310 W FOURTH ST	202010144	308 W 4th St, 405 S B St	1970-E	6Z	
314 W FOURTH ST	202010142		1957-F	5S3	•
333 W FOURTH ST	202009219	331-35 W 4th St	1949-F; 1969-F (altered)	6Z	
403 W FOURTH ST	202008307	401-13 W 4th St; 361 S C St	1925-E	5S3	•
418 W FOURTH ST	202008519		1964-F	6Z	
META ST	201021209		2003-F	6Z	
META ST	201021211		2003-F	6Z	
501 META ST	201021225		2003-F	6Z	

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
536 META ST	201021309		1958-F, 1969-F	6Z	•
600 META ST	201027108	602 Meta St	1925-E	5S3	•
606 META ST	201027107	La Central Bakery annex	1955-E	5S3	•
629 META ST	201027219		1925-E	6Z	•
633 META ST	201027222	631-35 Meta St	1966-F; 1949-E	6Z	•
638 META ST	201027103	636 Meta St	1925-E; 1995-E (altered)	6Z	
645 META ST	201027201	155 E. 7th Street	1953-F, 1959-F, 1960-F	6Z	•
650 META ST	201027118		1991-F	6Z	
131 NINTH ST	202018315	Pat Holden Liquor	1953-F	5S3	•
300 NINTH ST	202019137		1958-F; 1964-F, 1966-F, 1971-F	6Z	•
201 S OXNARD BL	202009514	221 S. Oxnard Blvd., 120 W. Second St.	1965-E, 1945-F, 1959-F	6Z	•
202 S OXNARD BL	201011311	220-236 S Oxnard Bl	1991-F	6Z	
229 S OXNARD BL	202009515		1937-F	6Z	•
235 S OXNARD BL	202009516		1936-F; 1966-F (altered)	6Z	
305 S OXNARD BL	202009610		1963-E	6Z	•
326 S OXNARD BL	201016020	306-320 Oxnard Bl	1946-E	6Z	•
330 S OXNARD BL	201016018		1975-E	6Z	
344 S OXNARD BL	201016017		1925-E	6Z	•
348 S OXNARD BL	201016016		1929-F; 1972-F (altered)	6Z	
349 S OXNARD BL	202009611		1955-F	6Z	•
430 S OXNARD BL	201021121	114 Enterprise Street	1925-E	5D3	•
440 S OXNARD BL	201021101		1925-E	5D3	•
446 S OXNARD BL	201021120		1925-E; 1957-F; 1972-F	6Z	•
505 S OXNARD BL	202010708	501-503 S Oxnard Bl; 100-103 W 5th	1952-F; 1976-F (altered)	6Z	
532 S OXNARD BL	201021218		1945-F; 1963-F; 1968-F	6Z	•
536 S OXNARD BL	201021217		1939-E	6Z	•
544 S OXNARD BL	201021216	544-546-548 S Oxnard Bl	1935-E	6Z	•
547 S OXNARD BL	202010711	545-551 S Oxnard Bl	1948-F	6Z	•
566 S OXNARD BL	201021215	550-560 S Oxnard Bl	1954-F	5S3	•
600 S OXNARD BL	201027223		1978-F	6Z	
609 S OXNARD BL	202014501	601-611 S Oxnard Bl; 120 W. Sixth St	1957-F	6Z	•
612 S OXNARD BL	201027212	610 S Oxnard Bl	1959-F; 1973-E (altered)	6Z	
620 S OXNARD BL	201027211		1956-F; 1990-E (altered)	6Z	
626 S OXNARD BL	201027210	Boulevard Teatro	1929-F	5S3	•
637 S OXNARD BL	202014503	Cielito Lindo	1930-F	6Z	•
645 S OXNARD BL	202014524	643-649 S Oxnard Bl	1925-E	6Z	•
660 S OXNARD BL	201027206	Asahi Market	1956-F	5S3	•
663 S OXNARD BL	202014506	661 S Oxnard Bl	1925-E; 1980-E (altered)	6Z	
700 S OXNARD BL	201027313		1992-F	6Z	
703 S OXNARD BL	202014601	Golden Chicken Inn	1928-E	3D	•
705 S OXNARD BL	202014602	705 1/2 S Oxnard Bl	1928-E	3D	•
711 S OXNARD BL	202014603		1964-F	6Z	
715 S OXNARD BL	202014604		1962-F	6Z	
721 S OXNARD BL	202014605	717-719 S Oxnard Bl	1925-E	5S3	•
728 S OXNARD BL	201027312	720-724 S Oxnard Bl	1946-47-F	6Z	•
730 S OXNARD BL	201027311	Mama Soo Hoo Cafe	1948-F	5S3	•
733 S OXNARD BL	202014607		1955-F; 1999-F (altered)	6Z	
740 S OXNARD BL	201027314		1976-F	6Z	
750 S OXNARD BL	201027309	760 S Oxnard Bl	1948-E	5S3	•
753 S OXNARD BL	202014610	749-751 S Oxnard Bl	1956-F	5S3	•
761 S OXNARD BL	202014613	Best Maid Bakery	1928-E	5S3	•

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

Situs Address	APN	Other Address/Identifier	Date(s) of Construction/ Alteration	Resource Status Code	DPR Form
800 S OXNARD BL	201027307		1949-E	6Z	•
803 S OXNARD BL	202018301	801 S. Oxnard Blvd	1957-E	6Z	•
821 S OXNARD BL	202018302	819 S Oxnard Bl	1960-F	6Z	•
830 S OXNARD BL	201027305		1951-E	6Z	•
846 S OXNARD BL	201027304	858 S. Oxnard Blvd.	1952-53-F	6Z	•
861 S OXNARD BL	202018304		1933-E; 1948-F; 1976-F	6Z	•
919 S OXNARD BL	202019201		1948-F; 1953-F; 1981-F	6Z	•
931 S OXNARD BL	202019202	939 S Oxnard Bl	1950-F; 1959-F; 1965-F; 1980-F	6Z	•
950 S OXNARD BL	201028211		1959-F, 1966-F, 1981-F	6Z	
1000 S OXNARD BL	201028213		1966-F	6Z	
1012 S OXNARD BL	201028206		1964-F	6Z	
1032 S OXNARD BL	201028208		1959-60-F	6Z	•
1041 S OXNARD BL	202019211		2005-F	6Z	
1053 S OXNARD BL	202019214		1979-F	6Z	
1060 S OXNARD BL	201028210		1960-F	5S3	•
235 E SEVENTH ST	201027116		1999-F	6Z	
115 W SEVENTH ST	202014505	653 S. Oxnard Blvd.	1930-E	6Z	•
200 W SEVENTH ST	202014420	Heritage Square	1912-E	5D3	•
210 W SEVENTH ST	202014419	Heritage Square	1915-E	5D3	•
220 W SEVENTH ST	202014418	Heritage Square	1877-E	5D3	•
230 W SEVENTH ST	202014417	Heritage Square	1885-E	5D3	•
235 W SEVENTH ST	202014324		1915-F	5D3	•
237 W SEVENTH ST	202014325		1915-E	5D3	•
333 W SEVENTH ST	202014105		1956-F; 1963-F	6Z	•
131 E SIXTH ST	201021214	125-129 E 6th St	1945-F	5S3	•
132 E SIXTH ST	201027215	128 E 6th St	1925-E; 1975-E (altered)	6Z	
140 E SIXTH ST	201027216		1925-E	6Z	•
154 E SIXTH ST	201027218		1939-F	6Z	•
209 E SIXTH ST	201021312		1928-E	6Z	•
231 E SIXTH ST	201021311	217-235 E 6th St	1939-47-F	6Z	•
234 E SIXTH ST	201027117	Japanese Buddhist Temple	1929-F	5S3	•
321 W SIXTH ST	202010313		1963-F	6Z	
330 W SIXTH ST	202014111		1961-F	6Z	
413 W SIXTH ST	202013107	555-63 S C St	1951-F	6Z	•
W THIRD ST	202008123	Public Safety Building	1980-F	6Z	
W THIRD ST	202009418		2004-F	6Z	
220 W THIRD ST	202009401	301 S A St	1949-F	5D3	•
300 W THIRD ST	202009217		1966-F	6Z	
330 W THIRD ST	202009214	300 S C St	1953-F	6Z	•
418 W THIRD ST	202008322		1961-F; 1973-F; 1983-F	6Z	
119 E WOOLEY RD	201028209		1963-F	6Z	



## **APPENDIX B**

California Historical Resource Status Codes



# DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

## **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

## **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

## **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

## **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

## DOWNTOWN OXNARD HISTORIC RESOURCES SURVEY FINAL REPORT

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

**APPENDIX C**  
Photography Logs



**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	1	2004		101-1	608 S. A St	southeast	
10	1	2004		101-2	622 S. A St	southeast	
10	1	2004		101-3	630 S. A St.	east	
10	1	2004		101-4	658 S. A St	northeast	
10	1	2004		101-5	700 S. A St	southeast	
10	1	2004		101-6	706 S. A St	east	
10	1	2004		101-7	708-10 S. A St	southeast	
10	1	2004		101-8	712-730 S. A St	northeast	
10	1	2004		101-9	744-46 S. A St	east	
10	1	2004		101-10	748 S. A St.	northeast	
10	1	2004		101-11	826 S. A St	northeast	
10	1	2004		101-12	S. A St	southeast	
10	1	2004		101-13	131 W. Ninth St.	east	
10	1	2004		101-14	851 S. A St.	southwest	
10	1	2004		101-15	801 S. A St.	southwest	
10	1	2004		101-16	601 S. A St.	southwest	
10	6	2004		102-1	200 S. A St.	northeast	
10	6	2004		102-2	220 S. A St.	east	
10	6	2004		102-3	228 S. A St.	northeast	
10	6	2004		102-4	300 S. A St.	southeast	
10	6	2004		102-5	318 S. A St.	northeast	
10	6	2004		102-6	326 S. A St.	northeast	
10	6	2004		102-7	336 S. A St.	northeast	
10	6	2004		102-8	350 S. A St.	northeast	
10	6	2004		102-9	400 S. A St.	southeast	
10	6	2004		102-10	408-410 S. A St.	east	
10	6	2004		102-11	420-22 S. A St.	east	
10	6	2004		102-12	426 S. A St.	east	
10	6	2004		102-13	428-34 S. A St.	southeast	
10	6	2004		102-14	438 S. A St.	northeast	
10	6	2004		102-15	528-30 S. A St.	east	
10	6	2004		102-16	534 S. A St.	east	
10	6	2004		102-17	544-50 S. A St.	east	
10	6	2004		102-18	560 S. A St.	northeast	
10	6	2004		102-19	555 S. A St.	northwest	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
10	6	2004		102-20	535-39 S. A St.	southwest	
10	6	2004		102-21	505 S. A St.	northwest	
10	6	2004		102-22	401 S. A St.	southwest	
10	6	2004		102-23	361-63 S. A St.	northwest	
10	6	2004		102-24	355 S. A St.	west	
10	6	2004		102-25	345 S. A St.	west	
10	6	2004		102-26	339 S. A St.	west	
10	6	2004		102-27	335-37 S. A St.	west	
10	6	2004		102-28	327-29 S. A St.	west	
10	6	2004		102-29	325 S. A St.	northwest	
10	6	2004		102-30	309 S. A St.	west	
10	6	2004		102-31	301 S. A St.	southwest	
10	13	2004		104-1	640 S. B St.	southeast	
10	13	2004		104-2	246 W Sixth St. (606 S. B St.)	southeast	
10	13	2004		104-3	270 W. Fifth St.	northeast	
10	13	2004		104-4	400 S. B St.	southeast	
10	13	2004		104-5	343-51 S. B St.	southwest	
10	13	2004		104-6	301-05 S. B St. (302-315 W. Fourth St.)	northwest	
10	13	2004		104-7	405 S. B St. (310 W. Fourth St.)	southwest	
10	13	2004		104-8	425 S. B St. (315-327 W. Fifth St.)	northwest	
10	13	2004		104-9	300 W. Fifth St.	southwest	
10	13	2004		104-10	545-65 S. B St.	southwest	
11	4	2004		106-1	300 S. C. St.	southeast	
11	4	2004		106-2	400-422 S. C. St.	southeast	
11	4	2004		106-3	Plaza Park	northeast	
11	4	2004		106-4	544 S. C St.	southeast	
11	4	2004		106-5	549-60 S. C St. (344 W. Fifth St.)	southeast	
11	4	2004		106-6	618 S. C St.	east	
11	4	2004		106-7	630-36 S. C St.	southeast	
11	4	2004		106-8	644 S. C St.	east	
11	4	2004		106-9	900 S. C St.	southeast	
11	4	2004		106-10	1010 S. C St.	northeast	
11	4	2004		106-11	1018 S. C St.	northeast	
11	4	2004		106-12	1026 S. C St.	northeast	
11	4	2004		106-13	1050 S. C St.	northeast	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
11	4	2004		106-14	637 S. C St.	west	
11	4	2004		106-15	613 S. C St.	west	
11	4	2004		106-16	555-63 S. C St. (413 W. Sixth St.)	northwest	
11	4	2004		106-17	543-45 S. C St.	northwest	
11	4	2004		106-18	535 S. C St.	northwest	
11	4	2004		106-19	521-27 S. C St.	northwest	
11	4	2004		106-20	519 S. C St.	west	
11	4	2004		106-21	501-15 S. C St.	northwest	
11	4	2004		106-22	445 S. C St. (415 W. Fifth St.)	northwest	
11	4	2004		106-23	441 S. C St..	northwest	
11	4	2004		106-24	437 S. C St..	southwest	
11	4	2004		106-25	431 S. C St..	northwest	
11	4	2004		106-26	327 S. C St..	west	
11	12	2004		109-1	331-35 W Fourth St.	northwest	
11	12	2004		109-2	314 W Fourth St.	southwest	
11	12	2004		109-3	401-415 W. Fourth St. (361 S. C St.)	northwest	
11	12	2004		109-4	329 W. Fifth St.	northeast	
11	12	2004		109-5	318 W. Fifth St.	south	
11	12	2004		109-6	270 W. Fifth St.	southeast	
11	12	2004		109-7	143 W. Fifth St.	northeast	
11	12	2004		109-8	112-120 W. Sixth St. (601-13 Oxnard Blvd.)	southeast	
11	12	2004		109-9	210-18 W. Sixth St. (601 S. A St.)	southeast	
11	12	2004		109-10	230 W. Sixth St.	south	
11	12	2004		109-11	321 W. Sixth St.	northeast	
11	30	2004		110-1	333 W. Seventh St.	northwest	
11	30	2004		110-2	237 W. Seventh St.	northeast	
11	30	2004		110-3	235 W. Seventh St.	northwest	
11	30	2004		110-4	230 W. Seventh St.	southwest	
11	30	2004		110-5	220 W. Seventh St.	south	
11	30	2004		110-6	210 W. Seventh St.	southeast	
11	30	2004		110-7	200 W. Seventh St.	southwest	
11	30	2004		110-8	112 W. Seventh St.	southeast	
11	30	2004		110-9	115 W. Seventh St.	northeast	
11	30	2004		110-10	129 W. Seventh St.	northwest	
11	30	2004		110-11	711 S. A St.	west	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2004

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
11	30	2004		110-12	721 S. A St.	north	
11	30	2004		110-13	731 S. A St.	south	
11	30	2004		110-14	730 S. B. St.	northwest	
11	30	2004		110-15	740 S. B. St.	west	
11	30	2004		110-16	741 S. A. St.	northeast	
11	30	2004		110-17	750 S. B. St.	northwest	
11	30	2004		110-18	Heritage Square water tower.	north	
11	30	2004		110-19	720 S. B St.	northeast	
11	30	2004		110-20	710 S. B St.	northeast	
11	30	2004		110-21	300 W. Ninth St.	southeast	
12	17	2004		111-1	349 S. Oxnard Blvd.	southwest	
12	17	2004		111-2	231 S. Oxnard Blvd.	southwest	
12	17	2004		111-3	229 S. Oxnard Blvd.	northwest	
12	17	2004		111-4	229 S. Oxnard Blvd.	northwest	
12	17	2004		111-5	221 S. Oxnard Blvd.	southwest	
12	17	2004		111-6	201 S. Oxnard Blvd.	southwest	
12	17	2004		111-7	220 S. Oxnard Blvd.	southeast	
12	17	2004		111-8	236 S. Oxnard Blvd.	southwest	
12	17	2004		111-9	320 S. Oxnard Blvd.	southeast	
12	17	2004		111-10	330 S. Oxnard Blvd.	southeast	
12	17	2004		111-11	344 S. Oxnard Blvd.	southeast	
12	17	2004		111-12	350 S. Oxnard Blvd.	southeast	
12	17	2004		111-13	446 S. Oxnard Blvd.	southeast	
12	17	2004		111-14	430-40 S. Oxnard Blvd. (134 Enterprise)	southeast	
12	17	2004		111-15	430-40 S. Oxnard Blvd. (136 Enterprise)	south	
1	4	2005		112-1	532 S. Oxnard Blvd.	southeast	
1	4	2005		112-2	540 S. Oxnard Blvd.	southeast	
1	4	2005		112-3	544 S. Oxnard Blvd.	east	
1	4	2005		112-4	560 S. Oxnard Blvd.	northeast	
1	4	2005		112-5	600 S. Oxnard Blvd.	southeast	
1	4	2005		112-6	610-12 S. Oxnard Blvd.	southeast	
1	4	2005		112-7	620 S. Oxnard Blvd.	east	
1	4	2005		112-8	626 S. Oxnard Blvd.	northeast	
1	4	2005		112-9	660 S. Oxnard Blvd.	northeast	
1	4	2005		112-10	724 S. Oxnard Blvd.	southeast	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
1	4	2005		112-11	730 S. Oxnard Blvd.	east	
1	4	2005		112-12	760 S. Oxnard Blvd.	northeast	
1	4	2005		112-13	760 S. Oxnard Blvd.	east	
1	4	2005		112-14	760 S. Oxnard Blvd.	southeast	
1	4	2005		112-15	858 S. Oxnard Blvd.	northeast	
1	4	2005		112-16	861 S. Oxnard Blvd.	northwest	
1	4	2005		112-17	819 S. Oxnard Blvd.	west	
1	4	2005		112-18	803 S. Oxnard Blvd.	west	
1	4	2005		112-19	761 S. Oxnard Blvd.	northwest	
1	4	2005		112-20	749-53 S. Oxnard Blvd.	northwest	
1	4	2005		112-21	733 S. Oxnard Blvd.	west	
1	4	2005		112-22	719-21 S. Oxnard Blvd.	northwest	
1	4	2005		112-23	715 S. Oxnard Blvd.	west	
1	4	2005		112-24	711 S. Oxnard Blvd.	west	
1	4	2005		112-25	701-05 S. Oxnard Blvd.	southwest	
1	4	2005		112-26	663 S. Oxnard Blvd.	northwest	
1	4	2005		112-27	649-53 S. Oxnard Blvd.	west	
1	4	2005		112-28	643-45 S. Oxnard Blvd.	west	
1	4	2005		112-29	637 S. Oxnard Blvd.	west	
1	4	2005		112-30	611 S. Oxnard Blvd.	northwest	
1	4	2005		112-31	609 S. Oxnard Blvd.	northwest	
1	4	2005		112-32	601 S. Oxnard Blvd.	southwest	
1	4	2005		112-33	545 S. Oxnard Blvd.	northwest	
1	4	2005		112-34	501-05 S. Oxnard Blvd.	northwest	
1	20	2005		113-1	1012 S. Oxnard Blvd.	northeast	
1	20	2005		113-2	1032 S. Oxnard Blvd.	east	
1	20	2005		113-3	1060 S. Oxnard Blvd.	southeast	
1	20	2005		113-4	119 E. Wooley Rd.	northwest	
1	20	2005		113-5	141 E. Wooley Rd. (1028 Donlon)	northeast	
1	20	2005		113-6	1060 S. Oxnard Blvd.	northwest	
1	20	2005		113-7	1012 S. Oxnard Blvd.	east	
1	20	2005		113-8	931-39 S. Oxnard Blvd.	northwest	
1	20	2005		113-9	911-19 S. Oxnard Blvd.	southwest	
1	20	2005		113-10	1012 Donlon Ave.	east	
1	20	2005		113-11	1020 Donlon Ave.	southeast	

**PHOTOGRAPH RECORD**

**Primary #**  
**HRI #**  
**Trinomial**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
1	20	2005		113-12	1028-30 Donlon Ave.	southeast	
1	20	2005		113-13	151-55 E. Seventh St.	northwest	
1	20	2005		113-14	645 Meta St.	west	
1	20	2005		113-15	635 Meta St.	southwest	
1	20	2005		113-16	633 Meta St.	northwest	
1	20	2005		113-17	629 Meta St.	northwest	
1	20	2005		113-18	626-28 Meta St.	southeast	
1	20	2005		113-19	600 Meta St.	southeast	
1	20	2005		113-20	125-31 E. Sixth St.	northwest	
1	20	2005		113-21	128-32 E. Sixth St.	southwest	
1	20	2005		113-22	140 E. Sixth St.	southeast	
1	20	2005		113-23	150-54 E. Sixth St.	southwest	
1	20	2005		113-24	209 E. Sixth St.	northeast	
1	20	2005		113-25	219 E. Sixth St.	northeast	
1	20	2005		113-26	225-31 E. Sixth St.	northeast	
1	20	2005		113-27	234 E. Sixth St.	southeast	
1	20	2005		113-28	536 Meta Ave.	southeast	
1	20	2005		113-29	111-27 E. Fifth St.	northwest	
1	20	2005		113-30	101 E. Fifth St.	northeast	
1	20	2005		113-31	100-02 E. Fifth St.	southwest	
1	20	2005		113-32	114-16 E. Fifth St.	southwest	
1	20	2005		113-33	128 E. Fifth St.	south	
1	20	2005		113-34	108-10 E. Fifth St.	southwest	
1	20	2005		113-35	124 E. Fifth St.	south	
1	20	2005		113-36	136 E. Fifth St.	southeast	
1	20	2005		113-37	144 E. Fifth St.	southeast	
1	20	2005		113-38	154 E. Fifth St.	southeast	
1	20	2005		113-39	200 E. Fifth St.		
1	20	2005		113-40	204-10 E. Fifth St.	southeast	
1	20	2005		113-41	214 E. Fifth St.	southeast	
1	20	2005		113-42	226-28 E. Fifth St.	southeast	
1	20	2005		113-43	250 E. Fifth St.	south	
1	20	2005		113-44	235 E. Fifth St.	north	
1	20	2005		113-45	203-11 E. Fifth St.	northeast	
1	20	2005		113-46	100 E. Fifth St. (rear)	northwest	

**PHOTOGRAPH RECORD**

Project Name (Assigned by recorder)

Year 2005

Camera Format:

Lens Size:

Film Type and Speed:

Negatives Kept at:

Mo.	Day	Yr.	Time	Exp./Frame	Subject/Description	View Toward	Accession #
3	23	2005		120-1	715 S. A St.	east	
3	23	2005		120-2	715 S. A St.		
3	23	2005		120-3	1004 S. C St.	southeast	
3	23	2005		120-4	Lumber yard shed	southeast	
3	23	2005		120-5	418 W. Fourth St.	southeast	
3	23	2005		120-6	403 W. Fourth St.	northeast	
7	20	2005		126-1	350 S. A St	southeast	
7	20	2005		126-2	350 S. A St	southeast	
7	20	2005		126-3	401 S. A St	southwest	
7	20	2005		126-4	749-51 S. Oxnard Bl.	southwest	
7	20	2005		126-5	801 S. A St	south	



**APPENDIX D**  
DPR 523 Forms

