

PRIMARY RECORD

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

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

P1. Other Identifier: 653 S. Oxnard Blvd.

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 Location: Not for Publication Unrestricted a. County Ventura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

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

c. Address: 115 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014505

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

This commercial storefront building is vernacular in design. With a rectilinear plan, the building rises one story in height. The exterior walls are clad primarily in stucco which has been painted to give the patina of age. The roof is vaulted and covered with composition roll roofing. A short parapet wall conceals most of the roof from view. The primary façade is divided into five storefront bays. New tile decorates the bulkhead of each storefront; two narrow bands of tile coping decorate the parapet. Each storefront has a two-part, large-pane fixed window. Above each storefront window, a transom is filled with three fixed, single pane windows divided by vertical mullions. The modern, paired entrance doors are located in the center opening. The name of the restaurant, "El Miramar," fills the frieze above the storefronts. A series of electric lighting fixtures are installed along the parapet to light the façade. Windows on the secondary facades are small rectangular openings and are covered by metal security grilles. The condition of the building appears to be good; its integrity is fair.

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

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

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



P5b. Description of Photo: (View, date, accession #)
115 W. Seventh St. (View toward northeast). Photo No: 110-9, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1930-E

P7. Owner and Address

Garcia Bardomiano-arminda, , 4231 Berkshire St, Oxnard Ca 93033

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

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

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *115 W. Seventh Street*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)
1930-E

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *none*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *Growth of Downtown*

Area *Oxnard CBD*

Period of Significance: *1920-1945* Property Type: *commercial restaurant* Applicable Criteria:

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

This building was constructed by K. Inadomi around 1930 for use as a grocery store. In 1930 City Directories show O. Watanabe as a grocer at this address. The Rancho Market was in this location in 1946. In 1951 K. Inadomi made unspecific alterations to the building. Storefront alterations have occurred in recent years.

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

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

B12. References:

Oxnard Building Permits

Sanborn Map 1929 (1950 update)

City Directories 1930-1946

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

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Page 3 of 3 Resource Name or #: (Assigned by recorder) 115 W SEVENTH ST

Recorded by: Mitch Stone/Judy Triem

Date 7/25/2005

Continuation Update

P3. Description

653 S. Oxnard Blvd. (El Miramar)

This commercial property is vernacular in design. The one story brick building has a flat roof with a corbelled parapet wall. The storefront has two store windows flanking a recessed central entrance door. Brick piers flank the storefront. A wide transom extends across the full width of the storefront window, stopping at the piers. A recessed frieze, with "El Miramar" sign, is located above the transom. The brick is stuccoed. The storefront has been altered with the installation of shorter, single-pane store windows and the construction of a taller tile bulkhead below the windows. The condition of the building is good.

This building may have been constructed by K. Inadomi circa 1930 for use as part of his grocery store located at 115 W. Seventh St.

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

Supplemental Photograph or Drawing



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

649-53 S. Oxnard Blvd. (View toward west).

Photo No: 112-27, 1/4/2005

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PRIMARY RECORD

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Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 200 W SEVENTH ST

P1. Other Identifier: *Heritage Square*

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

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

c. Address: *200 W SEVENTH ST* City *Oxnard* Zip *93030*

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

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

Parcel No. *202014420*

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

This residence is now in use as a commercial property. Rectilinear in plan, the building rises two stories in height with a boxy massing. It appears that an addition with a crossgable or flat roof extends from the rear façade. The side gable roof is sheathed with composition shingles and exhibits exposed rafter tails. The exterior walls are clad with wood lap siding. The first and second stories are visually separated by a flared stringcourse. The primary façade is divided into three bays. Facing the building, an entry porch fills the center and left bays on the first floor; a recessed porch fills the same bays of the second story. A set of three windows fills each of the right bays on the upper and lower level. The windows appear to be divided-light, wooden double-hung sash with wooden screens or storm windows. Windows are placed irregularly throughout the building and are likely similar in type to those on the main façade. All appear to have wood sills and plain wood casings. The condition of this building is good; its integrity appears good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
200 W. Seventh St. (View toward southwest). Photo No: 110-7, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1912-E

P7. Owner and Address

Mc Nish Jeffrey D Tr, , 909 Marina Village Pkwy, Alameda Ca 94501

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

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

P9. Date Recorded: *7/26/2005*

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 200 W SEVENTH ST

B1. Historic Name: Archie Connelly Residence

B2. Common Name: 200 W. Seventh Street

B3. Original Use: residence

B4. Present Use: commercial

B5. Architectural Style: Craftsman with Prairie influences

B6. Construction History: (Construction date, alterations, and date of alterations)
1912-E

B7. Moved? No Yes Unknown Date: 1990

Original Location: Gonzales Road

B8. Related Features: Heritage Square

B9a. Architect: Albert C. Martin

b. Builder: unknown

B10. Significance: Theme: N/A

Area Oxnard CBD

Period of Significance: N/A

Property Type: commercial office

Applicable Criteria:

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

This large ranch house was built circa 1912 for pioneer Archie Connelly and his family after their first house burned down. A native of County Monaghan, Ireland, Connelly had come to the Colonia area circa 1868, joining several Irish families who had settled in the area. Connelly worked for several ranchers until he was able to purchase his own 264 acres.

Married in 1878 to Eliza Cloyne, the couple raised six children on the lima bean ranch. Sons Thomas and Ray continued to live in the ranch house and farm the land growing beets and vegetables. After World War II, the land was leased to Japanese farmers and continued to be owned by the Connelly family until it was sold in the mid-1980s.

The house was designed by Albert C. Martin, a noted Los Angeles architect who designed several important buildings in Ventura County in the early 1900s including the Ventura County Courthouse (1912) and the St. Mary Magdalen Chapel (1913) in Camarillo and St. Joseph's Hospital (ca 1915) in Oxnard. Martin had strong connections to Oxnard and Ventura County having married the daughter of the pioneer John Borchard family of Oxnard. In 1906 Martin opened his architectural office in Los Angeles and attained recognition in the Los Angeles region for his collaboration on the design of the Los Angeles City Hall and for Grauman's Million Dollar Theater. The firm is still in existence today in Los Angeles and run by the grandsons of Albert C. Martin.

[continued]

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

B12. References:

Alexander, W.E. Historical Atlas, 1912.

Interview and family biographical material from Helen O'Callaghan, granddaughter of Archie Connelly

Gidney, C. M., Brooks, Benjamin, and Sheridan, E. M. History of Santa Barbara, San Luis Obispo, and Ventura Counties, California. Vol II. Chicaao: Lewis Publishina Co.. 1917. (cont'd)

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/26/2005

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

CONTINUATION SHEET

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Page 3 of 3 **Resource Name or #:** (Assigned by recorder) 200 W SEVENTH ST
Recorded by: Mitch Stone/Judy Triem **Date** 7/26/2005 Continuation Update

B10. Significance

Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings 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 important 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.

Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

D7. References

Guinn, J. M. A History of California and an Extended History of its Southern Coast Counties, Vol. II, Los Angeles: Historic Record Co., 1907.

Storke, Mrs. Yda Addis, A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California. Chicago: The Lewis Publishing Co., 1893.

Winter, Robert and Gebhard, David. Architecture in Los Angeles, Salt Lake City: Peregrine Smith, 1985.

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PRIMARY RECORD

Primary # _____
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Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 210 W SEVENTH ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 210 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014419

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

This residence is now in use as a commercial property. Designed in the Craftsman bungalow style, the building stands one and a half stories in height. A sweeping side gable roof with flared eaves dominates the main facade. Exterior walls are clad primarily with wooden clapboards. The roof is covered with composition shingles. A shed roof dormer pierces the center of the roof plane on the main facade; a stout chimney rises to its side. A one-story enclosed porch, with brick balustrade and piers, is tucked beneath the eaves on the main facade. The porch has been glazed with three large (15 panes each) fixed sash. The primary entrance door is located on the secondary facade, adjacent to the porch. Fenestration throughout the rest of the building is composed of wooden one-over-one double hung sash with simple wooden casings. Windows are arranged singly and in groups, including at least two multi-window bays. Some windows are sheltered by shallow shed roofs. The condition of this building is excellent; its integrity is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
210 W. Seventh St. (View toward southeast). Photo No: 110-6, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Rucker Daniel M, Rucker David L-valerie S, P O Box 145, Oxnard Ca 93032

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 210 W SEVENTH ST

B1. Historic Name: *Unknown*

B2. Common Name: *210 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

B7. Moved? No Yes Unknown Date : *1990*

Original Location: *Donlon Avenue*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *American Beet Sugar Company* Area *Oxnard CBD*

Period of Significance: *1898-1920* Property Type: *commercial office* Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This residence is one of the five remaining out of the twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. Two others were moved from Donlon Avenue to 235 and 237 West Seventh Street. Two of the houses remain on their original sites at 1012 and 1020 Donlon Avenue.

Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings 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 important 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.

Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

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

B12. References:

Sanborn Maps, 1912-1929 (update 1950)

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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Trinomial _____
NRHP Status Code 5D3

Other Listings
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 220 W SEVENTH ST

P1. Other Identifier: Heritage Square

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

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

c. Address: 220 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014418

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

This residence is now in use as a commercial property. An example of the nationally popular Folk Victorian style, this building is one story in height with and L-shaped plan. The exterior walls are clad with horizontal board siding, with either a shiplap or tongue-in-groove joint. The cross gable roof is sheathed with composition shingles. The front-facing gable is marked by simple bargeboards and paired brackets beneath the cornice returns. A porch extends across the space in the ell. Square wooden piers support the porch's flat roof. A wooden balustrade extends its length. Ornamental brackets and gothic arch scroll work decorate the porch. At the center of the front-facing gable, a large horizontal window is composed of a fixed center sash with flanking double-hung sash and a transom, and is topped by a splayed lintel. Additional fenestration appears to consist of tall one-over-one, double-hung sash with flat wooden casings. The condition of this building is excellent; its integrity is good.

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

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

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



P5b. Description of Photo: (View, date, accession #)
220 W. Seventh St. (View toward south). Photo No: 110-5, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1877-E

P7. Owner and Address

Moreno Juan-gabriela, , 2131 Almanor, Oxnard Ca 93036

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 220 W SEVENTH ST

B1. Historic Name: *Louis Pfeiler Residence*

B2. Common Name: *220 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Folk Victorian with Italianate elements*

B6. Construction History: (Construction date, alterations, and date of alterations)
1877-E

B7. Moved? No Yes Unknown Date : *1990*

Original Location: *1980 Rice Road*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

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

Built circa 1877 on La Colonia, the Pfeiler house is one of the oldest pioneer farmhouses on the Oxnard Plain. It was built for Louis and Caroline Pfeiler, and their descendants lived in the house for over one hundred years. Louis Pfeiler, a native of Austria, came to the Santa Clara Valley in 1872 at the age of twenty-nine. He purchased approximately 80 acres from Thomas Bard in 1872 and later increased his holdings to approximately 170 acres.

Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings 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 important 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.

Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

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

B12. References:

*Interview with Robert Pfeiler and Chris Scholle
Alexander, W. E. Historical Atlas, 1912.
Assessor's Records, 1874 to 1880
Old photograph of Louis Pfeiler residence
Ricard's Index on Louis Pfeiler, Ventura County Museum of
History and Art Library*

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
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Trinomial _____

NRHP Status Code 5D3

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 230 W SEVENTH ST

P1. Other Identifier: Heritage Square

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

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

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

c. Address: 230 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014417

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

This residence is now in use as a commercial property. This two story house is designed in the Colonial Revival style with a simple rectilinear plan. Facing the property, a one-story wing extends from the building's left side. The main section of the house and the wing are each capped by a steeply pitched, side gable roof. The roof is covered with composition shingles; the exterior walls are clad with horizontal shiplap siding with simple corner boards. The main façade is asymmetrically divided. The ground floor is divided into four bays. The front door is located in the left center bay and is sheltered by a gabled portico awning that is not original. The second floor is marked by a grouping of three windows, slightly off-center. Windows throughout the building are double-hung sash of varying size, primarily two-over-two. Inoperable shutters flank each window. The condition of the building is good; its integrity is fair.

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

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

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

P5b. Description of Photo: (View, date, accession #)
230 W. Seventh St. (View toward southwest). Photo No: 110-4, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1885-E

P7. Owner and Address

Alvarez Hector R-nieves T, Sosa Mercedes Tr, P O Box 1507, Oxnard Ca 93032

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level



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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) 230 W SEVENTH ST

B1. Historic Name: *Snively-Ruggles House*

B2. Common Name: *230 W. Seventh Street*

B3. Original Use: *residence*

B4. Present Use: *commercial*

B5. Architectural Style: *Classical Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)
1885-E

B7. Moved? No Yes Unknown Date: *1990*

Original Location: *1234 E. Wooley Rd.*

B8. Related Features: *Heritage Square*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *N/A*

Area *Oxnard CBD*

Period of Significance: *N/A*

Property Type: *commercial office*

Applicable Criteria:

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

This large ranch house was built in stages beginning in 1885. The house was built by W. R. Snively, a rancher from Ohio who had purchased forty acres from S. Elias Wooley. Snively married Cornelia Newell and they raised three children, Ray, Cecil, and Bernice in the house. Bernice married Earl G. Ruggles and they lived in the house. Their children Richard and Donald Ruggles owned the property until it was sold in the 1980s. The house is one of the oldest remaining in Oxnard.

Representing both town and ranch buildings built between the 1870s and the 1910s, the Heritage Square buildings 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 important 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.

Although all of these buildings have been removed from their historic settings and altered to a greater or lesser degree to accommodate commercial uses, this grouping of buildings should be regarded as eligible for designation as a City Landmark district. However, these buildings lack integrity of location, setting, and in some cases sufficient integrity of design, workmanship and materials to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

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

B12. References:

Alexander, W. E. Historical Atlas, 1912.

Hatheway, Roger G. Historic Building Survey and Archaeological Study for Tentative Tract 4065. March, 1985.

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5D3

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 235 W SEVENTH ST

P1. Other Identifier:

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

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

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

c. Address: 235 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014324

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

This residence is designed in the Craftsman bungalow style. The one story building is characterized by is low-pitch, cross-gable roof. The exposed rafter tails and decorative beam ends beneath the gable peak also typical of the style. The roof is covered with composition shingles. A stout brick chimney rises along the side of the building, breaking the roofline of the side gable at its edge. Exterior walls are clad with wooden clapboards. The main façade is dominated by a prominent front-facing gable that shelters a partial-width, ground-level porch. A pair of louvered vents fills the gable peak. Square wooden porch supports stand atop a solid masonry balustrade. Beneath the porch and along the adjacent wall, two large windows light the building's interior. Each is composed of a fixed center sash with flanking sidelights and a transom. Fenestration throughout the remainder of the building consists of wooden sash simple wooden surrounds. Most appear to be single pane, double-hung sash, placed alone, in pairs, or groups of three. The condition and integrity of the building are excellent.

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

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

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



P5b. Description of Photo: (View, date, accession #)
235 W. Seventh St. (View toward northwest). Photo No: 110-3, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-F

P7. Owner and Address

Lai Danny Khai, , 237 W Seventh St, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) *235 W SEVENTH ST*

B1. Historic Name: *940 Donlon Avenue*

B2. Common Name: *235 W. Seventh Street*

B3. Original Use: *Residential*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

B7. Moved? No Yes Unknown Date : *1995*

Original Location: *Donlon Avenue*

B8. Related Features: *street trees, lawn, shrubs*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *American Beet Sugar Company*

Area *Oxnard CBD*

Period of Significance: *1898-1920* Property Type: *commercial office*

Applicable Criteria:

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

This residence is one of five remaining out of twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. It was moved from its original location at 940 Donlon Avenue and converted to offices. The other residences are located next door at 237 W. Seventh Street and across the street at 210 W. Seventh Street.

Although this building has been removed from its historic settings and altered to to accommodate commercial uses, it should be regarded as eligible for designation as a City Landmark district along with Heritage Square to the south. However, it lacks sufficient integrity of location and setting to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1912-1929 (1950 update)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 237 W SEVENTH ST

P1. Other Identifier:

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

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

c. Address: 237 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014325

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

This residence is designed in the Craftsman bungalow style. Located on a corner parcel, the one story building is characterized by its low-pitch, cross-gable roof. The exposed rafter tails and exposed brackets beneath the gable peak that decorate the roof line are typical of the style. The roof is covered with composition shingles. Exterior walls are clad with wooden clapboards. The main façade is dominated by a prominent front-facing gable that shelters a partial-width porch. Massive square supports, connected by a solid brick or stucco balustrade, stand beneath the roof. Its gable peak is marked by a louvered vent bay with a shallow shed roof. Adjacent to the porch, a large window is composed of a fixed multi-light center sash with flanking sidelights. Fenestration throughout the building consists of wooden sash and, possibly, casements with simple wooden surrounds. Most are single pane or divided-light with mullion patterns characteristic of the style and are placed in pairs or groups of three. The condition and integrity of the building are excellent.

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

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

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



P5b. Description of Photo: (View, date, accession #)
237 W. Seventh St. (View toward northeast). Photo No: 110-2, 11/30/2004

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1915-E

P7. Owner and Address

Castro Javier D-nancy S Tr, , 4697 La Espada Dr, Santa Barbara Ca 93111

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

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

P9. Date Recorded: 7/26/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

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NRHP Status Code

5D3

Resource Name or #: (Assigned by recorder) *237 W SEVENTH ST*

B1. Historic Name: *Unknown*

B2. Common Name: *237 W. Seventh Street*

B3. Original Use: *Residential*

B4. Present Use: *commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
1915-E

B7. Moved? No Yes Unknown Date : *1995*

Original Location: *Donlon Avenue*

B8. Related Features: *street trees, lawn, shrubs*

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme: *American Beet Sugar Company*

Area *Oxnard CBD*

Period of Significance: *1898-1920*

Property Type: *commercial office*

Applicable Criteria:

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

This residence is one of five remaining out of twenty-one residences which were built on Donlon Avenue circa 1915 for employees of the American Beet Sugar Company. It was moved from its original location on Donlon Avenue and converted to offices. The other residences are located next door at 235 W. Seventh Street and across the street at 210 W. Seventh Street.

Although this building has been removed from its historic settings and altered to to accommodate commercial uses, it should be regarded as eligible for designation as a City Landmark district along with Heritage Square to the south. However, it lacks sufficient integrity of location and setting to be regarded as potentially eligible for individual listing in the NRHP or CRHR, or as a contributor to the formation of an NRHP or CRHR-eligible historic district.

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

HP6 - 1-3 story Commercial

B12. References:

Oxnard Building Permits

Sanborn Maps 1912-1929 (1950 update)

B13. Remarks:

B14. Evaluator: *Mitch Stone/Judy Triem*

Date of Evaluation: *7/26/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**

PRIMARY RECORD

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 333 W SEVENTH ST

P1. Other Identifier:

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

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

c. Address: 333 W SEVENTH ST City Oxnard Zip 93030

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

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

Parcel No. 202014105

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

This church building exhibits elements of modernist design and is complex in form. The main church building is a gable-front building. Exterior walls on the main façade are a combination of concrete block and flagstone veneer. The stone covers the central portion of the wall; there is no fenestration on the street-front wall. The low-pitch gable roof has deep eaves and is covered with composition roll roofing. A second gable rises slightly higher than the first. Clerestory windows fill the short wall at the junction of the lower gable and the narrow wall space of the rear extension. The base of a rooftop cross pierces the gable peak.

The second building is located on the same parcel. The building is rectilinear in plan and one story in height. The exterior walls are stucco. The roof is a combination of gable front and flat elements with open eaves. The roof is covered by composition roll roofing. The main façade has a central gablefront section and flanking flat roof elements. The gabled wall has three large vertical divided light windows. The walls of the flat roof sections are each broken by a single multi-pane window. The condition of the buildings is good.

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious building

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

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

P5b. Description of Photo: (View, date, accession #)
333 W. Seventh St. (View toward northwest). Photo No: 110-1, 11/30/2004



P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1956-F; 1963-F

P7. Owner and Address

Ch Foursquare Gospel, International, 333 West 7th, Oxnard Calif 93030

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

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

P9. Date Recorded: 7/25/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

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NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) 333 W SEVENTH ST

- B1. Historic Name: *Foursquare Gospel Church*
B2. Common Name: *Foursquare Gospel Church*
B3. Original Use: *religious building* B4. Present Use: *same*
B5. Architectural Style: *Modern*
B6. Construction History: (Construction date, alterations, and date of alterations)
1963-F (main church building); 1956-F (Sunday School Annex)

- B7. Moved? No Yes Unknown Date : Original Location:
B8. Related Features: *Sunday School Annex building, lawn, shrubs*

- B9a. Architect: *Thomas Jewell (annex-1956)* b. Builder: *unknown*
B10. Significance: Theme: *Social History* Area *Oxnard CBD*

Period of Significance: *1898-1960* Property Type: *church* : Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property has been the location of churches since shortly after the Oxnard townsite was laid out. The first church, the Evangelical Lutheran Church, was built on the property between 1900 and 1903. Between 1929 and 1950, it became the Foursquare Gospel Church, probably in 1946 when alterations were made to the building. In 1956 the Sunday School Annex was built and designed by Thomas Jewell. In 1963 the old church building was apparently demolished and the present church building constructed.

The annex building is fifty years of age and is one of the few remaining church buildings in downtown Oxnard which is still used for religious purposes. However, the bulk of the improvements on the property are of insufficient age to be regarded as potentially eligible for individual listing in the NRHP or CRHR, as a City Landmark, or as a contributor to the formation of local, NRHP or CRHR-eligible historic district.

- B11. Additional Resource Attributes: (List attributes and codes) *HP16 - Religious building*

- B12. References:
Oxnard Building Permits
Sanborn Map, 1900-1929 (update 1950)

B13. Remarks:

- B14. Evaluator: *Mitch Stone/Judy Triem*
Date of Evaluation: *7/25/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**Please See
Figure 1 in
Final Report**