

Final Report  
County of Ventura

CULTURAL HERITAGE SURVEY

PHASE I

OXNARD & SANTA PAULA

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Property Administration Agency

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SECTION I

OVERVIEW

Preservation Activities in Ventura County --  
Oxnard and Santa Paula

The Ventura County Cultural Heritage Ordinance was adopted in 1967 by the Board of Supervisors and reenacted in 1973 (Ordinance No. 2737). The Cultural Heritage Board was created by that Ordinance and acts as the Preservation Board for all of the Cities (incorporated areas) and the County unincorporated areas, except for the Cities of Ventura and Camarillo. The City of Ventura has its own Historic Preservation Commission and the City of Camarillo is currently unrepresented by an official preservation board. Each participating City in the County has adopted the Cultural Heritage Board's Ordinance or modifications thereof to meet their particular needs.

The primary purpose of the Ordinance is to "promote the economic and general welfare of the County of Ventura by preserving and protecting landmarks and monuments having a specific historical or aesthetic character or interest." The Cultural Heritage Board recommends landmark designation to the City Council or the Board of Supervisors, who, in turn, make the final designation.

The County Property Administration Agency serves as Administrative staff to the Cultural Heritage Board and provides minimal program coordination for the landmark designation program. The Survey Grant program was pursued in an attempt to expedite the landmark designation program and to allow the program to pursue aggressive preservation efforts.

Almost every city in the county has its own historical society. This is true in both cities surveyed, Santa Paula and Oxnard. The Santa Paula Historical Society formed just recently, and their emphasis is on the preservation of Santa Paula's built environment. They voted to participate in the Historical Survey and purchased the Sanborn Maps for use in the Survey.

The Oxnard Historical Society is also new to the community having recently moved in the basement of the recently restored Carnegie Library Building. Their emphasis is on the development of the museum and their oral history project. They are a small volunteer organization that did not have the manpower to participate in the survey but were helpful in the use of their photography collection and are interested in the Survey results.

#### Events Leading Up to the Survey

The Survey Grant was pursued in the Spring of 1980 in an attempt to expedite the existing landmark designation program through a five year Countywide comprehensive survey.

The idea was presented to the Cultural Heritage Board in February, and, upon their recommendation, a representative from the State Office of Historic Preservation attended their April meeting to explain the grant program. The Cultural Heritage Board then recommended approval of the program and requested staff to prepare the grant application. A planning grant application was also pursued at that time but was not approved.

The planning grant was to be used to provide a procedural methodology for the Countywide Survey which had never been formalized.

## Developmental History of Oxnard and Santa Paula

### OXNARD

The town site was laid out in 1898 by the Colonia Improvement Co., J.A. Driffill, President and General Manager of the American Beet Sugar Co. The impetus for the town site came from the decision by the Oxnard Brothers to build one of the largest sugar beet factories in the world, in what was to be the town named after them. The City of Oxnard was not incorporated until 1903.

The greatest collection of early residences lies within the original town site and extends slightly to the west and north (see map in the Appendix). These neighborhoods are virtually intact and represent good unaltered examples of architecture from 1900 to 1940 including such styles as Colonial Revival and other Period Revival examples. The neighborhoods grew to house the families involved in business and industry. This was a direct result of the Sugar Beet Factory and the steady use of agriculture.

Prior to the establishment of the sugar beet factory, farming was the major activity on the Oxnard Plains which was part of the Rancho El Rio de Santa Clara or La Colonia. Many of the early settlers came from Ireland and Germany in the last half of the 1870's. The combination of very rich soil and mild climate permitted the growth of a variety of crops. The deep water port in Hueneme was constructed to give the farmers an outlet for their crops. The earliest crops consisted of mixed field crops -- barley, beans and beets -- which dominated until the 1920's. At this time mixed vegetable.

farming became popular as a result of faster transcontinental rail transportation, truck refrigeration and the population increase after the war.

Oxnard became one of the major agricultural areas in the State later specializing in intensified row crop farming. By the 1920's, Oxnard experienced considerable growth from the rise of agricultural related industry. The second and largest development of the City occurred during World War II. The Navy established large bases at Pt. Mugu and Port Hueneme and Oxnard Air Force Base was established in the Camarillo area. Many housing tracts were built from the late 1940's through the 1960's. The City experienced its largest period of growth during this time particularly to the south and east. The commercial downtown area lies adjacent to the Survey area on the east and was not included in the Survey.

The original downtown was located around a central Plaza and has been replaced with modern buildings over the last forty years. Very few of the early brick and wooden buildings remain. The hotels and churches that surrounded the Plaza were either demolished or moved. The only structures remaining are the Carnegie Library, which has been recently restored by the City for use as a Cultural Arts Center, and the Japanese Pagoda in the Plaza Park.

A China Alley existed in Oxnard as late as the 1940's. Most of the buildings are gone now, except for the Golden Chicken Inn and a few older commercial buildings that front on Oxnard Boulevard. China Alley was located between Seventh



and Eighth Streets to the west of Oxnard Boulevard. Many Japanese came to Oxnard at the turn-of-the-century and worked on the surrounding farms. Several Japanese citizens owned businesses on Oxnard Boulevard between Sixth and Eighth Streets. The Japanese usually lived upstairs or behind their shops. Like the Chinese, many of the Japanese planned to return to their own Country after a few years. However, several Japanese and Chinese families made Oxnard their home. The Asahi Market on Oxnard Boulevard is the oldest grocery market in the City, operated by the same Japanese family. The existing building replaced the original wooden structure.

The largest ethnic area in the City is called La Colonia and is located to the east of Oxnard Boulevard. It was developed as the Colonial Gardens in 1921 and many of Oxnard's Mexican-Americans and Black residents live in this area.

#### Santa Paula

Santa Paula and its environs are part of the Saticoy y Santa Paula Rancho, which was subdivided in 1867 by George Briggs, a Horticulturist from Marysville. Mr. Briggs contracted with E.B. Higgins to divide the land into 160 acre plots which were then used for ranching and farming.

In 1872 Nathan W. Blanchard came to the area and purchased 2700 acres of the Briggs subdivision including the townsite and Santa Paula Creek water rights. Blanchard, together with his silent partner, Elisha Bradley, established the Santa Paula Flour Mill in 1873 and expanded the original townsite in 1875 which helped to encourage growth.

The arrival of the railroad in 1887 coupled with citrus

experimentation and oil exploration resulted in a population boom in Santa Paula typical of those occurring in Southern California in the 1800's.

During this time the newly opened subdivision such as the McKeveatt Tract and the Hardison-Irwin Tract resulted in the construction of several residences on Santa Paula Street and the surrounding area.

Many farm houses were built on the outskirts of town. The growth of the oil industry in Santa Paula with the formation of Union Oil Company in 1890 and the rise of the large citrus industries such as the Limoneira Company in 1897 created a wave of prosperity for Santa Paula who became known as the "Lemon Capital of the World."

The results of this prosperity were seen in the increased development in the residential and commercial areas of the City. Many fine residences were constructed north of Main Street on Santa Paula and Pleasant Streets. More modest houses were built south of Main Street. Houses were built for those working in oil or citrus related industries or for Main Street businessmen and their families. Styles include a mixture of Queen Anne, Colonial Revival and California bungalow. The neighborhoods north of Santa Barbara Street between Palm Avenue on the west and Tenth Street on the east represent a significant number of intact neighborhoods.

Main Street also reflected the prosperity of the 1880's and 1890's by replacing the wooden structures with impressive buildings of brick and stone.

Located to the east of Tenth Street between Orchard on the north and Harvard Boulevard on the south, is the largest ethnic area in the City. Many of the houses date from the turn-of-the-century and are wood frame structures. Some labor housing still exists in this area. Mexican American families have lived in that area for the past eighty years. Many of the Mexican American families lived on the large ranches to the east and west of the City.

Santa Paula incorporated as a City in April, 1902. The development of Santa Paula has been slow and steady with an annual growth rate of about 2 per cent per year. In the late teens and early 1920's the South Mountain Oil Field began production which resulted in increased growth during this period. Tract houses were built after World War II with some regularity to accommodate an influx of Navy Families from Point Mugu who were returning to Ventura County after the war.

In the 1940's and 50's continued oil development kept growth steady. The 1960's saw the largest jump in population from an average of 270 people a year in 1950 to an average of 654 in 1960. Many new subdivisions were built west of town to accommodate this boom which collapsed in the early 1970's.

## SECTION II

### STATEMENT OF PURPOSE

The primary reason for undertaking the Countywide Survey was to have a comprehensive inventory of historical, architectural and cultural resources in the County. This would provide a basis for decisions by the Cultural Heritage Board and the City Councils and the Board of Supervisors as to the continued declaration of landmarks and possible landmark districts in the county. It would also serve as a planning tool for local governments when making decisions as to zoning and rehabilitation of older areas. Finally, its purpose was to educate the general public by giving them the opportunity to participate as volunteers and to have the information available to the public in final form.

Phase I included Santa Paula and Oxnard areas because of the immediate availability of volunteers, the richness of resources and the willingness of the local governments to participate.

The County of Ventura entered into an agreement with the State of California Department of Parks and Recreation on September 10, 1980 to do a comprehensive block by block survey in the Cities of Oxnard and Santa Paula beginning September 2, 1980 and ending May 31, 1981. This date was later amended to end June 30, 1981.

Sections of the community that were surveyed are shown on maps found in the appendix. All buildings in the Survey

area were included although little or no research was done on post 1940 buildings, structures and objects of historical, architectural and cultural significance.

## SECTION III

### METHODS USED

#### 1. Time and Organization of Survey Project

A total of ten months was spent on the Survey Project. The first four months, September through January were devoted to Survey preparation. A Survey Methodology Report was prepared by a Survey Coordinator for the project. This report, along with a Cooperative Agreement was then approved by the Cultural Heritage Board, the Cities of Santa Paula and Oxnard and the Board of Supervisors.

The second step was to prepare a Volunteer Handbook and begin initial publicity efforts to attract volunteers. A liaison person with the city governments of Santa Paula and Oxnard was chosen and office resource materials were located.

Publicity efforts included the printing of an informative Survey brochure, flyers and newspaper articles, (See appendix). Following this, a General Meeting was held in November in each community to introduce the Survey. Attendants included public officials, members of the Cultural Heritage Board and staff. Flyers were sent to residents in the Wilson Neighborhood in Oxnard and the Project Coordinator attended their Neighborhood Meeting to explain the Survey and solicit volunteers.

Training Sessions for volunteers began in January. The training was divided into two morning sessions in each community. One session was devoted to the research techniques and the other to architectural styles. A short walking tour in the Survey area gave each volunteer a chance to practice filling out the architectural worksheets. At the end of the training session

volunteers were asked to fill out the application form, if they were interested, and an assignment was given. A third training session was held on a Saturday in Oxnard to accommodate those unable to attend the earlier sessions.

The Survey itself was conducted from February through May. Volunteers signed a contract to complete the fieldwork and photography usually within a two week period. Their work was reviewed by the Project Coordinator and new assignments were made. Initially, all volunteers, except those doing photography, were asked to do the fieldwork. A few who felt they wanted to only do research were allowed to begin work.

The majority of the fieldwork was completed by April while research was being conducted. The Project Review Committee approved by the respective City Councils, in February, began meeting in March. On the average, meetings were held every two to three weeks and lasted about two hours. The last meeting was held the end of May.

After structures had been selected by the Project Review Committee (for inclusion in the inventory) State forms were prepared and more research completed if necessary.

The Survey was extended from May 31, 1981 to June 30, 1981. During this period the State Inventory forms were completed and typed and the Final Report was prepared.

## 2. Personnel

The Project Coordinator was hired by the County of Ventura as a full time paid staff person. The Coordinator was Judy Triem who holds a Master's Degree in History from the University

of California, Santa Barbara. She had previous experience working on the Ventura and Santa Barbara surveys. Her background in the field of Historic Preservation includes six years on the Ventura Historic Preservation Commission, two years as Chairperson and an internship with the National Trust for Historic Preservation.

Other paid staff members included the Project Supervisor, Ginny Morton, Administrative Staff and Accounting Staff. The remainder of personnel were volunteers.

Planning staff members who contributed significantly were Dan Uhlar and Mitch Stone from Oxnard and Kris Duncan, Santa Paula Planning Director. Both Dan Uhlar and Mitch Stone had backgrounds in the preservation field and Mitch Stone's expertise was a result of his work on the Pasadena and Fullerton Surveys, and his background in architecture. Kris Duncan was instrumental in getting Santa Paula's potential Historic District rezoned to R-1.

Mary Alice Henderson, President of the Santa Paula Historical Society, contributed many hours as a volunteer. Her education and background in local history was extremely valuable.

### 3. Selection of Boundaries and Criteria

In Oxnard, the Wilson Neighborhood boundaries were selected because they coincided with the residential area of the city. These boundaries were later changed and excluded the streets that were primarily post 1940 residential tracts.

The criteria used for making this selection was based on the age of the structures, the relatively few intrusions in the neighborhood, the significant amount of well maintained buildings and the viability of the area as a neighborhood.



Santa Paula's boundaries were chosen to conform to the same criteria as Oxnard. The boundaries were original, somewhat larger and had included the outlying farm areas. These were later reduced when it became apparent there was not enough time to complete them.

The majority of structures surveyed were pre-1940 buildings. The commercial Main Street area was surveyed together with the largest concentration of Santa Paula's earliest residences. The specific criteria used for choosing the buildings is located in the appendix.

Number of Buildings and How They Were Surveyed and Researched

In Oxnard, approximately 500 structures were surveyed and 402 are contained in the final inventory.

In Santa Paula, approximately 750 structures were surveyed and 342 selected for the final inventory.

The Survey was accomplished by walking block-by-block. A photograph was taken of every structure and architectural and research worksheets were prepared for the majority of structures.

Properties of historic and cultural significance were discovered and researched using several methods. Several members of the Project Review Committee had strong backgrounds in local history and were able to provide information on many of the properties within the Survey Area. If they could not provide the information, they recommended people who could help. Also the Santa Paula Historical Society provided a great deal of background material which included the Sanborn Maps, early photographs of the City and a card file. This card file was basically a street index taken from the Santa Paula Chronicle

for the year 1909, and provided information on construction dates and early builders. Santa Paula had also published a Walking Tour Guide in 1976 which included approximate dates and owners of some of the earliest buildings in town. The Santa Paula Historical Society had also conducted oral interviews with pioneer residents specifically on the first owners and approximate dates of buildings. This material was condensed and printed by street listings and was a valuable research tool.

The majority of information on each structure came from the City Directories, Sanborn Maps and Assessor's Records. This was particularly true for Oxnard when the date and original owner of the majority of buildings were traced directly to the Assessor's records. Ventura County Historical Society Quarterlies were quite useful for information on Oxnard pioneer families. Oral interviews with key people in Oxnard's history helped provide additional information on early residents.

#### 4. Project Review Committee

A Project Review Committee was set up for each area. This Committee selected the list of structures for the State Inventory of Historic Resources, evaluated these structures for National Register status and compiled a list of potential County Landmarks or Landmark Districts. The composition of the Committee is as follows:

##### Oxnard Project Review Committee

Madeline Miedema is a long time Oxnard resident who has been active in the community for a number of years. She retired as Curriculum Director for Oxnard Union High School District and is

currently a member of the Oxnard Union High School District Board, Board of Directors of the Cultural and Fine Arts Commission and member of Ventura County Historical Society. Her special expertise has been her interest and knowledge of Oxnard's history through the development of a slide presentation on the City's history.

Daniel Uhlar is a member of the Oxnard Planning staff and has taken an active interest in Historic Preservation by attending conferences and Survey Workshops sponsored by the State Office of Historic Preservation. He also did a majority of the fieldwork in the Oxnard survey. He is a member of the National Trust for Historic Preservation.

Santa Paula Project Review Committee

Charles Outland is a noted historian who has published several books on Ventura County History. His interest in history comes in part, from his background as a member of a prominent pioneer family. He is an Advisor to the County Cultural Heritage Board and received the AASLE award for his efforts in local history in 1980. He has served on the Board of Directors for the Ventura County Historical Society, and is a member of the Santa Barbara Corral of Westerners and corresponding member of the L.A. Corral of Westerners, for four years.

Kris Duncan is Planning Director for Santa Paula. She has long been interested in the preservation of Santa Paula's historical resources, seen specifically in her efforts to achieve a potential Historic District in the General Plan adopted in 1978. She worked with residents in the area to get the zoning changed to R-1. Currently, she is a member of the Association of American Geographers and the Association of the Pacific Coast Geographers.

Carol Jean Shilton is a longtime member of the Santa Paula community. She served for six years on the City Planning Commission, is a member of the Santa Paula Historical Society and was a member of the Santa Paula Library Board for fifteen years.

Elizabeth Blanchard (alternate) has a strong background in local history as a descendent of an influential pioneer family. She serves on the Board of Directors of the Ventura County Historical Museum and is a member of the Santa Paula Historical Society.

5. Project Costs .

To date, total project costs were \$35,462. The total grant was for \$40,000.

SECTION IV

FINAL RESULTS

Comprehensiveness of Survey

The Survey was a comprehensive inventory of all structures in the central and oldest sections of both Oxnard and Santa Paula. The number and category of buildings selected for the State Historic Resources Inventory are as follows:

|             | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> | <u>Cultural</u><br>(churches,<br>schools,<br>etc.) |       |
|-------------|--------------------|-------------------|-------------------|--|-------|
| Oxnard      | 388                | 9                 | 0                 | 5  | = 402 |
| Santa Paula | 342                | 27                | 1                 | 15   | = 385 |

The total number of buildings surveyed in Oxnard was approximately 500 with the majority being residential. In Santa Paula the total number of buildings was approximately 750. About 150 of those were commercial and the remainder residential except for about 20 in the Cultural Category - churches, schools, clubs etc.

A Master List by Street and address is included in the Appendix.

Balance between Historically, Architecturally and Culturally Significant Buildings

There is a fairly even balance between the historically and architecturally significant buildings. In Oxnard for example, each street in the Survey area, except "A" and "B" Streets, was submitted as a neighborhood. The majority of structures are single family residences. They are important as good representative examples of the following architectural styles -- Queen Anne, Colonial Revival, California Bungalow, and Spanish Colonial Revival. Research into each structure also indicated their historical significance. It was discovered that most of Oxnard's early

families and influential citizens lived in these residences. Singled out are the Achille Levy, Henry Levy and John G. Hill residences. Fewer examples of structures with Cultural significance appeared, but they were quite important to the community. These were the Santa Clara Church and Parochial School and Convent and the Christian Church and Brittell School.

In Santa Paula, all of the streets in the City's potential Historic District zone were submitted as neighborhoods. The balance between architecturally and historically significant buildings is about even. Many early businessmen and influential citizens, who were important to the community's growth and development, lived on Santa Paula Street and the surrounding neighborhoods. Some of the best examples of early architectural styles such as Queen Anne, Colonial Revival and California Bungalow are found on these streets.

The individual survey forms are a combination primarily of residential and commercial structures. Their significance lies, for the most part, as good examples of architectural styles from the 1890's through the 1940's. When the history was available, it was included in the information.

Santa Paula has outstanding examples of buildings with cultural significance as well as historical and architectural significance. There are the Santa Paula Depot, The Mill, Ebell Club, Glen Tavern, Unitarian Church, First Christian Church and St. Sebastian's Church to name just a few.

New Information Uncovered about the History, Settlement, Architects and Building Style of the Survey Areas

In Oxnard, information on the history and settlement of the

Survey area is probably known but has never been published. Uncovering the builders of some of the structures and identifying the Architectural Styles has never been done.

The earliest remaining (extant) houses constructed in Oxnard within the Survey area are located on "B", "C", "D", and "E" Streets. They are primarily Queen Anne, Colonial Revival and California Bungalow in style and built between 1900-1912. A few that appear to be from the 1890's were probably moved in from Port Hueneme or other towns nearby. The houses were quickly constructed to house early businessmen who were establishing themselves in response to the arrival of the American Beet Sugar Co., and the coming of the railroad. The City itself was incorporated in 1903.

Two square blocks on "D" and "E" Streets between Second and Third Streets were set aside for the Catholic Church, which was built in 1904 followed by a convent and later a school. The surrounding area was primarily a middle to upper class neighborhood. Such influential citizens as Achille Levy, founder of the Bank of A. Levy; Harry R. Staples, General Manager of Dunn Manufacturing Co.; Thomas J. Carroll, early contractor/builder, the Lehmann Brothers owner/operators of Lehmann Brothers Department Store and Dr. Harry M. Staire, a dentist are just a few of the early business and professional people.

"F" and "G" Streets were developed between 1915 and 1940 and contain primarily California Bungalow and Period Revival Styles such as Spanish Colonial Revival and Mediterranean Styles. Several residents who had their first houses on "C", "D" or "E" Streets moved into the newer area on "F" and "G" Street when it opened for development. In the late teens and early 1920's

Magnolia Avenue was developed and Palm Drive shortly thereafter. Some of the early contractor/builders in the Survey Area were Thomas J. Carroll, Paul Staples, W. Roy Guyer, J.A. Swartz, John H. Myers, George and Edward Abplanalp, Adolph Schroeder and John Wennerholm. Los Angeles Architect, Homer Glidden, designed the Henry Levy House.

Santa Paula has had some information gathered on structures in the Survey Area in the Walking Tour Brochure done in 1976 by the Santa Paula Historical Society. The Survey uncovered more extensive information on early residents and verified the existing information. In addition it also described the architectural styles and listed builders and architects when this information was available.

The majority of residences in the Survey area date from the 1890's to the 1940's. There are a few buildings that date prior to 1890 and a few from the 1950's and later.

The City began to grow with the boom in the 1880's as a result of the rise of the citrus and oil industries and the arrival of the railroad. Businesses were established along Main Street and houses were built north of Main Street, between Tenth Street and Palm Avenue with Pleasant Street as the early Northern boundary.

Houses constructed between 1890 and 1920 line portions of E. Main Street west of Seventh Street, Santa Barbara Street, Santa Paula Street and Pleasant Street. They are also found scattered on Palm Drive, Olive Street and Fourth through Tenth Streets.

The styles of these houses vary from simple Vernacular Victorian cottages to more elaborate Italiante and Queen Anne



styles from the 1890's. The Colonial Revival became popular about 1900 to be replaced by the more widespread California Bungalow from 1908 to 1920. Period Revival styles of the 1920's and 1930's such as the Spanish Colonial Revival and English Tudor were constructed along Virginia Terrace and Glen Way.

Santa Paula Street contains the largest and most impressive residences inhabited by successful early businessmen and those with professions associated with the booming oil and citrus industries. The 600 block of Pleasant Street also boasts several fine bungalow houses. The 200 block of Eighth Street has several large intact residences from the 1880's owned at one time by early pioneer families.

The 200-400 blocks of Palm Street, Olive Street and Sixth Street through Tenth Street contain modest houses occupied by working class families. Most residences are well maintained and have kept their architectural integrity. A few wooden structures have been stuccoed and some houses have been replaced by apartments or converted into businesses. For the most part however, the residential area is intact.

The Main Street commercial area between Tenth and Seventh Streets has undergone several changes over the years. The earliest structures were wood frame buildings from the 1870's and early 1900's which were replaced by more fashionable brick and stone buildings. In the 1920's and 1930's, several new Spanish Colonial Revival buildings were constructed as well as some simple Moderne Styles. Most of the structures date from the 1890's but have modernized store fronts.

Early contractor/builders in Santa Paula were Herman Anlauf, Ira S. Hall, Wm. A. Hudson, E.J. Dodson, Peter Grant, S.F. Lidamore, Grant Kniffen and Campbell Simms. These were men who built between 1890 and 1920. Roy C. Wilson, Santa Paula Architect built a great number of the City's commercial buildings and residences from 1920 to 1960. His son, George Wilson, has continued the firm tradition which is now called Wilson, Stroh & Wilson. Robert Raymond was another architect from the later period. Several Los Angeles architects designed buildings in Santa Paula. They were Hunt and Burns and Whitney and Davis among others.

## SECTION V

### RECOMMENDATIONS

The value of any study or pilot project can be partially measured by the action it generates. The valuable data collected and compiled through this Survey is only useful if it is properly institutionalized and documented for accuracy.

The methodology under which the information of the Survey has been collected and the information collected from this Survey is invaluable to the local jurisdiction only if the recommendations contained in this section can be implemented.

The entire Survey project, including the initial planning done before the actual survey began, offers three major opportunities. These include: 1. Landmark Designation Program Procedural Policy, 2. Educational Uses and 3. Planning Uses.

#### 1. Landmark Designation Program Procedural Policy

The current County Cultural Heritage Program is in fact a Landmark Designation Program. It is a survey process though not necessarily done in a consistent nor organized process. The information available is not included in the educational nor planning process. Some declared landmarks have little to no documented history on file in the County Cultural Heritage Files. The declaration process is not necessarily consistent, after the Cultural Heritage Board makes their recommendations.

The Survey program set up by the State provides an excellent example for the documentation of significant sites (buildings, monuments etc.) The information requested on the forms can be readily used by planners and educators alike.

## 2. Educational Uses of the Survey

The Survey Forms and Report will be published and copies will be sent to the County Cultural Heritage Board, the Board of Supervisors, the Cities of Oxnard and Santa Paula and the State Office of Historic Preservation for final approval (acceptance). Copies will also be sent to the Ventura County Historical Museum, the Oxnard and Santa Paula Historical Societies and Ventura, Oxnard and Moorpark Colleges.

A walking tour brochure is planned for both Oxnard and Santa Paula. The Chamber of Commerce of Oxnard is interested in publishing a walking tour of the downtown area using the Survey material. The Santa Paula Historical Society is also interested in publishing a walking tour brochure using the Survey results.

When the Survey results receive final approval by the Board of Supervisors and the Cities of Oxnard and Santa Paula, releases will be sent to the news media and there will be an attempt to have a feature story.

## 3. Planning Uses of the Survey

The Planning Departments of both Oxnard and Santa Paula have been involved with the Survey since its inception. The Planning Director of Santa Paula, Kris Duncan, served on the Review Committee as did the Planning Staff member from Oxnard, Dan Uhlar. The Planning Department will have a copy of the Survey results and a list of significant buildings on the Survey. Every attempt should be made to work this material into the planning process.

The list of potential National Register buildings identified in the Survey should be made available for the general public including developers who may wish to rehabilitate them for commercial use. Information on the Tax Reform Act should also be made available.

The Planning Departments may also consider maintaining a copy of Rehab Right published by the Oakland Planning Department for use as a rehabilitation guide for homeowners.

#### SPECIFIC RECOMMENDATIONS

In the interest of maximizing the uses of the methodology report and the specific survey data, the following recommendations are submitted:

It is recommended that the Board of Supervisors and appropriate City Councils through recommendations of the Cultural Heritage Board:

1. Prepare and adopt a Historic Preservation Policy and Plan including specific policies and procedures for landmark designation and notation (signs) to guarantee consistency, accuracy and comprehensiveness for historical records.  
This Plan would include policy of how the Survey data could be worked into the Environmental Review Process. Procedures would also be developed for appropriate Building and Safety Department files to be tagged with a system of denoting declared local, State and National Register landmarks.
2. Adopt the State Inventory Form as the official Cultural Heritage Landmark form
3. Declare intent to review the list of potential County Landmarks identified by the Survey, Phase I,

review the information regarding those potential landmarks and proceed with declaration of those potential landmarks.

4. Amend existing ordinances to include a Historic District Designation.
5. Once appropriate ordinances have been amended, declare intent to review the neighborhoods identified by the Survey, Phase I, review the information regarding those proposed districts and proceed with the declaration of those proposed districts.
6. Pursue the preparation of an informational booklet describing the existing County Landmarks for use by the educational community and the public in general.
7. Prepare a map showing the local, State and National Register landmarks as well as the significant building listed on the Survey for use by public agencies.
8. Be aware and consider the use of Community Development Block Grant Funds, the Rehabilitation Loan Programs for structures within the Survey area and existing landmarks that have been identified as having significance.
9. Continue the Countywide Comprehensive Survey pursuant to the Methodology Report and Volunteer Program as contained in this Report and continue to pursue funding from the State Office of Historic Preservation for its completion.

10. Develop informational programs to enhance awareness of Countywide history in assistance with Historical Societies and other interested citizens as opportunities become available.

#### Potential Local Landmarks

The following is a list of Potential County Landmarks recommended by the Project Review Committee. These structures are within the Survey Boundaries. This list is by no means inclusive and may be added to as necessary.

#### Santa Paula

1. The Mill - 212 N. Mill Street
2. Ebell Club - 125 S. 7th Street
3. Teague House - 805 Santa Paula Street
4. First Christian Church - 829 Railroad Avenue
5. Baker House - 525 E. Main Street
6. Underwood House - 715 Santa Paula Street
7. Corbett House - 933 Santa Paula Street
8. Rice House - 828-830 Yale Street
9. Balcom House - 933 Pleasant Street
10. Logan House - 123 N. Mill Street
11. Residence - 220 N. Mill Street

#### Oxnard

1. Henry Levy House - 155 S. "G" Street
2. A. Levy House - 201 S. "D" Street
3. First Church of Christ Scientist - 200 S. "D" Street
4. Santa Clara Church - 323 S. "E" Street

#### Potential Landmark Districts

Many structures in the Survey Area have significance as

historic districts. These are neighborhoods which have maintained their integrity over the years and representative of good examples of architectural styles such as Queen Anne, Colonial Revival, California Bungalow and Spanish Colonial Revival.

#### Santa Paula

In Santa Paula a potential Historic District Zone has been designated by the City Council. The boundaries are Santa Paula Street on the south, Virginia Terrace (southside) on the north; Tenth Street (west side) on the east and Sixth Street on the west (east side). This affords some protection by limiting zoning to R-1. However, it does not prohibit an owner from demolishing a structure within the area.

The following neighborhoods are recommended as part of a potential Historic District.

1. Santa Paula Street - 500 block to Sixth Street
2. Pleasant Street - 600 block to Tenth Street
3. N. Sixth Street - 200 - 400 Block N. Seventh Street
4. N. Eighth Street - 200 - 400 Block
5. Ninth Street - 200 - 400 Block
6. Mill Street - 200 - 400 Block
7. Tenth Street - 200 - 400 Block

#### Oxnard

There are no protective district ordinances currently in Oxnard and the higher density zoning in these areas discourage preservation efforts. It is recommended that the entire Survey Area be considered a Historic District and that appropriate guidelines be set up within the City as to regulations for the district as related to zoning, demolition, alterations etc.



Potential List of National Register Landmarks  
and Landmark Districts

Santa Paula

The following list has been prepared upon the recommendation of the Project Review Committee as potential National Register Landmarks. This list is by no means inclusive and other structures and areas may be suggested at any time.

Individual Landmarks

1. The Mill, 212 N. Mill Street
2. Unitarian Universalist Church, 740 E. Main Street
3. Santa Paula Depot, 200 N. 10th Street
4. Ebell Club, 125 S. 7th Street
5. The Glen Tavern, 134 N. Mill Street
6. California Oil Museum, 1003 E. Main Street
7. Oddfellow's Hall, 868 E. Main Street
8. First Christian Church, 829 Railroad Ave
9. Santa Paula High School, 404 N. Sixth Street
10. McKeveitt School, 955 Pleasant Street
11. Baker House, 525 E. Main Street
12. Teague House, 805 Santa Paula Street
13. Underwood House, 715 Santa Paula Street
14. Balcom House, 933 Pleasant Street
15. Corbett House, 933 Santa Paula Street
16. Rice House, 828-830 Yale Street
17. Residence, 220 N. Mill Street
18. Logan House, 123 N. Mill Street

National Register Districts

There are several potential districts in Santa Paula

They are as follows:

1. Santa Paula Street from the 500 to the 900 block
2. Seventh Street
3. Eighth Street
4. Mill Street
5. The area bounded by Main Street between Eleventh Street and Seventh Street and Santa Barbara Street on the north.

Significant key structures would be the Santa Paula Depot, California Oil Museum, Glen Tavern, Logan House, the Mill, the Oddfellow's Hall, the Unitarian Universalist Church and the Ebell Club.

#### Oxnard

The following list has been prepared on the recommendation of the Project Review Committee as potential National Register Landmarks and Landmark Districts. The list is by no means inclusive and other structures and areas may be suggested at any time.

#### Individual Landmarks

1. Santa Clara Church - 323 S. "E" Street
2. Henry Levy House - 155 S. "G" Street
3. Achille Levy House - 201 S. "D" Street
4. First Church of Christ Scientist - 22 S. "D" Street

#### Landmark Districts

The entire Survey area could be nominated as a National Register District. The boundaries would be the same as the Survey map. In subsequent phases, the City may consider extending those boundaries south to Seventh Street, west to G Street, east to D Street and north to Fifth Street.

## SECTION VI

### CONCLUSIONS

#### Successes and Failures of the Survey

The biggest success of the Survey was the accomplishment of comprehensively inventorying and photographing the majority of structures in the Survey area. This was possible only because of the enthusiastic hardworking volunteers who photographed all the buildings, did all the fieldwork and assisted with the research.

This was accomplished in a record five month period with the last month devoted to the preparation of the Survey forms and the Final Report.

One failure of this project was the lack of time to do more research on those difficult parcels where it was hard to locate an owner. This was especially true in Santa Paula for those buildings constructed between 1880 and 1905. It would have been nice to have more time for biographical research and for completing a research and architectural form for every structure.

The major failure of this project was lack of time to complete the final document for official review and approval within the project period. The data is minimally useful for local government if not appropriately administered and recognized.

The first four months were devoted to planning the Survey and the fifth month to training. This allowed only five months to complete the Survey. The Methodology Report and

Volunteer Handbook and training were imperative. It was originally intended that a planning grant be used to provide this portion of the project, but was not funded. However, now that Phase I has been accomplished, with a Survey Methodology Report and Volunteer Handbook, the Second Phase should go faster.

#### Future Surveys

Oxnard - The Project Review Committee has identified several potential Survey areas remaining in Oxnard. Directly south of the present Survey area is an older residential section that should be surveyed. The boundaries are Fifth Street on the north, Seventh Street on the south, Oxnard Boulevard to the east and "G" Street to the west. This area was part of the Original Town tract and photographs have been taken of the area.

Two other older residential areas are the Colonia area to the east of Oxnard Boulevard and the Wolff-Hill-Laubacher Tract which lies south of Wooley Road to Hill Street and between Saviers Road on the east and "I" Street on the west.

The commercial area with Survey potential lies in the downtown section. The industrial area includes the area which was the location of the American Sugar Beet Co. At least one of the original buildings remains. This area lies to the east of Oxnard Boulevard between Fifth Street on the north and Wooley Road on the south. There should be a windshield Survey of the entire Oxnard area including specifically the rural areas.

Santa Paula - The Project Review Committee has identified

several potential survey areas remaining in Santa Paula. A large residential area located north of Main Street between Say Road and Birch Street on both sides of Highway 150 dates from the 1920's and includes the Oaks.

A combined residential and commercial area east of Tenth Street (Highway 150) between Say Road on the north and the Santa Paula Freeway on the south contains the oldest remaining commercial and residential buildings in the city.

The outlying rural areas should be surveyed because of the many farm houses and outbuildings that lie to the east and west of Santa Paula.

Fillmore - the town of Fillmore was formed when the Southern Pacific Railroad came through the area in 1887 and was even named for the general superintendent of Southern Pacific. Until recently, this small farming community has remained virtually unchanged over the years with many of its early structures relatively unaltered.

#### Balance of County Area

Over the next five years the areas of the unincorporated territories of the Ventura River Valley, the Ojai area, Moorpark/Simi Valley area, Thousand Oaks area and the Port Hueneme area are all to be surveyed. These areas would be surveyed as the Countywide Comprehensive Survey continues.

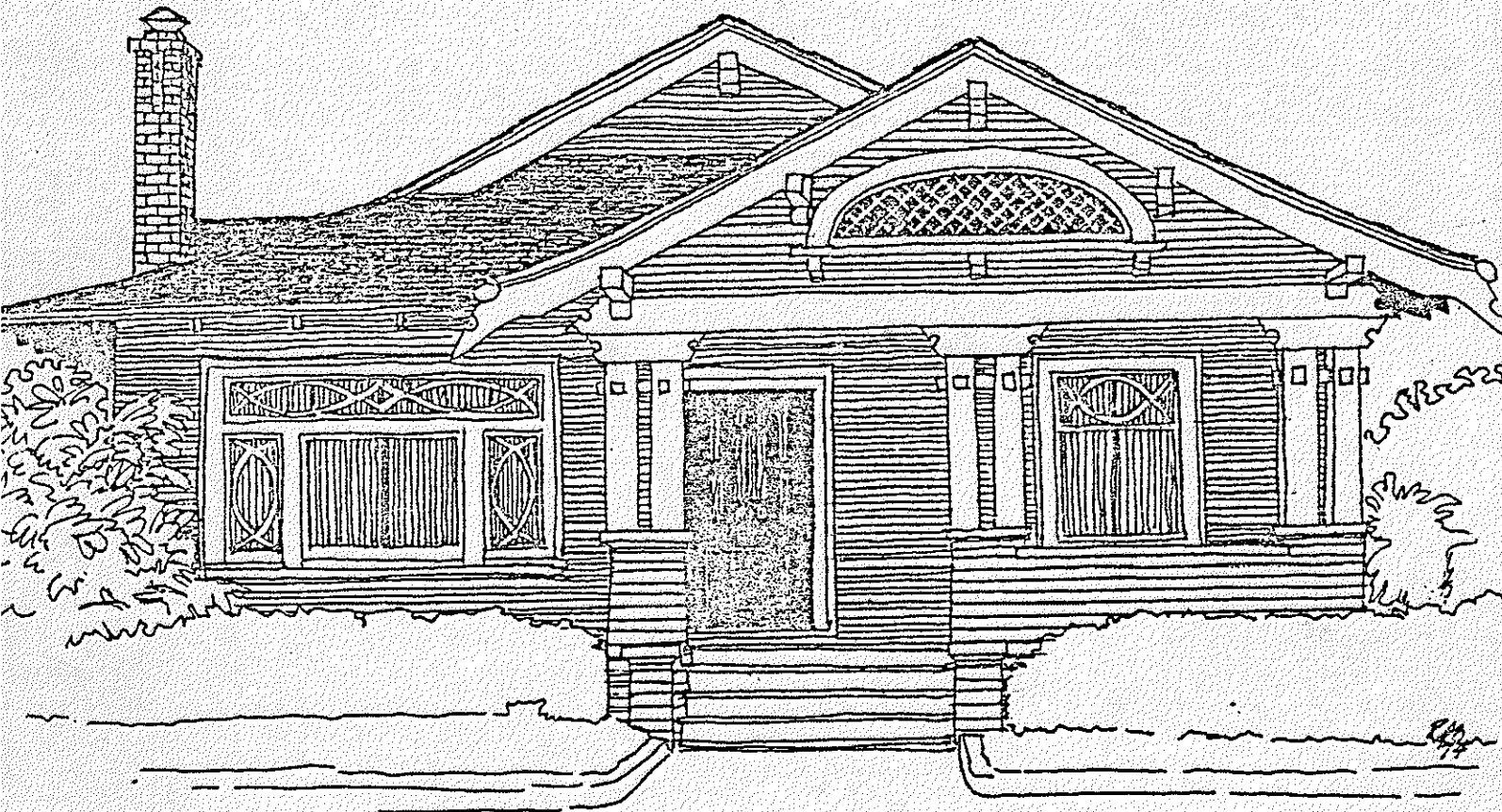
A grant has already been prepared asking for further funding from the State Office of Historic Preservation for Phase II of the Countywide Survey which would include those areas mentioned above.

APPENDIX

1. Survey Maps
2. Survey Criteria
3. Survey Brochure
4. Master List by Street of  
Buildings included in the  
Survey
5. List of Volunteers

Ventura County  
Cultural Heritage Survey  
Phase I - Oxnard

INVENTORY DATA COLLECTION



Prepared by Judy Triem, Survey Coordinator

Property Administration Agency  
800 South Victoria Avenue  
Ventura, CA 93009

This publication was partially funded under the National Historic Preservation Act of 1966 through the California Office of Historic Preservation and Volunteers and Community participation.

169 sheets (incl cover)

$$\frac{2}{338}$$



TABLE OF CONTENTS

- I. INTRODUCTION
- II. BACKGROUND
- III. THE HISTORIC RESOURCES INVENTORY
- IV. CONCLUSIONS

APPENDIX

- 1. LIST OF VOLUNTEERS
- 2. MAP OF SURVEY AREA
- 3. INVENTORY

NEIGHBORHOODS

Master List of Neighborhoods  
Master Form for Neighborhood  
Descriptions of Outstanding and Contributing Structures  
Photographic Inventory of Outstanding and contributing structures

INDIVIDUALS

Master List of Individual Sites  
Inventory Forms for Individual Sites



# VENTURA COUNTY CULTURAL RESOURCES SURVEY

## OXNARD AND SANTA PAULA

### I. Introduction

The following information is the result of a comprehensive historical and architectural building survey conducted in the Oxnard and Santa Paula areas from September 1980 to June 1981. A map that follows illustrates the Survey Boundaries. The material presented here is in the format required by the State Office of Historic Preservation. A complete report of the Survey, which discusses methods, organization and recommendations, is available as a separate document.

### II. Background

The County of Ventura, the Cities of Oxnard and Santa Paula and the Ventura County Cultural Heritage Board sponsored the Survey under a matching grant from the State Office of Historic Preservation.

The long-range goal of the Cultural Heritage Board is to survey the entire County with Phase I taking place in Oxnard and Santa Paula.

Survey Coordinator, Judy Triem, was hired in September 1980. At this time a Survey Methodology Report and Volunteer Handbook were prepared. Training sessions for volunteers were held in January and the Survey began in February with approximately fifty volunteers.

Volunteers photographed every structure within the Survey boundaries and an architectural and historical worksheet was prepared for the majority of structures and all of the significant structures by both volunteers and the Survey Coordinator. A list of volunteers is included.

The photographs and written material were then evaluated by the Project Review Committee using adopted criteria. The results are contained in this report. Members of the Project Review Committee in Oxnard were: Madeline Miedema, local historian; Dan Uhlar, Oxnard Planning Department; and Judy Triem, Survey Coordinator. Santa Paula members were: Charles Outland, local historian; Kris Duncan, Planning Director of Santa Paula; Carol Jean Shilton and Elizabeth Blanchard (alternate), both with backgrounds in local history; and Judy Triem, Survey Coordinator.

### III. The Historic Resources Inventory

The information contained in this report (appendix) has been prepared on State Inventory Forms under State Office of Historic Preservation guidelines.

The Historic Resources Inventory Forms are prepared in one of two ways; as neighborhood designations or as individual designations. Some streets in the Survey Area have more significance as neighborhoods than as individual structures.

The information presented is organized as follows:

1. Master form for Neighborhood
2. Map of Neighborhood
3. Descriptions of Outstanding and Contributing Structures
4. Photographic inventory of Outstanding and Contributing Structures

#### IV. Conclusions

A complete list of recommendations is included in the final Survey Report which is available at the Cultural Heritage Board Office, Property Administration Agency, Ventura County Government Center, 800 South Victoria Avenue, Ventura.

This report is made available through the Ventura County Historical Museum Library, Santa Paula and Oxnard Libraries Oxnard and Santa Paula Planning Department, and the Ventura County Junior College's Libraries in Oxnard, Ventura and Moorpark. It is anticipated that its use will be as a planning and research document for the Cultural Heritage Board, local governments, students and the general public.



CULTURAL HERITAGE SURVEY

VOLUNTEER WORKERS

OXNARD

Research and Fieldwork

Helen Melton  
Alice Wennerholm  
Ernest Wennerholm  
Dan Uhlar  
Lynne Potter  
Marge Simpson  
John Simcoe  
Martha Alfadl

Chuck Chalk  
Kay Banyai  
Theresa Lawler  
Bebe Thoma  
Madeline Miedema  
Nora Jue  
Suzi Ryder

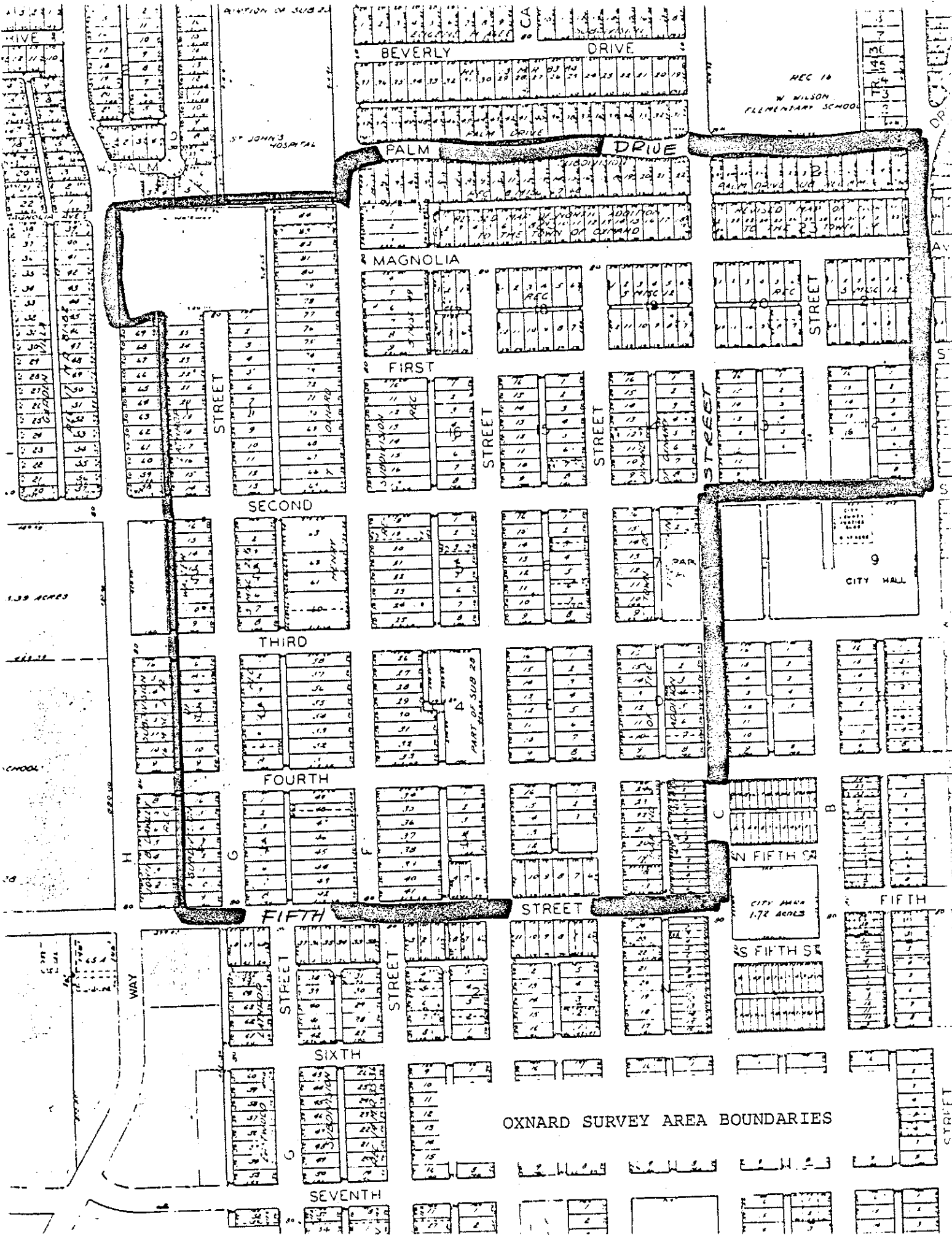
Photography

Marie Levi  
Stuart Wakefield  
Chris Bush

Dave Franklin  
Hector Arroyo  
Talmud Kramer

Others Who Provided Assistance

Mitch Stone  
Carnegie Cultural Arts Center - Sandy Hiller,  
Cheryl Collart  
Oxnard Public Library - Ed Hughes  
Don Rideout  
Emily Ritche  
Ventura County Crime Lab - Bill Johnson  
Staff at Property Administration Agency -  
Ginny Morton, Shirley Pond, Ann Roland,  
Margaret Gandy, Karen Schoonover  
and Debbee Urlevich



REC 18  
W. WILSON  
ELEMENTARY SCHOOL

ST. JOHN'S HOSPITAL

9  
CITY HALL

CITY HALL  
1.72 ACRES

OXNARD SURVEY AREA BOUNDARIES

1.39 ACRES

CHOCK

WAY

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

MAGNOLIA

PALM DRIVE

BEVERLY DRIVE

VIII



OXNARD

LIST OF SELECTIONS FOR THE STATE INVENTORY OF  
HISTORIC RESOURCES

The following streets are submitted as neighborhoods.  
After each street is listed the most outstanding examples  
based on the historical and architectural significance.  
Non-contributing structures will also be listed such as new  
apartment complexes in older areas.

G STREET - 100 Block North to 400 Block South

126, 160, 200, 201, 239, 312, 319, 329, 341, 355, 421, 426-28  
South G Street

F STREET - 100 Block North to 400 Block South

103, 125, 219 North F Street  
105, 121, 234, 205, 225, 235, 327, 460, 401, 417, 451, 461  
South F Street

E STREET - 100 Block North to 400 Block South

118, 151, 161, 200, 201-03, 219, 223, 235, 245-47, 251, 324,  
419, 435, 400 South E Street

D STREET - 100 Block North to 400 Block South

121-123, 127 North D Street  
101, 135, 145, 159, 201, 225, 235, 200, 328, 360, 410-412, 423  
South D Street

C STREET - 100 Block North to 400 Block South

122 North C Street  
127, 161, 201, 211, 327, 343 South C Street

WEST PALM DRIVE - 200 Block to 600 Block

222, 330-38, 308, 312, 448, 502, 527, 601½

WEST MAGNOLIA STREET - 200 Block to 600 Block

320, 344, 407, 415, 429, 410, 420, 500, 549, 603, 618

WEST FIRST STREET - 200 Block to 600 Block

345, 411, 501, 603, 611, 435

WEST FIFTH STREET - 400 Block to 700 Block

426, 534, 542, 535, 527, 600, 636, 640, 611, 726, 734



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298700/3786820 B 11-298670/3786040  
C 11-298550/3786050 D 11-298580/3786830

IDENTIFICATION

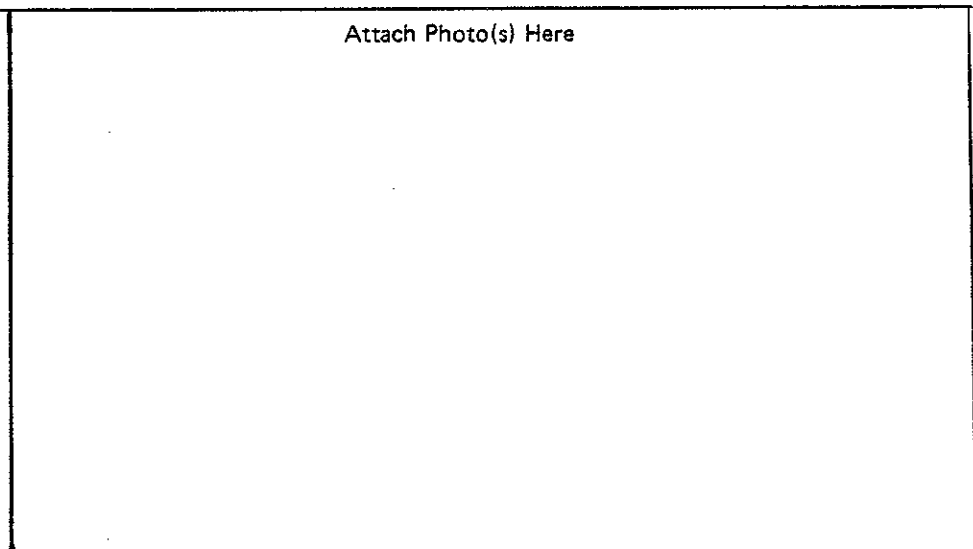
1. Common name: G Street
2. Historic name: Walter H. Lathrop Subdivision
3. Street or rural address: 400 South G Street to 100 North G Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: See individual listings
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
Single to multi-
6. Present Use: family residences Original use: same

DESCRIPTION

Combination of California and Craftsman bungalow

- 7a. Architectural style: houses, Period Revival and Mediterranean styles
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Similar to F Street in many respects although developed a few years later, G Street also features wide tree-lined streets, raised lawns and low walls, and alleys with rear parking. Lots are mostly 50' X 140' and some have additional dwellings in the rear. Houses maintain even setbacks and are well landscaped with many mature trees including palms, pines, cedars and other varieties. The majority of houses maintain their original style with very few alterations.



8. Construction date: 1913-1950  
Estimated X Factual \_\_\_\_\_
9. Architect Unknown except for a few
10. Builder Adolph Schroeder, Paul Staples and others
11. Approx. property size (in feet)  
Frontage 50' Depth 140  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

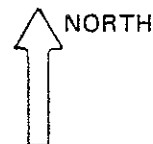
13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: A few alterations exist and are listed individually
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Separate garages, small dwellings in rear on alley.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The Walter H. Lathrop Tract was subdivided in 1913 by Lathrop, an early Oxnard booster, real estate salesman and City Trustee. His own house was located at 355 South G Street. The west side of the 300 block of G Street contains unusually wide lots (75' X 140') and the houses are quite large in comparison to those on the rest of G Street. Early builders on G Street were Adolph Schroeder, Paul Staples, Edward Abplanalp and others. The houses documented in this neighborhood belonged to both the upper class and working class families. The majority of houses were built in the 1920's and 1930's. The four blocks of G Street are all residential except for the Brittell School at the north end of the street. Houses are uniform in scale and street is wide with parkways lined with trees.

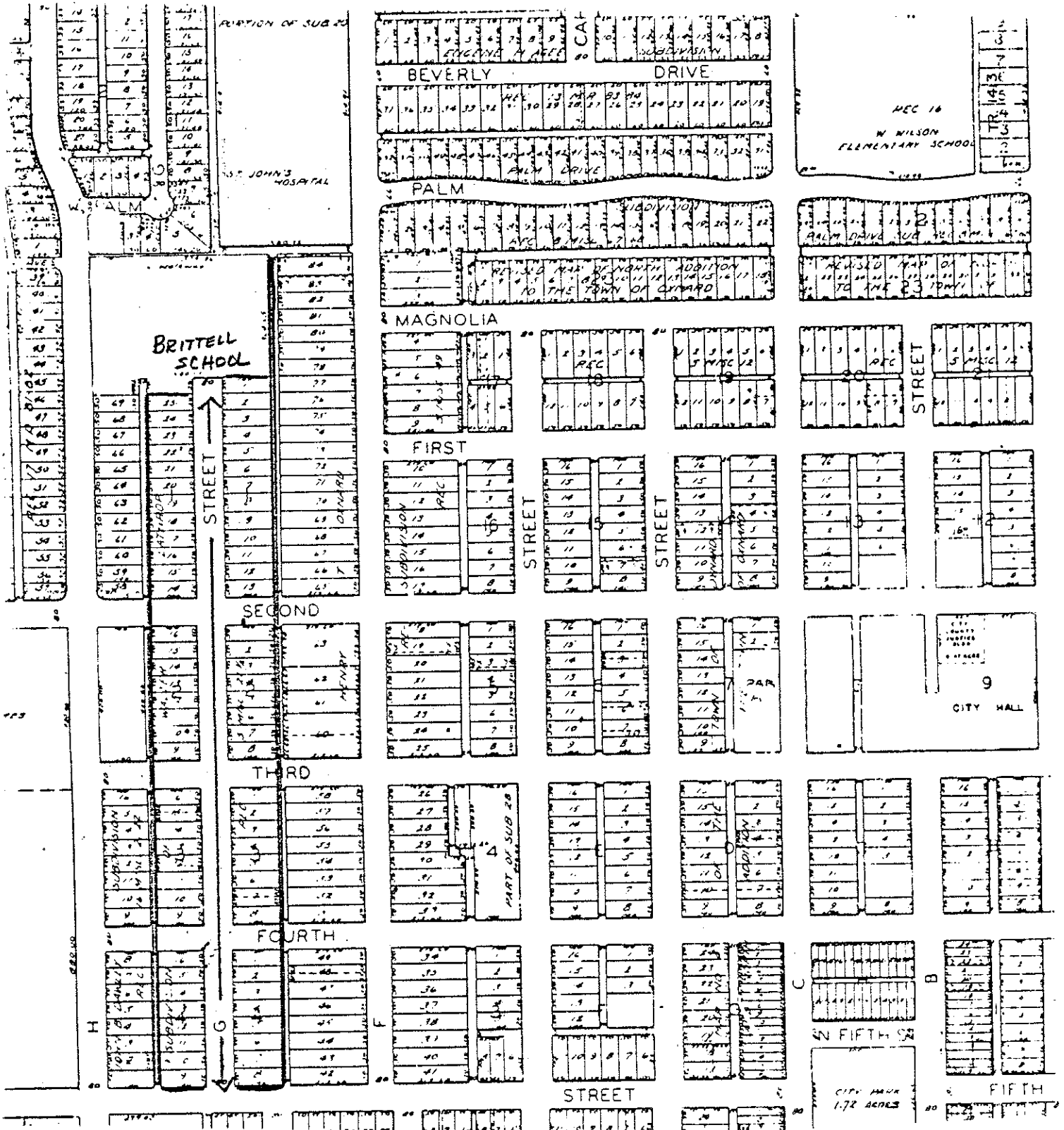
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates). Assessor's Records 1911-1924; Sanborn Maps 1912-1929; City Directories 1912-13-1941. Personal interviews - Maud Higbee, Emily Ritchen, April 20, 1981; Misc. records, Book 3 & 5.
22. Date form prepared April 24, 1981  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 South Victoria Ave.  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968  
Marge Simpson, Madeline Miedema

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



100 Block North to 400 Block South G Street

All of the structures are contributing in this area. The asterisks by each address represent the most outstanding examples.





- 100 Block G Street -- east side.
- 134 North G Street.  
This 1940's ranch style house is single-story stucco with wood trim.
- \*126 North G Street.  
Built ca 1941-42 for R. V. Johnson; this is a similar example of ranch style housing.
- 122 North G Street.  
A modest bungalow with narrow clapboard siding built ca 1926 for Joseph C. Preissler, a salesman.
- 110 North G Street.  
Mediterranean style single-story house build ca 1926 for Louis L. Brock, inspector for County Horticultural Commission.
- 104 North G Street.  
Built ca 1926 for Horace L. Ditchfield, Hall and Ditchfield in the Mediterranean style.
- 102 South G Street.  
Surrounded by mature juniper trees and low hedge. This Mediterranean style house was built ca 1926 for John E. Wood who operated a gas station on Oxnard Boulevard.
- 116 South G Street.  
Modest bungalow with narrow clapboard siding. Recent addition of stuccoed entry.
- 120 South G Street.  
Built ca 1924 for George Billinger who worked at Diefenbach's. Single-story bungalow with narrow clapboard siding and porticoed entry. Large Deodar cedar in front yard.
- 126 South G Street.  
Small Mediterranean style house with unusual front entrance. Modified Palladian design seen in parapet above arched entry. Built ca 1929 for George H. Kindred.
- 136 South G Street.  
Built ca 1926 for Arthur B. Harbert, barber, in Mediterranean style.

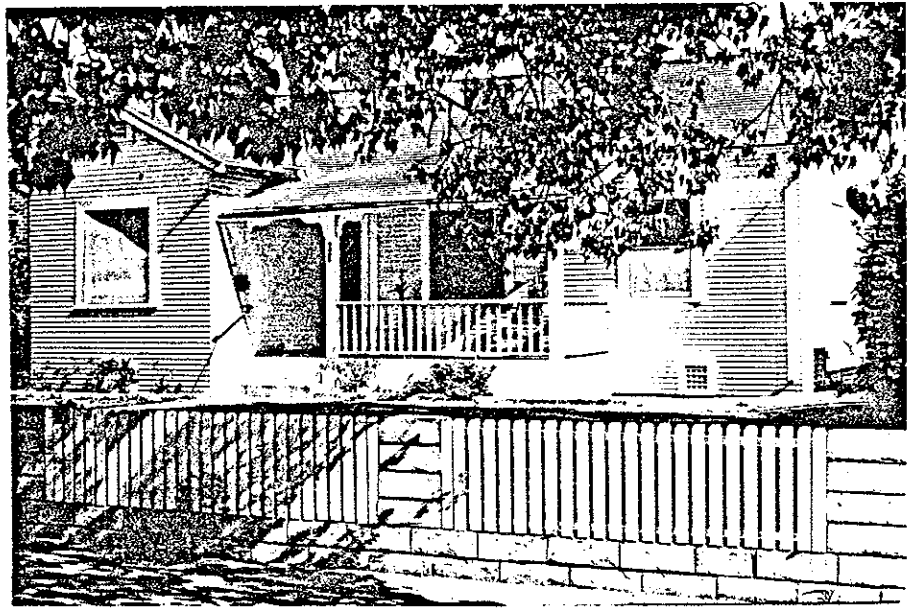


134 North G Street, Oxnard

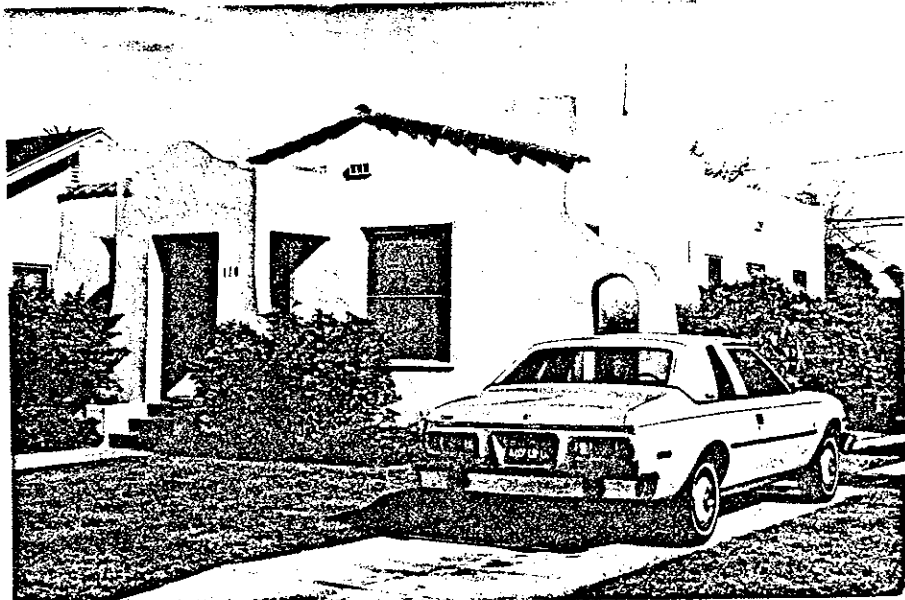


\* 126 North G Street, Oxnard

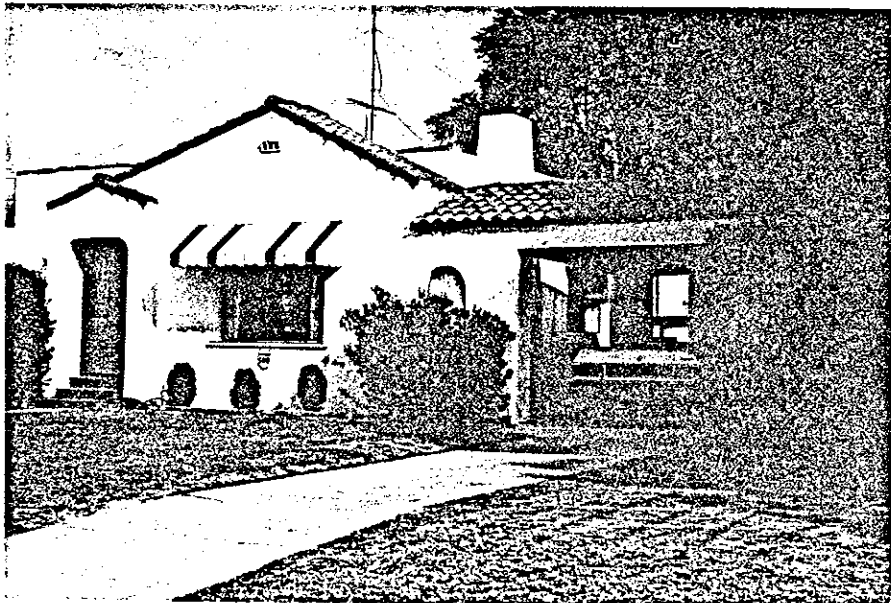




122 North G Street, Oxnard



110 North G Street, Oxnard



104 North G Street, Oxnard



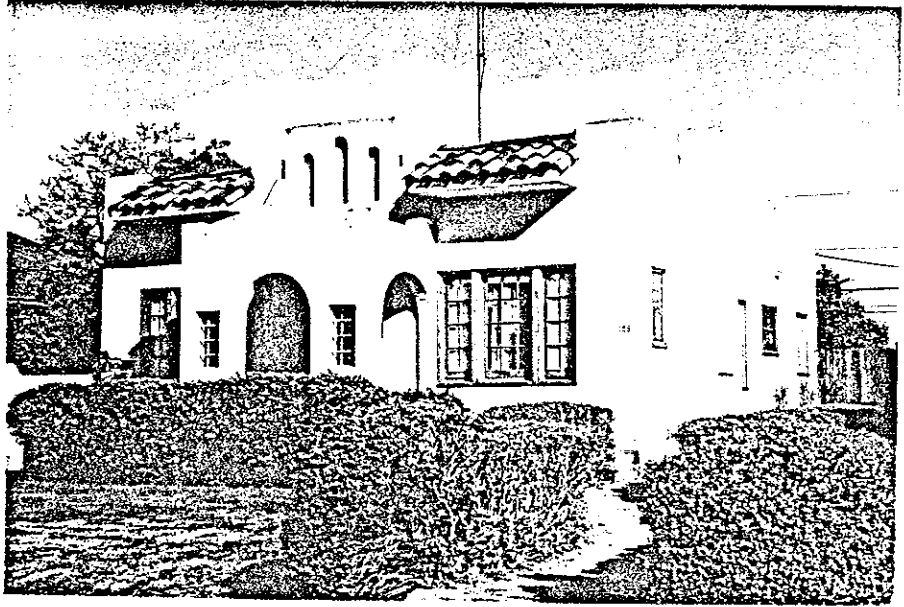
102 South G Street, Oxnard



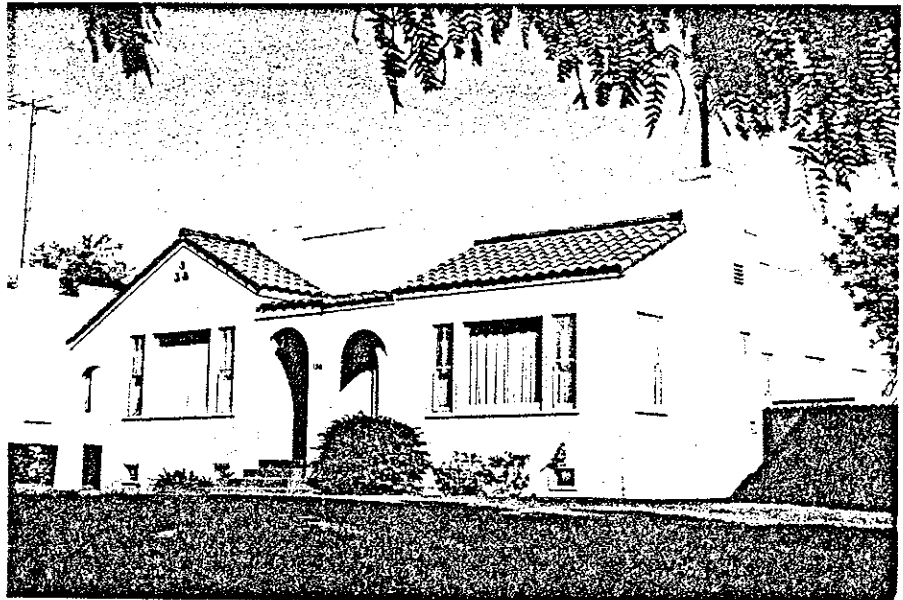
116 South G Street, Oxnard



120 South G Street, Oxnard



126 South G Street, Oxnard



136 South G Street, Oxnard

142 South G Street.

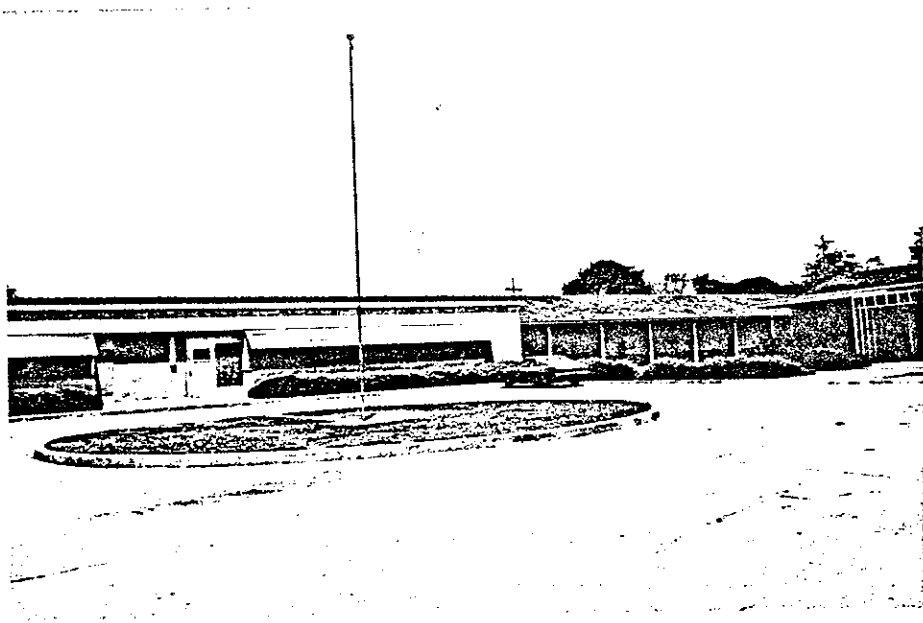
Single-story bungalow, narrow clapboard siding, symmetrically balanced with porticoed gable entrance. Built ca 1924 for George Doty, cashier for California Lima Bean Growers Association.

152 South G Street.

Built ca 1924 for Albert E. Liddle, a jeweler. This house is similar to 142 South G, but has a pergola on north side and large Deodar cedar in front yard.

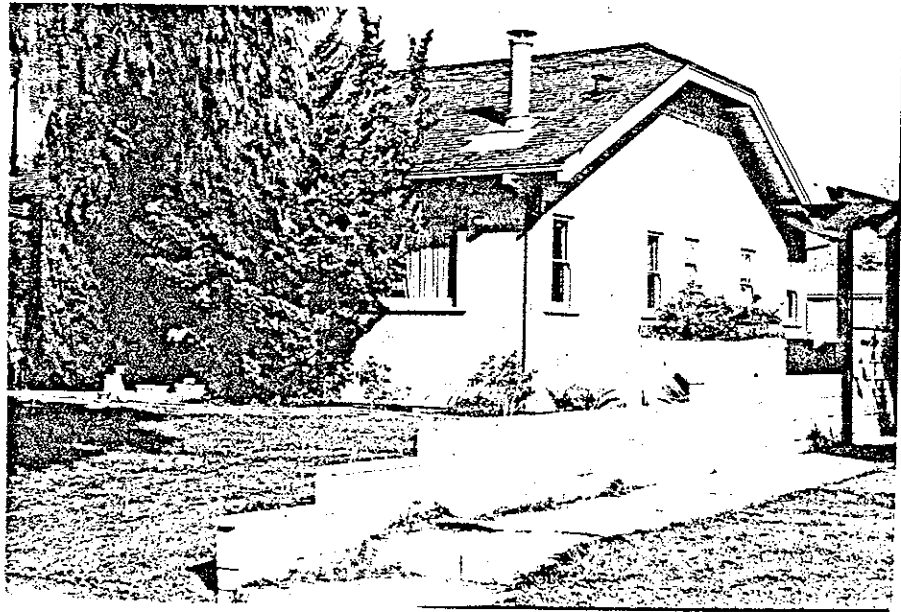
160 South G Street.

A well designed Provincial style stucco house with modified Palladian window on north. Built ca 1924 for William C. Craddock, real estate salesman.

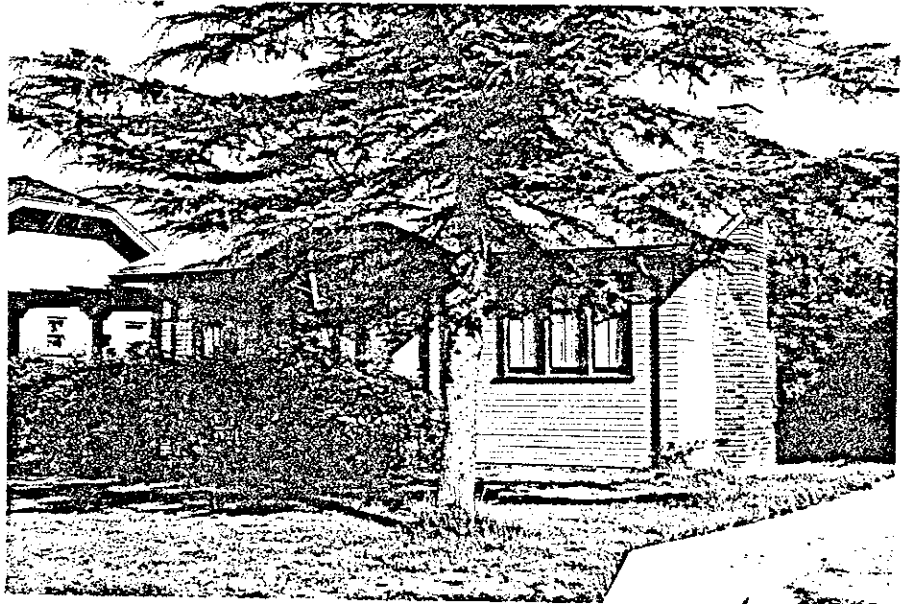


Head of North G Street

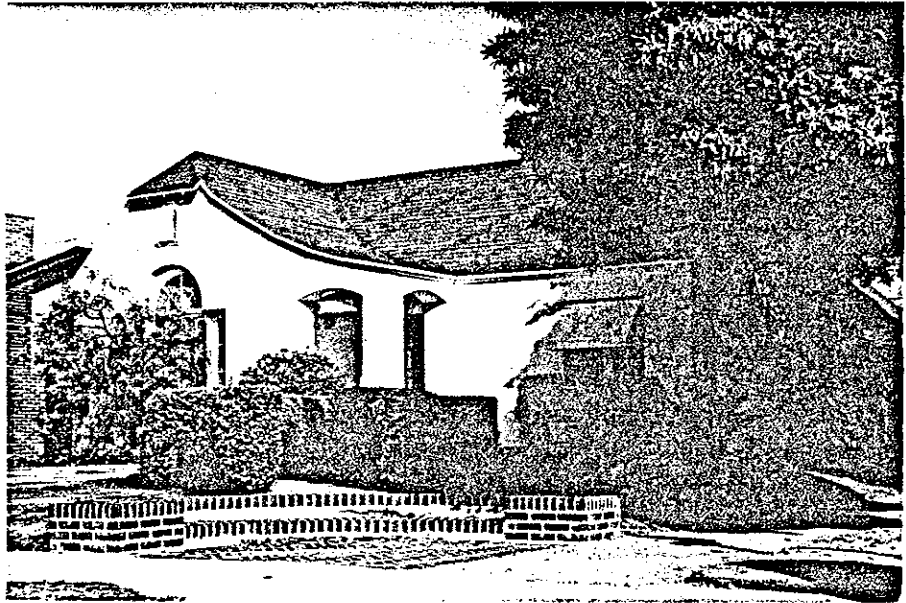
Brittell School, built in 1948 and designed by Roy C. Wilson of Santa Paula.



142 South G Street, Oxnard



152 South G Street, Oxnard



\*160 South G Street, Oxnard

100 Block G Street -- west side

155 South G Street (on separate form at end of report)

One of the few houses designed by Los Angeles architect, Homer Glidden in 1914, the Henry Levy house is an outstanding example of a three story Craftsman shingle style house with Tudor influences. Henry Levy, brother of Achille Levy (founder of Bank of A. Levy), was a bean broker and shipper. The house is very spacious, spreading over three lots, with many of the old trees, gardens and pond still on the property. The second story is shingled whereas the first story has medium clapboard siding. Wood trim under the front gable and roof shingles resembling thatching suggest a Tudor influence. Notched beams under the eaves, the use of brick on porch columns and chimney, lend a Craftsman feeling. The interior features the extensive use of wood (oak) and the fireplace tiles resemble the Batchelder tiles used in many Craftsman houses in Southern California. House remains virtually unchanged. The new owners have added a stone wall and wrought iron fence around the property. A small house, probably for servants, is at the rear.

135 South G Street

What was once a stucco Provincial style house has recently had additions of wood strips placed across facade which alters its original style. The house was built ca 1924 for Fred C. Snodgrass, salesman.

127 South G Street

Single story residence with U-shaped entrance and narrow clapboard siding. Large two-story stucco residence in rear. Built ca 1924 for John D. Gastl, salesman for A. J. Dingeman.

121 South G Street

Mediterranean style bungalow with triple arched front porch. Built ca 1926 for Harry W. Johnson, Chief of Police and City Tax Collector.

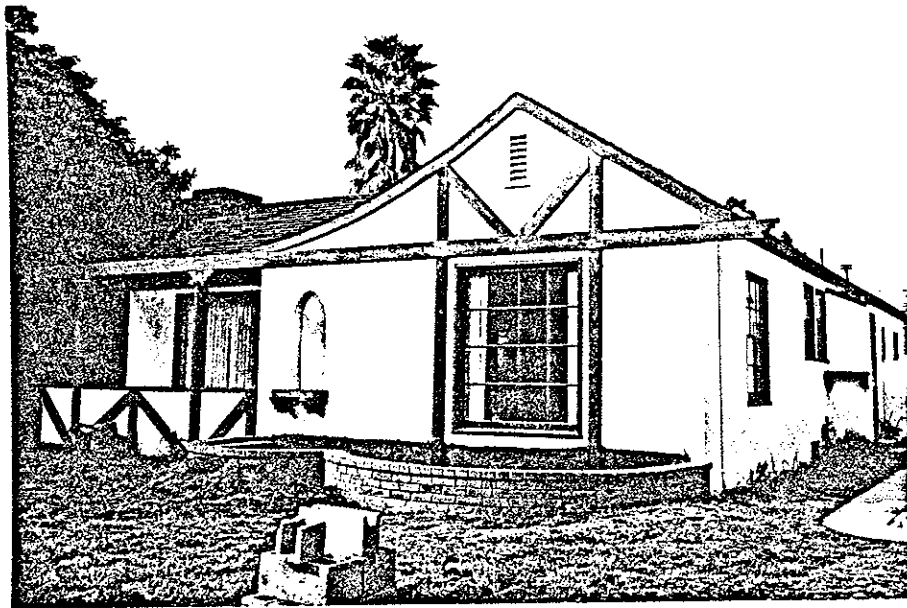
115 South G Street

Built ca 1926 for Irwin M. Lowe, auditor for Ventura Investment Company. Single story Mediterranean style house.

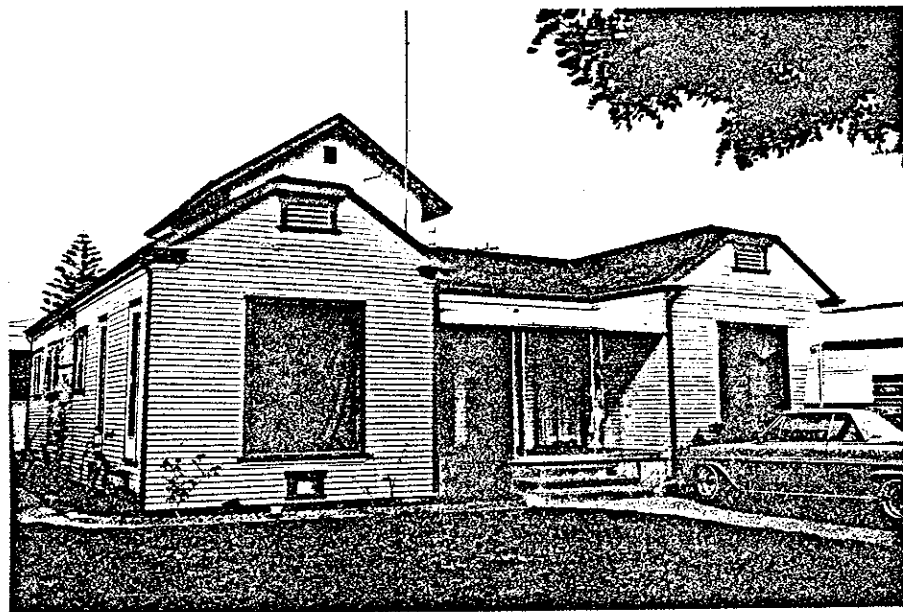
101 South G Street

This Mediterranean style house has an interesting textured surface. A large arched front window contains multi radiating panes that produce a decorative effect. Mature pine tree in front yard.

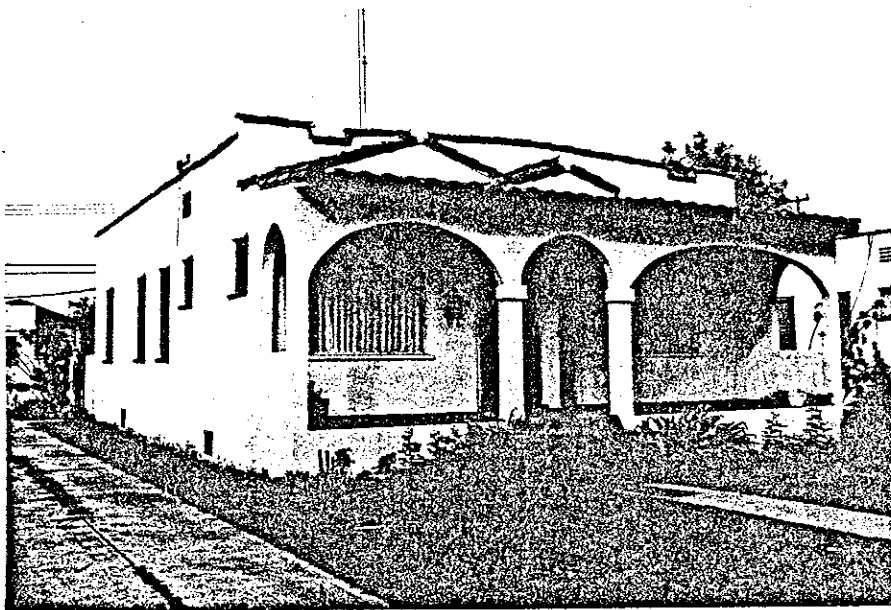




135 South G Street, Oxnard



127 South G Street



121 South G Street, Oxnard



115 South G Street, Oxnard



101 South G Street, Oxnard

100 Block North G Street

105 North G Street

Single story rectangular shaped stucco house. Built ca 1930 for and possibly by Arthur Abplanalp, carpenter. Large cypress trees hide house.

111 North G Street

Built ca 1926 for Howard F. Reno, bookkeeper for Southern California Edison Company. Major feature of this Mediterranean style house is the large arched front window with upper panes radiating in fan shape.

121 North G Street

Dominated by large deodar cedar tree, this small Mediterranean style house was built ca 1926 for Bernard R. Muldoon who worked for Oxnard Vulcanizing Company.

131 North G Street

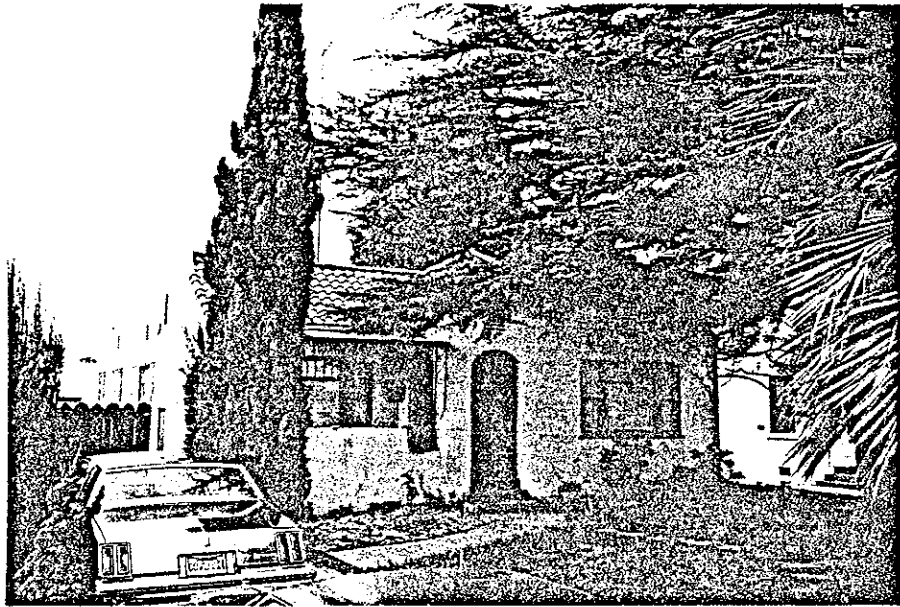
A later two-story house with balcony on second story supported by tall square columns. Neatly landscaped yard with ivy growing up columns and across balcony.



105 North G Street, Oxnard



111 North G Street, Oxnard



121 North G Street, Oxnard



131 North G Street, Oxnard

200 Block G Street -- east side

\*200 G Street

This single story Mediterranean style house has been meticulously maintained inside and out. Built ca 1929 for Samuel Gumpertz who owned the first packing house in Oxnard, the house has remained in the family until recently. The house features a tiled tower entrance with radiating quoined detail around door. An Islamic arched window appears in offset front gable and wrought iron railing on porch steps and window. Well landscaped with combination cement block and picket fence on both sides of corner lot featuring wooden arched entry. Built by J.A. Swartz.

210 G Street

Built ca 1924 for John Diedrich who rented it to Carlos Levy. Single story narrow clapboard bungalow with classical porticoed entry.

218 G Street

California bungalow whose gable roofline extends over front porch. Square butt shingles in main gable and a recent stained glass window added. Elephantine columns on open front porch. Built for Captain Rody ca 1918.

226 G Street

This modest bungalow with very plain porticoed entrance was built by John H. Myers, building contractor, ca 1924.

234-36 G Street

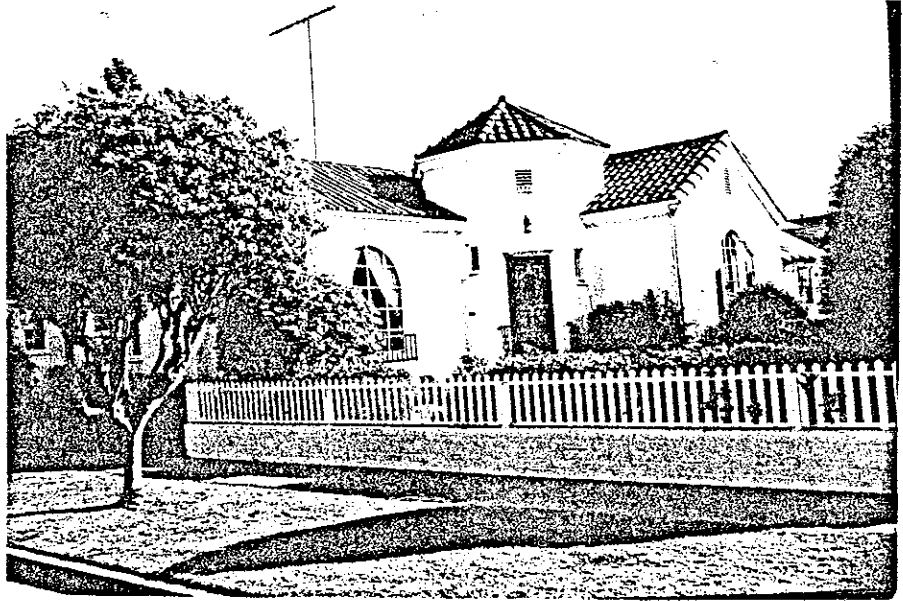
An early bungalow duplex built ca 1927. First occupants were Charles H. Price, agriculturalist for American Beet Sugar Company and John A. Laubacher, rancher.

244 G Street

A Mediterranean style house, built ca 1929 for Thomas E. Walker, Superintendent of Water Department. Recent changes include addition of brick on lower portion of house and around arched entry, new stucco exterior and awnings.

252 G Street

High pitched gable roof on this Provincial style 1½ story residence built ca 1924 for A. J. Dingeman, Ford Dealer.



\*200 South G Street, Oxnard

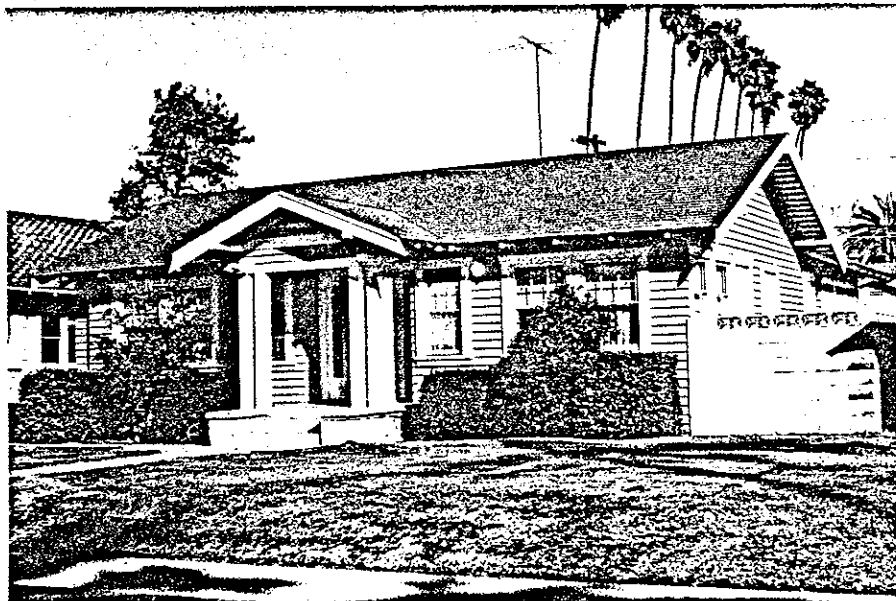


210 South G Street, Oxnard





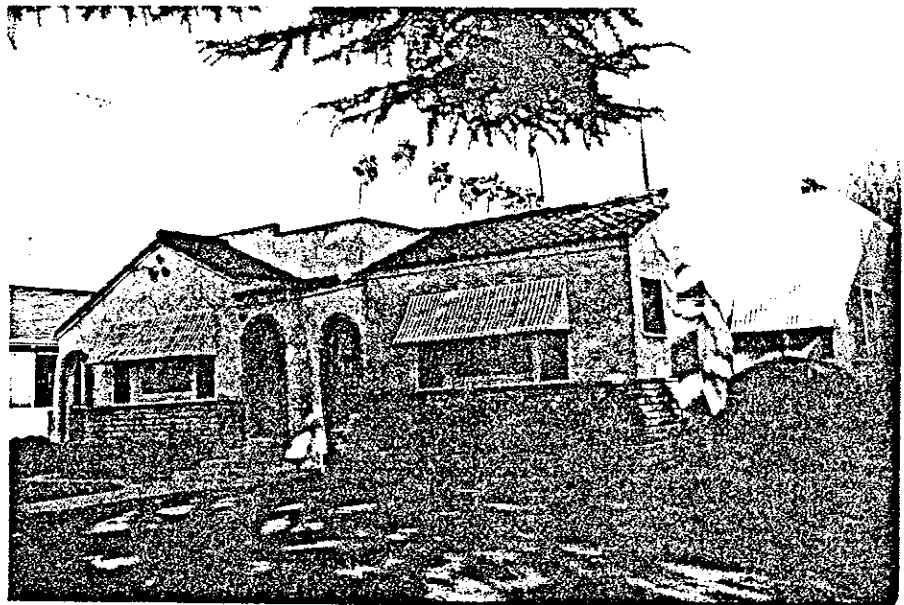
218 South G Street, Oxnard



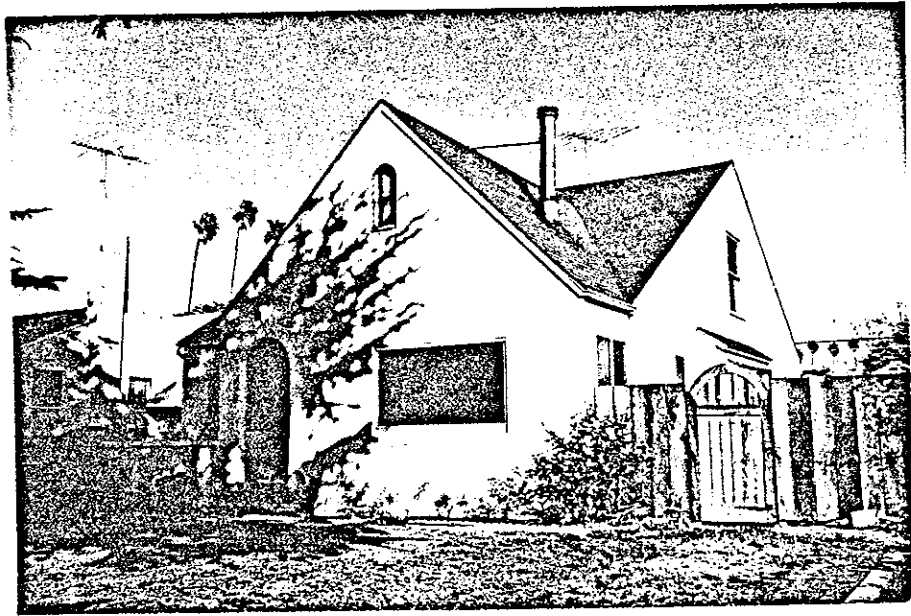
226 South G Street, Oxnard



234 - 236 South G Street, Oxnard



244 South G Street, Oxnard



252 South G Street, Oxnard

260 G Street

Single story stucco residence built ca 1938 for Robert L. Beardsley, agent for Greening-Smith Company, an agricultural business.

200 Block G Street -- west side

\*201 South G Street

Built for Henry Ritchen and his family in 1924 by local contractor Adolph Schroeder. Mr. Ritchen worked as a baker in the Wolff Sisters bakery. Built on two lots this two story traditional style house is rectangular shaped with a medium pitched hip roof and narrow clapboard siding. The front entrance appears as a single story wing with balcony supported by brick columns and wall. It is used as a sun room. Formal landscaping includes carefully trimmed hedges and mature trees. Emily Ritchen, daughter of Henry Ritchen still occupies the house.

223 South G Street

Originally an early bungalow, this house has undergone considerable alterations including a second story addition in rear, stucco exterior and arched entry. Built originally for William R. Snively ca 1918.

227 South G Street

California bungalow with offset gable porch, narrow clapboard siding and knee brackets under eaves. Built for Elmer W. Power, bookkeeper for A & H Levy Company in 1915.

\*239 South G Street

One of the few two story shingle style Craftsman bungalows with medium clapboard siding on first story. Offset gabled front porch with square brick columns, wall, and notched beams. Decorative double brackets are found under eaves and shingles on second story. The house, irregular in plan, is on a double lot and surrounded by mature pines in front. Built ca 1916 for Alpha Adams, vice-president-cashier for Bank of A. Levy.

255 South G Street

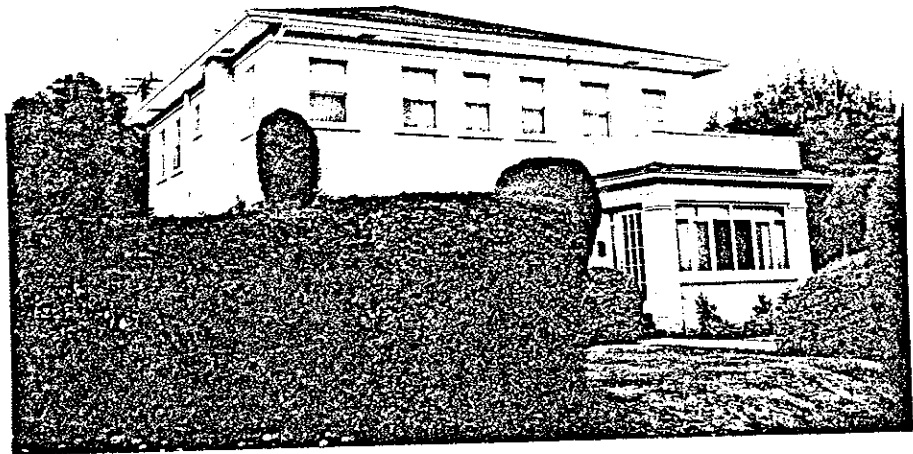
This medium sized bungalow features a rather large porticoed entrance with double columns. Built ca 1924 for George A. McKee, rancher.

261 South G Street

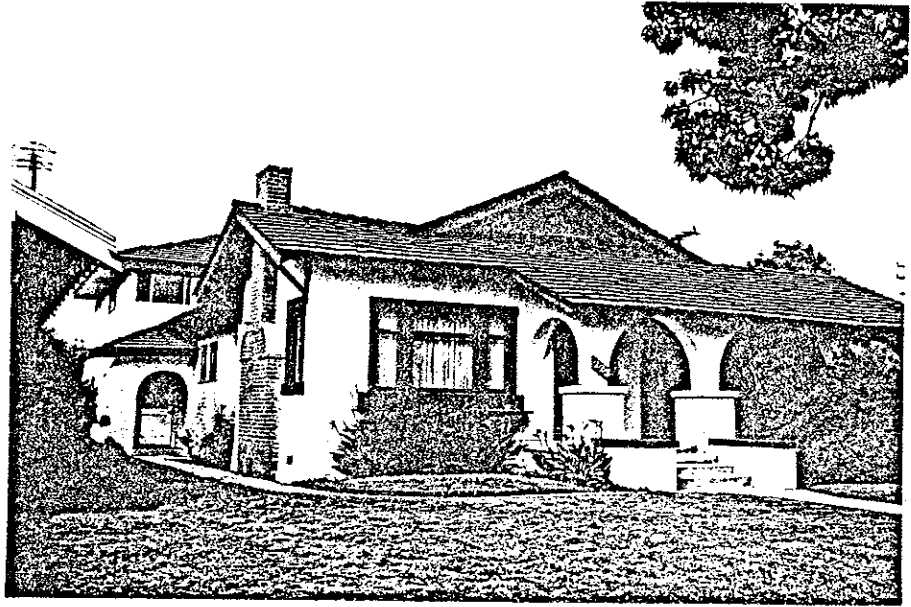
Modest U-shaped bungalow with decorative shed vent built ca 1924 for Millard F. Jones, owner of a tire shop.



260 South G Street, Oxnard



\*201 South G Street, Oxnard



223 South G Street, Oxnard



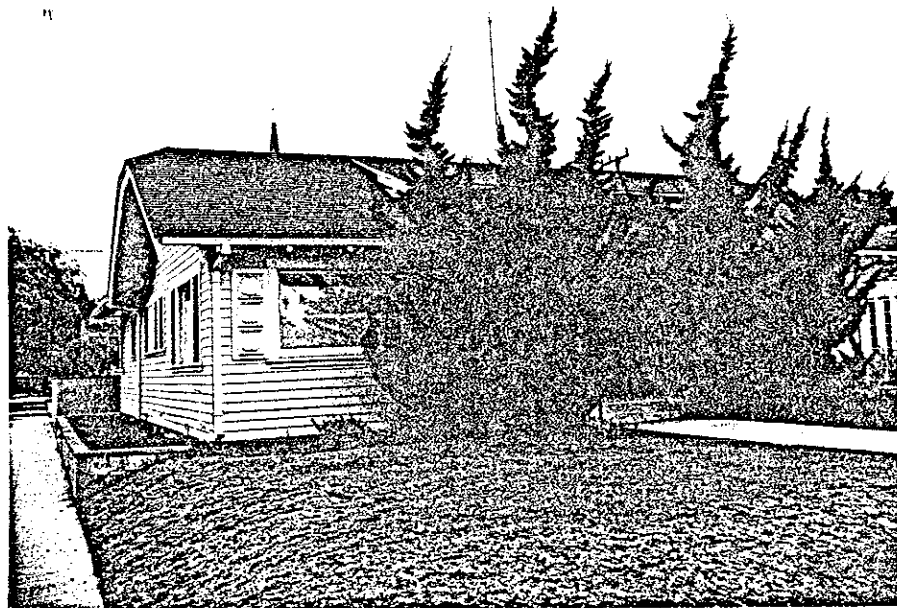
227 South G Street, Oxnard



\*239 South G Street, Oxnard



255 South G Street, Oxnard



261 South G Street, Oxnard



300 Block So. G Street

\*319 So. G Street

This unusual bungalow house has several unusual characteristics. A small second story out of stone sets atop a broad low pitched gable roof. This roof extends across an open front porch and porte cochere supported by a combination of stone and wooden columns. Large fluted columns and heavy carved wooden brackets support the porte cochere. The house was built ca 1914 for early Oxnard Booster George P. Austin who ran a musical merchandise and sporting goods store.

\*329 So. G Street

This two story shingle style Craftsman house exhibits Swiss Chalet influences seen in the high pitched gable roof with recessed balcony and decorative carved brackets under front gable. The front porch has been enclosed and a pergola runs across the driveway on south side of house. The front yard is raised with a concrete and wrought iron wall. The house was built ca 1918 for Henry and Carolyn Meyer supposedly by Thomas Carroll.

\*341 So. G Street

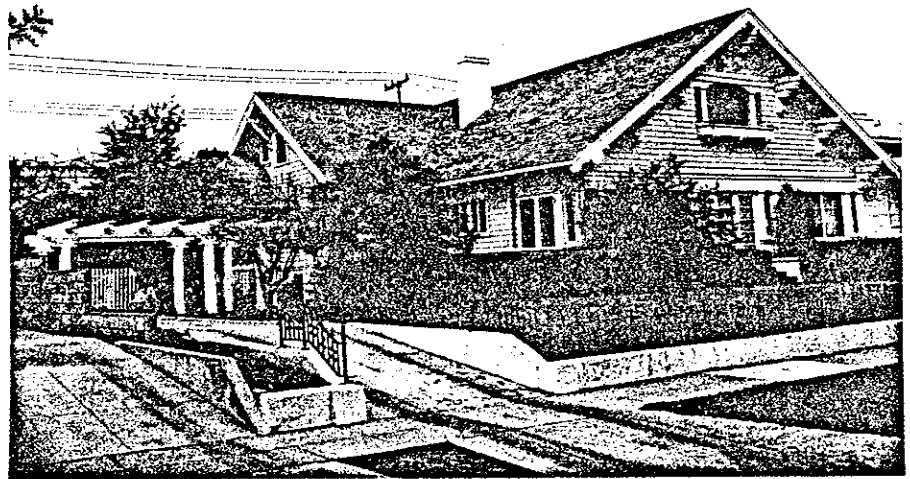
Built ca 1924 for James and Hulda Marsis, owners of Oxnard Fruit Market, this bungalow is distinguished by a prominent porticoed entry, decorative brick chimney and pergola. The house has a medium pitched clipped gable roof and narrow clapboard siding.

\*355 So. G Street

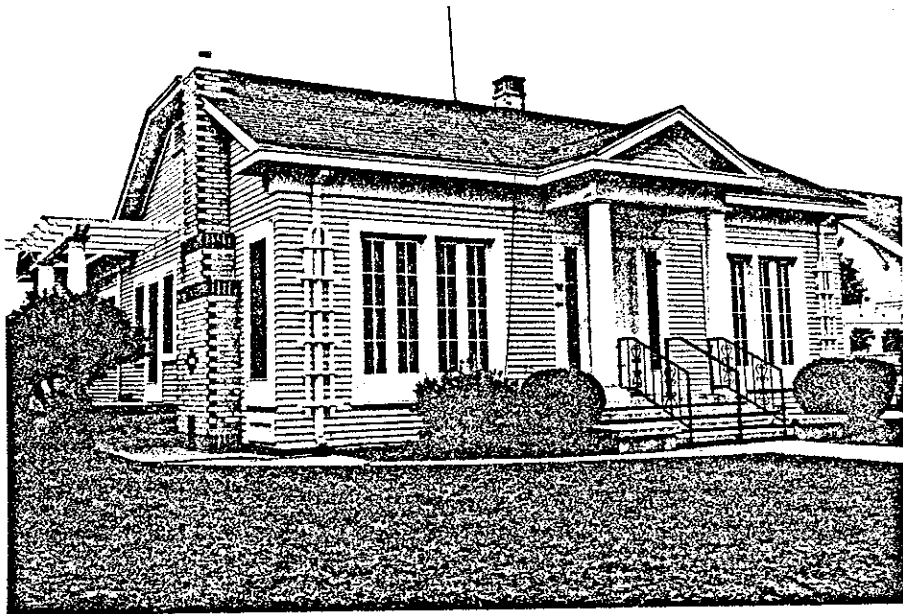
Built for Walter H. Lathrop, subdivider and Real Estate man, in 1916, this large two-story square shaped house has a low pitched hip roof with paired decorative brackets under boxed eaves. On the east side is the entrance and a Porte Cochere supported by large square brick columns. Windows are symmetrically placed and the house has very narrow clapboard siding. G Street was subdivided by Lathrop in 1913.



\*319 South G Street, Oxnard



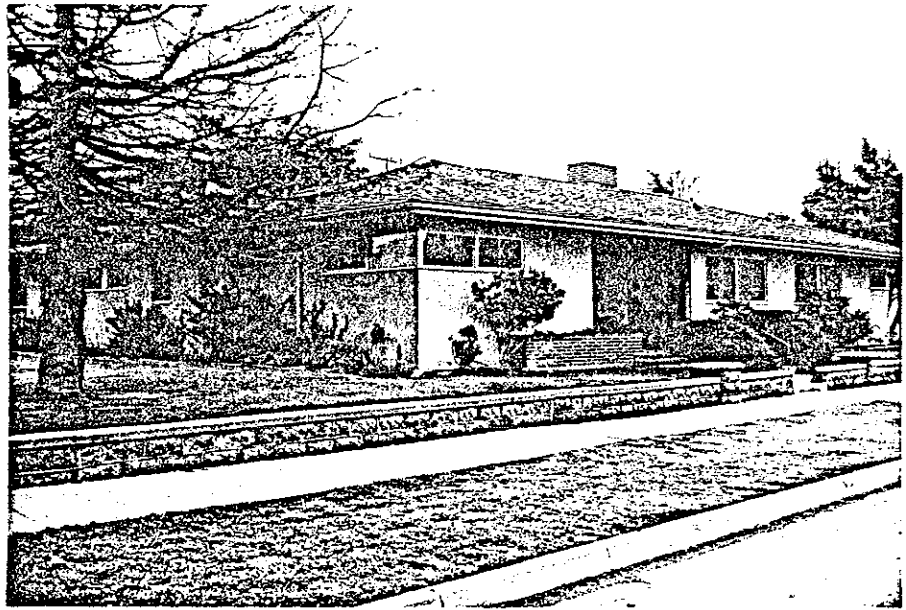
\*329 South G Street, Oxnard



\*341 South G Street, Oxnard



\*355 South G Street, Oxnard



804 Third Street  
Corner of G Street, Oxnard

300 South G Street -- west side

300 G Street

Built ca 1918 for Adolph Schroeder, local carpenter, builder, who presumably built the house himself. This California Bungalow features a combination of shingles and cut-out rectangular wood facing under porch gable. Exposed beams, rafters, and massive porch columns also add interest. Porch has been enclosed.

\*312 G Street

This later bungalow shows the influence of the Classical or Colonial Revival of the 1920's. The exposed notched beams on the open front porch create a pergola effect and brick porch foundation are remnants of the bungalow with the Classical columns and pedimented portico showing the Classical influences. Built ca 1924 for William P. Moller, general manager for Ventura County Ice and Milk Company.

324 G Street

Single story California bungalow built in 1916 for Conrad T. Meyer, who worked as a grocer on East Fifth Street. Two very large cedar trees hide the house.

328 G Street

This California bungalow is similar in style, proportion and materials to 300 G Street. The same massive porch columns, shingles under gable, and medium clapboard siding slightly flared foundation. Built ca 1918 for Conrad Meyer who also owned 324 G Street. In 1926 William A. and Lucy Graham lived in the house.

336 G Street

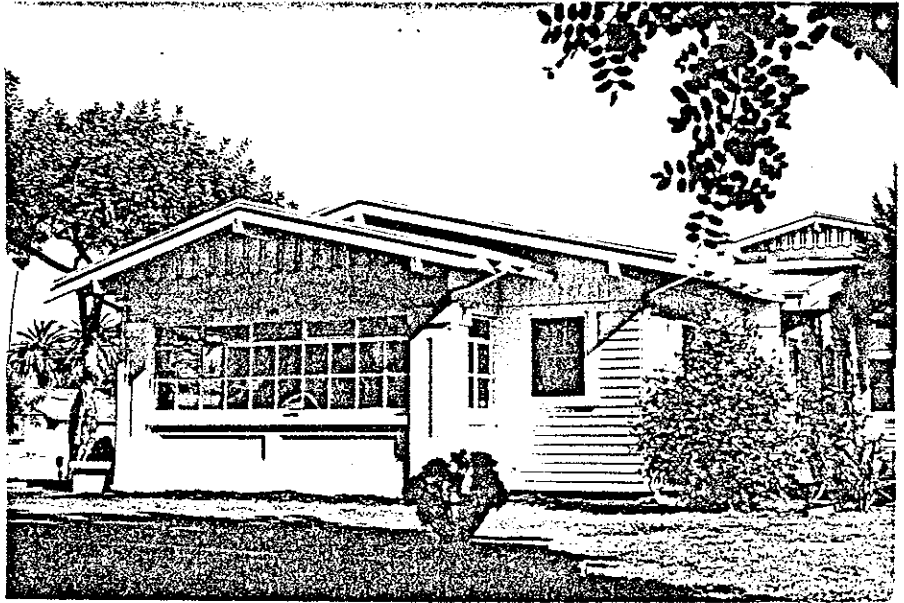
Typical of many late bungalows with columned porticoed entrance and narrow clapboard siding with emphasis on the symmetrical treatment of doors and windows. Built for Nathan C. Baker of Baker and Davis, ca 1924.

344 G Street

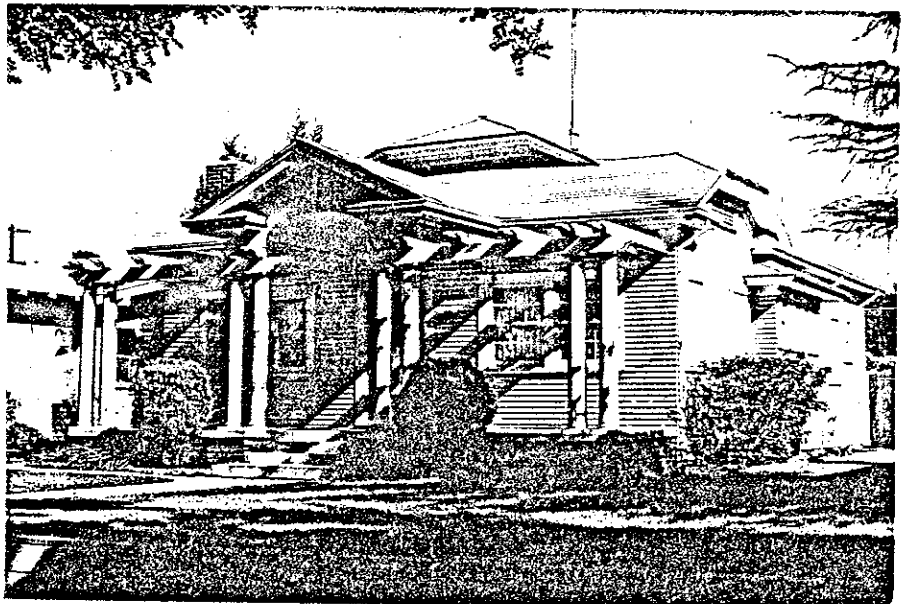
Similar in style to 336 G Street, with hipped gable roof and porticoed entry. Built for William Ross ca 1928.

350 G Street

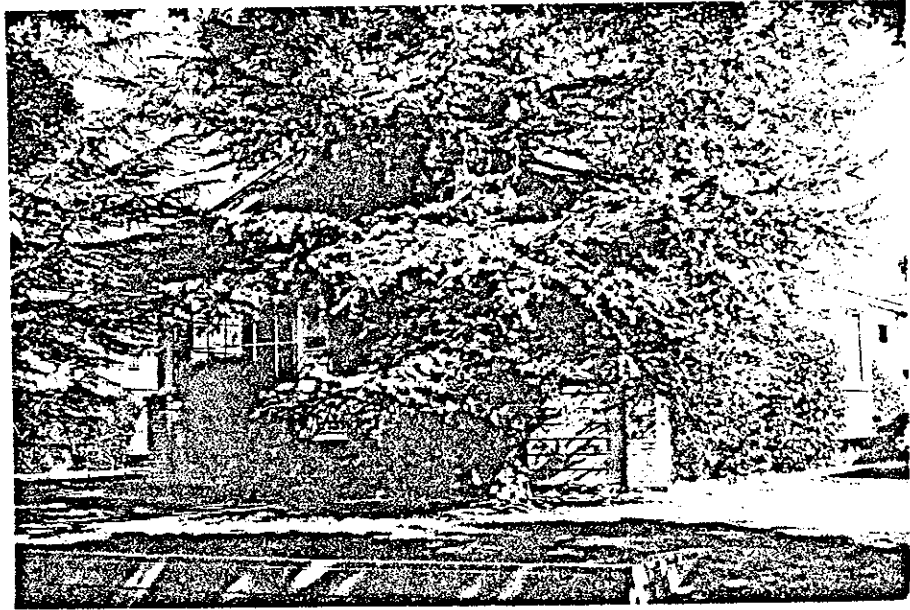
This bungalow's main feature is its double columned porticoed entrance and slanted bay windows. Well landscaped with medium hedge near entrance, this house shares the same style as 336 and 344 G Street. Built in 1924 for Elmer W. Powers, bookkeeper for Henry Levy.



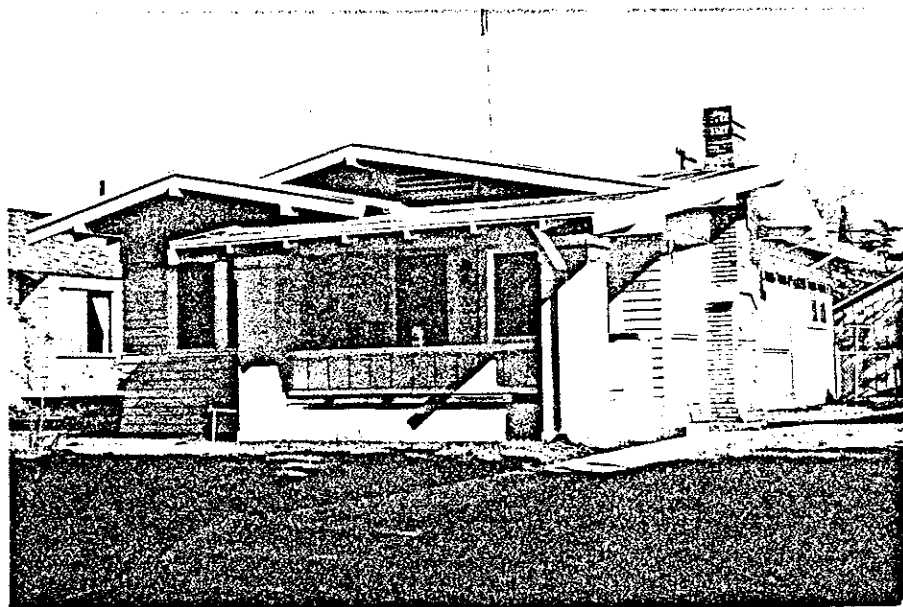
300 South G Street, Oxnard



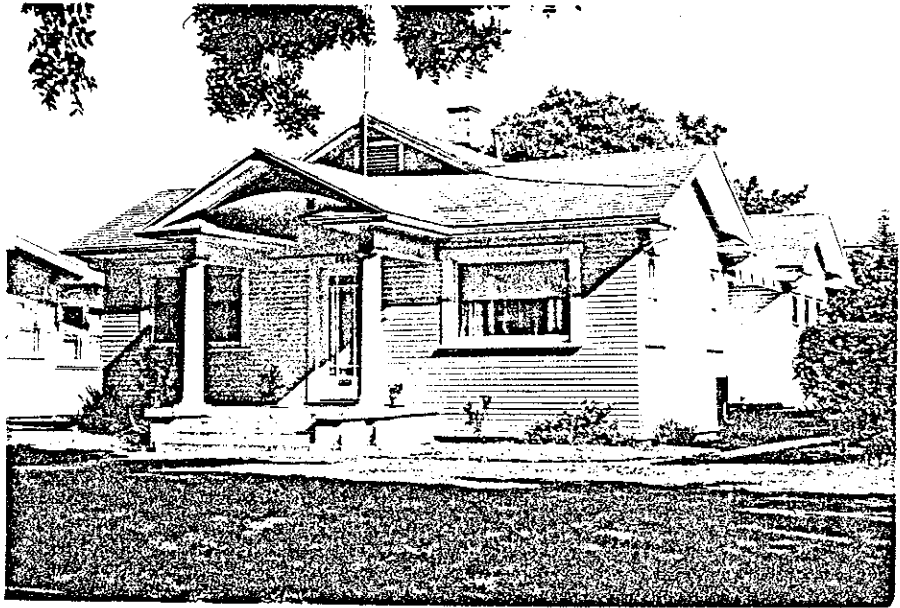
\*312 South G Street, Oxnard



324 South G Street, Oxnard



328 South G Street, Oxnard



336 South G Street, Oxnard



344 South G Street, Oxnard

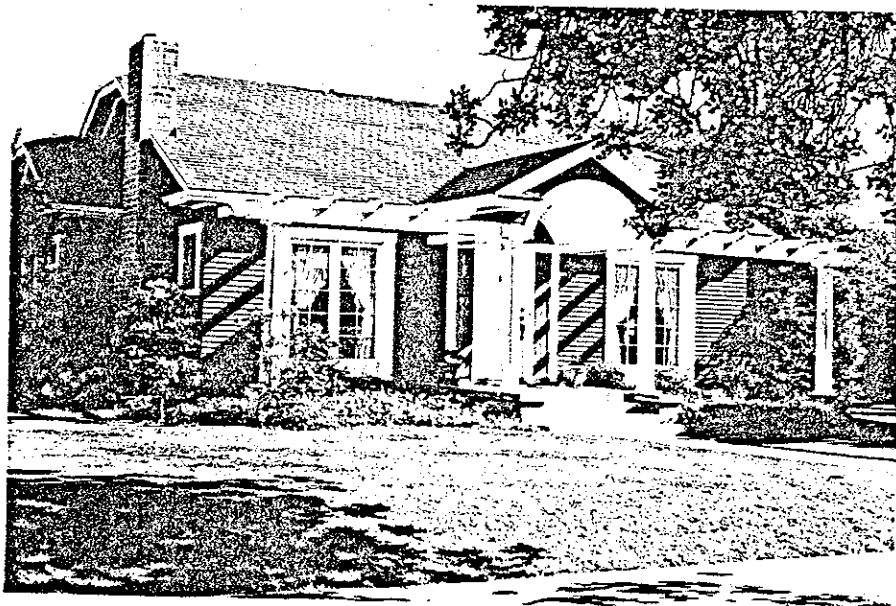




350 South G Street, Oxnard

360 G Street

This bungalow, similar to the others at 336, 344 and 350 has a pergola supported by Classical columns at each side of porticoed entry. Built ca 1921-22 for Henry C. Downes, attorney.



401 South G Street

This two-story residence is a new structure that is comparable to the Spanish Colonial Revival architecture.

411-½ South G Street

Built ca 1928 for George N. Marsis, a clerk with the Oxnard Fruit Market, this single-story Spanish Colonial Revival residence does possess hipped-roofed tower with arched entry for porch, indentations over windows suggestive of a palladian window and semicircular indentations with ventilator. The residence features a central walkway bordered by a low level hedge row.

\*421 South G Street

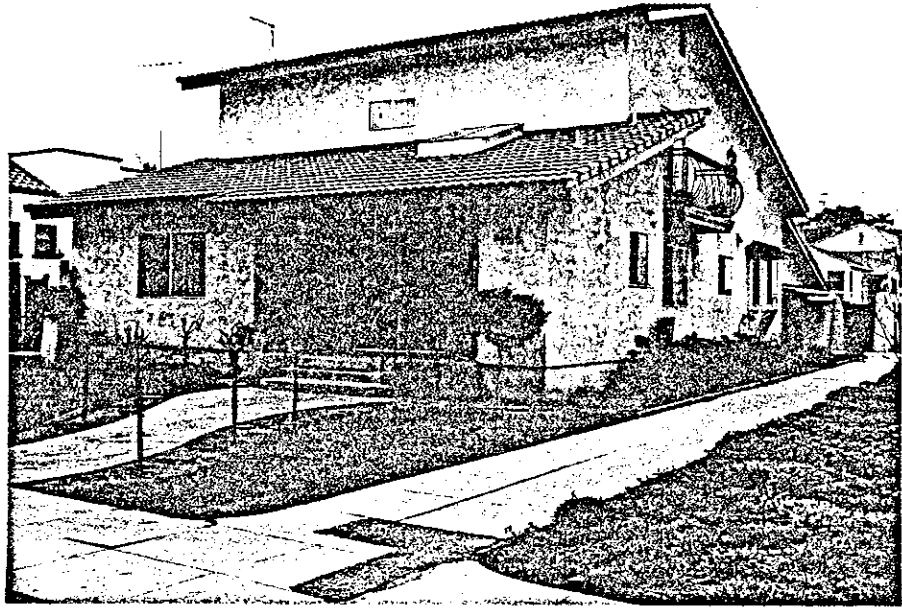
This Provincial style residence, built in 1934 for Frederick A. Zitkowski, lawyer, and his wife, Elizabeth, features medium-pitched and low-pitched hip gable roofs with wooden shake shingles. The structure possesses wooden shutters for the two-sash window and an arched doorway with radiating stones and center keystone.

431 South G Street

Built in 1928 for Mrs. Anna Petre, this one-story Spanish Colonial Revival residence is located on the west side of South G Street. The structure features a low-pitched offset gable and false front roof, mission tile, stucco exterior, archways at entranceway to porch, and a palladian window arrangement. The landscape features include low trees and a medium hedge row near the front entrance.

435 South G Street

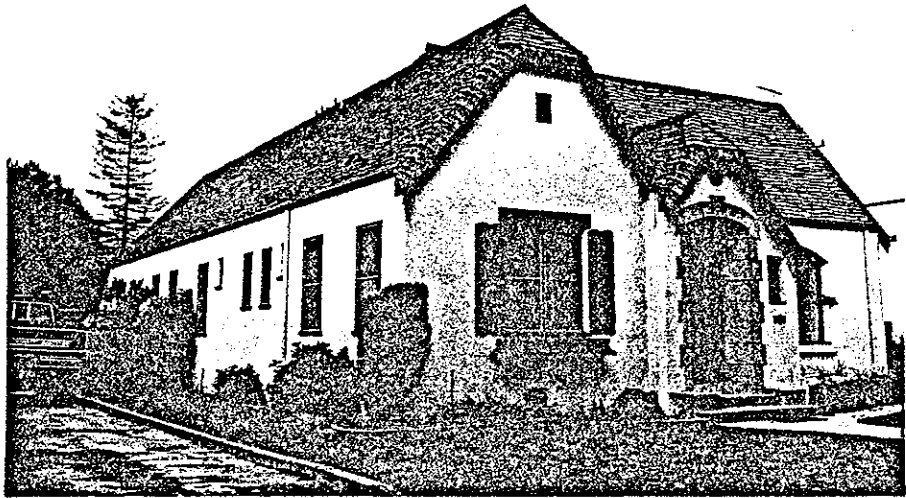
Built in 1926 for Minor E. Cheney, employed as a confectioner, and his wife, Irene, this single-story Colonial Revival bungalow possesses various architectural characteristics: hipped gable roof, classical porch columns, narrow clapboard siding, exposed rafters, and a porch trellis. The landscape area is well maintained and features a low hedge row flanking the central walkway.



401 South G Street, Oxnard



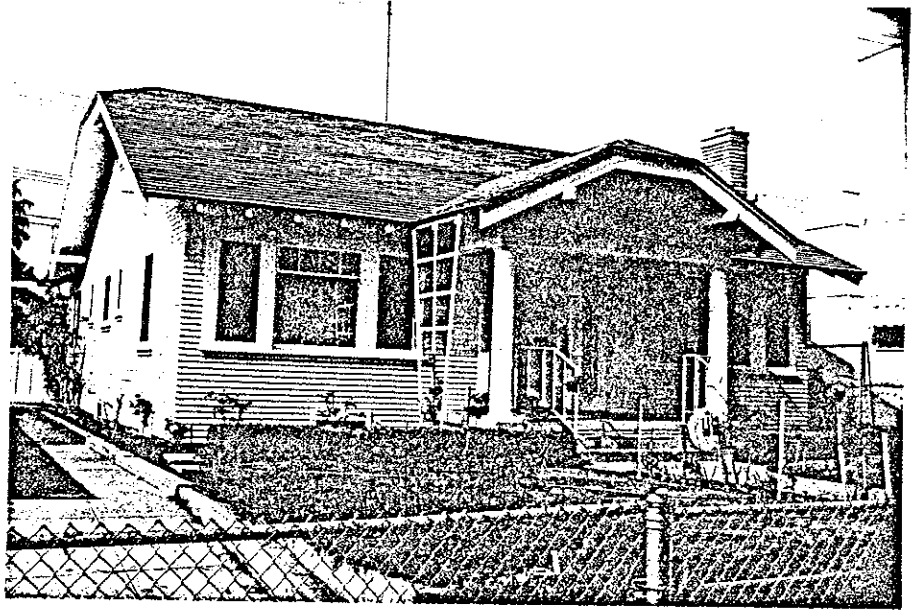
411 South G Street, Oxnard



\*421 South G Street, Oxnard



431 South G Street, Oxnard



435 South G Street, Oxnard

443 South G Street

Built in 1925 for Ralph W. Bevier, Assistant Postmaster, and his wife, this single-story Spanish Colonial Revival residence features a false front roof, mission tile, and archways at porch entranceway.

451 South G Street

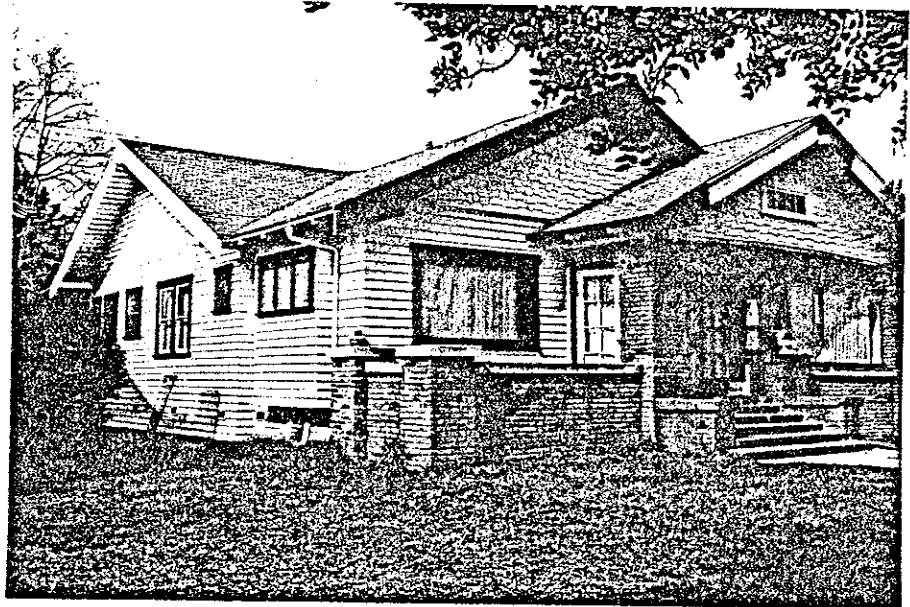
This one-story rectangular Craftsman Bungalow residence built ca 1917 for Bernard Morris, employed as a general merchandiser, features a medium pitched center gable and an offset gable with brick columns. The primary exterior materials are clapboard and shingle pattern siding in square butt design. A small rectangular window exists below the apex of the offset gable.

461 South G Street

Built ca 1939 for Walter F. Booth, employed as a gas station owner, this single-story residence possesses an offset gable with a combination wood/stucco exterior.

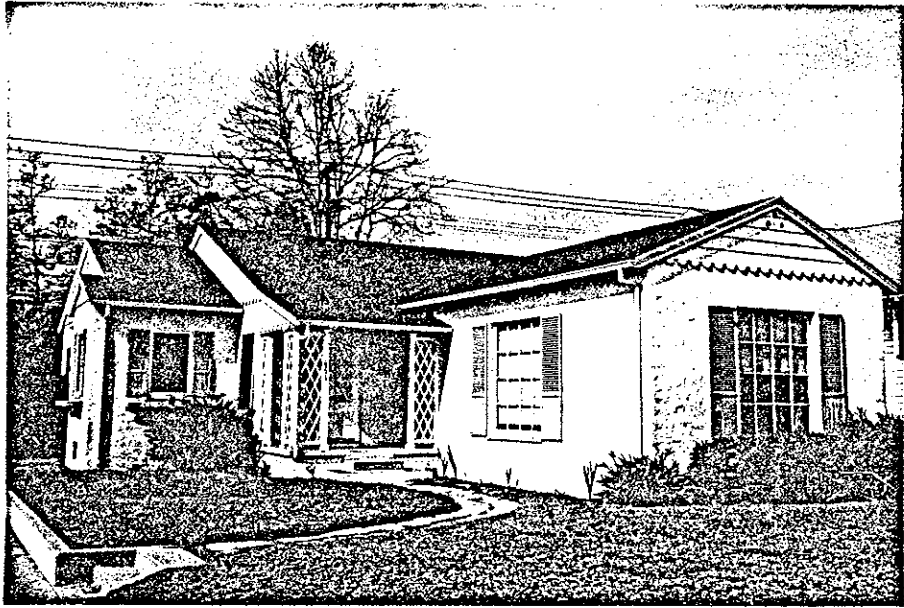


443 South G Street, Oxnard



451 South G Street, Oxnard





461 South G Street, Oxnard

400 Block South G Street -- east side

402½ G Street

This California Bungalow with its broad front facing gables was built for James Gill, a rancher, in 1914-15.

410 G Street

Built between 1918-1922, for Hugh A. Owen, teacher at Oxnard High School. This modest bungalow has a hipped roof and porticoed entrance with elephantine columns.

418-20 G Street

This Mediterranean style duplex, built in 1924, with arched entry has been remodeled to include sliding glass windows and wood trim. In 1926, Carlos Levy, an accountant for Joseph Powers Company, lived at 418 and Oswald Austin, a salesman, lived at 420.

\*428 G Street

This Mediterranean style house has a second story on the north side. Curved columns on large front window and decorative crest relief under front gable provide ornamentation on this otherwise plain stucco facade. Built in 1924 for John H. Eberhard, auditor for Dunn Manufacturing Company. Another small dwelling appears in rear.

436 G Street

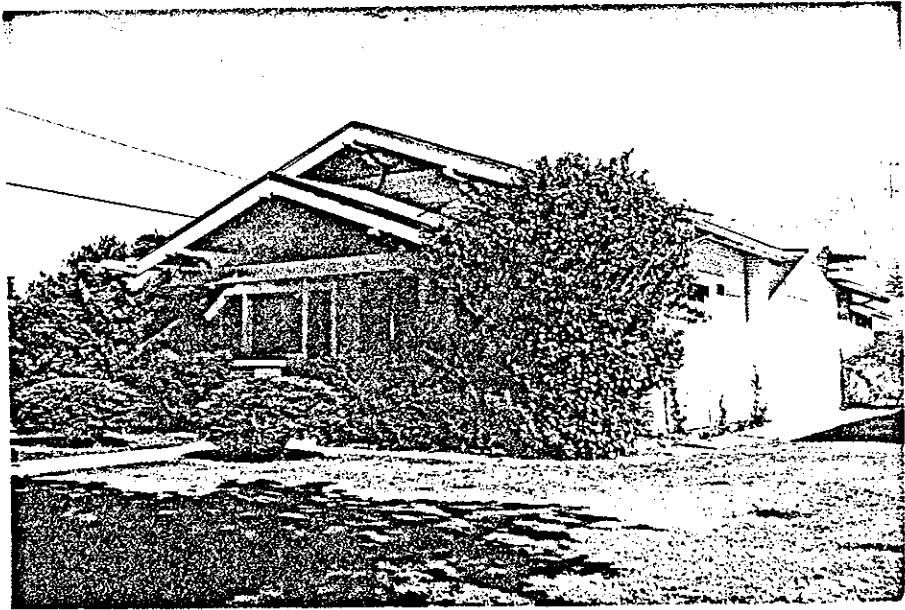
Built ca 1928 for Gird E. Mullinex, foreman for Dunn Manufacturing Company, this single story Mediterranean style house has an addition in rear ca 1960.

444 G Street

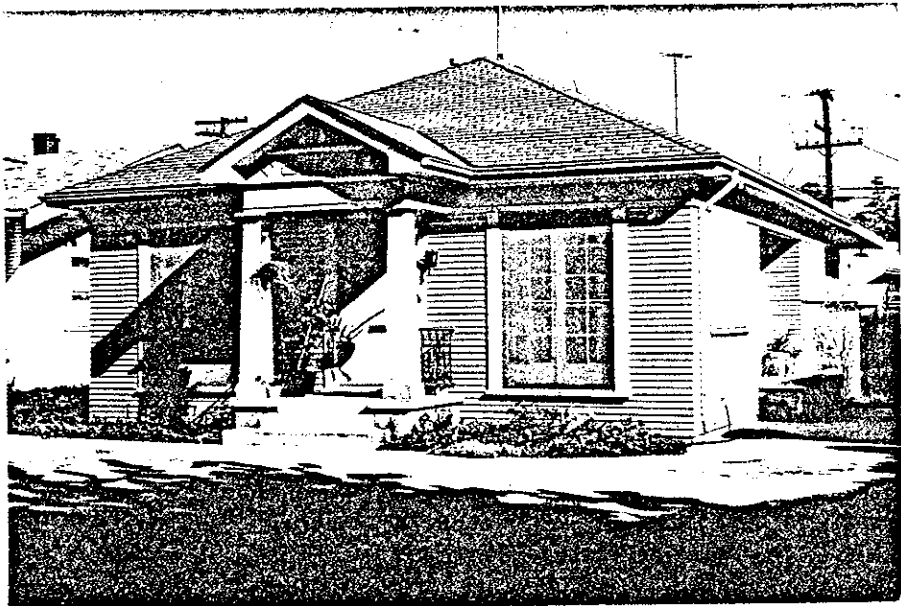
This square shaped Mediterranean style house has an offset front gable with arched porch entry. Built in 1924, possibly by carpenter Halbert Graham, for Walter W. Hamilton, a sheet metal worker for Oxnard Furnace and Plumbing Company.

450 G Street

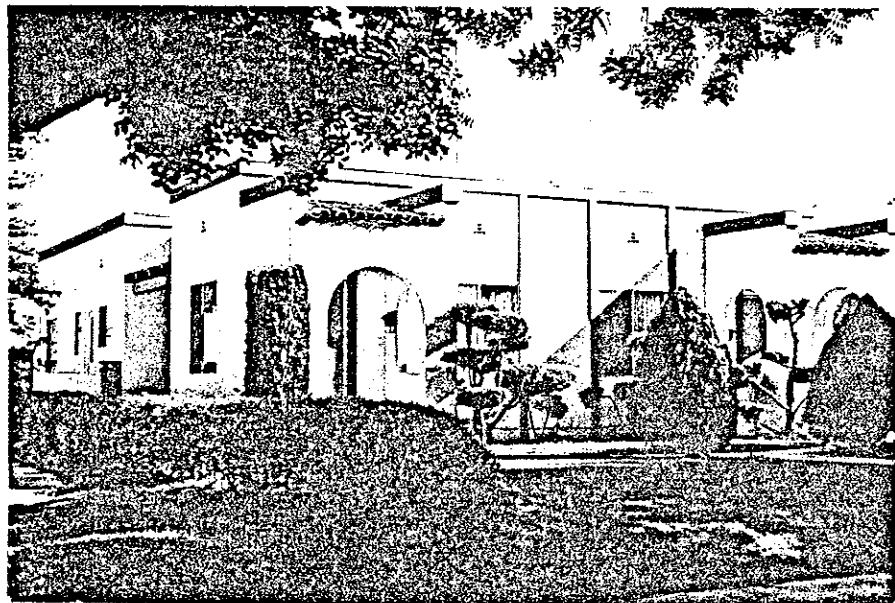
This single story bungalow with its offset gable roof over porch and exposed rafters has a stucco exterior with arched wing walls and porch entry. Built in 1924 for William Gray, a carpenter. Owner of the property in 1924 was Alice Hony.



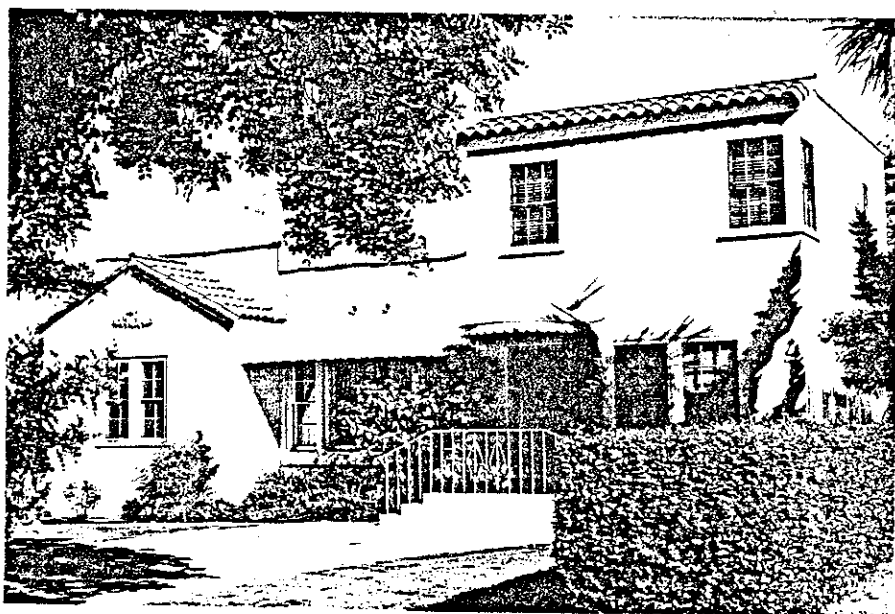
402 South G Street, Oxnard



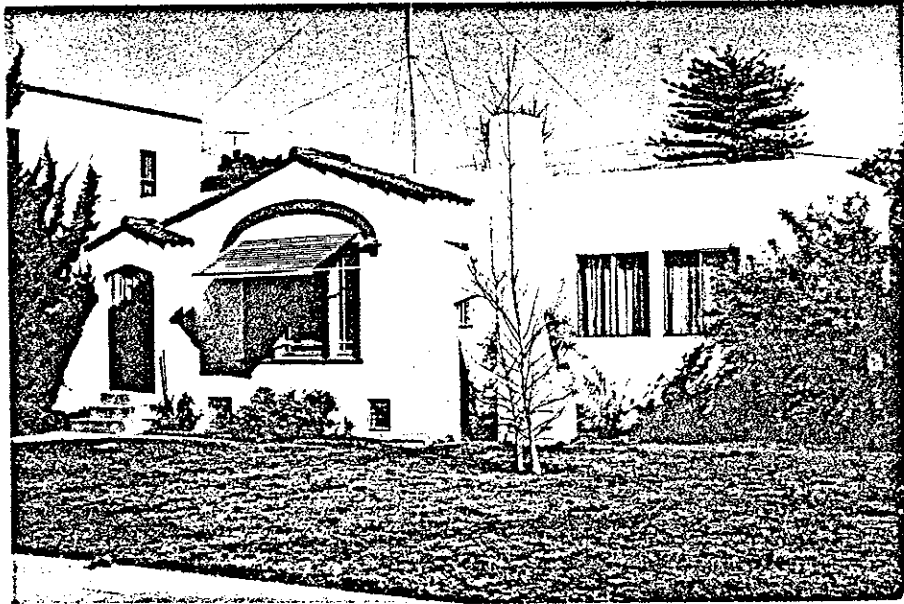
410 South G Street, Oxnard



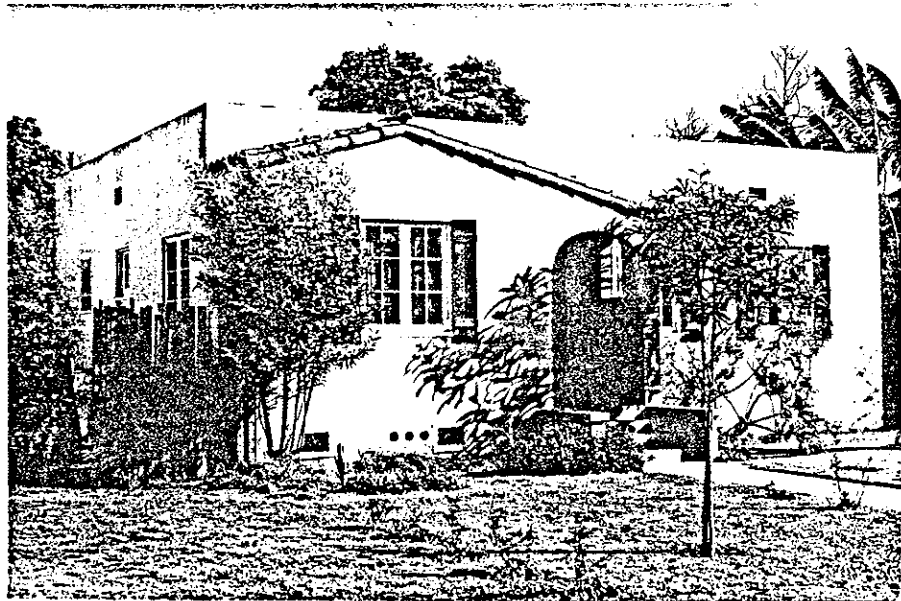
418-420 South G Street, Oxnard



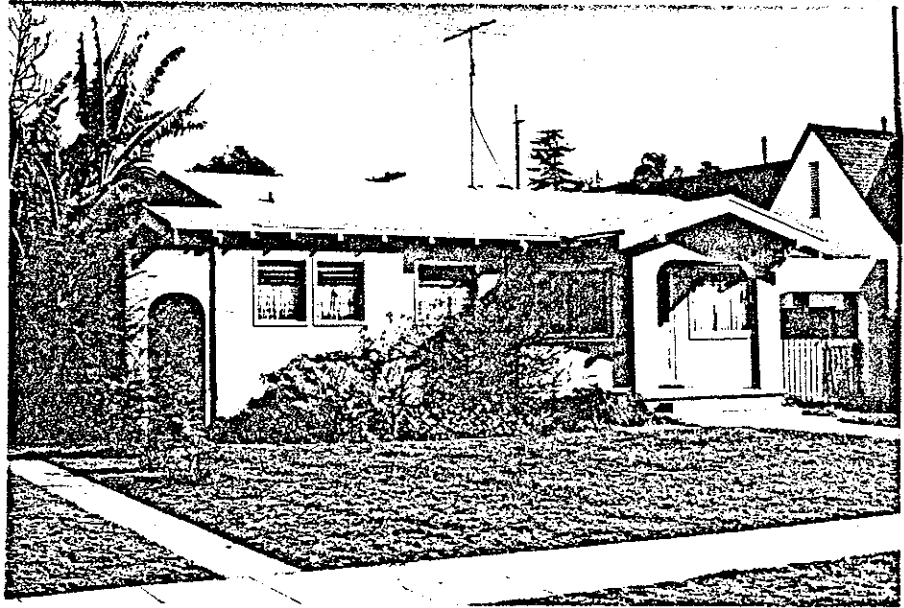
\*428 South G Street, Oxnard



436 South G Street, Oxnard



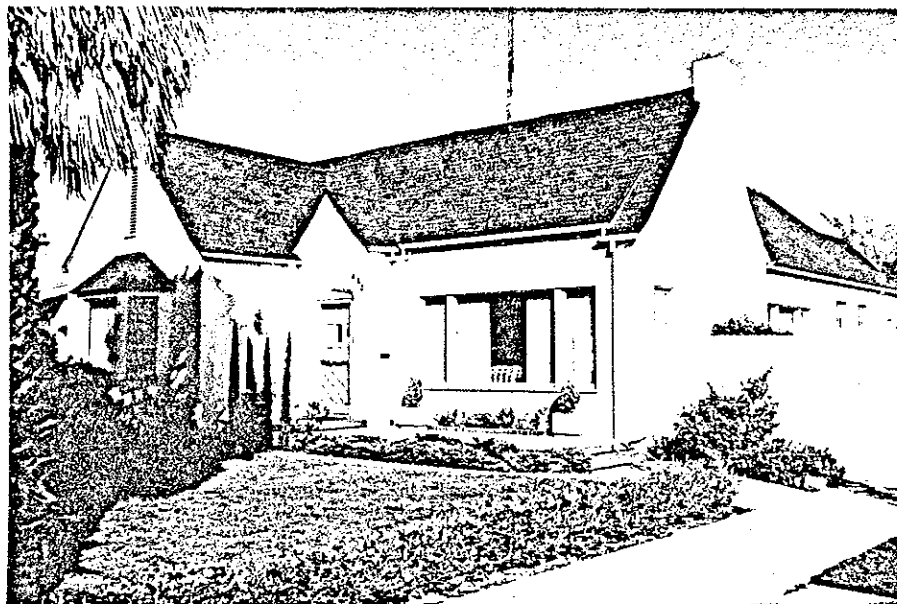
444 South G Street, Oxnard



450 South G Street, Oxnard

460 G Street

A Provincial style house with steep slightly bellcast gable roof and slanted bay window. Brick trim on steps and raised walkway leading to front door. The house was built between 1926 and 1928 for Carl Bremner, a geologist. Dr. Charles Tilley, an osteopath, lived in the house in 1937.







HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298845/3786810 B 11-298815/3786035  
C 11-298670/3786040 D 11-298700/3786820

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: "F" Street
2. Historic name: Henry T. Oxnard Subdivision
3. Street or rural address: 400 South "F" Street to 200 North "F" Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: See individual listings
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single to multi-family residences Original use: Same

DESCRIPTION

Mainly California and Craftsman bungalow houses with some

- 7a. Architectural style: later Spanish Colonial Revival and period revival styles.
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Primarily a residential neighborhood lined with overhanging Sycamore trees. This fine block long area contains mature Sycamore trees in the parkway. Many houses have raised lawns with low walls. A few hitching posts of cast concrete remain in the parkway. Most of the houses maintain deep setback and are on 50 X 220 lots with alleys and parking in the rear. Many lots have converted carriage houses to garages and added additional units to the rear of these unusually deep properties. The zoning is R-1 & 2. The large trees provide a cathedral affect and the houses are well landscaped with lawns, mature trees and foundation plantings. Largely unmodified, these houses represent good examples of bungalows built between 1910 and 1930.



8. Construction date:  
Estimated X Factual \_\_\_\_\_
9. Architect Paul Staples,  
others
10. Builder Paul Staples,  
others
11. Approx. property size (in feet)  
Frontage 50' Depth 220'  
or approx. acreage average lot
12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some alterations noted on individual listings
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? Most are on original sites.
18. Related features: Many lots have separate garages, dwellings, etc. located on the alley.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

"F" Street, known as Henry T. Oxnard Subdivision, was developed by the Oxnard Light and Water Company, J. A. Driffill, President and H. R. Staples, Secretary, in April 1909. The City of Oxnard, incorporated in 1903, grew rapidly as a result of the American Beet Sugar Company's arrival in 1898 - 1899. Homes were in great demand and with the opening of the new "F" Street Subdivision, many fine California and Craftsman bungalows were built. One of the early builders and property owners on "F" Street was Paul Staples who also ran the Oxnard Planing Mill. Many fine bungalows are the result of his labors. In addition to the mature Sycamore street trees and well-landscaped houses, the variety and quality of the bungalow houses on "F" Street is exceptional. The elevated yards and low walls are the result of flooding during heavy rains. Before storm drains were built, "F" Street was a natural water channel.

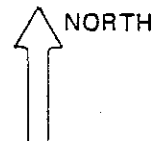
The area is unified by its style and the scale and proportion of its buildings. The majority of houses were constructed for Oxnard's middle and upper income families. Successful early businessmen, developers, professional people and some blue collar workers lived in these houses.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates). Assessor's Records 1911-1924, Sanborn Maps 1912-1929, City Directories 1912-13 - 1928. Personal interview - Alice and Ernest Wennerholm, March 1981., Miscellaneous Records, Book 3 & 5.

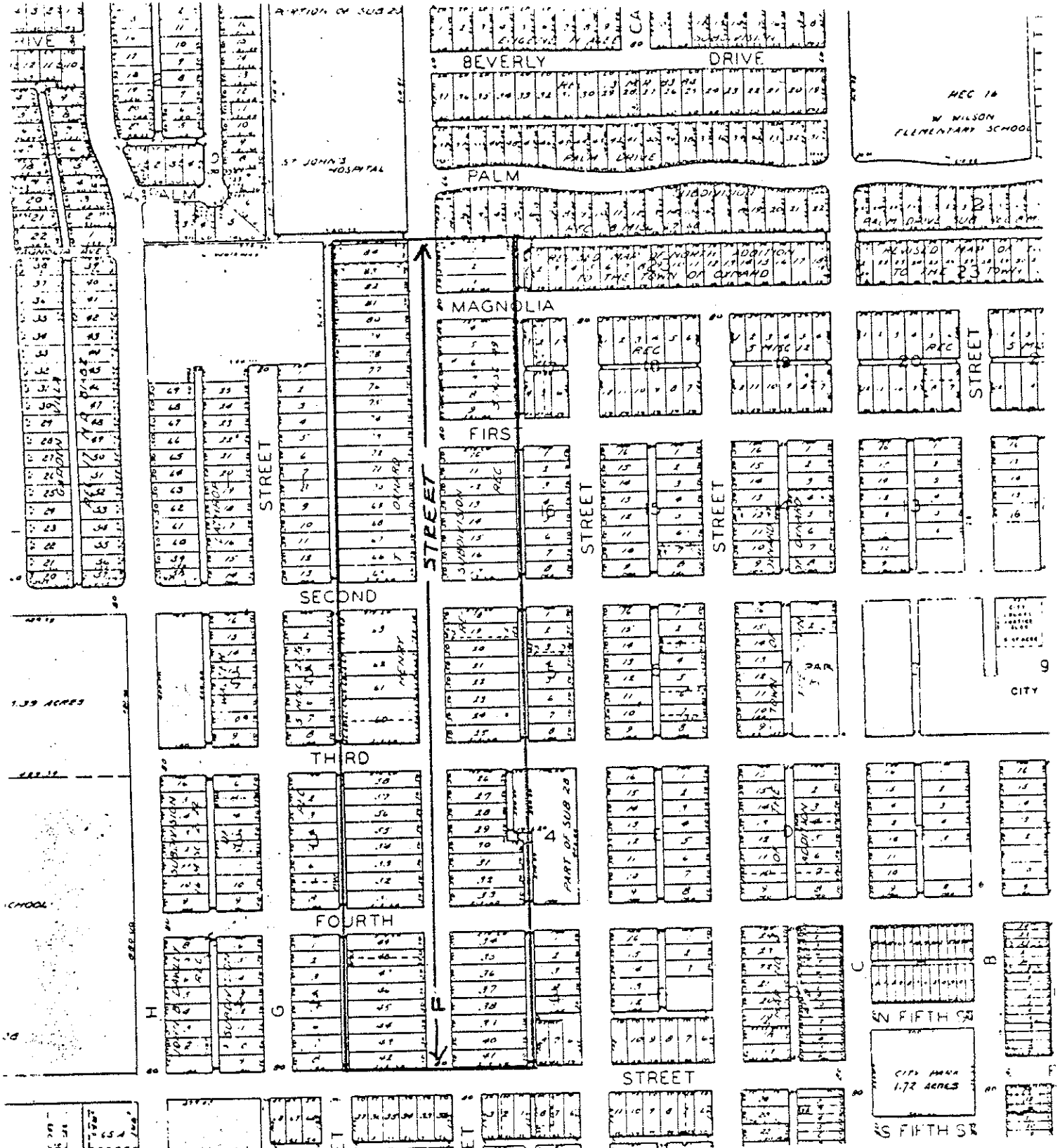
22. Date form prepared March 1981  
By (name) Judy Triem and \*below -  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968  
\*Helen Melton, Marge Simpson,  
Dan Uhlar, and Charles Chalk

Optional sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



200 Block North to 400 Block South, F Street, Oxnard

All of the structures in this area are contributing. The asterisks by each address represent the most outstanding examples.





F STREET - 100 BLOCK NORTH

\* 103 North "F" Street

Built in the period 1908-09 for Rudolph Beck, employed as an insurance agent, and his wife Carrie, a cashier at American Beet Sugar Company, this square single story Craftsman Bungalow style residence features a swiss chalet style medium pitch roof and a low pitch offset gable. The exterior building material consists of dark brown plain shingles, wood trim, and clinker brick porch columns. Heavy decorative brackets are projecting under exposed eaves. The narrow driveway is offset to the south of the property and a porte cohere arrangement exists adjacent to the porch entrance. The residence is heavily landscaped and features a low hedge row extending from the driveway to the north property line.

\* 113 North "F" Street

Built approximately between 1912-13 for G. E. Bensel, employed as an agriculturist for American Beet Sugar Company, this single story Craftsman Bungalow residence features: an offset low pitch gable and a center roof gable, river stone, and common bond shingle pattern exterior. The windows are slanted bays with a decorative diamond design pattern. The facade has decorative notched beams and simple wood column porch supports. Low rounded type plants exist to the south of the porch entrance and a central walkway is evident curving from the sidewalk to the porch entrance.

\* 125 North "F" Street

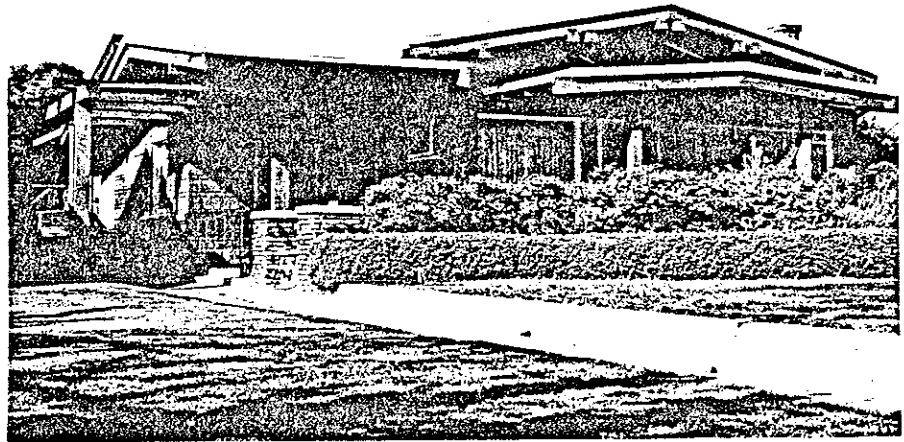
Built in 1908-09 for Samuel Weill, co-owner of general merchandise store, this two story California Bungalow features: plain shingle pattern exterior, classical porch columns, rafters exposed under eaves, and extensive landscaping. The walkway to the front is curved and lined with flowers. A hitching post still exists in the east parkway.

135 North "F" Street

This residence that was constructed approximately in 1914-15 for James W. Shillington, formerly president-manager of Oxnard Implement Company, and his wife Jane, is a single story Craftsman Bungalow with a medium pitched center gable, plain shingles, clapboard siding, brick and knee brackets projecting under exposed eaves.

145 North "F" Street

Built approximately in 1908-09 for J. E. Shillington, this single story bungalow residence has a new facade of stucco, brick veneer and aluminum windows.



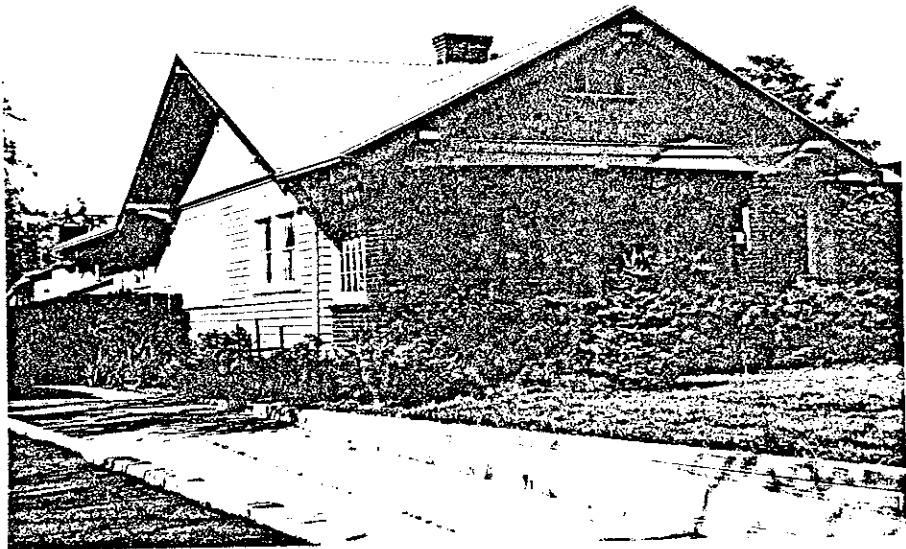
\*103 North F Street, Oxnard



\*113 North F Street, Oxnard



\*125 North F Street, Oxnard



135 North F Street, Oxnard



145 North F Street, Oxnard



151 North "F" Street

Built ca 1914-15 for George T. Taylor, employed by the J. M. Waterman Selling Agency, this single story California Bungalow has an offset gable roof, clapboard siding, and no distinctive ornamentation.

161 North "F" Street

This residence was built for Guy Stinson during the period 1914-15. It is a single story Craftsman Bungalow and features a low pitched center gable, dark brown plain shingle exterior, and stucco porch columns. Porch has been enclosed.

\* 169 North "F" Street

Built in the period between 1914-15 for T. Russell Carroll, employed as a teller with the Bank of A. Levy, and his wife, Helen, this one story Craftsman Bungalow has a basically square shape with emphasis on low pitched center gables. The exterior consists of dark stained shingles, brick columns and wood trim. A medium hedge row flanks the front porch entrance-way.

140(50) North "F" Street

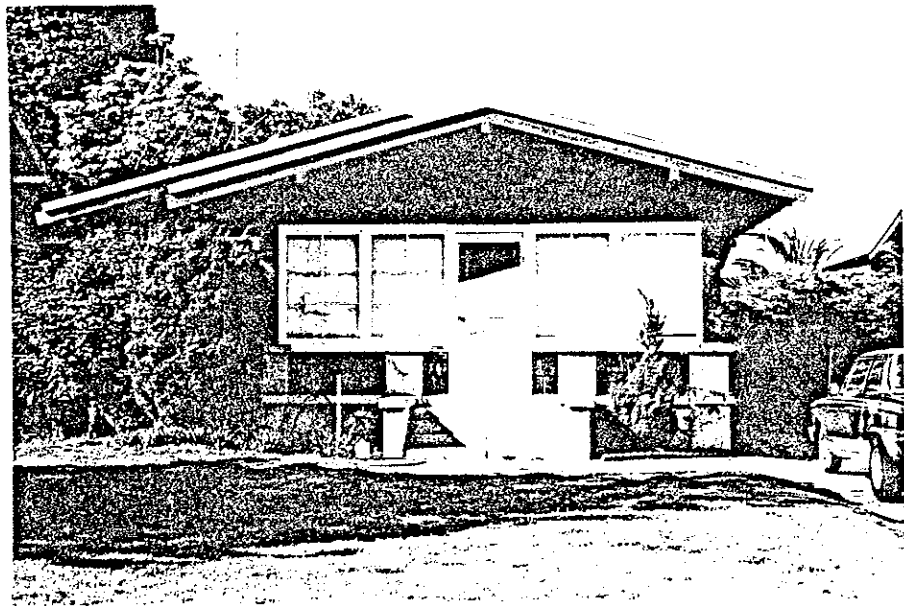
Built for James Driffil around 1916, this two-story Colonial Revival structure has been substantially altered by new exterior wood siding and additions to the original residence. The residence is located at the southeast intersection of Magnolia and "F" Streets.

709 Second Street (Corner of "F" and 2nd)

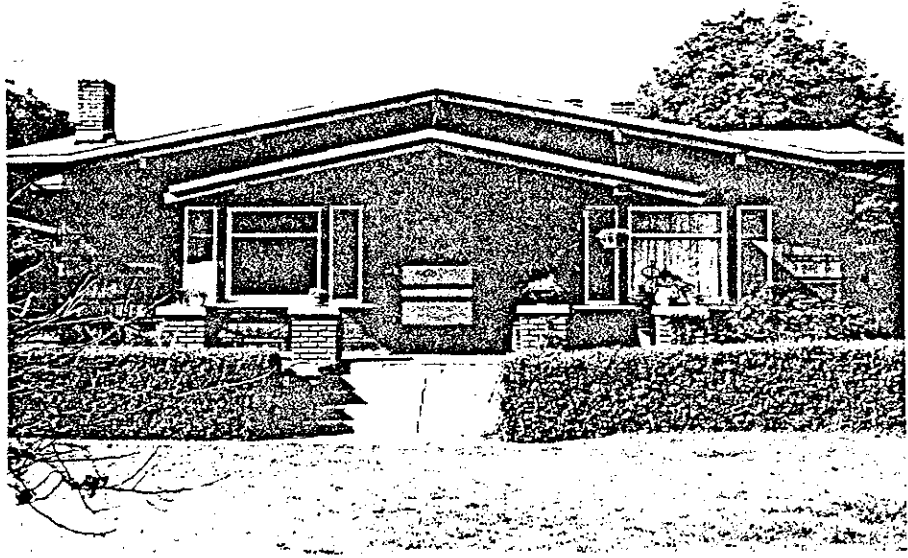
Built in the period between 1941-42, this single story rectangular shaped ranch style residence features stucco exterior with wood trim and composition shingles. Landscape well maintained.



151 North F Street, Oxnard



161 North F Street, Oxnard



\*169 North F Street, Oxnard



150 North F Street, Oxnard



709 Second Street, Oxnard  
(Corner of F and Second)

F STREET - 200 BLOCK NORTH

203 North "F" Street

Built ca 1934, this single story California ranch style house possesses an offset gable, wooden shutters (windows) and ship-lap exterior siding.

211 North "F" Street

Built ca 1923 for A. Guedemann, Sec. Asst. Cashier at Bank of A. Levy, this single story Spanish Colonial Revival residence features an offset gable, tile roof, an archway at the porch entrance, and extensive landscaping. A large pine tree exists in the front lawn area.

\*219 North "F" Street

This house was also built ca 1928 for Albert Guedemann, Asst. Cashier for the Bank of A. Levy. This large two story house has a minimum high pitched gable roof and narrow clapboard siding. Colonial Revival details include arched porticoed entrance, multi-paned windows with louvered shutters. Extensive mature landscaping surrounds property.

218 North "F" Street

Built for Cleveland C. Cash, a carpenter, and his wife Effie, during the early 1920's. Two story residence with gambrel roof, shed dormers, and low pitched gabled entrance.

200 North "F" Street

Built for Henry H. Knapke and his wife Jessie around 1941. The single story residence is Spanish Colonial Revival Style features an offset gable tile roof and stucco exterior. The house is quite large and nicely set back on a double lot.



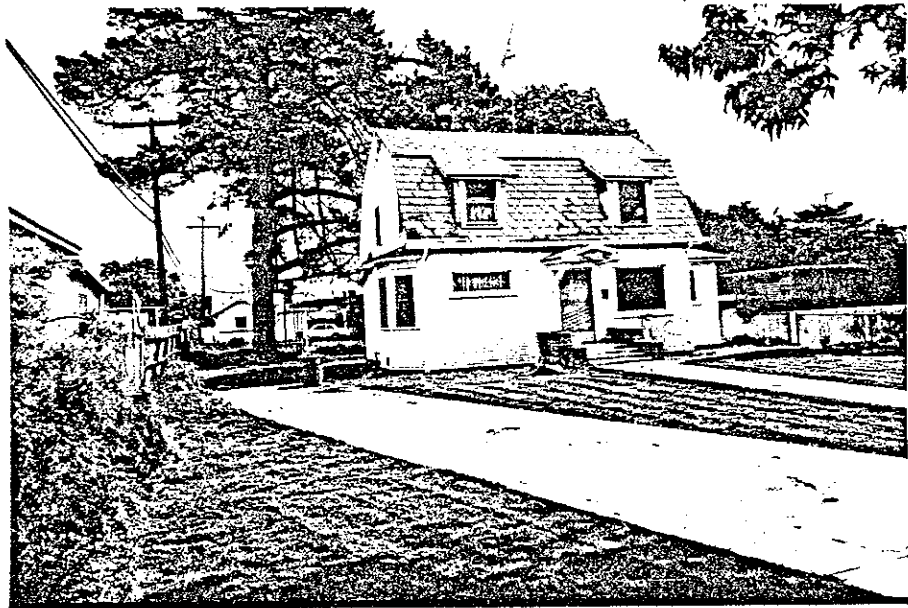
203 F Street, Oxnard



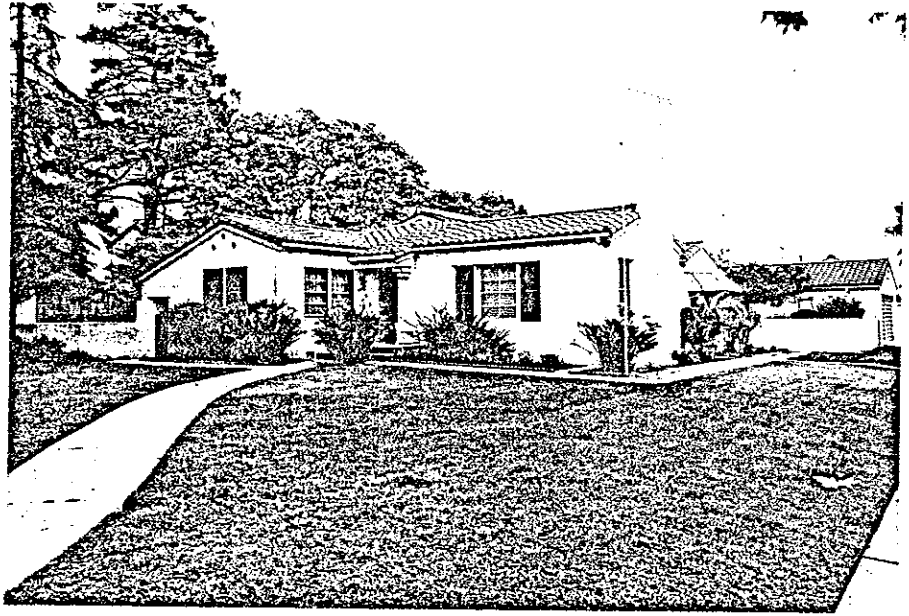
211 North F Street, Oxnard



\*219 North F Street, Oxnard



218 North F Street, Oxnard



200 North F Street, Oxnard



F STREET - 100 BLOCK SOUTH

126 South "F" Street

Built for Julian Benecke, employed as a carpenter, and his wife Virginia in 1928, this single story Spanish Colonial Revival residence features stucco exterior and two three sash windows with vertical dividers. The front entranceway to the residence is not visible because of a medium height stucco wall. A large palm tree exists in the front setback area adjacent to the entranceway.

134 South "F" Street

This single story residence located on the east side of "F" Street was built in 1926 for Joseph K. Bedford, a high school teacher, and his wife Sarah. The residence does feature shiplap exterior and simple wood porch columns and railing.

144 South "F" Street

Built approximately in 1921 for Claus and Catherine Neuwerk, this single story Spanish Colonial Revival residence possesses certain architectural characteristics; offset gable, tile roof, arched porch opening, palladian window and semi-elliptical impression above front two sash window. Stucco exterior (gray) has been altered from original treatment.

152 South "F" Street

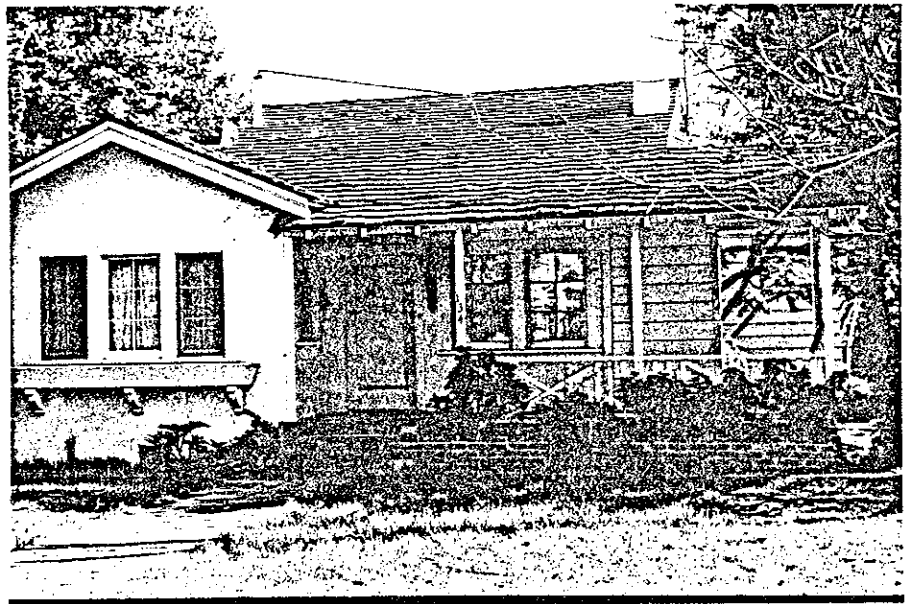
This two story residence built ca 1914 for Charles H. Bagley, assistant manager of Wineman Company, features a medium pitched gable roof with clapboard and shingle siding. Porch has been enclosed and entry changed.

160 South "F" Street

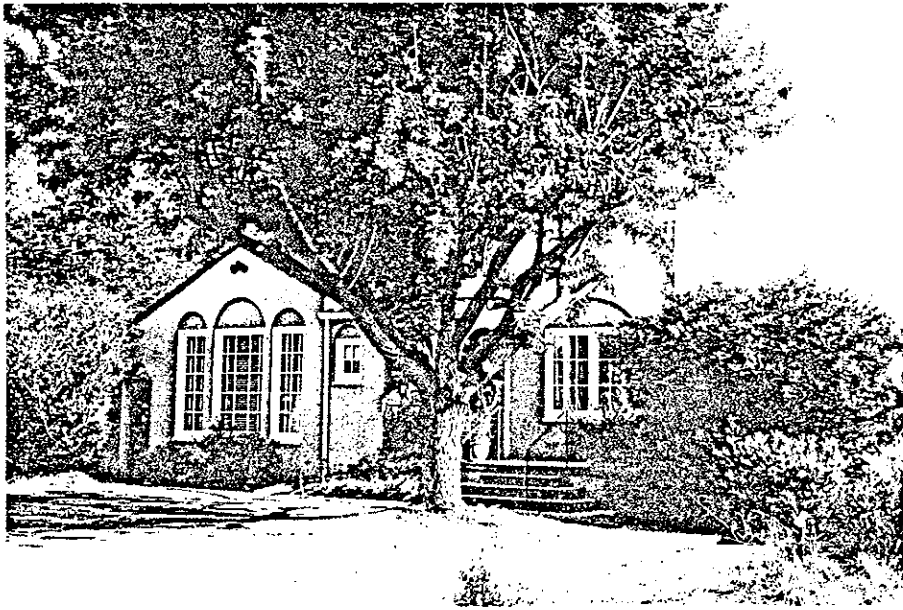
Built ca 1916 for Edward Wedekind, employed as manager of Home Telephone Company, this one-story Craftsman Bungalow features a low pitched gable roof, shingle siding, brackets projecting under the eaves and exposed beams. A red brick porch with matching steps provides a distinctive touch. Possibly built by local carpenter, Paul Staples.



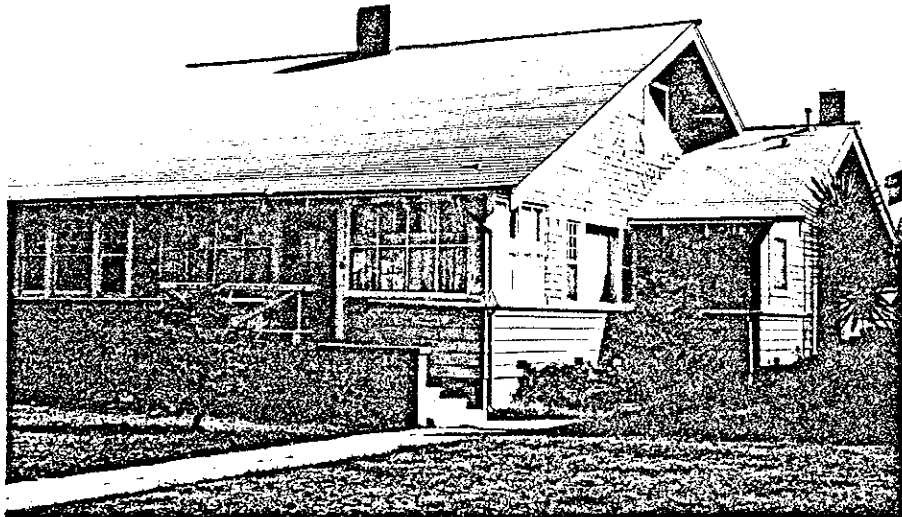
126 South F Street, Oxnard



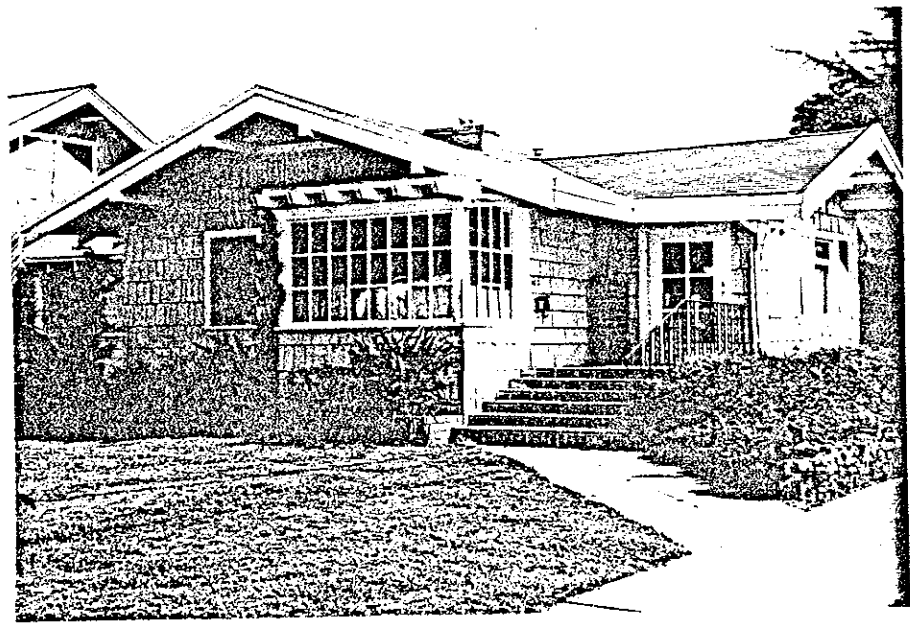
134 South F Street, Oxnard



144 South F Street, Oxnard



152 South F Street, Oxnard



160 South F Street, Oxnard

\*105 South "F" Street

This residence built in the period of 1912-13 for Jacob Diefenbach, employed as a tailor for Diefenbach's Tailors, and his wife Nina, is a one story California Bungalow with a high pitched gable roof and a center gabled dormer window. The residence features; clapboard siding, elephantine columns, red brick porch, rafters projecting under exposed eaves. Two large juniper trees in the front walkway entrance, with a U-shaped hedge row and a curved concrete walkway to porch entrance.

109 South "F" Street

Built ca 1923 for Harry and Mary Riley, this single story bungalow residence features a low-pitched center gable, clapboard siding and plain shingle pattern exterior.

\* 121 South "F" Street

Built ca 1915 for Murray J. Wineman, employed as Vice-President of the Wineman Company, and his wife Ethel, this single story U-shaped Craftsman Bungalow with Swiss influences consists of a medium pitched center gable and a low pitch shed roof over the porch area. The exterior siding is dark stained shingles with lattice treatment below the apex of the center gable, with brackets projecting under eaves. The porch columns are vertical concrete pillars, which are flanked on both sides by high hedge rows. The front windows are a series of divided, vertical shaped cross-sectioned fixed windows.

127 South "F" Street

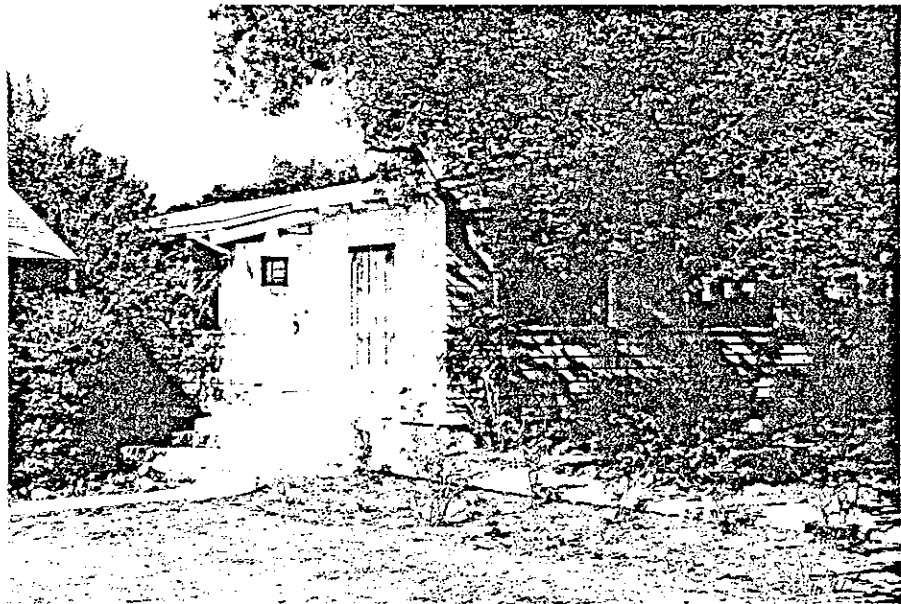
This residence, built in 1924 for Mrs. Lavina Schott, is a single story bungalow with a hipped roof and stucco and wood exterior. A large cypress tree in front screens the residence from view.

137 South "F" Street

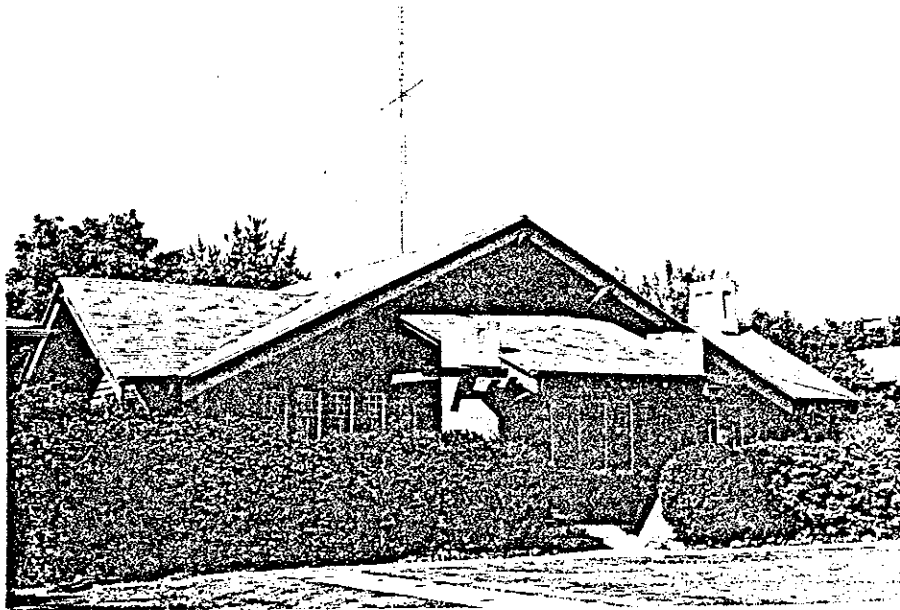
Built in the period between 1921-22 for Robert S. Durr, employed as an assistant cashier for Bank of A. Levy, and his wife Dorothy, this single story Colonial Revival bungalow residence features many interesting architectural features; low pitched center gable above porch, prominent portico, classical columns, clapboard siding, lattice treatment on siding, and rafters projecting under exposed eaves. The residence is extensively landscaped and includes a large pine tree in front.



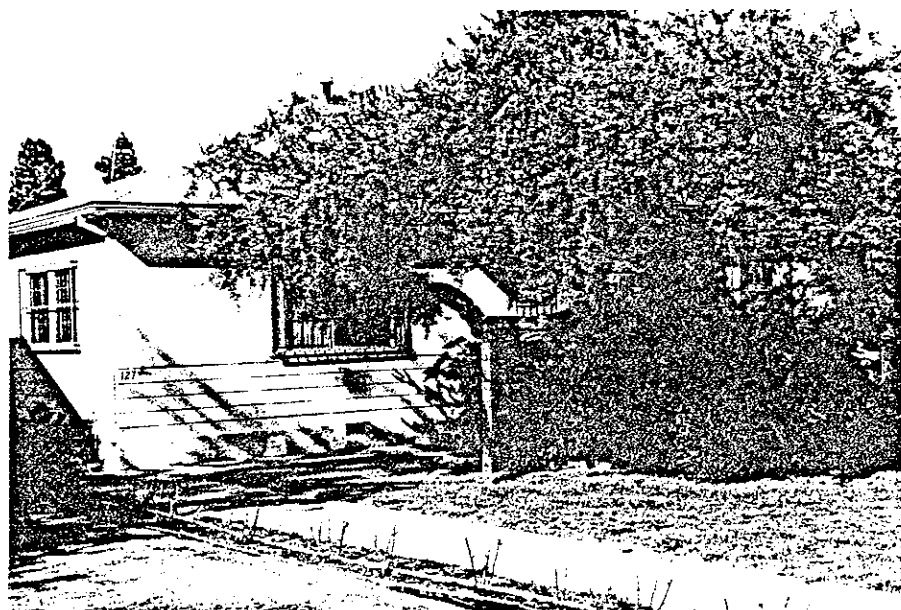
\*105 South F Street, Oxnard



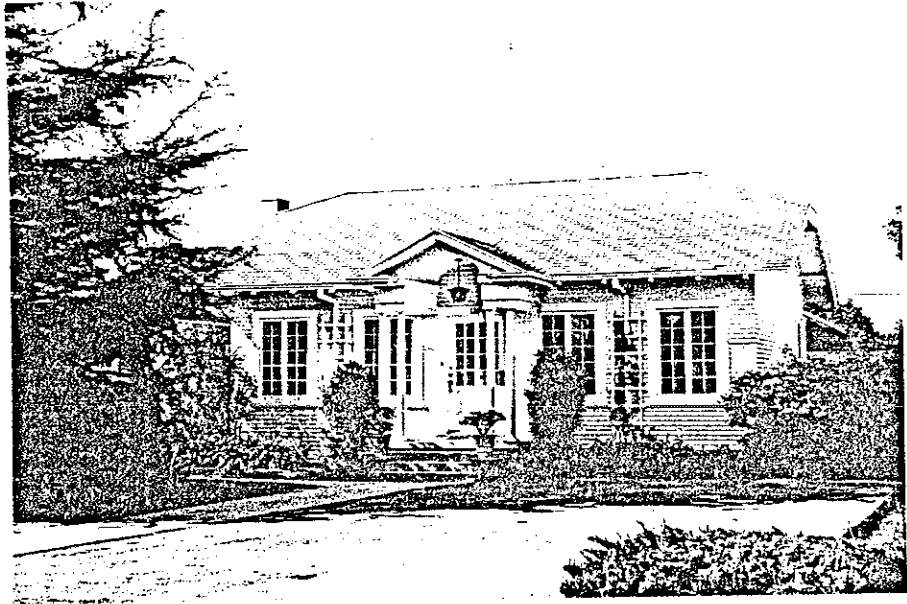
109 South F Street, Oxnard



\*121 South F Street, Oxnard



127 South F Street, Oxnard



137 South F Street, Oxnard



145 South F Street

This single story bungalow was built ca 1929 for Jack R. Miller, Secretary-Treasurer of Oxnard Chamber of Commerce. It features an offset clipped gable roof and wide shiplap siding.

151 South F Street

This single story residence built for Mr. and Mrs. William Schmitz in 1912, possesses a Craftsman Bungalow style of architecture consisting of: plain shingle pattern exterior, stucco, stone porch columns and brackets projecting under exposed eaves. The structure has a medium pitch center gable and a low pitch offset gable with ventilator. The central concrete walkway does curve to the south at the porch entrance where it is lined with embedded red brick. Extensive landscaping is a characteristic of the site that includes two large pine trees.



145 South F Street, Oxnard



151 South F Street, Oxnard

200 Block F Street -- east side

200 South F Street

Built ca 1941-42 for Wesley L. Johnson, Auto Body Works. L-shaped plan with stucco exterior and wood trim. Main features include large brick chimney next to front entry and multi-paned picture window.

210 South F Street

Small single story bungalow with elephantine columns built for Jacob Seckinger in 1912. He lived in 218 and rented out 210.

218 South F Street

This two-story California Bungalow house has a bellcast gable roof and clinker brick chimney and porch. Upper portion of porch enclosed with multi-paned windows. The house was built for Jacob Seckinger, a farmer who also had a cigar and billiards store in 1912.

228 South F Street

Mediterranean style single story house. The major design element is the fine Palladian window with radiating wood molding in arches. Built for William O. Fleischer, proprietor for Los Angeles and Oxnard Daily Express ca 1926.

\*234 South F Street

California Bungalow built in an unusual H-shape with open courtyard. The vine-covered trellis entryway and clinker brick chimney adds to the Craftsman feeling. Built ca 1911, the house was owned by Morris D. McKenna for many years and possibly rented out.

244 South F Street

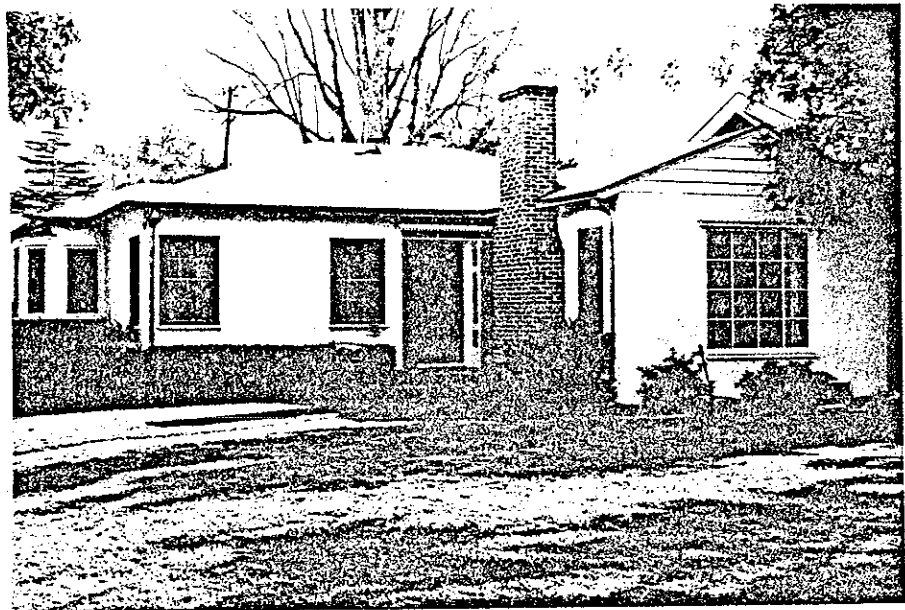
This California Bungalow house, built ca 1911 for Mary and Kate Gill, has severe modern additions seen in windows and flagstone siding.

252 South F Street

Built ca 1926 for Anna B. Hernandez, stenographer to Judge C. F. Blackstock.

260 South F Street

A curved sidewalk leads to this single story residence whose main feature is the large double tiered stucco fireplace. Built ca 1926 for Joseph Powers of the Joseph Powers Company.



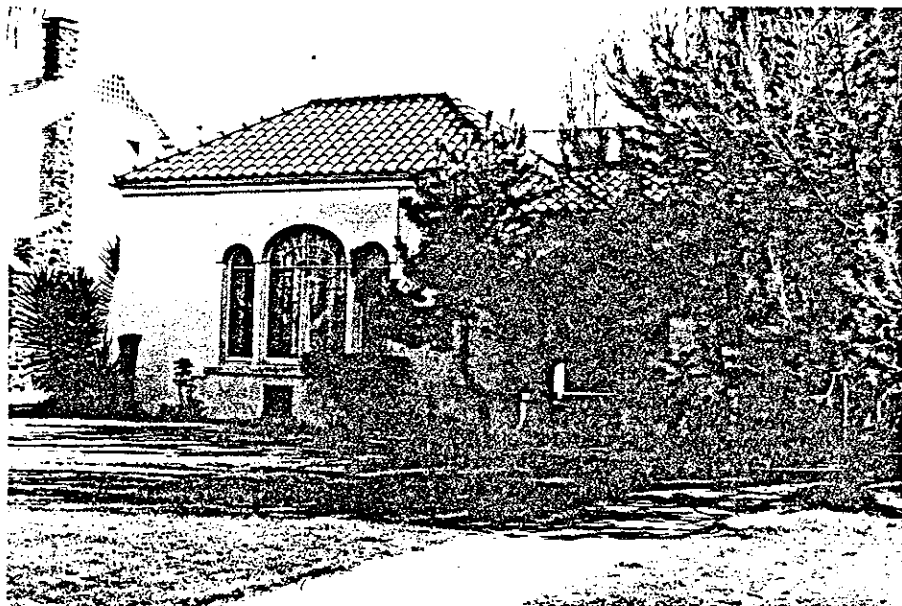
200 South F Street, Oxnard



210 South F Street, Oxnard



218 South F Street, Oxnard



228 South F Street, Oxnard



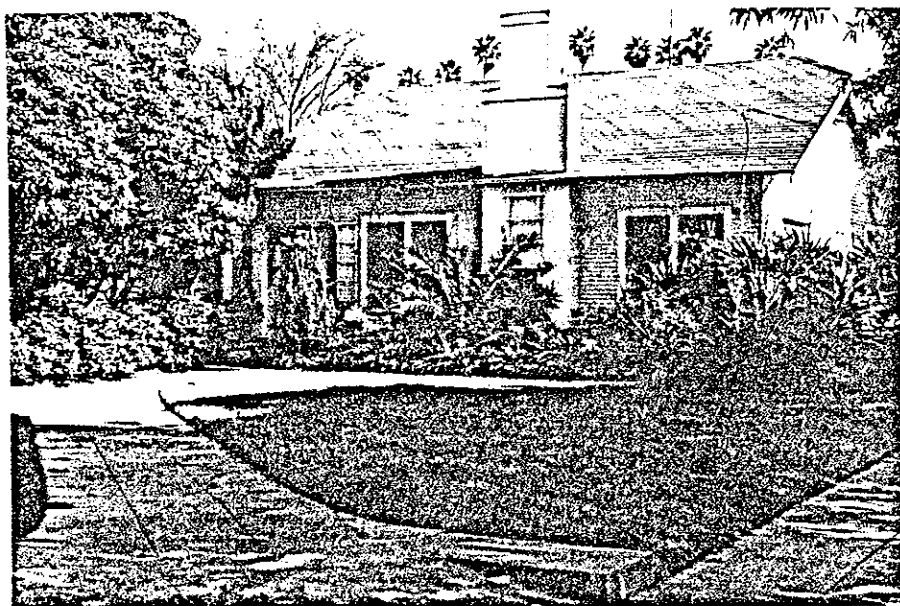
\*234 South F Street, Oxnard .



244 South F Street, Oxnard



252 South F Street, Oxnard



260 South F Street, Oxnard

225

200 Block F Street -- west side

\*205 South F Street

This single story brown shingle California Bungalow ca 1911 has had additions including a small house attached at side and rear. This separate house built later of narrow cement blocks painted brown blends beautifully with original house in style and scale. Landscaping features include many mature trees including palm trees that tower over property, white birch trees, a curved sidewalk, and two iron hitching posts. Small alterations on original house include louvered shutters, entrance and possibly porch enclosure. House was built for early city booster Charles J. Murphy, owner of Murphy and Weile, a general dry goods store.

\*225 South F Street

One of the few two-story Bungalow houses in Oxnard, this residence was built for rancher John Diedrich ca 1912. It features exposed rafters under the eaves, brick porch with brick columns, and front door containing three narrow windows demonstrate Craftsman features. Landscape elements include two mature date palms in front yard and cement hitching post in parkway.

\*235 South F Street

The main feature of this single story Colonial Revival bungalow is the prominent portico with semi-elliptical arch over entrance supported by four Roman Doric columns. Raised classical detail above door resembles cluster of fruit. The house was built for F. C. Lee, Dentist ca 1921, and lived in by Dr. Everett C. Beach, an Oxnard physician, from ca 1922-23 until recently.

249 South F Street

Built for Raymond L. Peacock, owner of a confectionery on Fifth Street, and his family ca 1921. Main features on this single story wide clapboard house are arched wooden portico entrance with keystone over arch. Brick chimney, which lost its upper portion like many houses during a recent earthquake, flanks the entrance.

261 South F Street

This single story bungalow has a graceful curved sidewalk bordered by rose trees leading to front porch entrance which is on north side of house and features exposed beams. Additional features include brick wall on south and well maintained landscaping. The house was built for early businessman Paul Lehmann, owner of Lehmann Brothers, in 1919.

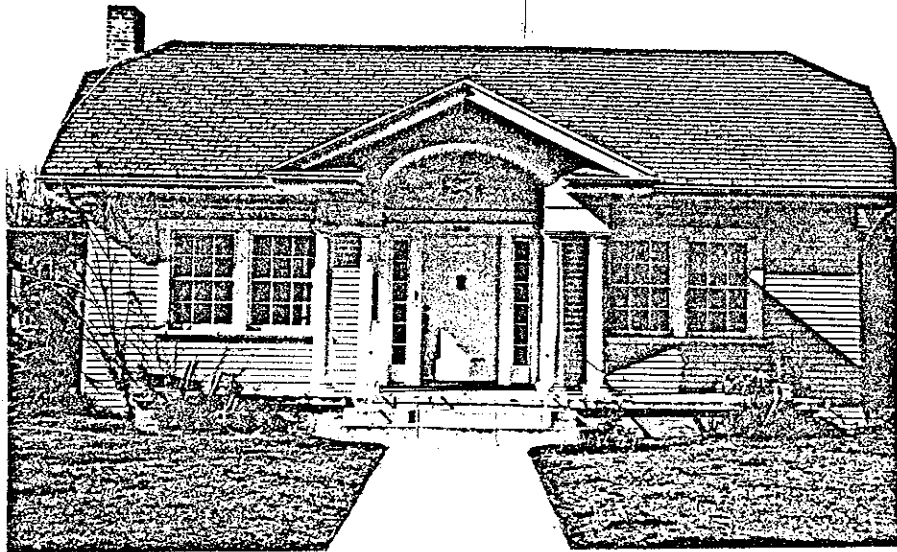




\*205 South F Street



\*225 South F Street



\*235 South F Street



249 South F Street



261 South F Street

300 Block "F" Street -- west side

301 F Street

One of the few Mediterranean style houses on the block, this single story, flat-roofed, rectangular house was built for Albert and Millie Percy, a machinist and his wife, in 1923. A gabled tile portico has an arched entry. Window arrangements add detail to the smooth surface stucco. There are large fixed windows with geometric panes in the upper portions on side of house, with double hung sash on either side. Kidney shaped pool in back yard. Stucco wall in rear has arched wooden gate and open beam trellis.

309 F Street

Built ca 1916-17 for Frank Friedrich, a rancher, and Magdalena Friedrich, widow of F. J., this two story California bungalow has a large center gable extending from the high side-facing gable. The second story is covered with shingles, three double hung windows and a lattice air vent under top of gable. Exposed rafters and beams and open front porch on south side with tapered column resting on low brick wall and brick chimney and brick front walk. Narrow clapboard siding on first story. Recent additions include simple wrought iron fence across front of property with brick end supports and ornamental shutters on front windows.

319 F Street

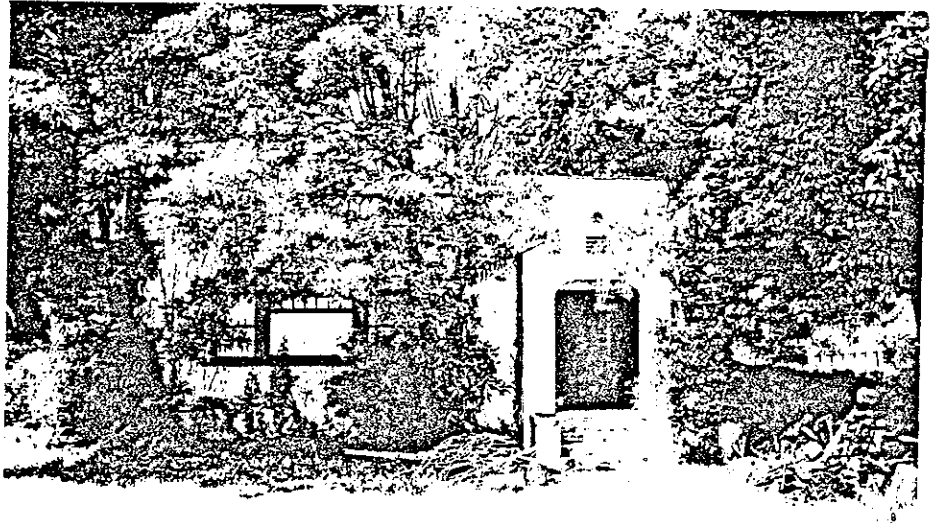
This Mediterranean style house built ca 1928 for Harry W. Chapman, a machinist for Dunn Manufacturing Company, and his wife Clara, is single story and rectangular in plan. The roof treatment adds dimension to the house with a low gable false-front and a tile shed roof immediately below as a decorative feature.

\* 327 F Street

A well-landscaped single story Mediterranean style house with curved walk leading to arched porch and unusual arched wing wall. Built for Oscar Boos, a stationer at Ruppert and Boos and his wife Harriet, ca 1926.

345 F Street

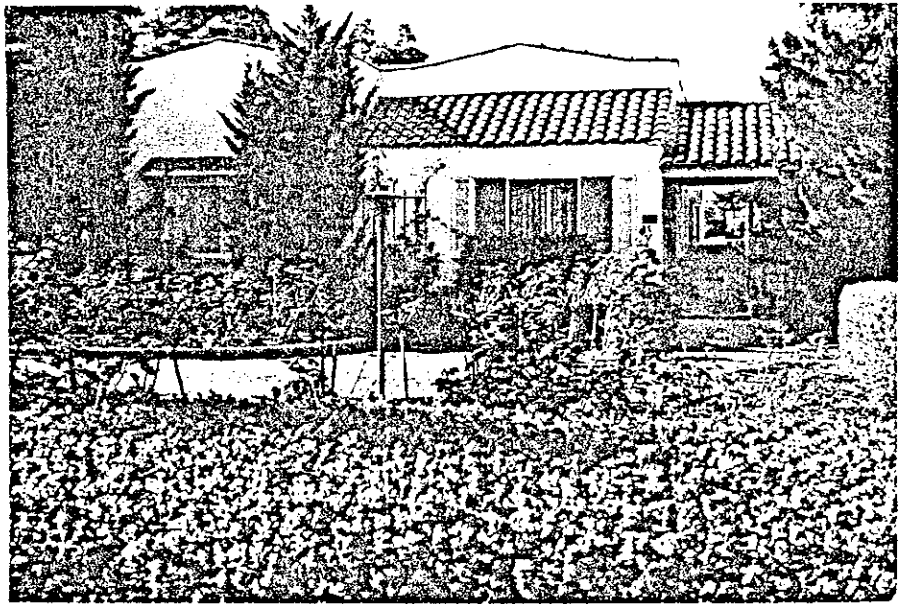
Mediterranean style single story house with interesting arched entry and curved wall built ca 1926 for J. Harlan Burfeind, an accountant, and his wife Mary.



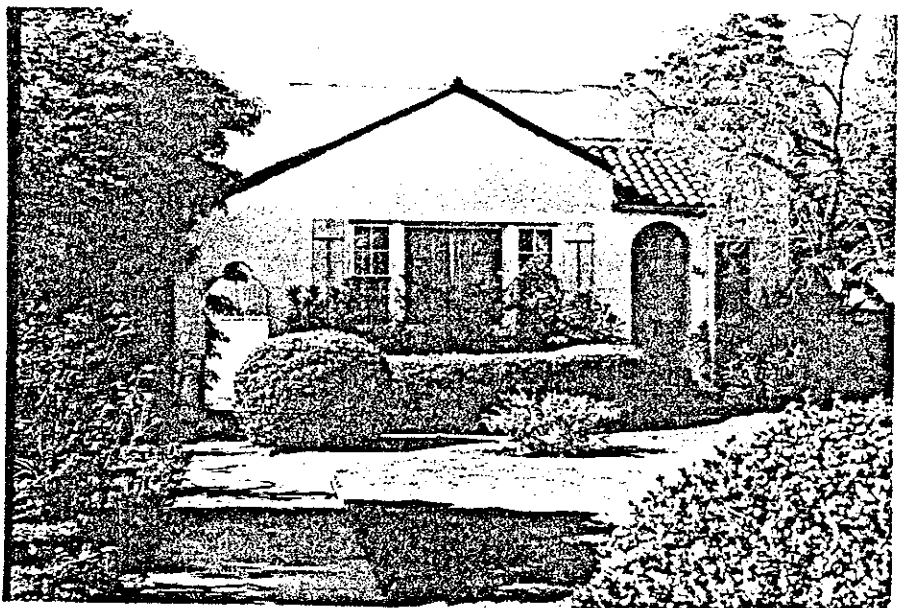
301 South F Street, Oxnard



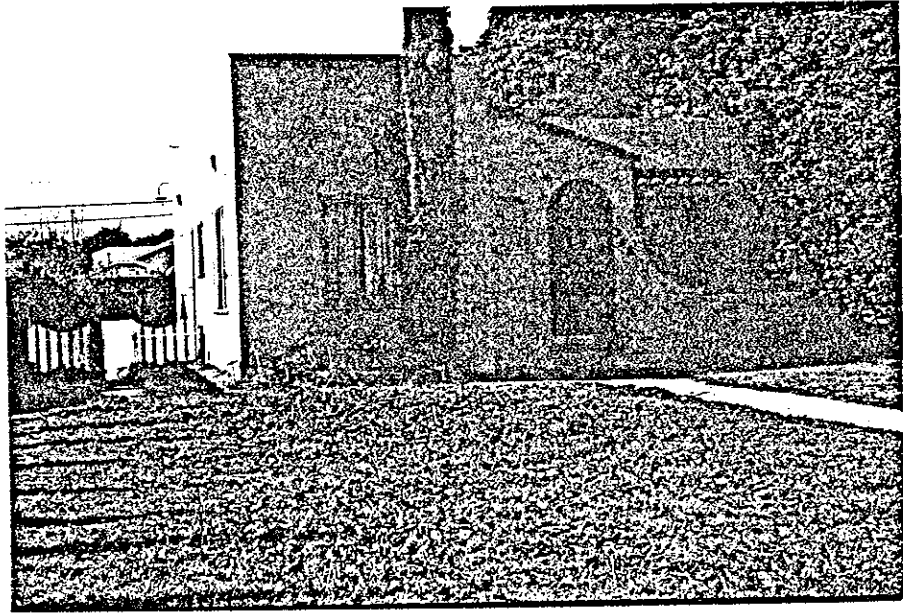
309 South F Street, Oxnard



319 South F Street, Oxnard



\*327 South F Street, Oxnard



345 South F Street, Oxnard

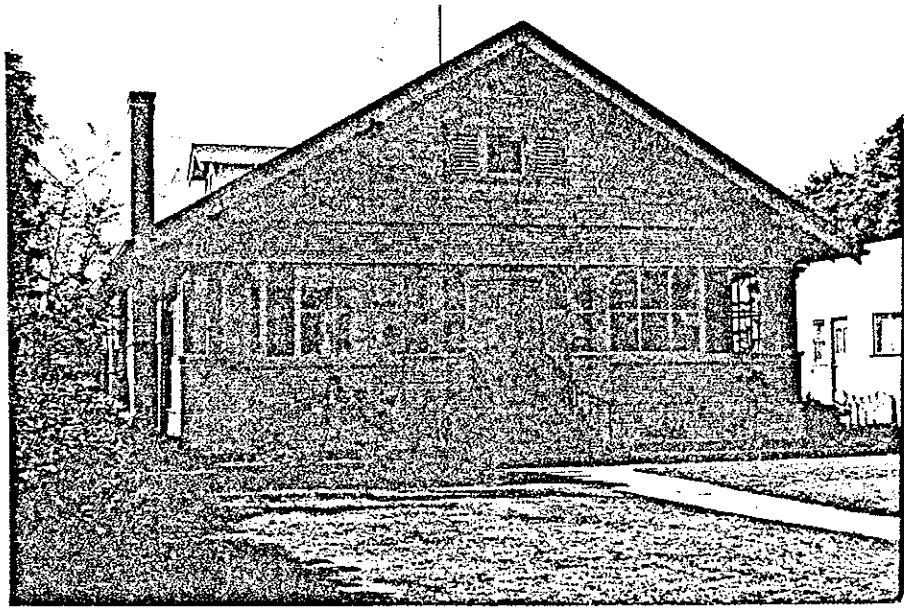
351 F Street

Built and owned by Adolph Schroeder, carpenter for Oxnard Planing Mill, in 1911. A good example of California bungalow style with high broad front gable roof. Double notched columns on full length porch. Addition of wrought iron railing on front steps. He sold house ca 1916-17 to Albert Diener and moved to 360 G Street.

361 F Street

Single story California bungalow ca 1926 with extended eaves and elephantine columns on front porch. Offset front hipped gable on north with decorative carved brackets under eaves. Attractive curved walk leads to wooden front steps. The house was occupied by Charles Peverly in 1928, Chas. Peverly Company.





351 F Street, Oxnard



361 F Street, Oxnard

300 Block F Street -- east side

320 F Street

One and one-half story California Bungalow built for Daniel Barceia in 1912.

328 F Street

Side facing gable roof on this California Bungalow contains large gabled dormer with knee brackets. Built in 1912 for William Poe, a draftsman.

334 F Street

Built in 1916 for James J. Krouser, editor and publisher of the Oxnard Courier, and his wife Lola, this modest bungalow has Craftsman features seen in brick porch and columns and brown shingle siding.

344 F Street

This modest bungalow has two front gabled dormer windows symmetrically placed and balanced by a plain pedimented portico with square columns. The house was built ca 1911 for Richard W. and Lillian K. Hope.

350 F Street

An L-shaped single story residence whose main feature is a decorative clinker brick chimney, arched entry and shutters with cut-out crescent moon built ca 1926 for Clarence Mosher, bookkeeper for American Beet Sugar Company.

360 F Street

One of the few two-story clapboard structures in the area, this house was built ca 1926. Unusual details include the shutters with cut out crescent moons similiar to house at 350 F Street and the second story window box. Original owners were Mary and Frank Ayala who loved in the house in 1930.



320 F Street, Oxnard



328 F Street, Oxnard



334 F Street, Oxnard



344 F Street, Oxnard



350 F Street, Oxnard



360 F Street, Oxnard

400 Block F Street

\* 401 F Street

The house at 401 F Street is a fine example of the Craftsman bungalow style with low horizontal gables, massive exposed beams, stained shingle siding and brick chimney. The unusual features include the decorative porch beams which are stacked three high with cross gables in between. Wrought iron bars on windows and short fence plus addition in rear of lot are only alterations. The house was built for Patrick Farrell ca 1918 whose business was electrical supplies.

\* 417 F Street

A 1½ story bungalow whose front facing gable exhibits an unusual dormer window, carved knee brackets, notched barge board and square shingles. The gable covers an open porch that has a dressed stone foundation, bannister, columns and chimney which may be later additions. Built about 1912-13 for Edward Abplanalp, general contractor and owner of Oxnard Planing Mill.

427 F Street

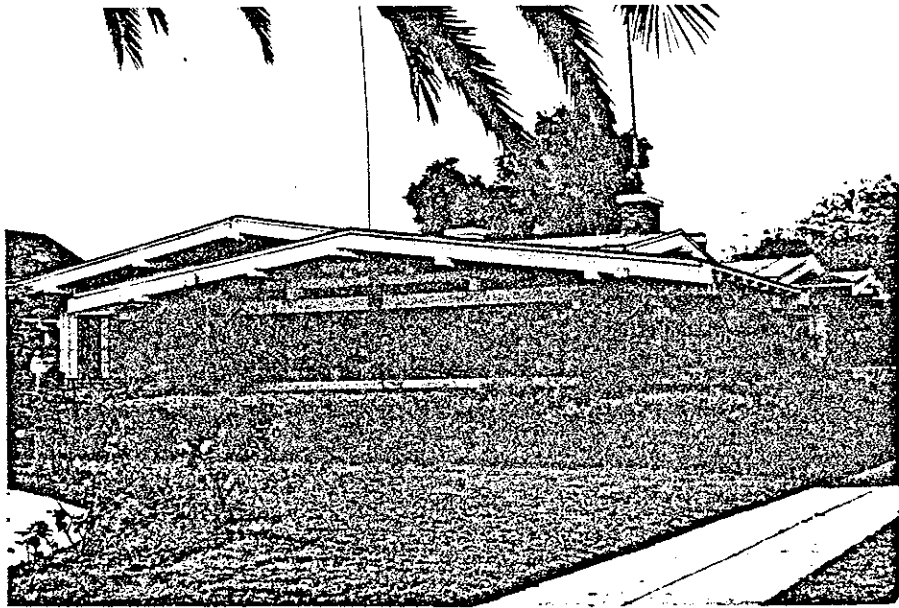
This modest single story bungalow, ca 1911, has elements of the Craftsman style. Notched exposed beams under front facing gable roof are supported by a later addition of decorative iron posts. Shingle siding and stone chimney are also contributing features. Built for Emma O. Driffill who owned and rented out several properties in the area.

435 F Street

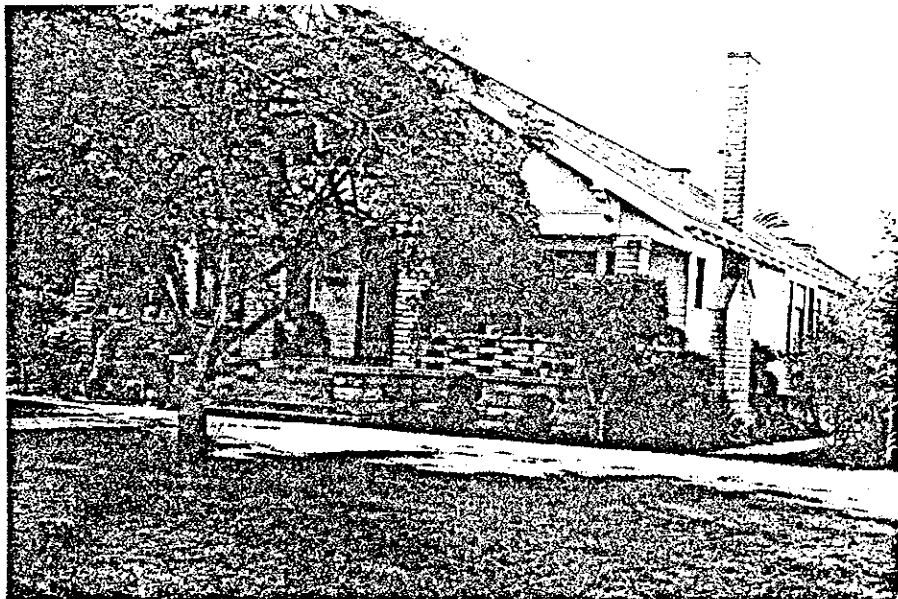
A tall double columned portico is the prominent feature of this Provincial style bungalow house built ca 1921-22 for Casper and Mary Wucherpfennig, ranchers. Several houses of this style were built on F and G Street during the early 1920's. Typical of this Colonial Period was the clipped gable roof, narrow clapboard siding, and the symmetrical features.

443 - 443½ F Street

A later house on the block, this single story stucco and wood residence was built between 1931 and 1934 for Arthur Stoll, a physician, and his wife Muriel. The L-shaped plan has a large offset gable shingle roof. Heavy wood trim surrounds the large multi-paned front windows. A front patio area is enclosed by a short wall off the main entrance. Trees and shrubs provide attractive foundation plantings.



401 F Street, Oxnard



417 F Street, Oxnard



427 F Street, Oxnard



435 F Street, Oxnard





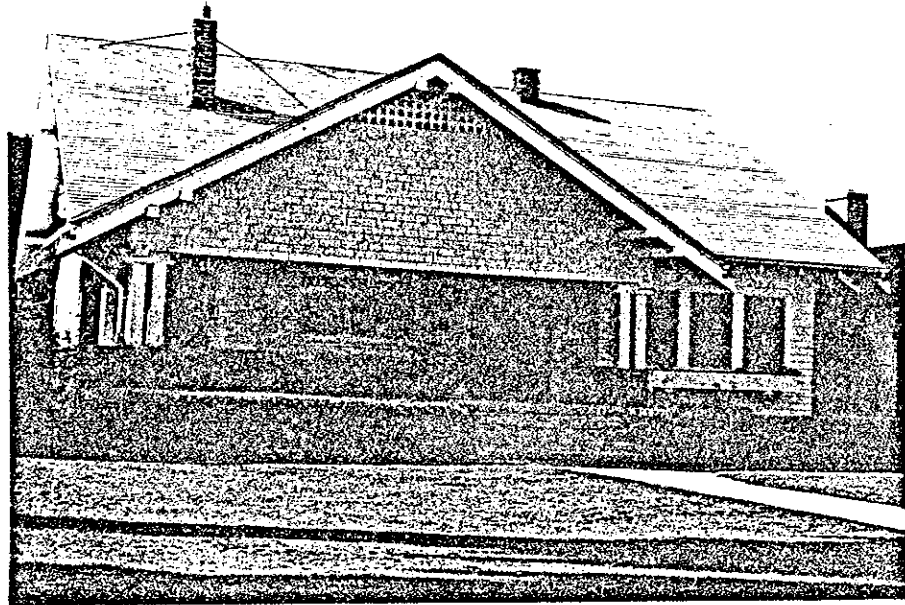
443 F Street, Oxnard

\*451 F Street

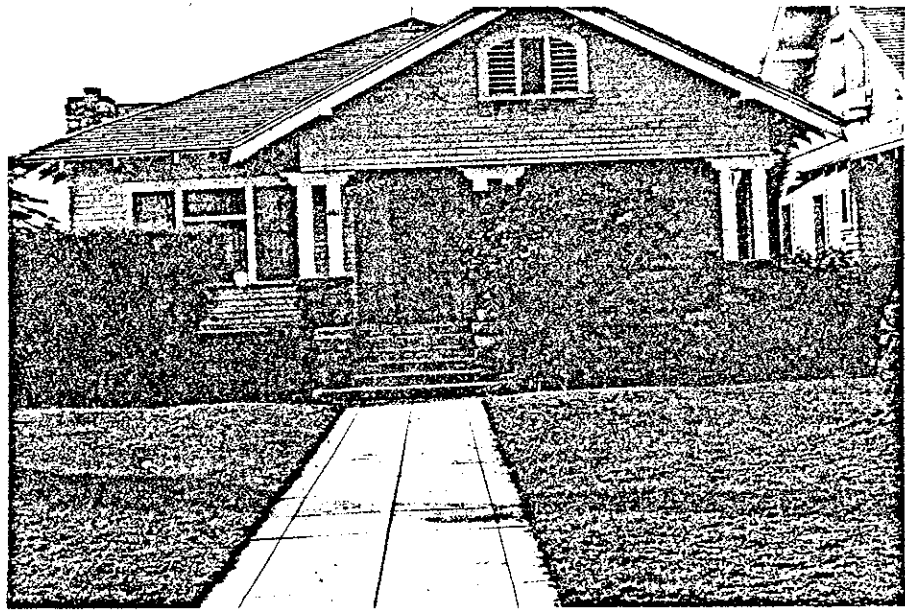
The prominent feature of this 1½ story Craftsman Bungalow house is the broad horizontal offset gable with rectangular shingles, lattice vent, and exposed beams. Rafters and beams have decorative notches. Other details include planter box below front window and clinker brick porch wall and chimney. Built ca 1916 for Emma B. Furrer.

\*461 F Street

This 1½ story bungalow built ca 1911 for Mr. C. M. Van Deventer has a medium hipped roof with an offset side gable on south. Front gable has rounded three part vent with stained glass center. Elements of the Craftsman are evidenced by native stone fireplace, foundation and porch entry and three double columns with carved supports on front porch. Original front door contains oval glass.



451 F Street, Oxnard



461 F Street, Oxnard

400 Block "F" Street -- east side

400 F Street

This simple single story hipped roof bungalow has a shed dormer with lattice vent. Built in 1911 for Frank E. Gray who was a saloonkeeper, the house has a combination of wood siding including wide clapboard, shingles and wide board and batten siding. The front porch has been partially enclosed on the north. A large old cedar tree remains in the front yard.

410 F Street

A good example of California bungalow, this house built in 1911 for David Cohn saloonkeeper, has 1½ stories. The large shingled gable dormer with three double hung multi-paned windows protrudes from the side facing gable, and there are exposed rafters under the eaves. Medium clapboard siding is primarily used throughout including the porch columns. The wooden porch railing is wide rectangular boards placed vertically about an inch apart and a high lattice fence is found on the north side near the brick chimney.

420 F Street

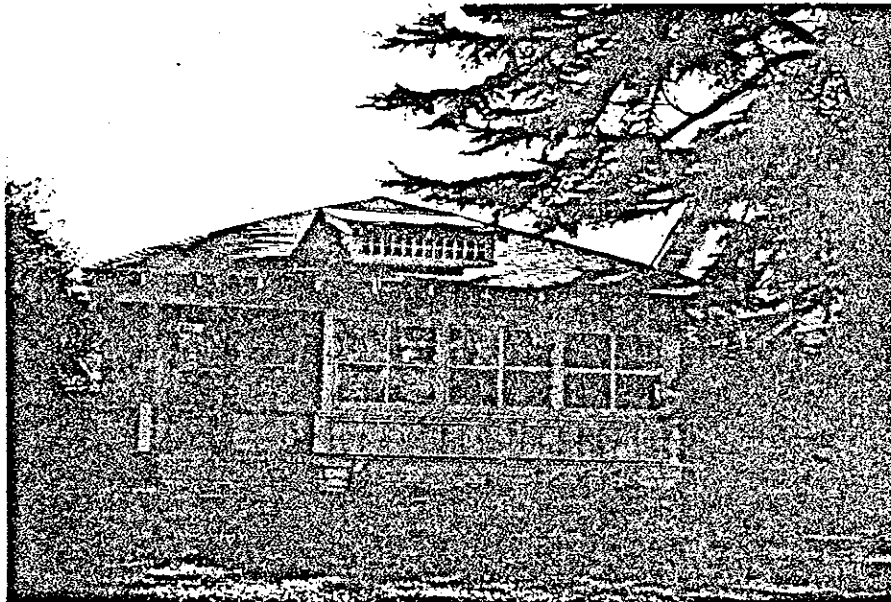
This single story bungalow has a side facing gable with a shed dormer containing two small multi-paned windows. Detail of the California Bungalow is seen in the knee brackets and exposed rafters under the eaves. Two large fixed wooden front windows, one a slanted bay, have multi-panes in the transoms complimenting the design in the dormer windows. The house was built for Carl Fisher, mechanical helper, American Beet Sugar Company, and his wife Elizabeth. The porch has been enclosed.

428 F Street

This was an older house built ca 1912 for Louis Kohler, carpenter for Paul Staples, but completely changed. Now a two story stucco and red tile roofed house with arched porch and balcony. Now used for multiple residence.

436 F Street

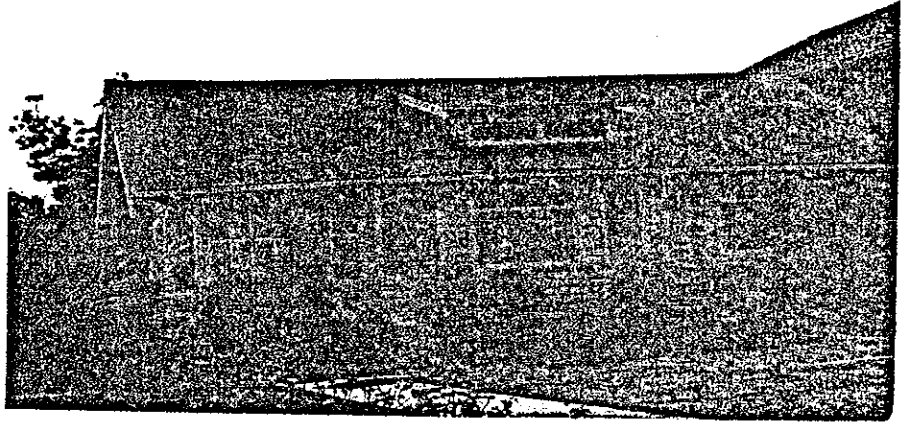
The front facing gable on this 1½ story California bungalow, built ca 1912, has a large dormer with double windows and knee brackets. There are no visible alterations with the porch remaining open with double square capped columns, wooden steps and narrow clapboard siding. A diamond shaped pattern is seen in the upper portion of the dormer windows. Knee brackets and exposed rafters appear under the eaves. The house has had many owners over the years with the first occupants listed as Charles and Rose Volkert in 1912-13.



400 F Street, Oxnard

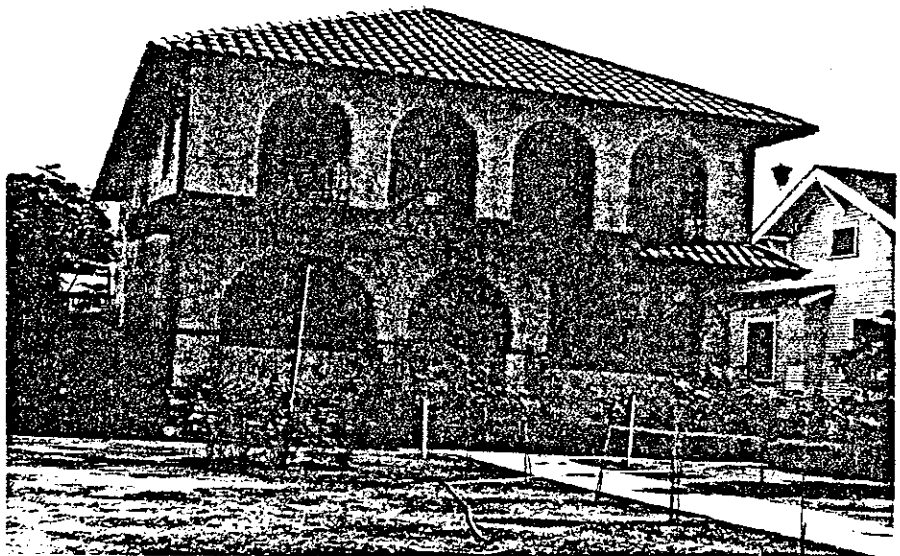


410 F Street, Oxnard



420 F Street, Oxnard

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428 F Street, Oxnard



436 F Street, Oxnard

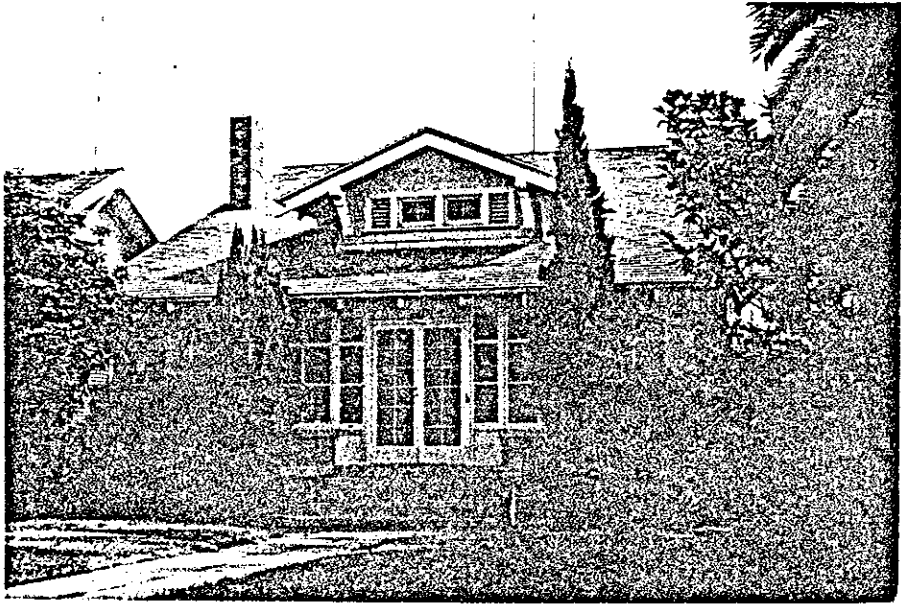
444 F Street

Built ca 1916 for Casper and Mary Wucherfening, this 1½ story bungalow is more square in shape than its neighbors. The medium sloping front gable roof has a large shingled dormer with two small windows, shutters, and pointed knee brackets. Of interest are the large arched windows on either side of the front door. The porch has been enclosed with multi-glass panes and french doors. Brick is used in low walls on stairs and porch and a new brick chimney (possibly after 1970's earthquake when many chimneys toppled.)

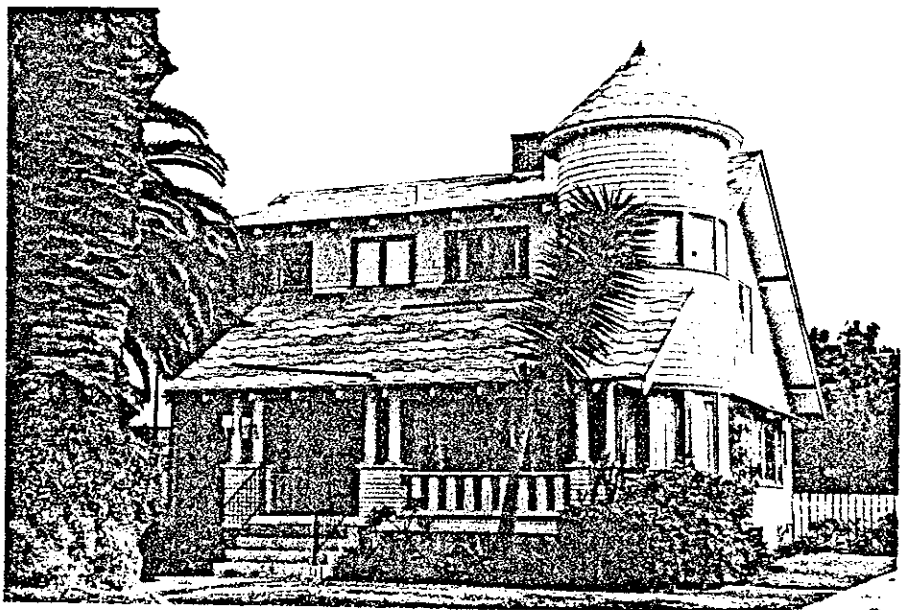
\* 460 F Street

A rare two-story tower house with Colonial Revival features seen in classical porch columns and narrow clapboard siding. The house has a steep pitched gable roof in rear and steep shed roof on front porch. Craftsman details are found in shingles on second story and tower and exposed rafters under eaves. A row of rectangular windows with wood trim wrap around the tower on first and second floors. Large front windows on main floor are flanked by narrow panes and front door has an oval window. Porch has wood slat railing and an addition has been cement block foundation, cement steps and wrought iron stair railing. The house was built for Phillip Woerley, who was a shoemaker, and his wife Florence, ca 1910.

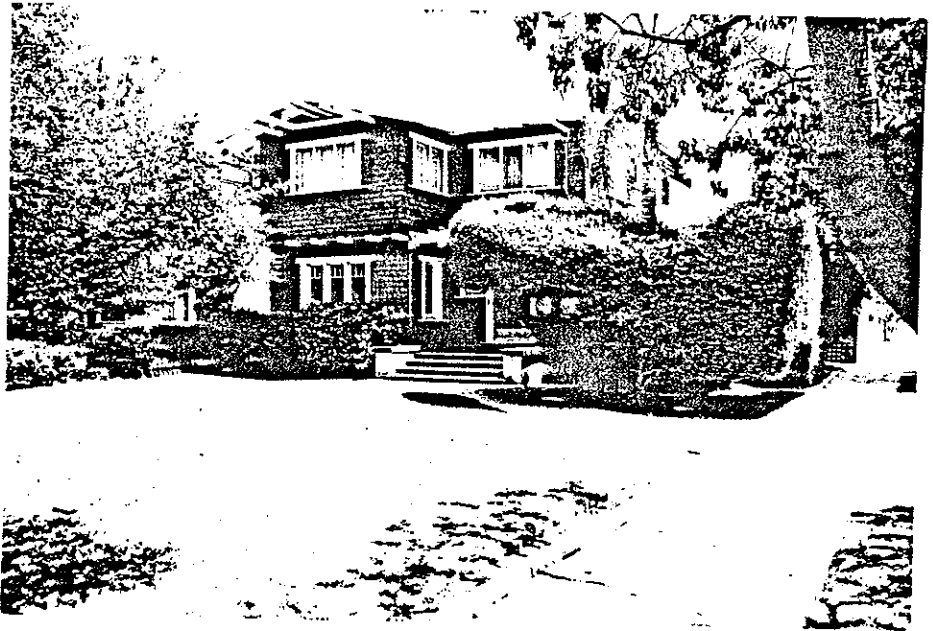




444 F Street, Oxnard



460 F Street, Oxnard



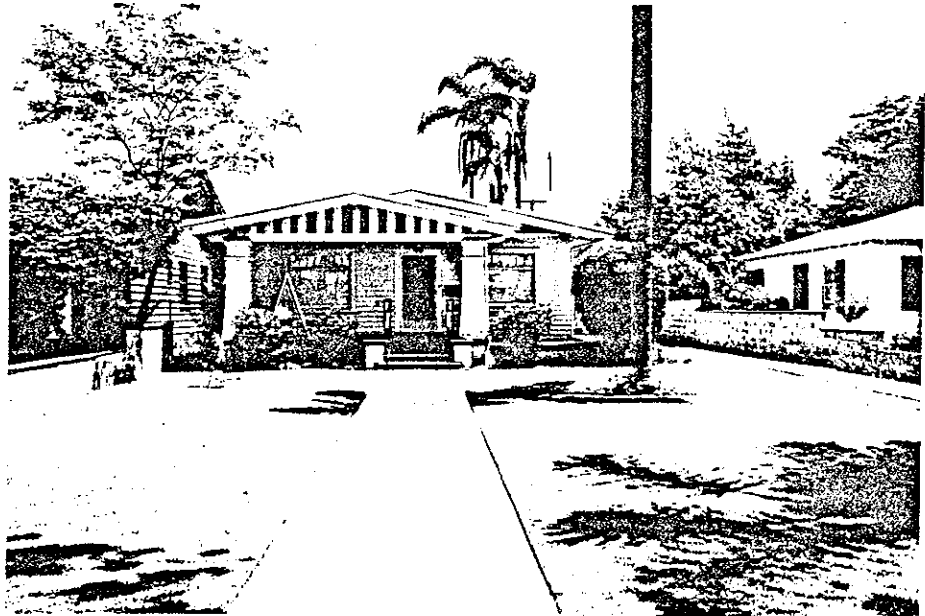
102 North F Street, Oxnard



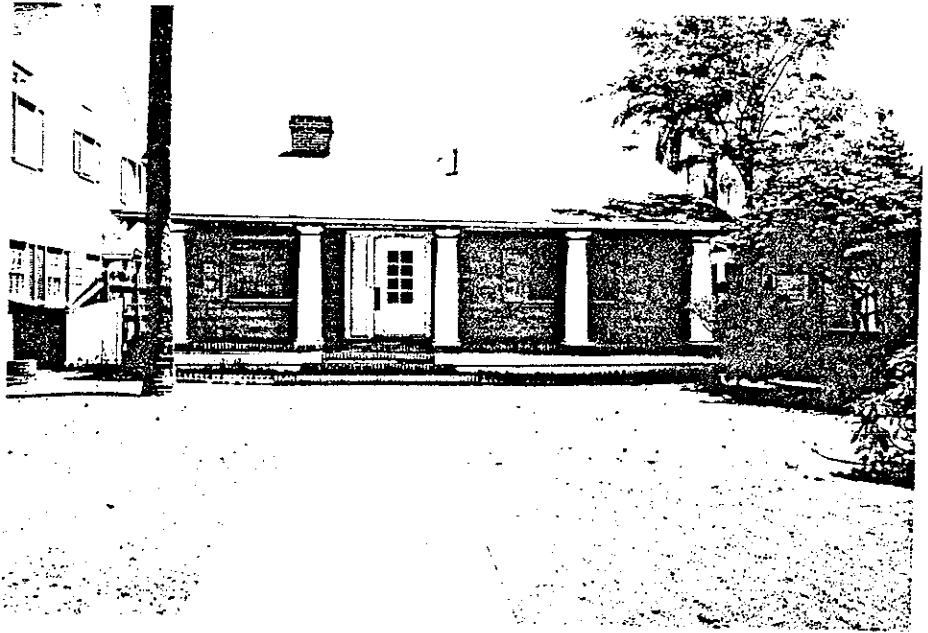
112 North F Street, Oxnard



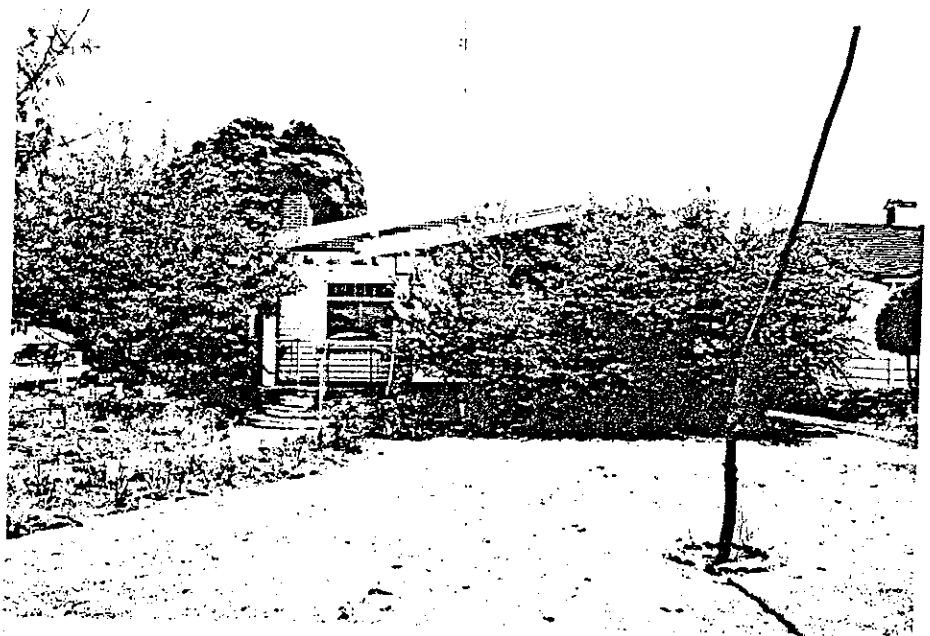
118 North F Street, Oxnard



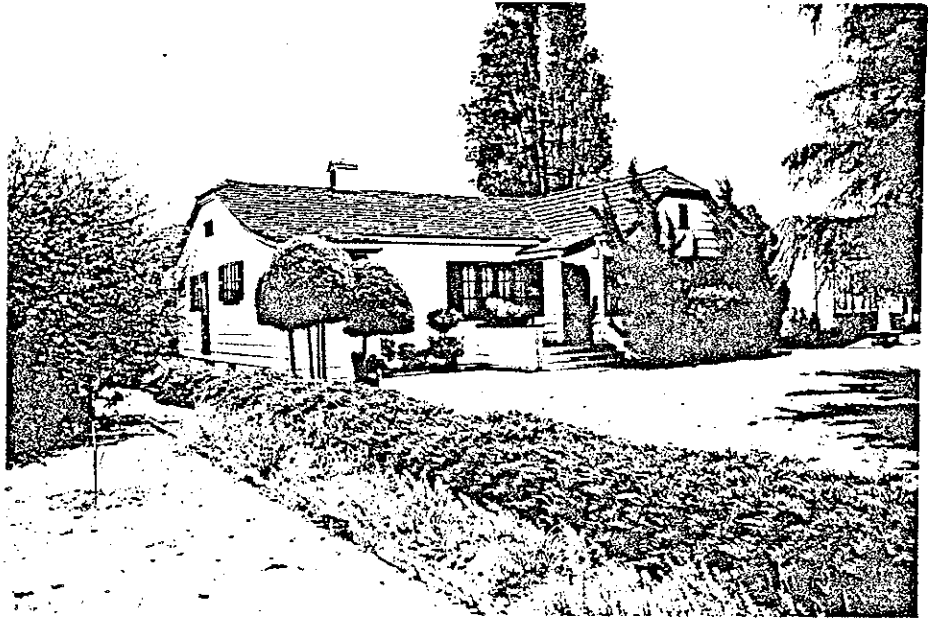
128 North F Street, Oxnard



138 North F Street, Oxnard



102 South F Street, Oxnard



108 South F Street, Oxnard



110 South F Street, Oxnard



335 South F Street, Oxnard

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298955/3786735 11-298940/3786030  
C 11-298815/3786035 11-298830/3786740

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: "E" Street
- 2. Historic name: Same
- 3. Street or rural address: 400 Block South E Street to 100 Block North E Street  
City Oxnard Zip 93030 County Ventura
- 4. Parcel number: \_\_\_\_\_
- 5. Present Owner: multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Residences, single and multiple Original use: same

DESCRIPTION

Combination of Queen Anne, Colonial Revival,

- 7a. Architectural style: California and Craftsman Bungalow and Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

"E" Street is a mixture of single family residences from the 1890's to 1920's and recent apartment units. The 300 block, owned by the Catholic Church, has the Santa Clara Catholic Church, Rector's house, parrish hall and Santa Clara Parochial School. The houses have even setbacks, original sidewalks and curbs, and parkways have many mature trees. Houses are well maintained with mature landscaping. Alleys run behind the houses with garages in rear. The neighborhood represents Oxnard's early development from the 1890's through the 1920's. Family dwellings range from large two-story Colonial Revival structures to modest single story bungalows.



- 8. Construction date: 1899-1940  
Estimated X Factual X
- 9. Architect Unknown
- 10. Builder Paul Staples, Thomas H. Carrol, others
- 11. Approx. property size (in feet; average Frontage 50' Depth 140' or approx. acreage \_\_\_\_\_)
- 12. Date(s) of enclosed photograph(s) March 1981

117

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Many houses have rear additions
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Street trees, some dwelling units in rear on alley and separate garages

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Subdivided in 1899 by the Colonia Improvement Company as part of original town map, "E" Street, along with "D" Street represents the earliest residential development remaining in the City with very few alterations. The main focal point of "E" Street is the Santa Clara Church which towers above the school and houses, surrounded by equally tall trees. Early builders were Paul Staples and Thomas H. Carroll. The neighborhood had a combination of working class residents and many early influential citizens living on "E" Street including Judge Charles Blackstock, Charles J. Elliot and Thomas H. Carroll. The house at 435 South E Street, the west side of the 200 block of South E, and the Santa Clara Church and Parochial School are all outstanding examples of structures which would merit National Register listing.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 1 Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion 2 Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 City Directories 1908-09-1941;  
 Sanborn Maps 1900-1929;  
 Assessor's Records 1904-1924

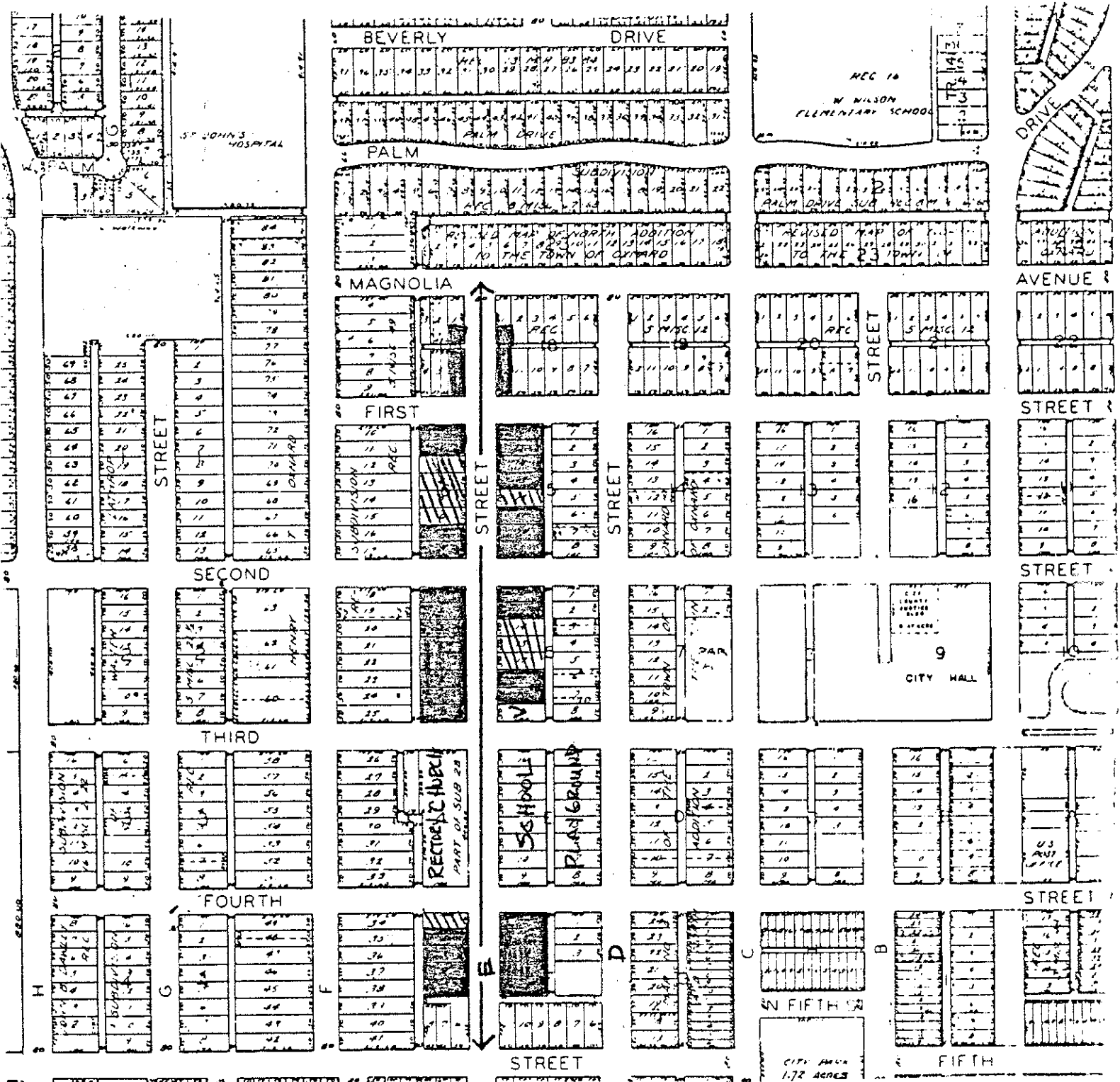
22. Date form prepared June 8, 1981  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave  
 City Ventura Zip 93009  
 Phone: (805) 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



100 Block North to 400 Block South E Street

Dark boxes indicate structures that contribute to the area.  
 Diagonal lines indicate areas that detract. V stands for vacant land.





100 Block South E Street

118 South E Street

This single-story residence has side-facing gable roof with an interesting front gable. The house was built ca 1906 for Charles J. Elliott, City Recorder, Justice of the Peace, and early Oxnard booster. The house has been altered with composition siding over original wood, enclosed porch, and addition of shed roof and cement steps and railing.

151 South E Street

Built ca 1906 for Julian H. Sharpe, bookkeeper for People's Lumber Company, this single-story Colonial Revival residence is similar to 245 South E with offset gable roof and slanted bay window. Decorative brackets in sets of three under projecting cornice and porch columns of medium clapboard siding are main decorative features.

161 South E Street

Built ca 1906 for Thomas H. Carroll, building contractor, this 1½-story residence is an example like several others on this block, of the transition between Queen Anne and Colonial Revival style. The irregular roofline combines a high pitched truncated hipped roof with intersecting gables and clipped corner over porch entrance. House has shingle siding under gables and narrow clapboard on first story. Alterations include enclosure of wrap-around porch, new front porch doors, and cement steps and railing. Carroll is said to have been the contractor for the Carnegie Building and the Japanese Pagoda. This house was probably built by Mr. Carroll.



118 South E Street, Oxnard



151 South E Street, Oxnard



161 South E Street, Oxnard

200 Block South E Street -- west side

201-03 South E Street

This two-story Colonial Revival house was built in 1905-1906 for William E. Snuffin, a grocer. The low pitched hipped roof is repeated in the front porch which is supported by Doric columns. Classical features are also seen in decorative paired brackets under projecting cornice. A medium band of molding separates the narrow clapboard siding on the upper story from the medium clapboard siding on first floor. About 1941-42, it was divided into a duplex.

211-13 South E Street

Mediterranean style duplex built ca 1929 with flat roof and parapets. Separate arched porch entries on each corner of house. Smooth stucco exterior is broken with crest relief on facade. At rear of duplex is a single-story house with low pitched pyramidal roof with enclosed front porch built ca 1903 for Sophie Maulhardt.

219 South E Street

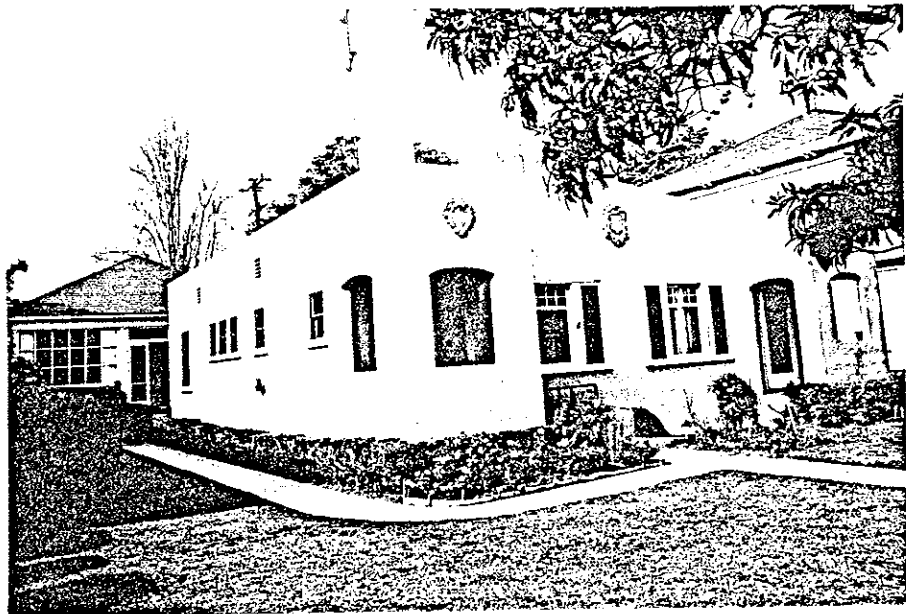
This single-story residence with truncated hipped roof features an offset square bay with stick style details, one of the few found in Oxnard. Under the bay is a carved bargeboard and fishscale shingles. Decorative curved brackets appear under eaves. Front porch has been enclosed and cement steps and railings have been added. The house first appears on the 1906 Sanborn Map but is an 1890's style house indicating it was probably moved. In 1907 Mary and Ernest Eastwood owned the house. In 1908-09 Chas. M. Stype, manager Oxnard Garage and Machine Company occupied the house.

223 South E Street

An offset gable porch with unusual rounded arched openings is the main feature of this single-story residence. Unusual shingle patterns and decorative brackets are also found under gable. House has slightly bell cast medium pitched hipped roof, curved brackets under eaves, and shingle siding. It was built ca 1906 for Rudolph Beck, cashier for American Beet Sugar Co.



201-203 South E Street, Oxnard



211-213 South E Street, Oxnard



219 South E Street, Oxnard



223 South E Street, Oxnard



235 South E Street

Built in 1904 for Jacob Walker Rose and occupied by Harriet Rousey, widow of J. B. Roussey in 1907, this two-story house has a hipped roof with intersecting high pitched gables. Medium clapboard siding on upper portion and narrow clapboard on first story. An offset gable in closed porch contains fishscale shingles. Paired decorative brackets under projecting cornice.

245-47 South E Street

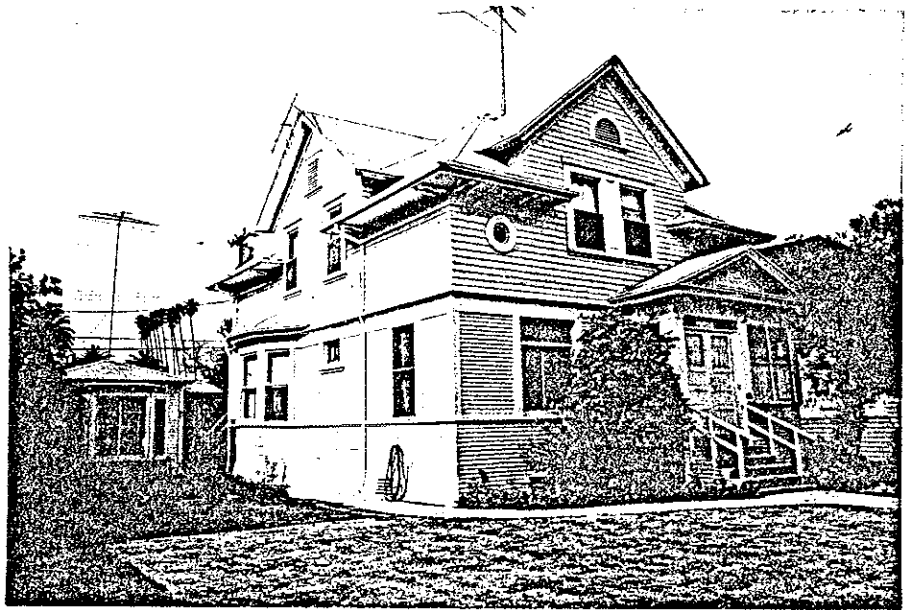
Single-story Colonial Revival Cottage has an offset gabled roof with slanted bay with square shingles in bays and triple brackets under projecting cornice. Open porch on south features unusual cut-out porch railing and Doric columns and there is a diamond patterned transom in front bay window. Only alteration appears to be cement steps and porch rail. The house has narrow clapboard siding and was built ca 1903 for Philip S. Cunningham, dentist.

251 South E Street

Built by local carpenter, Paul Staples, for City Attorney and later Judge Charles F. Blackstock, ca 1911. This 1½ story California Bungalow features a large gabled dormer window, knee brackets exposed rafters under the eaves and medium clapboard siding. Side-facing gable roof extends over open front porch, which is supported by elephantine columns. Open lattice work directly under curved eaves on side of porch. Well-landscaped with Jerusalem elms in parkway and well-manicured hedges around foundation. Curved sidewalk leads to wooded front steps.

259 South E Street

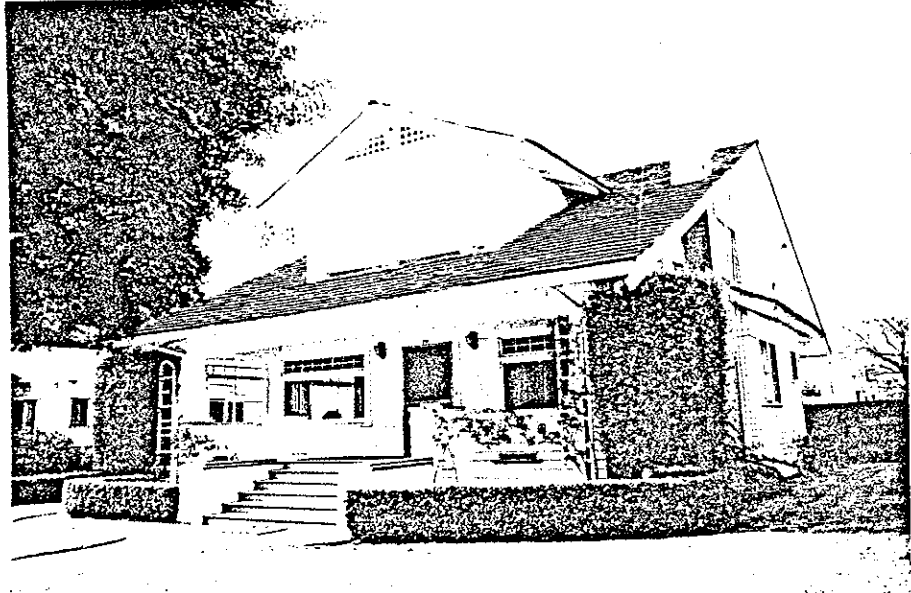
This California Bungalow features a low pitched gabled roof and offset gabled porch, supported by elephantine columns. Exposed beams and rafters under overhanging eaves and medium clapboard siding. The house was built ca 1916 for Anna Holst and listed as the Holst Apartments. There is a small house in the rear which may have been used as an apartment.



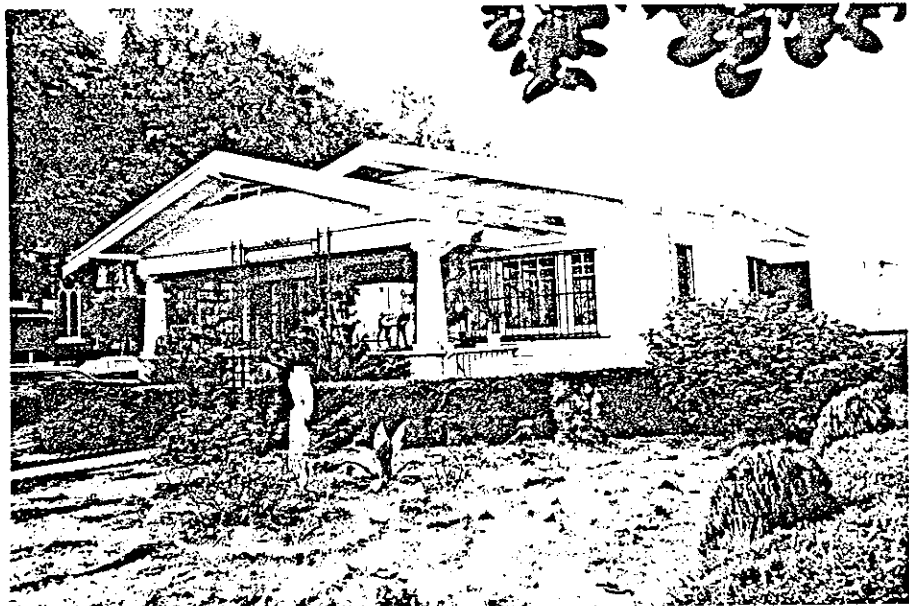
235 South E Street, Oxnard



245-247 South E Street, Oxnard



251 South E Street, Oxnard



259 South E Street, Oxnard

200 Block South "E" Street -- east side

200 South E Street

This two story shingle style house has many Craftsman features. It was built ca 1912 for John Milligan and Julia Levy Milligan. Emphasis on horizontal is seen in low pitched gabled roofs with wide overhanging eaves and exposed rafters. The dark stained shingled siding is virtually covered with vines. A raised open brick porch and brick chimney are on the south side of the house. The house is on a double lot which has a curved sidewalk leading to front porch. Many trees and shrubs.

250 South E Street

Single story Colonial Revival house built between 1900-1903 and occupied in 1908-09 by Edgar L. Calvin, a chemist for American Beet Sugar Company. The house has a low hipped roof with offset front gable and decorative brackets under eaves. A slanted bay window has decorative panes in transom. Open porch on south is supported by Doric columns.

220 and 226 South E Street

Two story Cielmar Apartments

234 South E Street

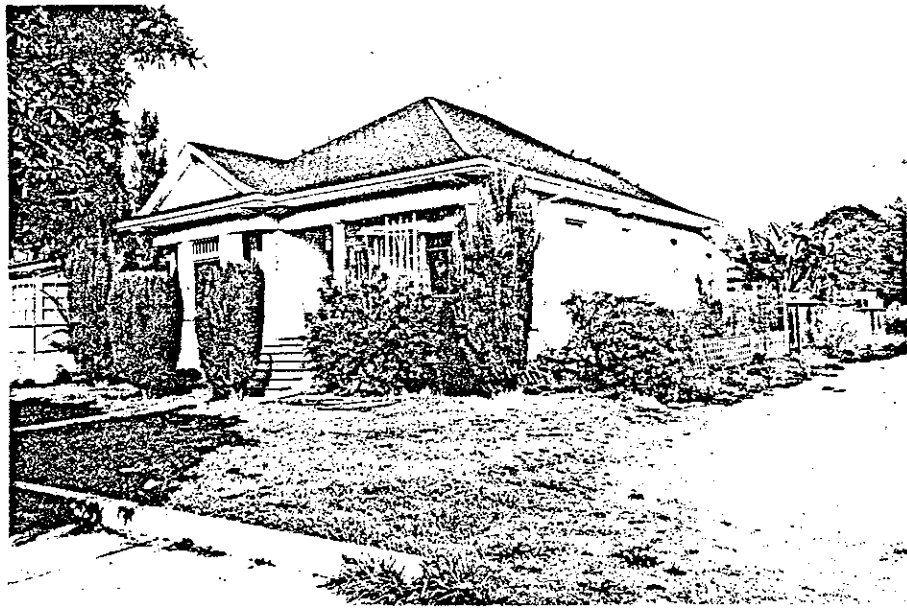
Two story Val Rie Apartments.

242-242½ South E Street

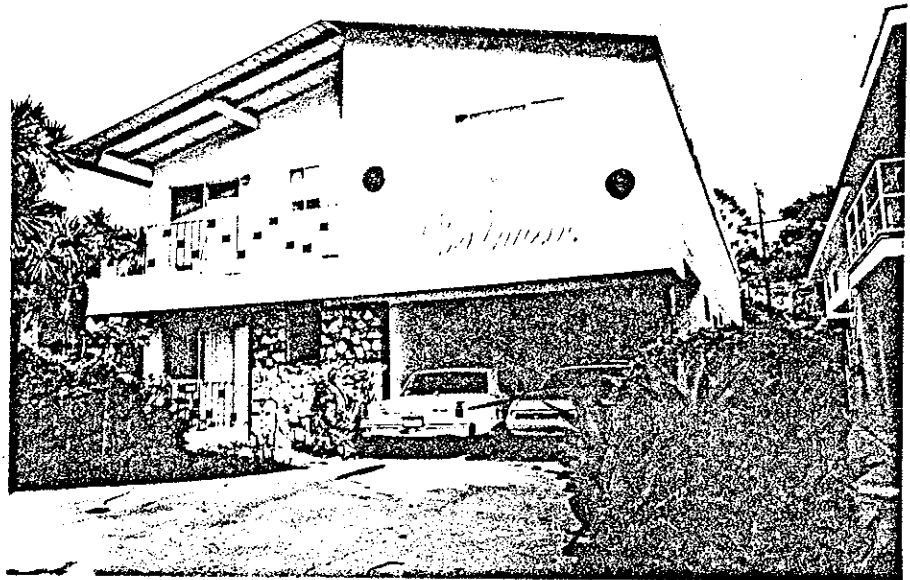
Single-story bungalow with enclosed front porch.



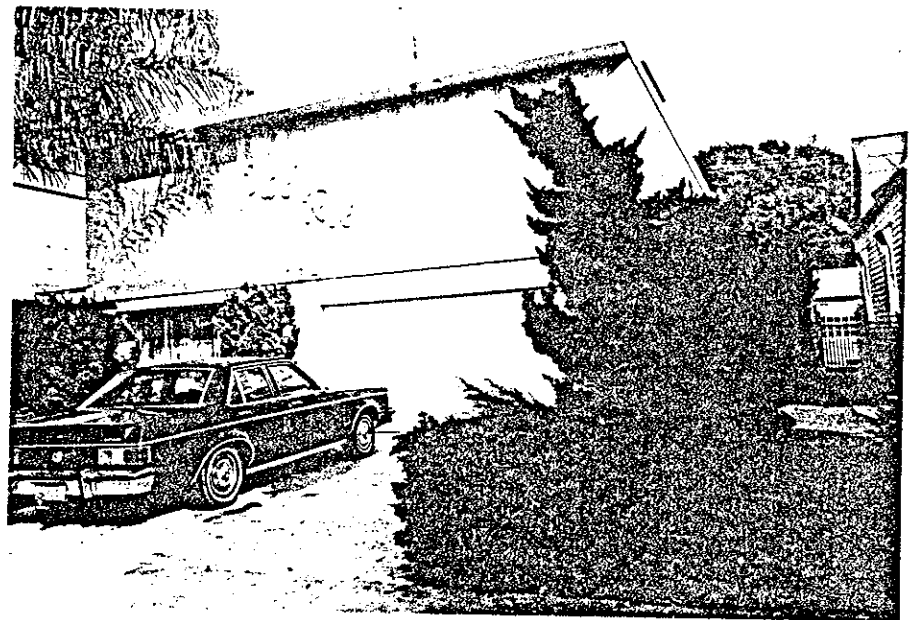
200 South E Street, Oxnard



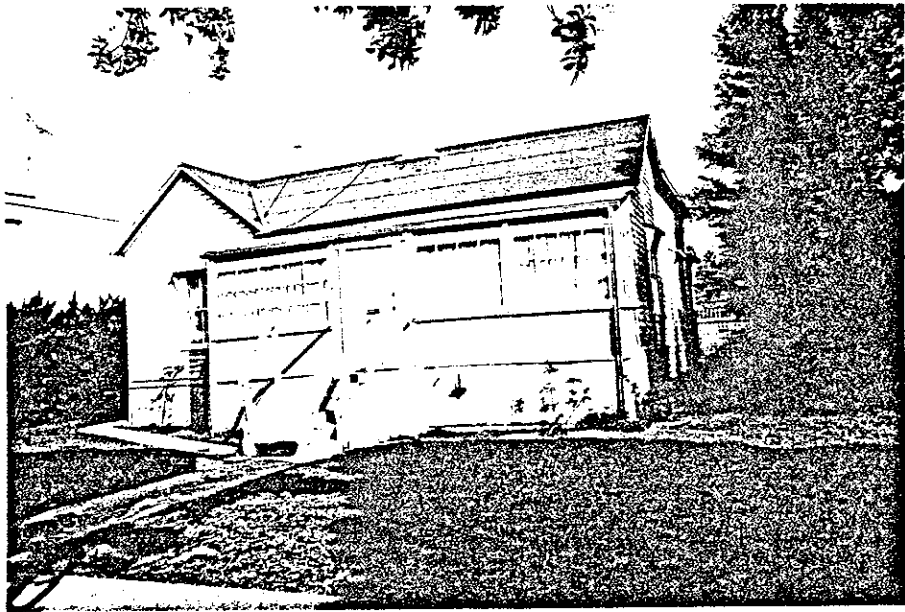
250 South E Street



220 - 226 South E Street, Oxnard



234 South E Street, Oxnard



242-242½ South E Street, Oxnard

300 Block South E Street

323 South E Street

The rectory of the Santa Clara Church, built in 1903, has had some facade changes. It is a two-story rectangular shaped structure with medium hipped roof, gabled dormer, and narrow clapboard siding. The facade is symmetrical with two slanted bay windows on second story and shuttered multi-paned windows on first story. The recessed front entrance has a recent metal mansard roof with wrought iron columns and porch railings.

324 South E Street

The Santa Clara Parochial Elementary School, built in 1929, is a long T-shaped two-story building with a flat roof in a zig-zag Moderne interpretation of Spanish Colonial Revival style. Brick and cement block in various geometric and zig-zag patterns highlight the building. The structure is of lightly plastered brick painted white and accented with colorful Spanish tile on the top edge of the building above the entrance. A stepped tower with a cross on top is found over the entrance.





323 South E Street, Oxnard



324 South E Street, Oxnard

400 Block South E Street

411 South E Street

Single story Colonial Revival house with gabled hipped roof and elements of Queen Anne seen in large offset porch gable. Fishscale shingles under gables and narrow clapboard siding on rest of house. Only alteration appears to be enclosed front porch. House was built for and possibly by Charles Petty, a carpenter, between 1903-06.

419 South E Street

1½ story Craftsman bungalow with unusual gambrel roof shape repeated on front porch entrance. Carved knee brackets under eaves and porch brackets attached to elephantine columns. Cut stone porch and stair railing. Built in 1912 for and possibly by George Abplanalp, carpenter.

429 South E Street

Built in 1911 for Andrew Anderson, a saloonkeeper, this 1½ story bungalow exhibits Craftsman features with clinker brick porch and chimney, dark stained shingles and stained and leaded glass windows.

400 South E Street

Two-story irregular shaped bungalow style apartments built in 1923 by Thomas Hill and Raymond Hope. Features of the Hope Apartments include wide wood siding, knee brackets and exposed rafters under overhanging gabled roof.

435 South E Street

Built for Taylor S. Melchoir between 1903 and 1906, this two-story Colonial Revival house with Queen Anne elements has a two story intersecting medium hipped roof with large projecting gabled dormer. Open porch with Doric columns on south portion of house. Porch curves in semi-circle out below gabled dormer and attaches creating semi-circular upper balcony. A variation of shingle patterns creates arched effect under gabled dormer and is carried through on semi-circular porch and balcony. Rest of house is covered with narrow clapboard siding. Only alteration appears to be pipe railing on porch steps.



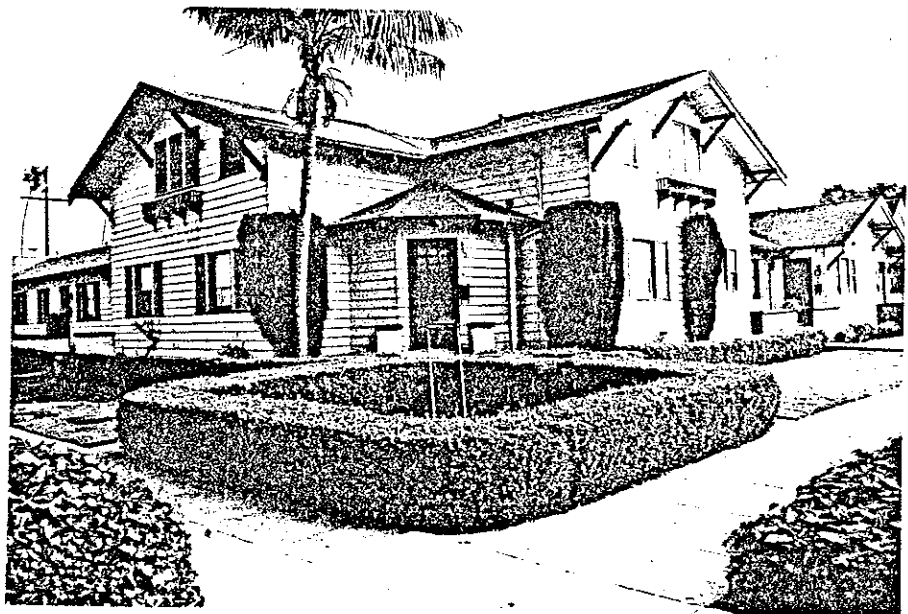
411 South E Street, Oxnard



419 South E Street, Oxnard



429 South E Street, Oxnard



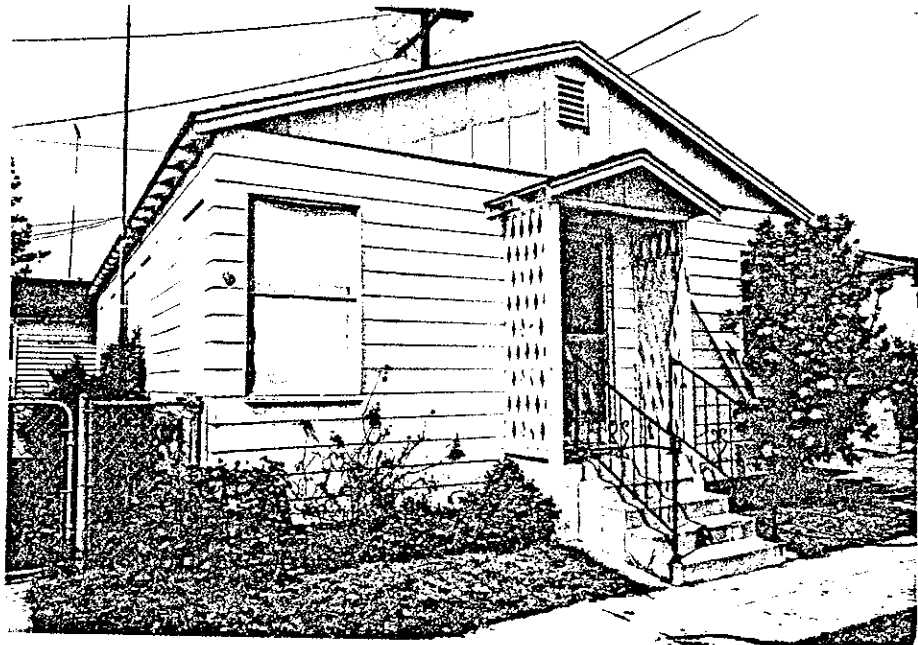
400 South E Street, Oxnard



435 South E Street, Oxnard



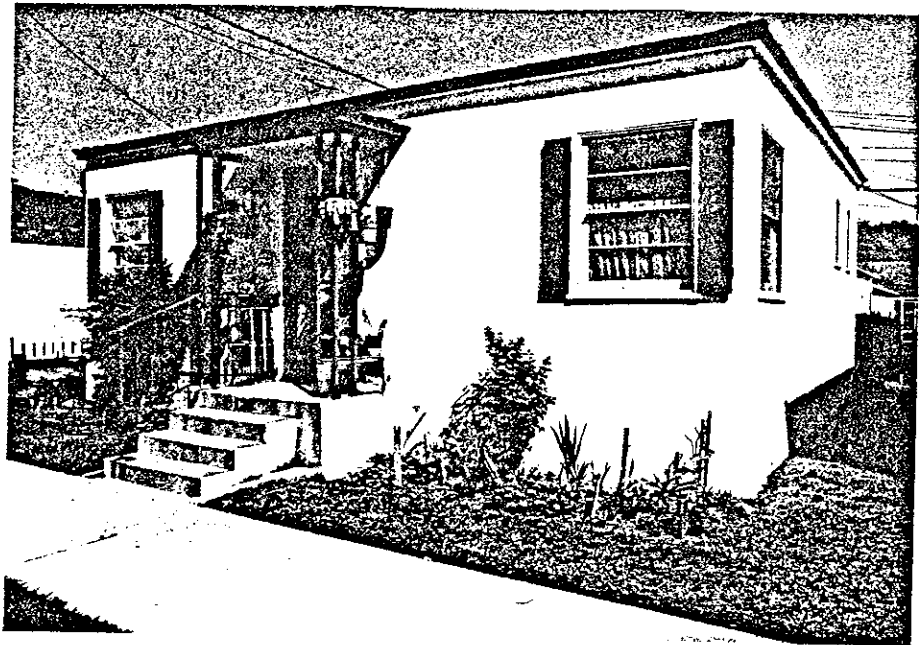
117 North E Street, Oxnard



123 North E Street, Oxnard



130 North E Street, Oxnard



120 North E Street, Oxnard



131 North E Street, Oxnard



401 South E Street, Oxnard

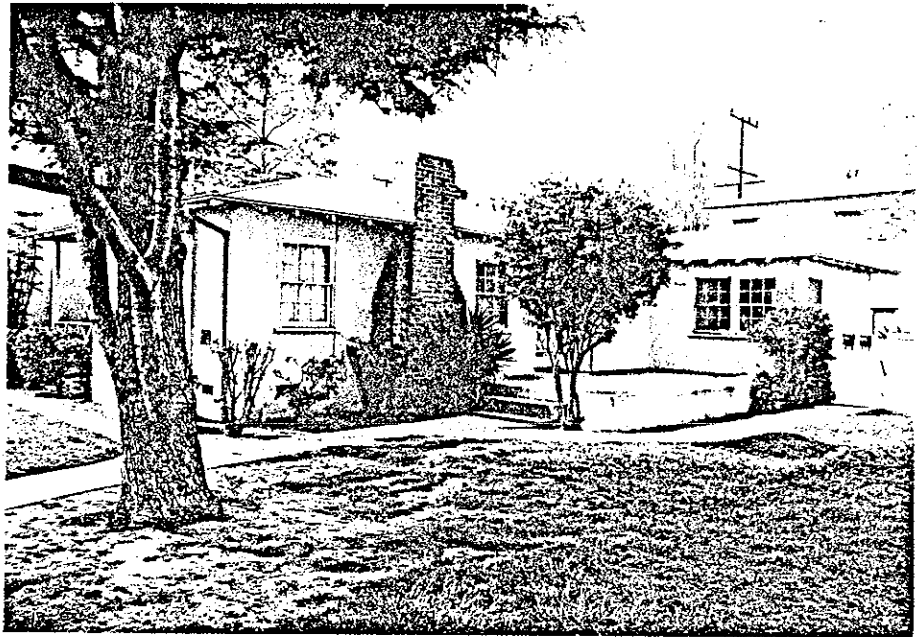




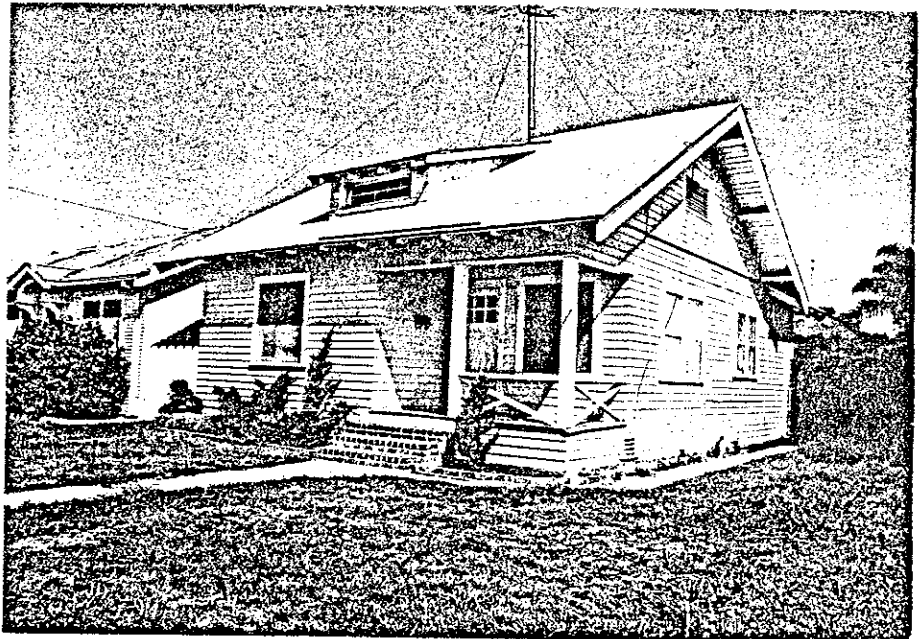
100 South E Street, Oxnard



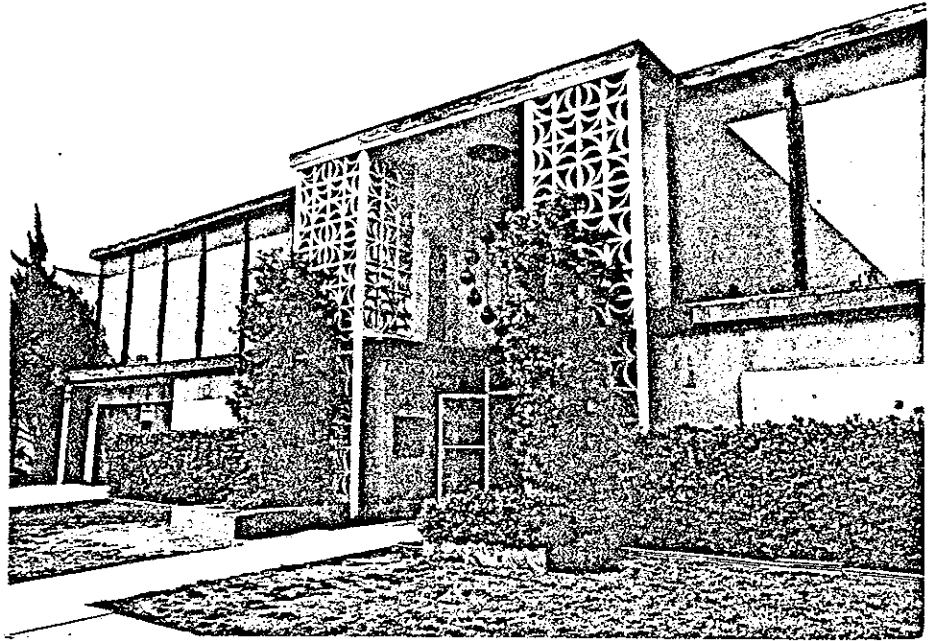
103 South E Street, Oxnard



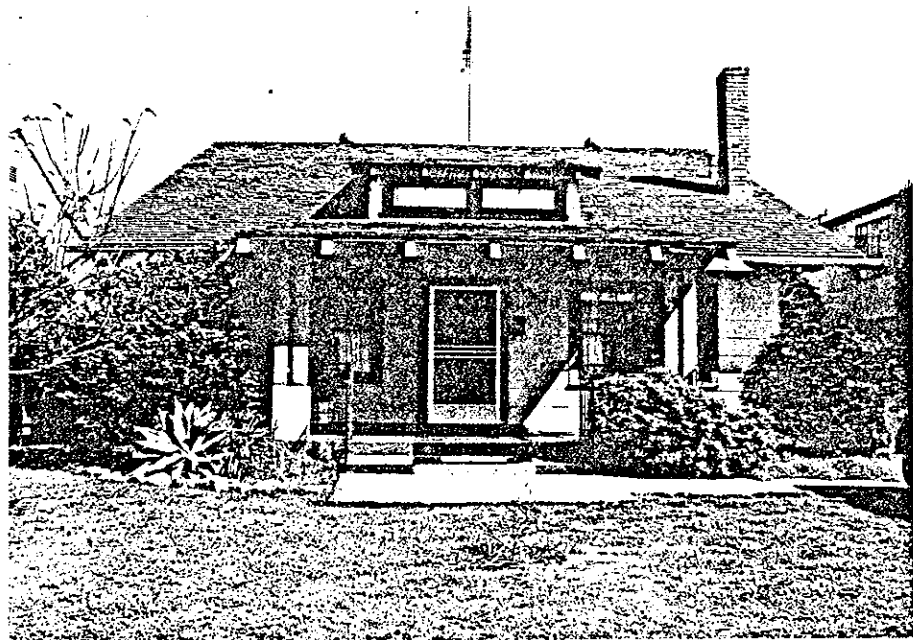
109-111-113 South E Street, Oxnard



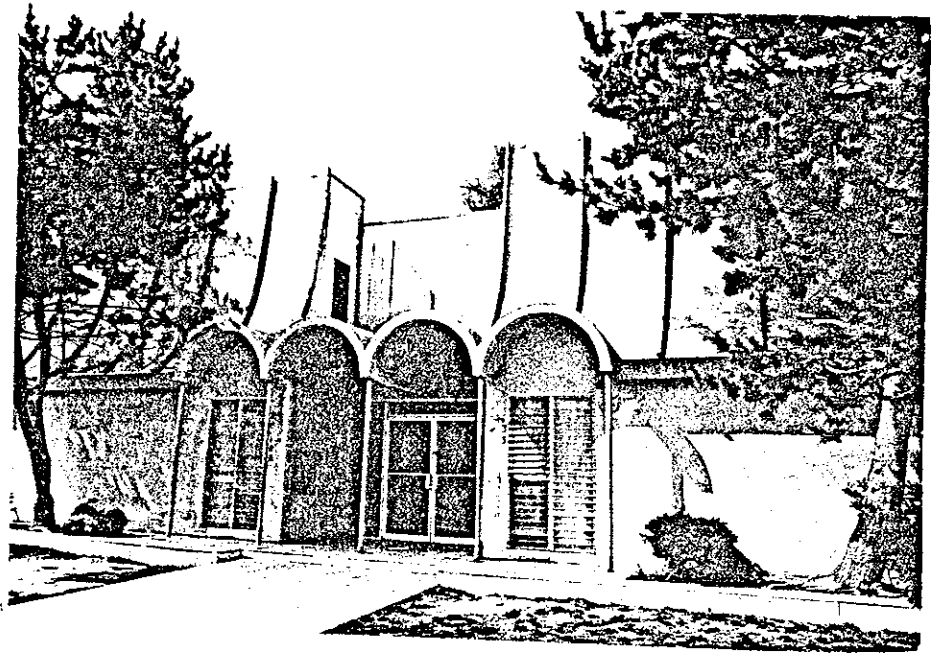
110 South E Street, Oxnard



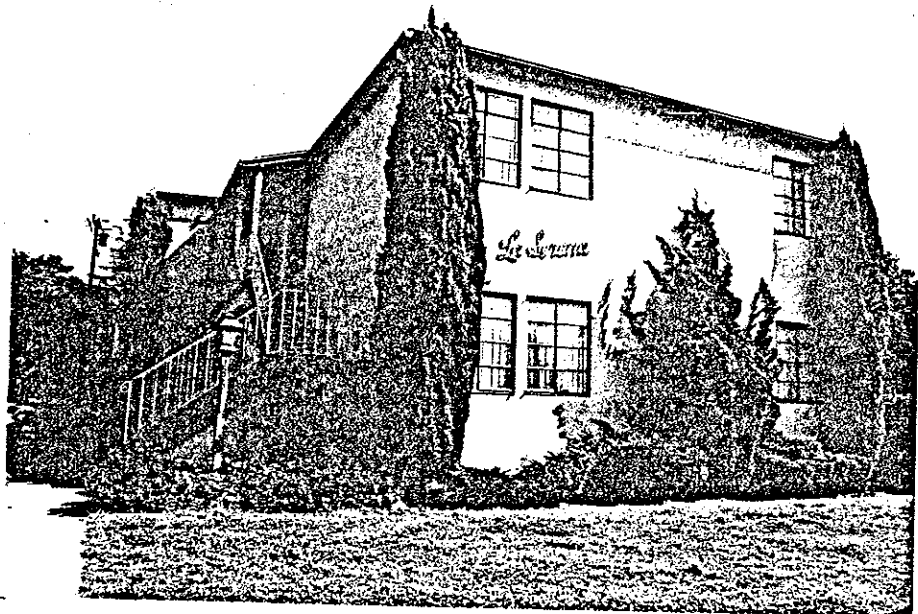
123 South E Street, Oxnard



126 South E Street, Oxnard



133 South E Street, Oxnard



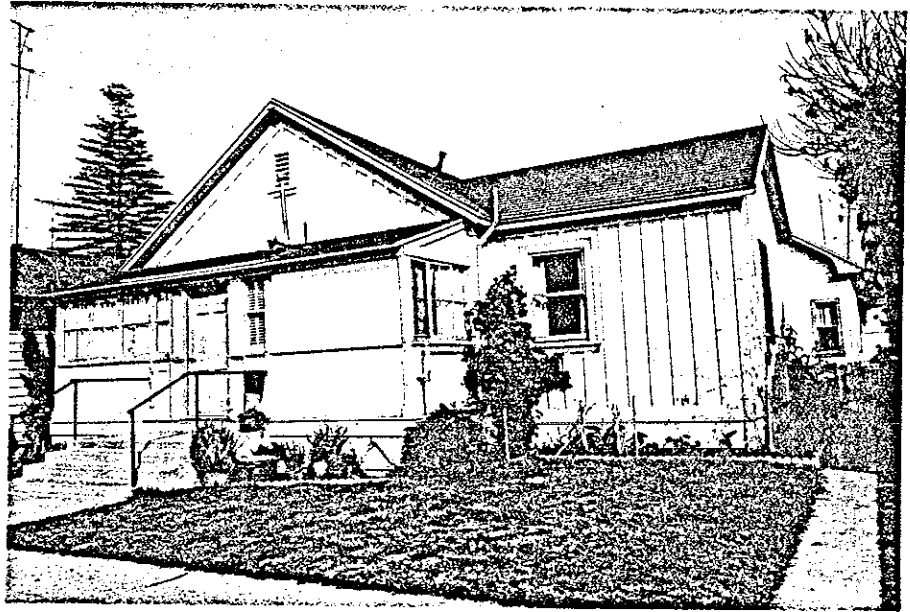
136 South E Street, Oxnard



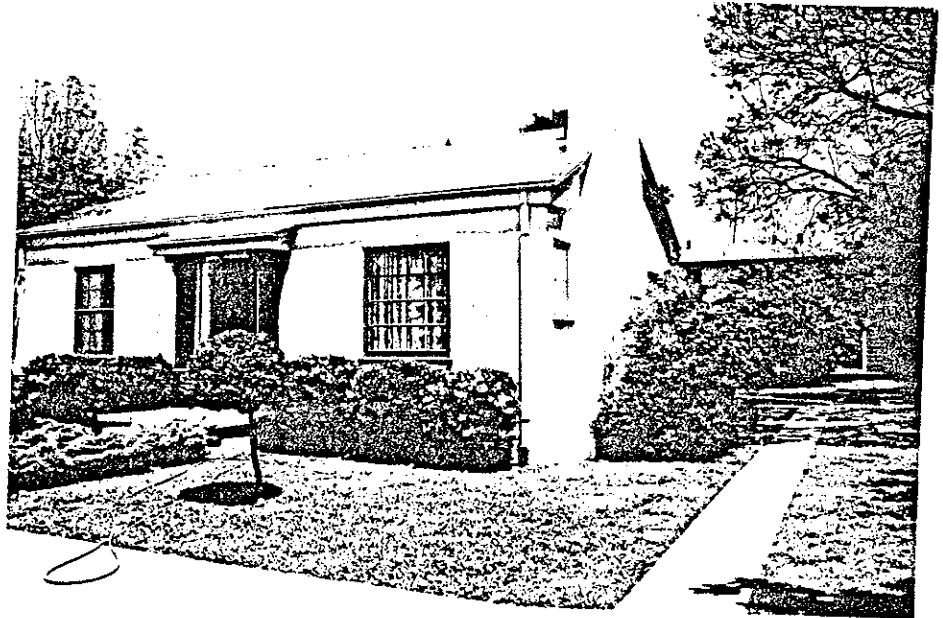
142½ South E Street, Oxnard



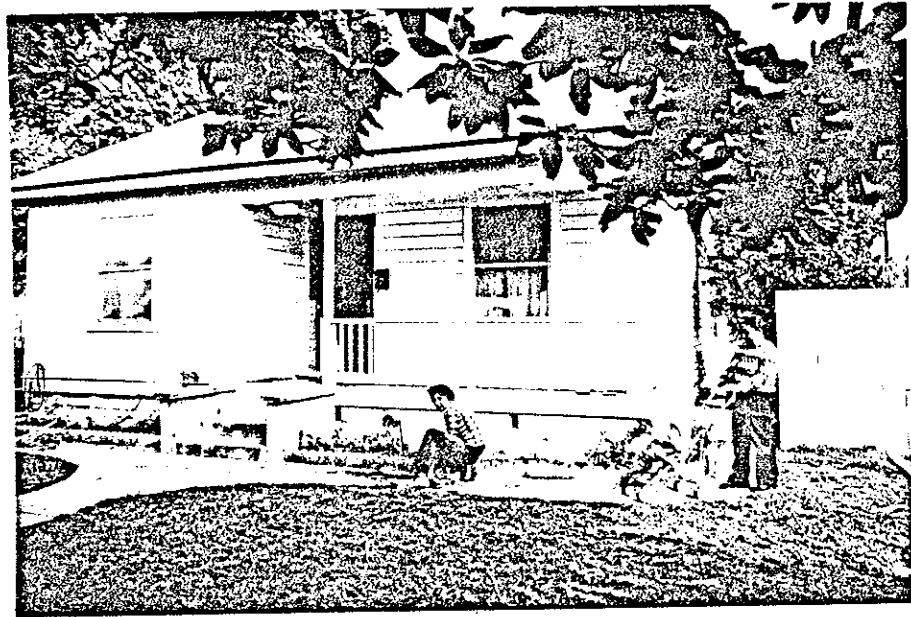
152 South E Street, Oxnard



416-418 South E Street, Oxnard



428 South E Street, Oxnard



434 South E Street, Oxnard





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299065/3786740 B 11-299050/3786025  
C 11-298910/3786030 D 11-298955/3786735

IDENTIFICATION

1. Common name: "D" Street
2. Historic name: "D" Street
3. Street or rural address: 400 block South "D" Street to 100 block North "D" Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single to multi-family residences, apartments Original use: same

DESCRIPTION

- Wide range of styles including Colonial Revival, California  
7a. Architectural style: and Craftsman Bungalows and Mediterranean styles  
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Primarily a residential area with houses dating from 1900 through 1930. Some commercial offices and conversions in the 400 block mixed with single and multi-family residences. The 300 block contains single and multi-family houses on the east and the Santa Clara Convent and school on the west. The 200 block is residential on the west and on the east a parking lot and church. The 100 block south and north are mainly residential except for a 1940's bungalow courtyard. The structures maintain even setbacks, original sidewalks and curbs and parkways with many mature trees. Only the 400 block has commercial development, with structures built to the edge of the sidewalk thereby interrupting original setbacks.



8. Construction date: 1900-1941  
Estimated X Factual X
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet) average  
Frontage 50' Depth 140'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Many additions on rear - other alterations listed separately
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial  Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Trees, additional dwelling units in rear on alley, garages

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

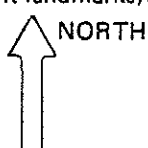
"D" Street, one of the first residential areas of Oxnard, was a portion of the original town tract subdivided in 1898 by the Colonia Improvement Company. Several of Oxnard's most influential citizens built houses on "D" Street including Achille Levy, the Lehman Brothers, Murray J. Wineman, Harry Staples, and Dr. Harry N. Staire. About 1900 the Catholic Church purchased two lots, on D and E, the 300 block, and built a school and convent. The Christian Church was built ca 1906 on the corner of D and Second.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates). Assessors Records 1904-24; City Directories 1908-09-1941; Sanborn Maps 1900-1929; Interviews with Ernest Wennerholm, March 1981

22. Date form prepared May 18, 1981  
By (name) Judy Triem,  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: 654-3968  
& Madeline Miedema

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



↑ NORTH

152

100 Block North to 400 Block South D Street, Oxnard

Dark boxes indicate structures that contribute to the area. Diagonal lines indicate areas that detract. V stands for vacant lot.





100 Block North D Street.

121- North D Street.

123

L-shaped 1-1/2 story house with intersecting high-pitched gable roof and shiplap siding. Open porch with plain stickwork attached to top of square columns and wood slat porch railing. This house was built ca 1906 for Flourney Carter, Oxnard post-master, and originally faced First Street (501). It was later moved to rear of lot and became a duplex (121-123 North D Street).

127 North D Street.

Small 1920's style bungalow duplex placed on rear of lot at 500 Magnolia. Main feature is columned portico entry.



121-123 North D Street, Oxnard



127 North D Street, Oxnard

100 Block South D Street.

101 South D Street.

This single-story bungalow residence, built ca 1903 for the Wineman family, has a medium pitched hipped roof. A central recessed front porch is supported by square capped columns. The house is covered in shingle siding with a more recent addition of brick and cement porch foundation. Elements of the Colonial Revival style are seen in the porch columns, roof shape, and extended roof line with boxed cornice. Window and door treatments, as well as shingle siding, exhibit bungalow influences. The house is the largest in the neighborhood and takes up two lots.

Extensive well maintained landscaping with many mature trees make this house one of the most attractive on the block. This house later became known as the Matthew Lehmon house.

119- This nine-unit bungalow court is comprised of World War II  
127 ranch style houses built in 1941. The court is neatly maintained and well landscaped with many shrubs and trees.

135 South D Street.

Two-story Colonial Revival house with slightly flared hipped roof with gabled dormers. Unusual features on this house are the large carved rafters that extend out from under the eaves. Narrow clapboard siding appears on first story and medium siding on second story. Open porch on north side of house is supported by Doric column in corner. Porch railing is of narrow wooden slats attached to rounded half columns. The house was built ca 1903 and occupied by Mary Geyer in 1906.

145 South D Street.

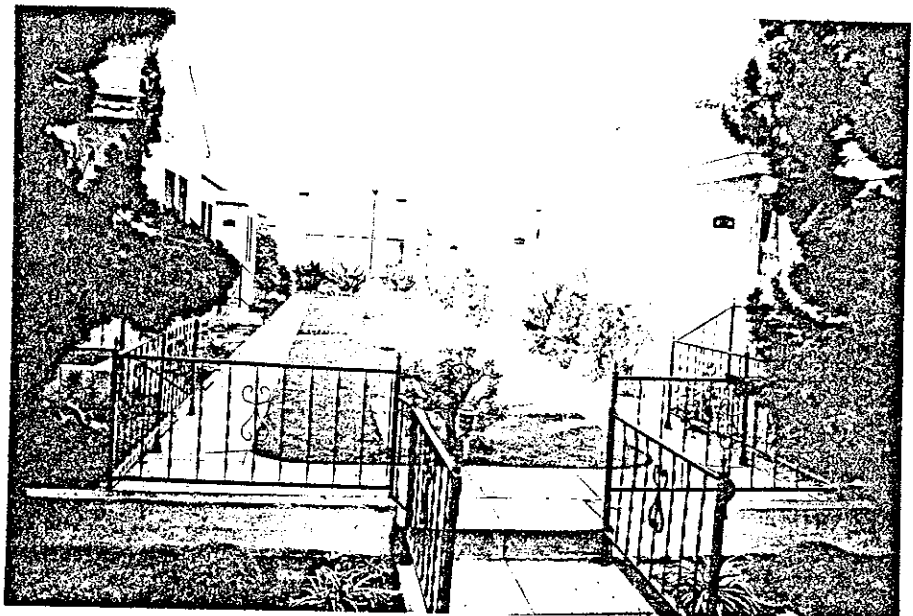
Built in 1911 for Roy B. Witman, Oxnard Furniture and Plumbing Company and early Oxnard "Booster," this 1-1/2 story craftsman bungalow has remained virtually unaltered. Features include large gabled dormer, knee brackets, and brick porch.

159 South D Street.

This large two-story Colonial Revival house was built ca 1903 for Leon Lehmann. Lehmann, an early City "Booster," owned Lehmann Brothers Department Store, was President of Oxnard's First National Bank in 1921-1922, and was a City Trustee. Features of the house include the large wraparound porch with Doric columns, decorative patterned windows, and combination of shingled and clapboard siding. House is on a corner lot with extensive plantings and street trees.

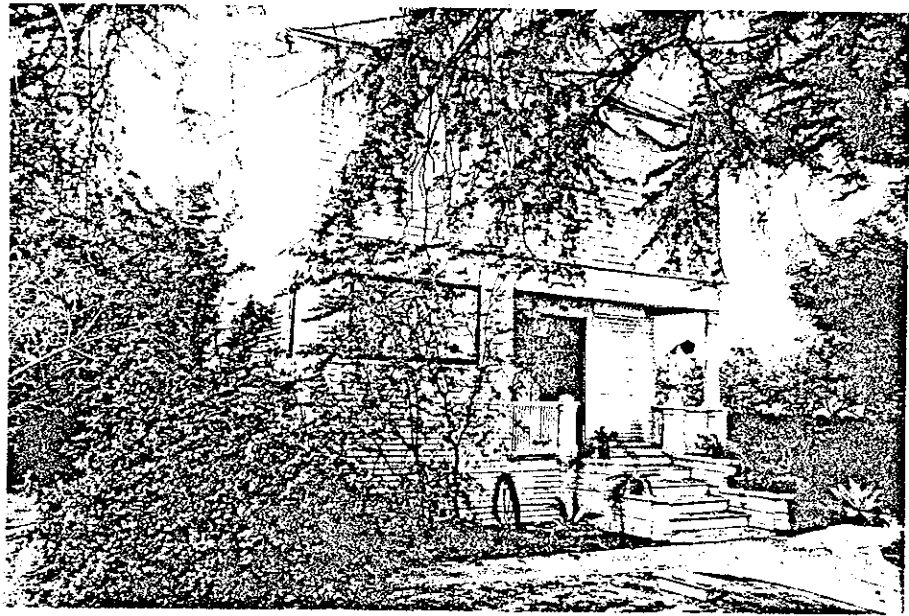


101 South D Street, Oxnard



127-119 South D Street, Oxnard





135 South D Street, Oxnard



145 South D Street, Oxnard



159 South D Street, Oxnard

100 Block South D Street.

108- South D Street.

110

Single-story stucco duplex built ca 1924 for Milton Stiles with radiating arched front window.

118- South D Street.

118½

Small single-story clapboard bungalow with open front porch built ca 1916. Main feature of this relatively unaltered house is the decorative vent under front gable roof.

130- South D Street.

132

Side facing gable roof on this 1-1/2 story 1912 era California bungalow with open front porch. Addition of stairs on south for conversion into duplex.

134 South D Street.

1950's style eight-unit apartment dwelling.

144 South D Street.

Early 1900's wood frame house severely modified with stucco and aluminum windows.

150 South D Street.

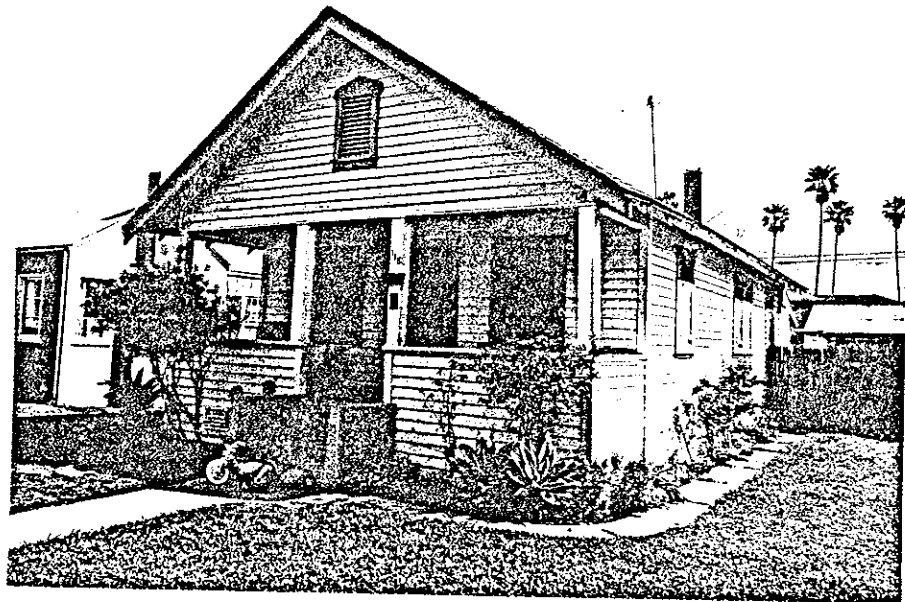
Built ca 1903 for Mrs. M. A. Standlee. This single-story wood frame residence has been altered with new siding and aluminum windows. Medium pitched and slightly flared hipped roof with carved brackets under eaves is all that remains of original appearance.

160 South D Street.

Modest California bungalow ca 1911 built for J. F. Champlin. Only alterations appear to be aluminum screens.



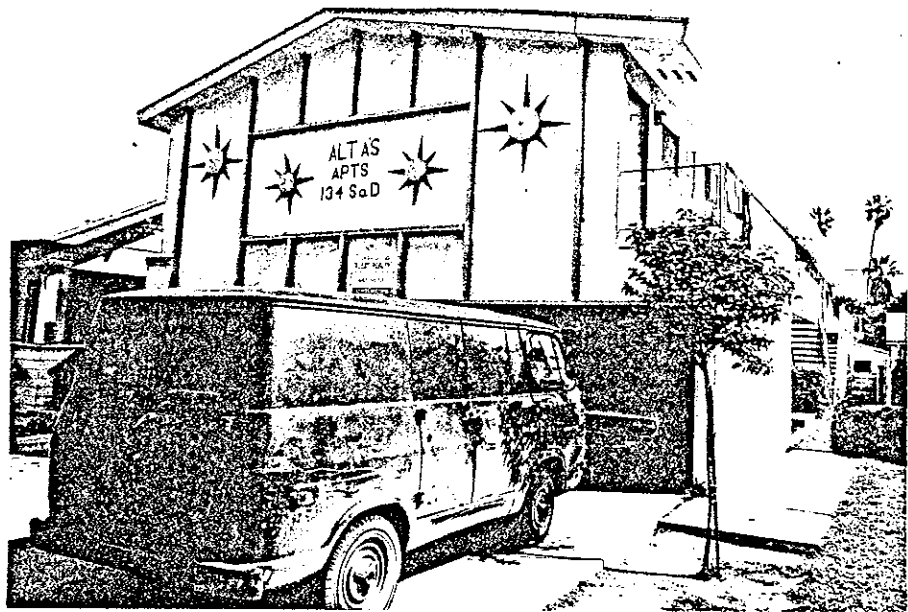
108-110 South D Street, Oxnard



118-118½ South D Street, Oxnard



130-132 South D Street, Oxnard



134 South D Street, Oxnard



144 South D Street, Oxnard



150 South D Street, Oxnard



160 South D Street, Oxnard

200 Block South D Street.

200 South D Street.

The First Church of Christ Scientist, built between 1906-1908 as the Christian Church, is the only remaining wooden church from the turn of the century that has relatively few alterations. The church is square in shape with high pitched gable roof and narrow clapboard siding. An offset front gable features a gothic arched stained glass window and decorative scrollwork under gable. The north side has an unusual Mission Revival parapet.

208- South D Street  
214

Single-story duplex in Mediterranean style built ca. 1928

201 South D Street - separate form

225 South D Street

Square in shape. This two-story house with wide clapboard siding has a medium hipped roof with slanted bay dormer window. The slanted bay is repeated on north side of facade, and a recessed front porch on south is supported by Doric columns. The house was occupied from 1916 to the 1930's by Harry R. Staples, General Manager for Dunn Manufacturing Company.

235 South D Street

This house was built in 1912 for Dr. Harry M. Staire, early Oxnard dentist. It is an excellent example of a shingle style house with craftsman influences and relatively minor alterations. Dark stained shingles cover this two-story residence with medium pitched gable roof, wide overhang, and exposed rafters. The front wing on the south has a low pitched hipped roof and slanted bay window. A pergola presents a nice effect with large beams and decorative rafters extending from the front wing. Porch railing and columns are stuccoed which may be a later alteration.

249 South D Street

This California bungalow house features an unusual second story. Rectangular in plan with low pitched gable roofs on both stories; a full length open porch crosses front of house with gabled entry. The second story has shingled siding and first story has medium clapboard siding. An unusual decorative feature is the cut-out cross design under gables. Exposed rafters and beams under wide overhanging eaves.



200 Block South D Street

261 South D Street.

A ten-unit apartment building ca. 1930 covers most of the corner lot. It is a two-story L-shaped with combination of hipped and gabled roofs with wood siding. Brick chimney of unusual design.



200 South D Street, Oxnard



208-214 South D Street, Oxnard



225 South D Street, Oxnard



235 South D Street, Oxnard



249 South D Street, Oxnard



261 South D Street, Oxnard

300 Block South D Street.

328 D Street.

One of the few Colonial Revival houses remaining from the turn of the century. This single-story house with slightly flared hipped roof features a shingled gable dormer window and slanted bay window. Scrolled brackets under the eaves, Doric porch columns, and narrow clapboard siding complete the picture of this relatively unaltered house. Built ca 1903 for early Oxnard "Booster," Harry Wolf.

360 D Street.

This two-story square shaped apartment house was first built ca 1912-1913 for Mrs. Hibbs who converted it to apartments ca 1916. The apartment has elements of the bungalow style with exposed rafters under eaves and square capped columns in groups of three on front porch. The medium pitched hipped roof has a gabled dormer and the house is sheathed in narrow clapboard siding with a low pitched hipped roof on porch which extends across front of house. Two rental dwellings in rear listed as 427 and 429 Fourth Street.

417- South D Street.

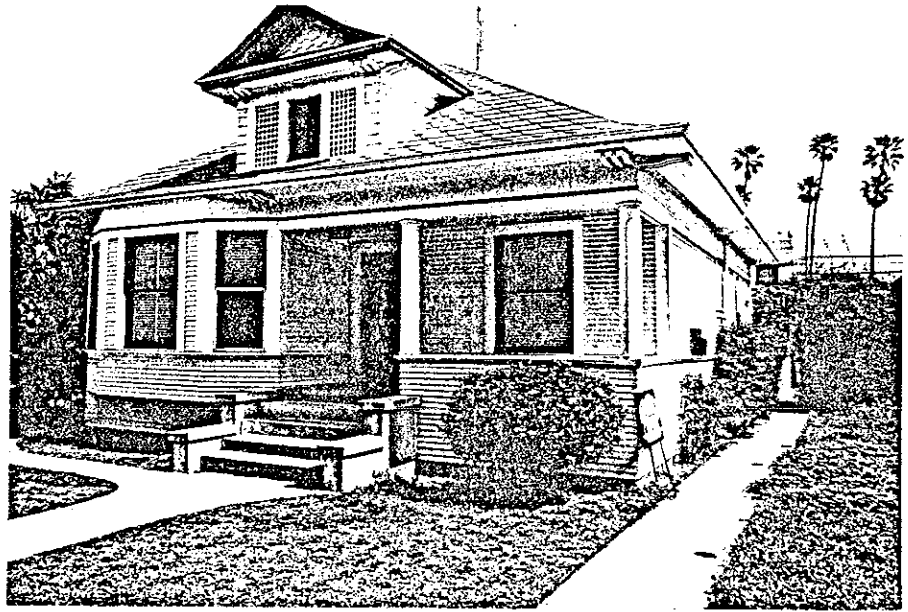
423

This single-story residence with medium pitched gable roof, boxed eaves, and shiplap siding was built ca 1903 for S. R. Gisler. It has had alterations to the front portion including an enclosed porch and narrow shiplap siding. Rear portion of house has decorative scrolled brackets under eaves. Small bungalow house on rear of property.

410- South D Street.

412

Single-story bungalow duplex built ca 1923 for Justin Petit. Arched porticoed entrances with square columns.



328 South D Street, Oxnard



360 South D Street, Oxnard



417-423 South D Street, Oxnard



410-412 South D Street, Oxnard

D Street and Fourth Street

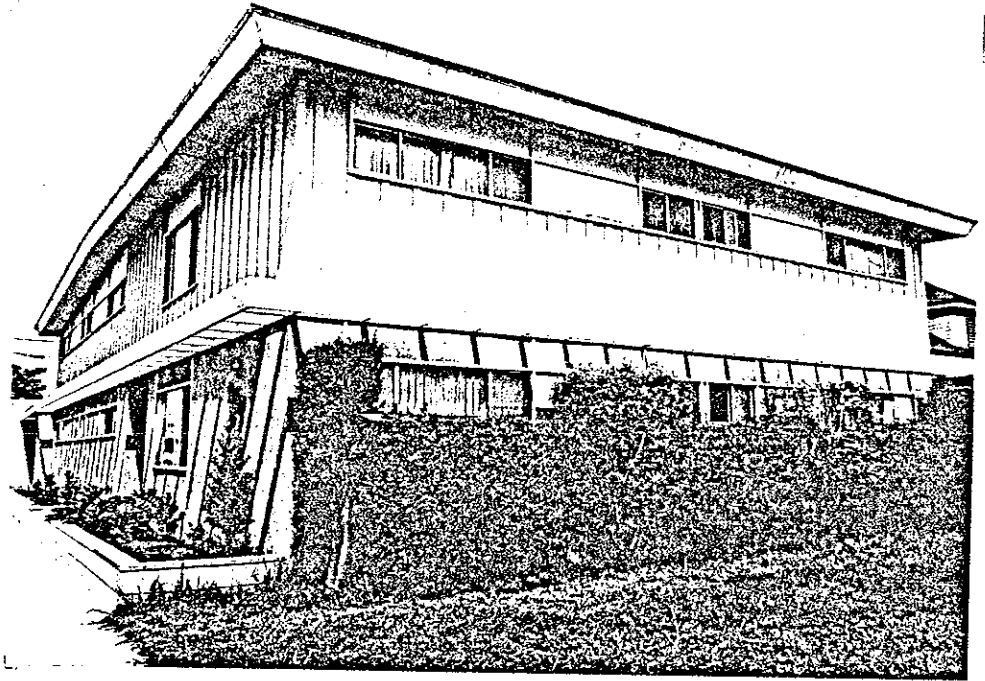
529 West Fourth Street

The Santa Clara Convent was built ca 1928 on the site of the wood frame St. Joseph's Institute. This irregular shaped two story Spanish Colonial Revival building has a medium pitched red tile hipped roof and stucco exterior. The arched entrance has a wrought iron balcony above. The grounds are well landscaped with expansive lawn and mature trees and shrubs.

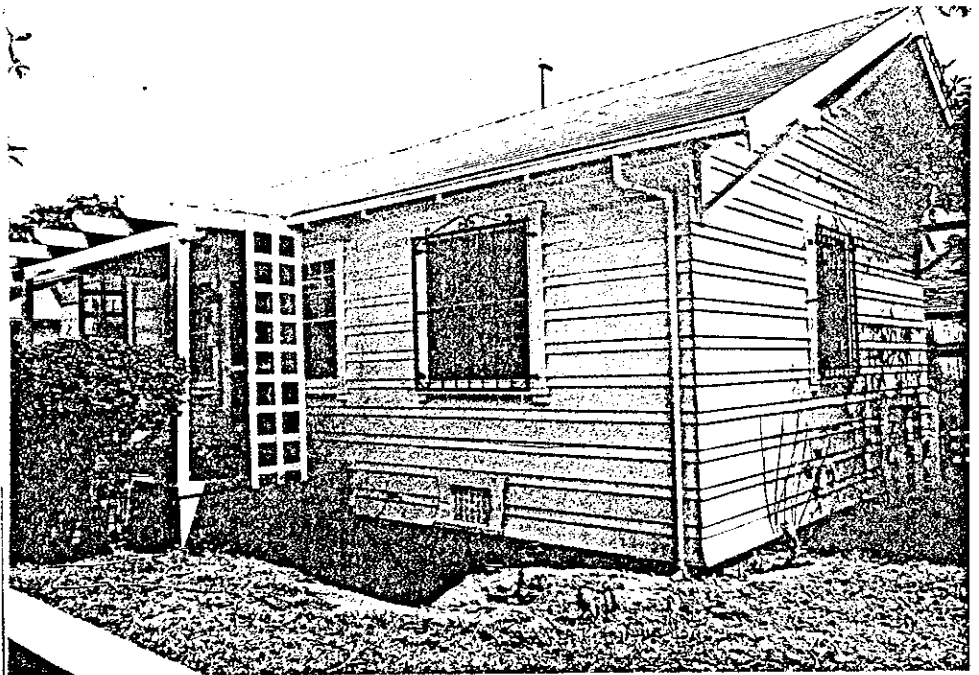




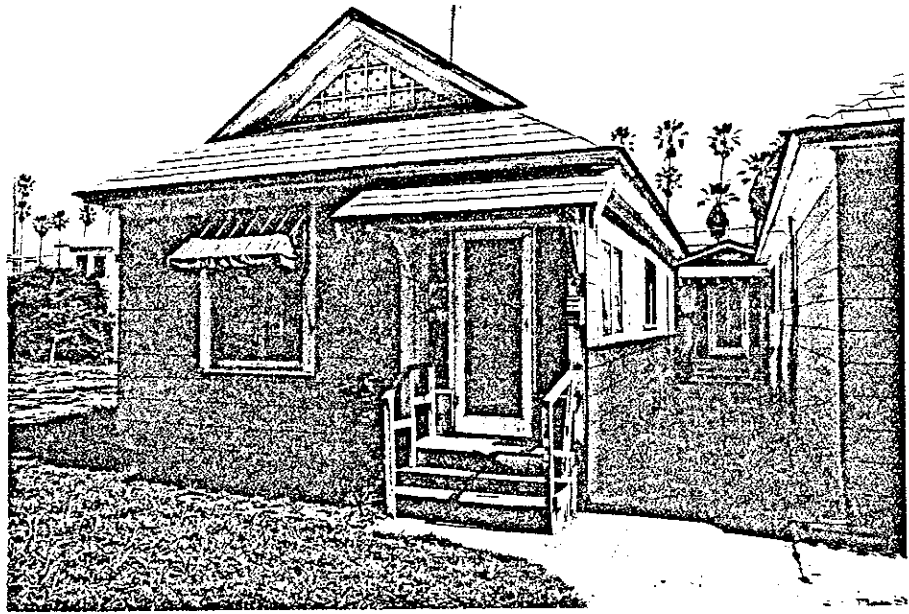
529 West Fourth Street, Oxnard  
Corner of Fourth and D Street



110 North D Street, Oxnard



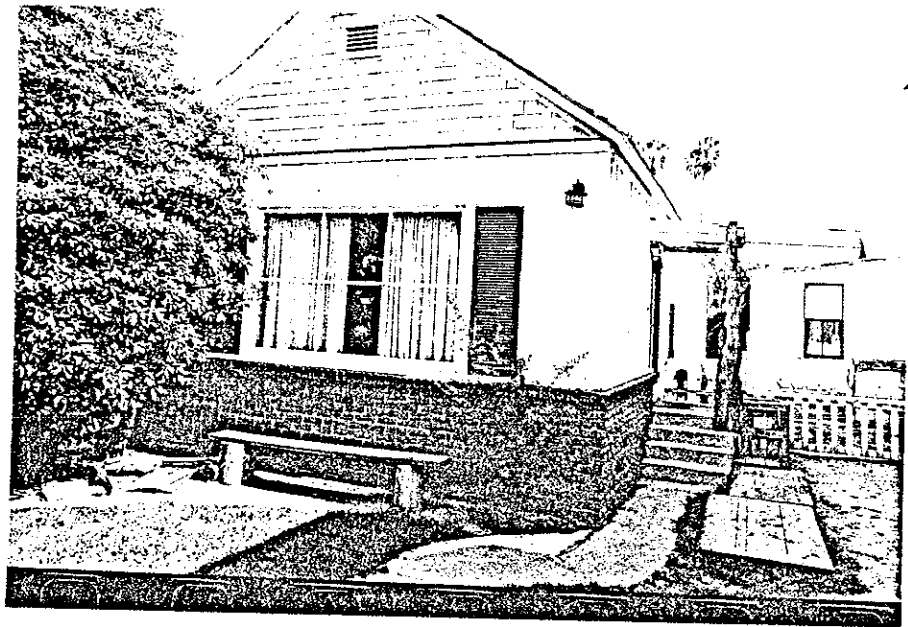
130 North D Street, Oxnard



340-342 South D Street, Oxnard



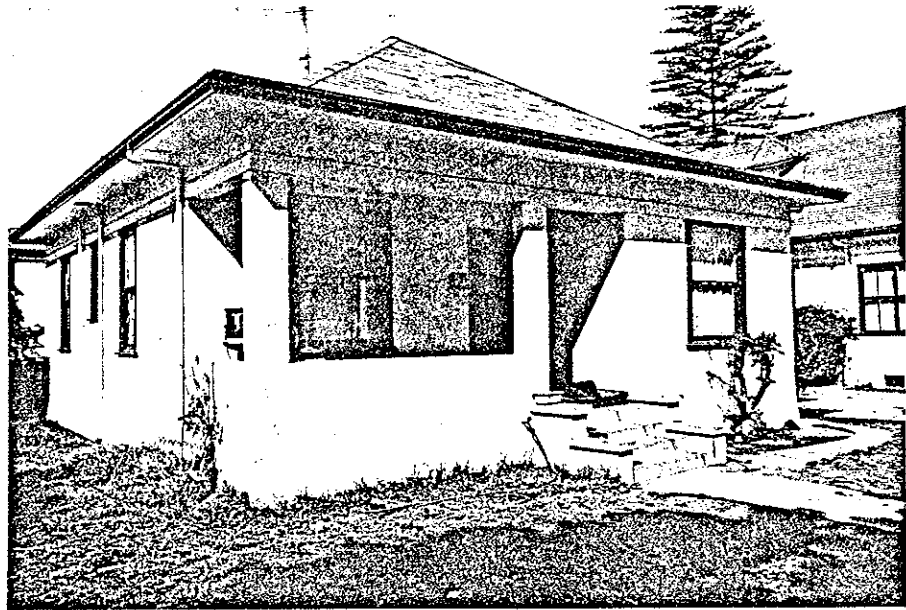
350 South D Street, Oxnard



354 South D Street, Oxnard



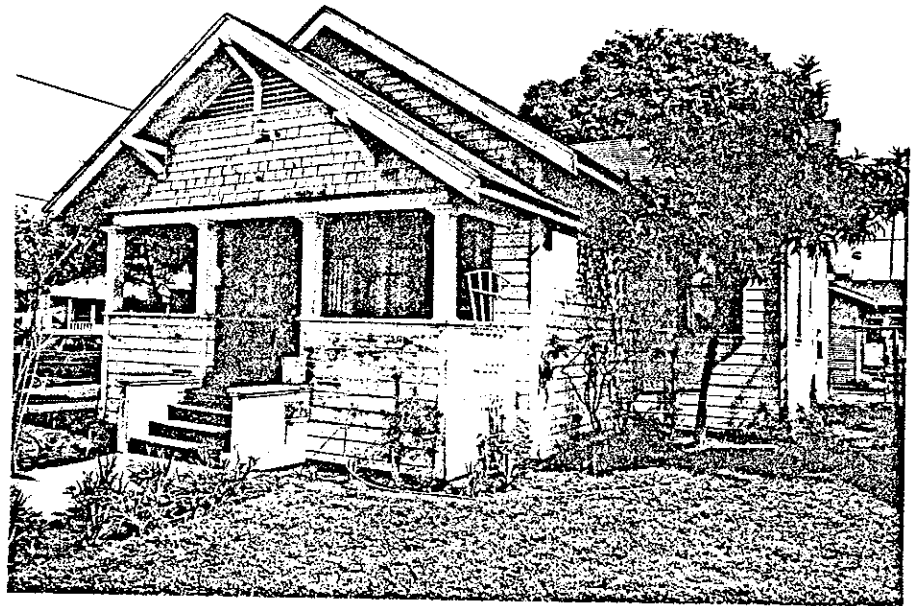
401 South D Street, Oxnard



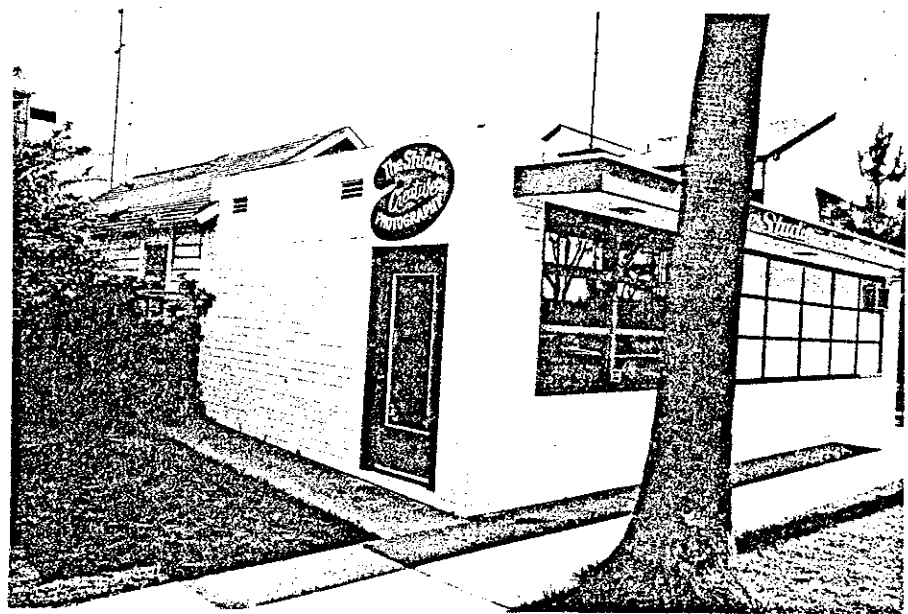
411 South D Street, Oxnard



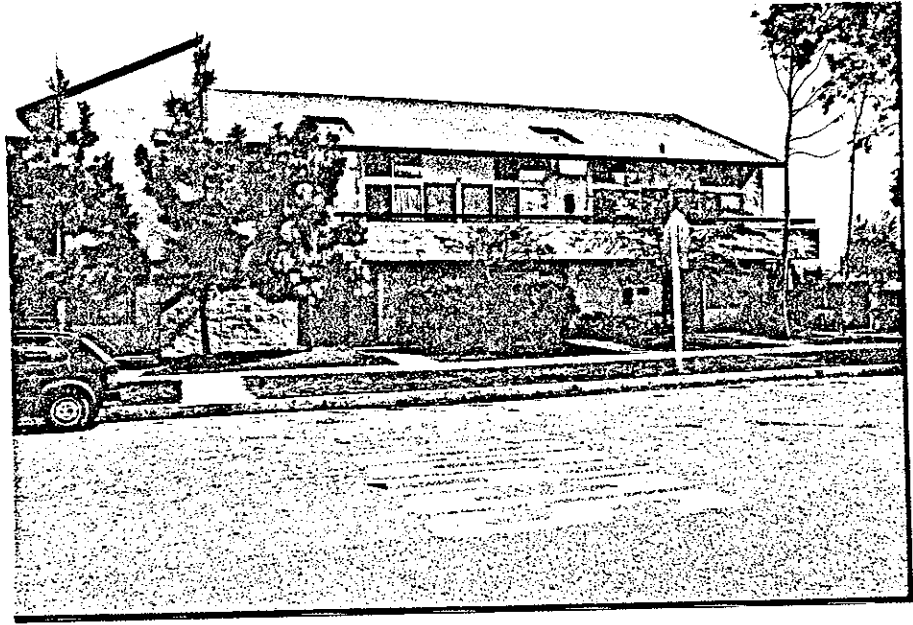
435 South D Street, Oxnard



402 South D Street, Oxnard



420 South D Street, Oxnard



426 South D Street, Oxnard





HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 299160/3786720 B 299120/3786460  
C 299100/3786460 D 299110/3786720

IDENTIFICATION

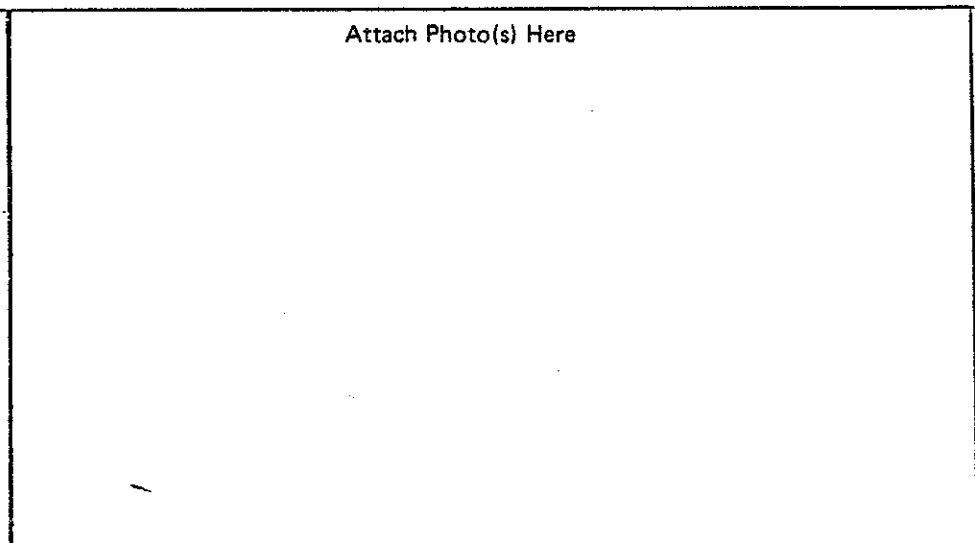
1. Common name: "C" Street
2. Historic name: "C" Street
3. Street or rural address: 300 Block South to 100 Block North  
City Oxnard Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
Single family residence,
6. Present Use: commercial, church Original use: same

DESCRIPTION

Combination of Queen Anne, Colonial Revival, and

- 7a. Architectural style: California Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The west side of the 300 and 200 block of "C" Street have only a handful of residences left in what was once a residential area. The library, City Hall and other municiple buildings have replaced most of the older residences. However, the 100 block is primarily residential except for a recent church. Houses maintain even setbacks and are similar in scale and proportion. Most of them date from about 1900 and are Colonial Revival in style.



8. Construction date: 1900-1950  
Estimated X Factual \_\_\_\_\_
9. Architect Unknown
10. Builder John H. Myers,  
others
11. Approx. property size (in feet) Avg.  
Frontage 50' Depth 140'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

183

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some individual alterations
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial  Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Mature trees, separate dwellings in rear, detached garages

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

"C" Street was part of the original map of the Town of Oxnard drawn up in 1898 by the Colonia Improvement Company. Many of the remaining residences date from that early period. "C" Street was a main street which bordered the Plaza and was lined with tall Palms. Some of them still remain today. The house at 100 South C Street was occupied in 1914-15 by Erle Stanley Gardner, prominent writer of the Perry Mason novels. The 200 Block of South C Street contains good representative examples of Colonial Revival houses virtually unaltered.

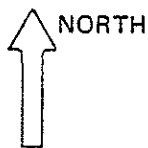
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1900-1929  
 City Directories 1908-09-1930

22. Date form prepared June 19, 1981  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave  
 City Ventura, CA Zip 93009  
 Phone: (805) 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



NORTH

184

100 Block North to 400 Block South C Street

Dark boxes indicate significant structures that contribute to the area. Diagonal lines indicate areas that detract.



189



122 North C Street

Built in 1941 this single story grocery store features: a low pitched center gable, wide clapboard siding and palm trees in the west parkway.

127 South C Street

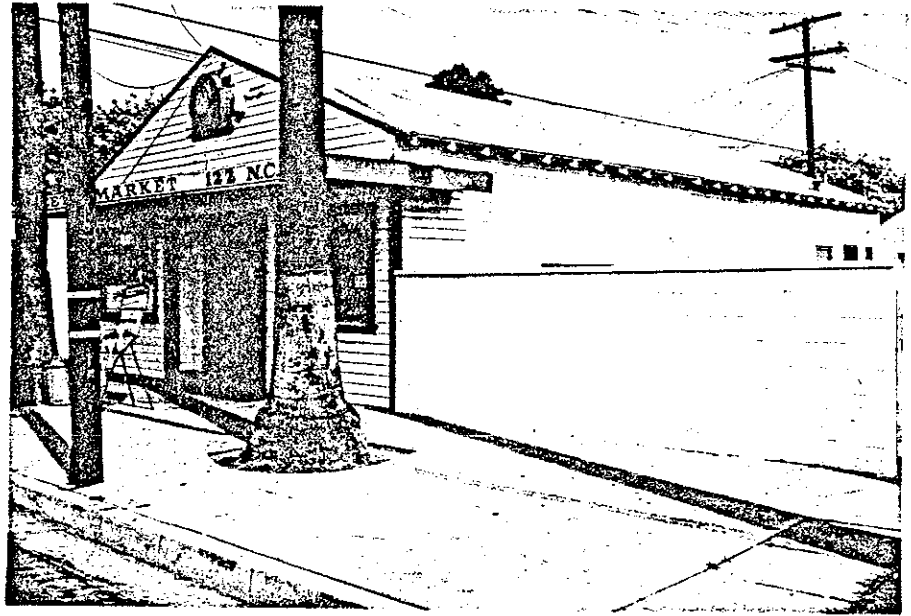
This residence built in 1906, is a single story Colonial Revival structure that features a medium pitched hipped roof with intersecting gables, offset gable roof, narrow clapboard siding, fish scale and square butt shingle patterns, decorative brackets under eaves, wooden porch columns, slanted bay windows, decorated brackets under eaves, and wrought iron porch railings. The residence does possess extensive landscaping which includes a low hedge row flanking the porch steps entrance. A central walkway exists between the front sidewalks and porch entrance, which then flares to both sides of the residence. This house was built for Keturah Olds.

161 South C Street

Built in 1911, this 1½ story Craftsman Bungalow residence features numerous architectural features: medium pitched center gable with intersecting side facing gables, medium clapboard and shingle siding, clinker brick porch wall, wooden porch columns, exposed beams and rafters under eaves, and wrought iron porch railings. A medium hedge row flanks the porch entrance, which is on a raised foundation. A central walkway leads from the front sidewalk area to porch entrance. This house was built for and by John H. Myers, Oxnard building contractor.

201 South C Street

Built ca 1903 for Abraham L. Fry, this two story residence is a fine example of Queen Anne period architecture. The residence features the following: medium pitched bellcast roof with dormer, narrow clapboard siding, classical porch columns, three sash windows with dividers and diamond pane windows, turret with Witch's cap and finial, spindle and spool porch railing, and decorative paired brackets under exposed eaves. The residence does possess extensive landscaping that includes large palm trees in east parkway and rear. A wooden fence exists along west and north property line and a lattice wood fence is evident in the rear portion of the lot. A large evergreen tree is dominant in the front lawn area. A central concrete walkway extends from the front sidewalk area to the porch entrance and then it continues to the north side of the residence.



122 North C Street, Oxnard



127 South C Street, Oxnard



161 South C Street, Oxnard



201 South C Street, Oxnard

211 South C Street

Built ca 1903 for Anna Scarlett, this two story Queen Anne Cottage residence features: a high pitched side facing gable roof, shed roof dormer, arched entranceway at porch, modified palladian windows with raised floral detail above, decorative brackets under eaves, and narrow clapboard siding. The residence features extensive landscaping throughout that includes: a coned juniper tree, a large pine tree in the east parkway, and a central walkway to the porch entrance that then follows to the south of the property.

300 Block "C" Street

327 South C Street

This modest Colonial Revival Cottage was occupied in 1908-09 by Elbridge G. Driffill, foreman for American Beet Sugar Company. The house has a slightly flared medium hipped roof and narrow clapboard siding. A small hipped roof entrance is supported by decorative wood lattice columns.

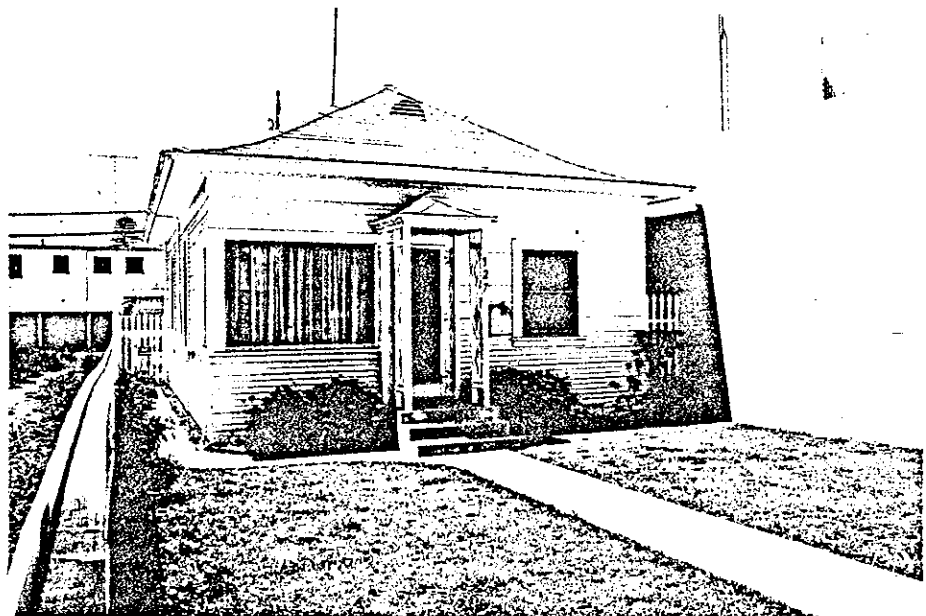
343 South C Street

Originally owned by early Oxnard Booster Ben Virden, a druggist, in 1904, this modest board and batten residence has had some facade changes. Shingles are found under main front gable and the enclosed porch has medium clapboard siding and a shed roof.





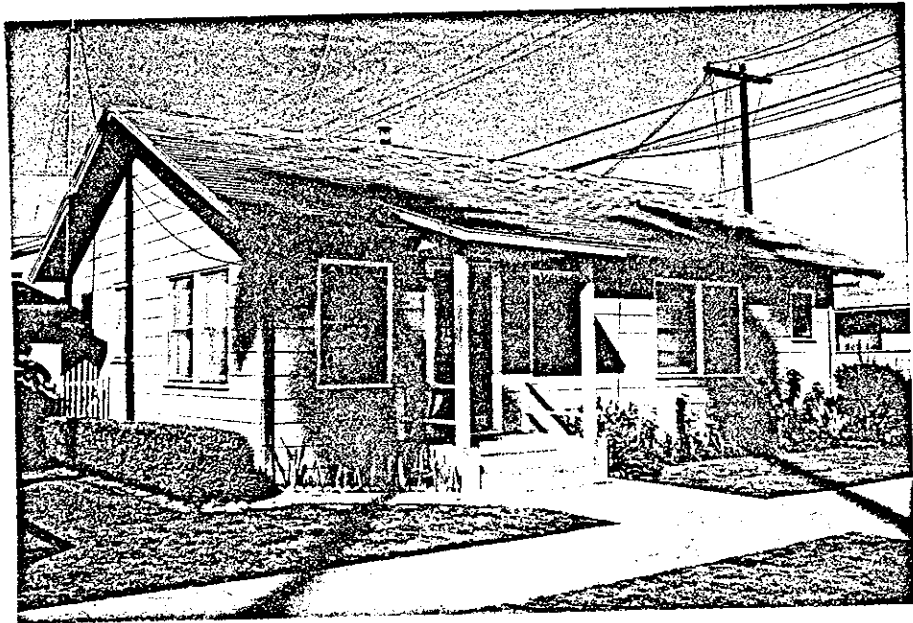
211 South C Street, Oxnard



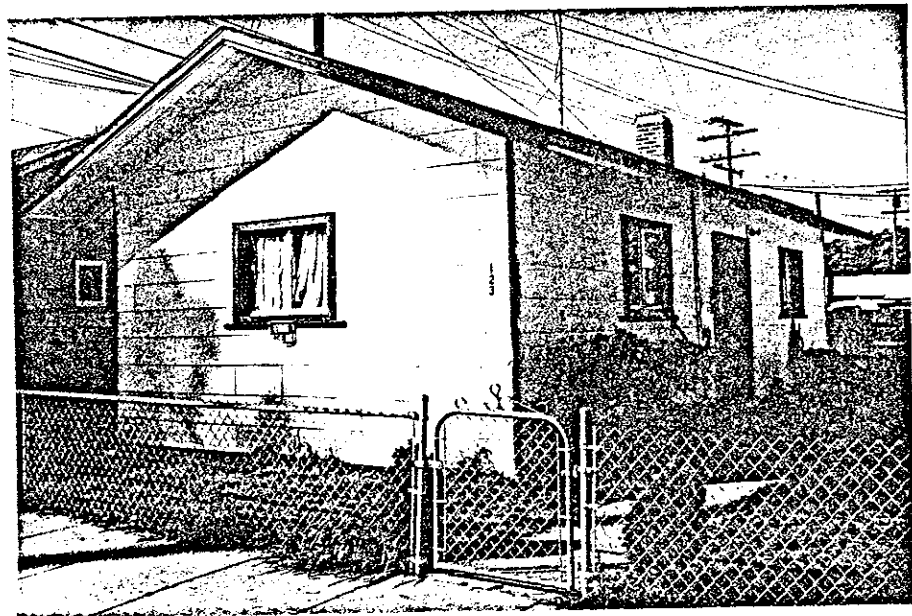
327 C Street, Oxnard



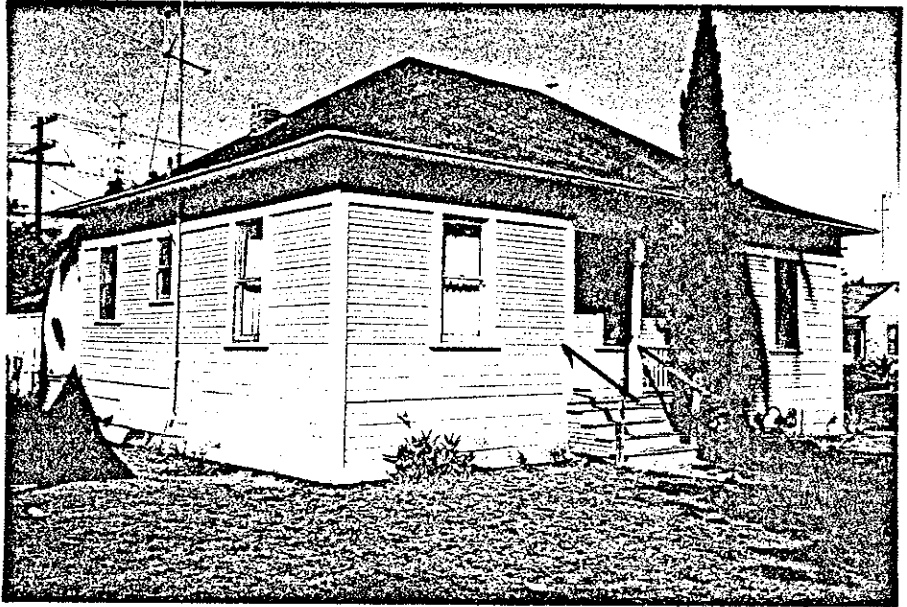
343 C Street, Oxnard



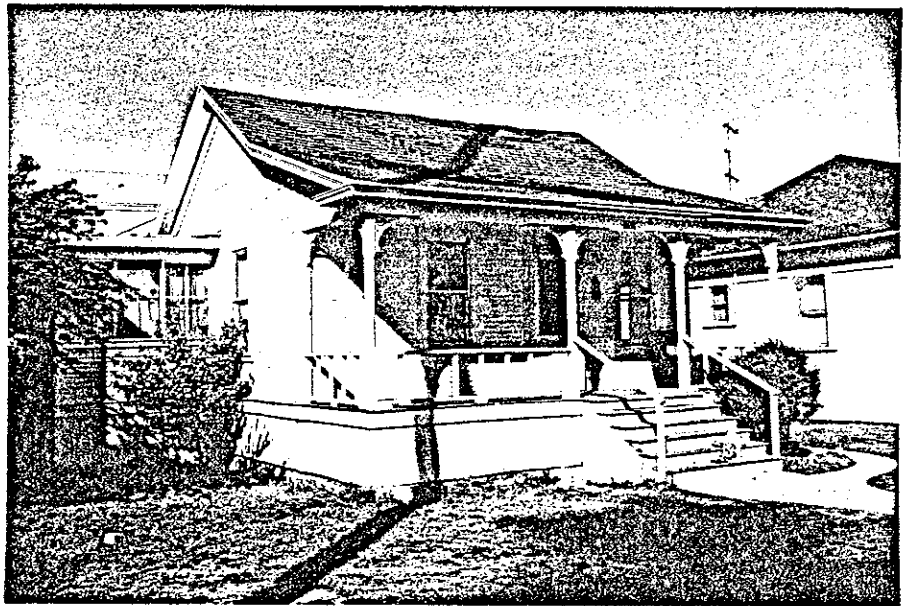
121 North C Street, Oxnard



123 North C Street, Oxnard



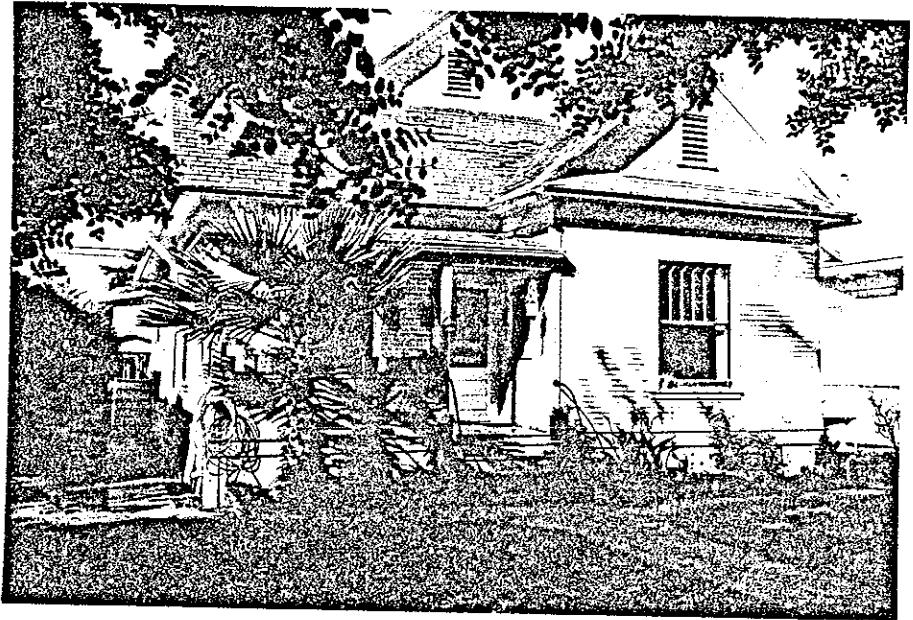
101 South C Street, Oxnard



111 South C Street, Oxnard



125 South C Street, Oxnard



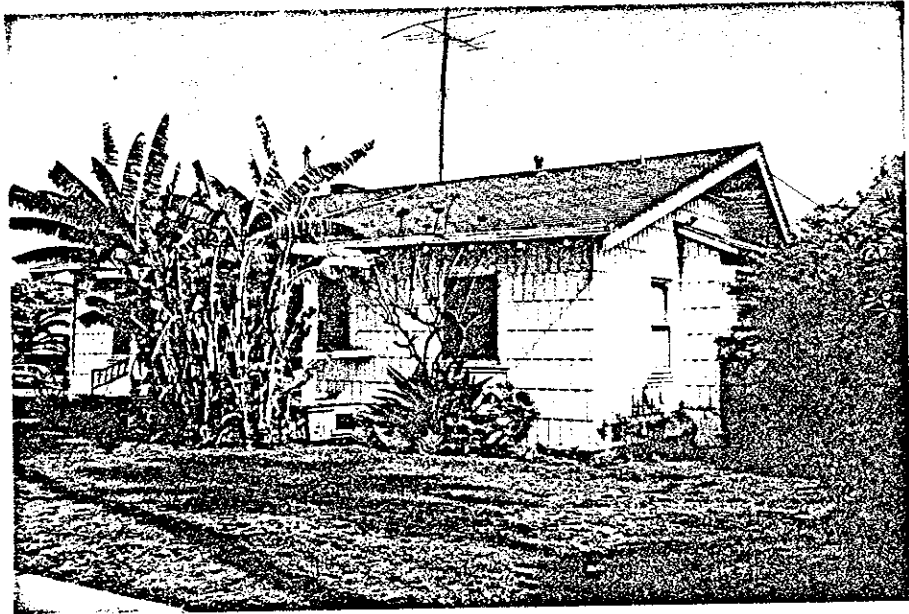
135 South C Street, Oxnard



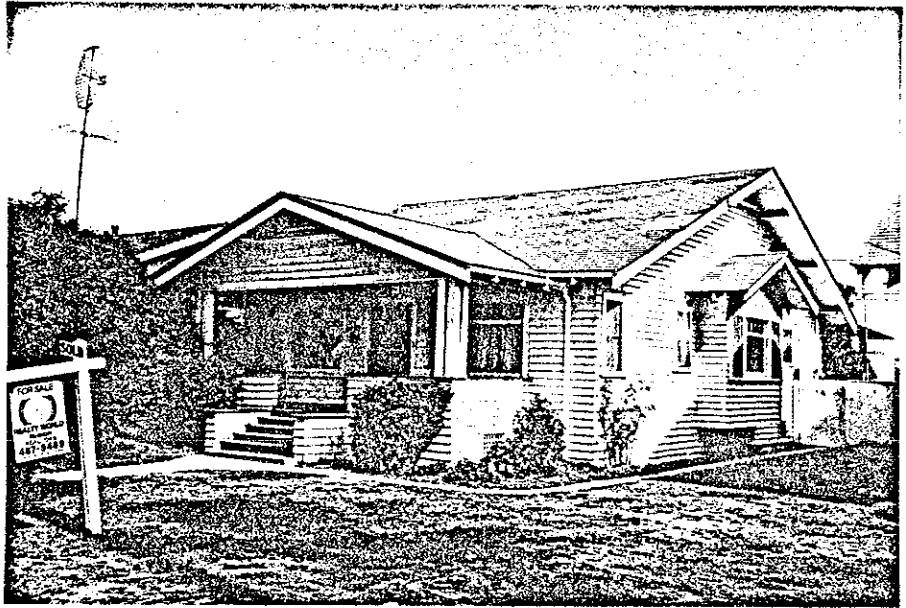
143 South C Street, Oxnard



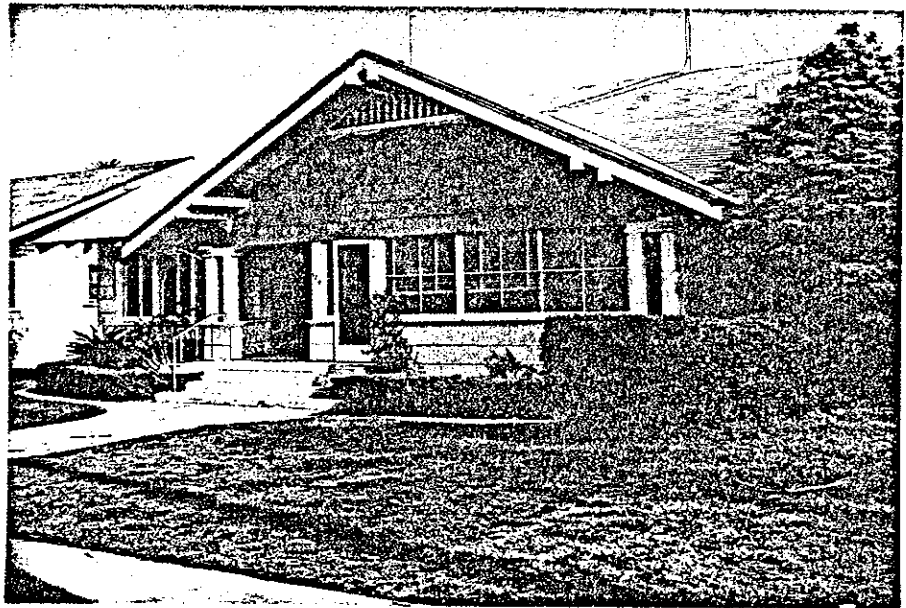
151 South C Street, Oxnard



100 South C Street, Oxnard

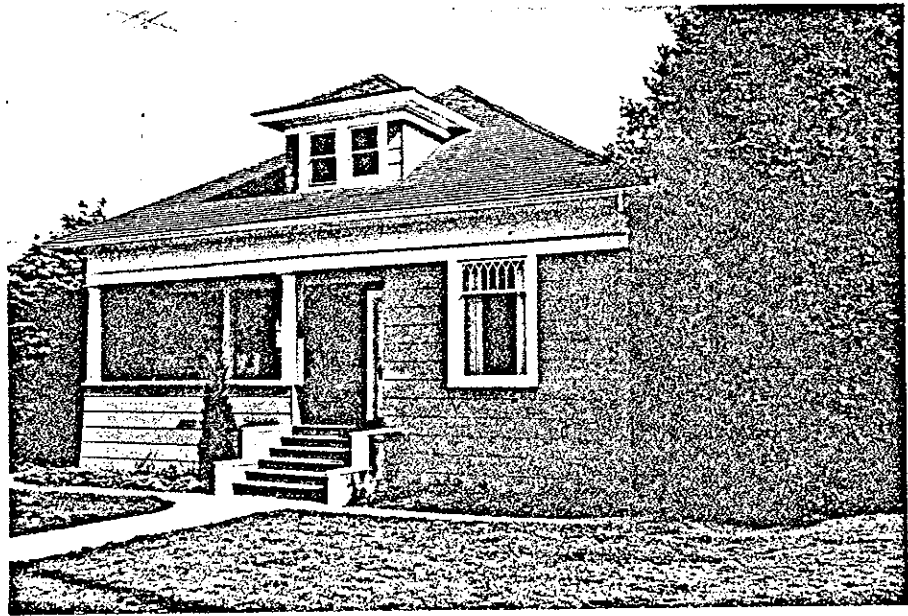


110 South C Street, Oxnard



120 South C Street, Oxnard

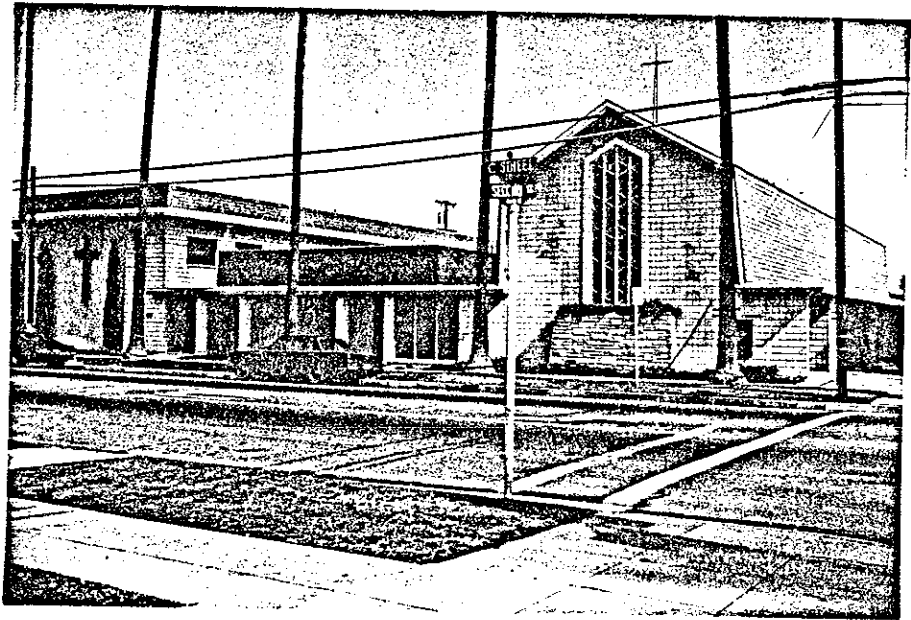




128 South C Street, Oxnard



138-132 South C Street, Oxnard



144 South C Street, Oxnard

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299350/3786840 B 11-299350/3786820  
C 11-298780/3786840 D 11-298780/3786860

IDENTIFICATION

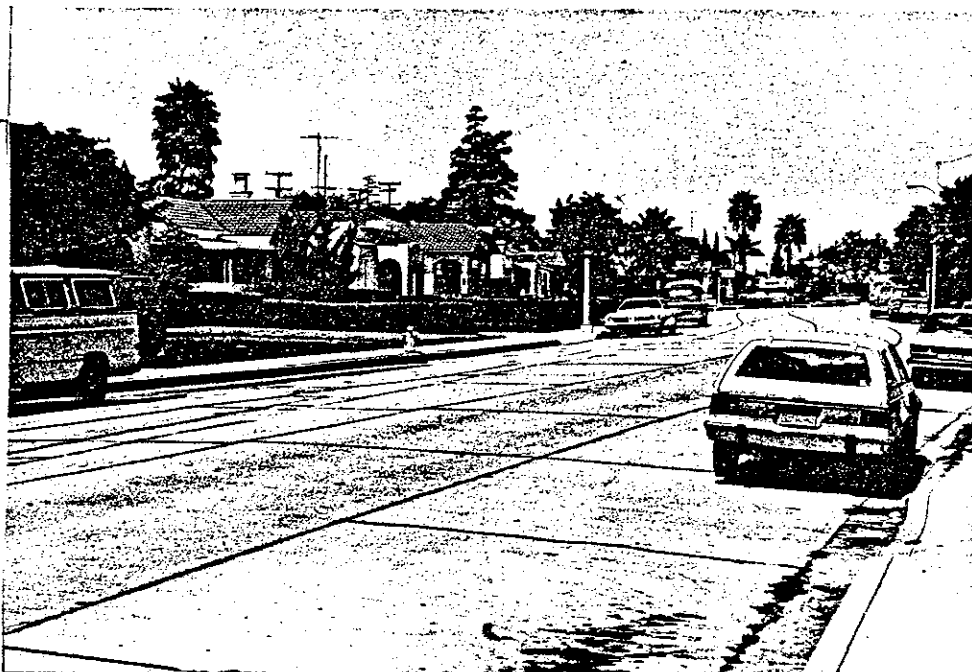
1. Common name: Palm Drive
2. Historic name: Palm Drive
3. Street or rural address: 200 - 600 Block  
City Oxnard Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single and multi-family residences, apartments. Original use: same

DESCRIPTION

Period Revival of 1920's and 30's, Spanish Colonial,

- 7a. Architectural style: Mediterranean, Provincial and early ranch style.
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Palm Drive is laid out in a slightly curved fashion making each lot slightly irregular in shape and size. The street is quite wide and there are no parkways so that sidewalks are directly on the street edge which creates an open effect. Houses are modest single story wood or stucco structures with red tile, gable or flat roofs. There is a similarity in setback and scale with landscaping kept to a minimum. Some mature trees including Palms remain. The 300 block contains a Bungalow Court.



8. Construction date: 1920-40  
Estimated X Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Seth Rice  
W. Roy Guyer
11. Approx. property size (in feet) average  
Frontage 50' Depth 135'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
Unusual curved wide street with alleys in rear, some
18. Related features:  dwellings on alley and detached garages.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

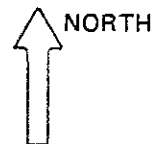
Palm Drive was subdivided in 1923 and is a good example of the change that took place in the layout of streets and sidewalks of the 1920's. The street became wider with the absence of parkways and sidewalks came to the edge of the street. The street is a good example of unaltered Period Revival houses from the 1920's to the 1940's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Sanborn Maps 1923-29.  
City Directories 1921-22-1941-42.

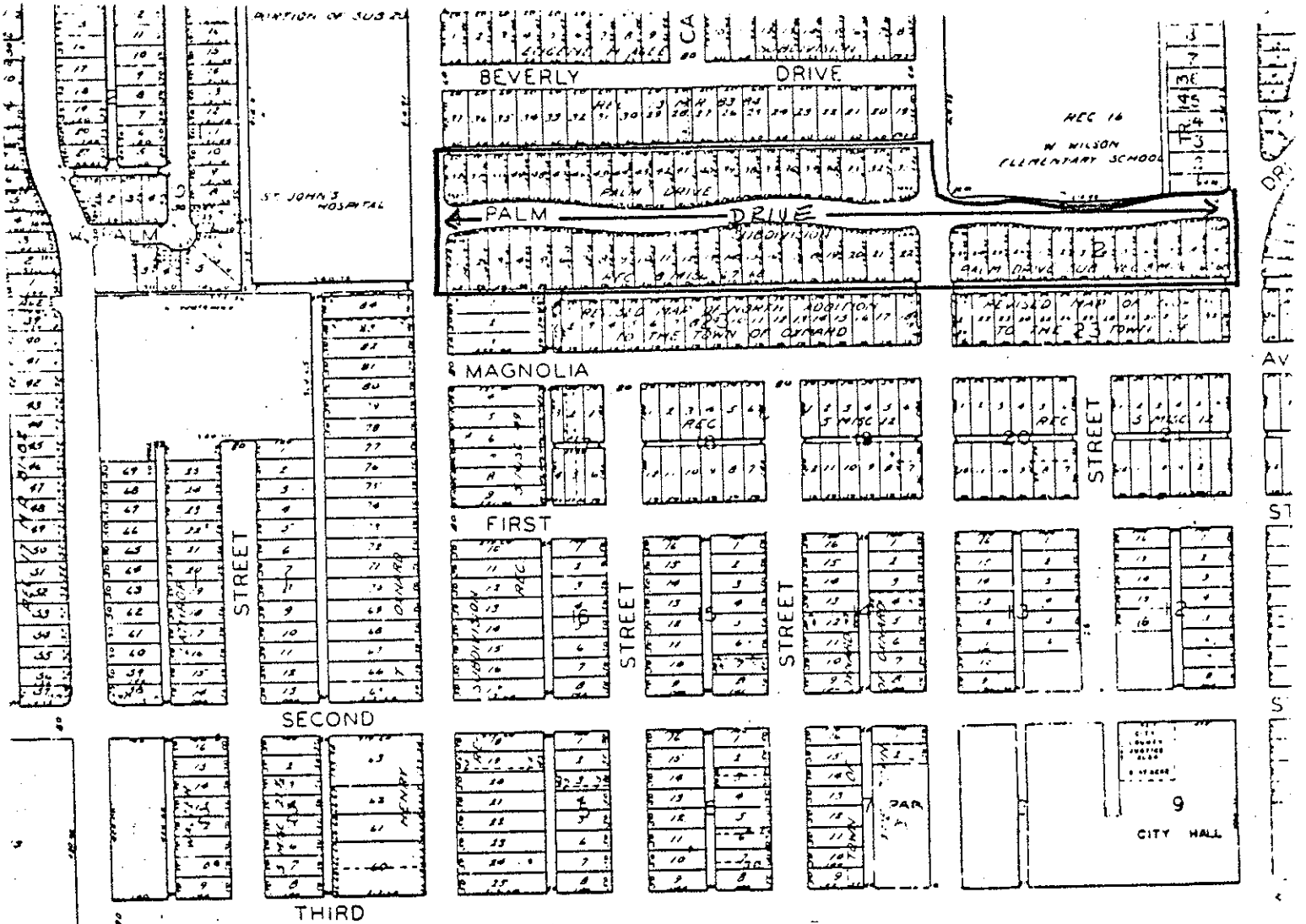
22. Date form prepared  June 9, 1981  
By (name)  Judy Triem  
Organization  Cultural Heritage Board  
Address:  800 S. Victoria Ave  
City  Ventura, CA Zip  93009  
Phone:  654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



200 - 600 Block West Palm Drive

All of the structures in this area are contributing. Only the most outstanding examples are described. The remainder are listed by address.





#### 222 West Palm Drive

This one story Spanish Colonial Revival residence, built in 1937 for Maria G. Carballo, features two low-pitched offset gables, mission tile roof, stucco exterior, decorative wrought iron patterns on the exterior of the front windows, arched semi-elliptical window and a stuccoed chimney against the wall. The residence does possess extensive landscaping, including loquat and palm trees in the front yard area. A central walkway exists between the front sidewalk area to the porch area.

#### 308-312 West Palm Drive

This ten unit apartment building, constructed after 1942, features a mixture of one and two story units that possess hip roofs with projecting eaves and exposed rafters. Two large deodars exist in the front yard area of this complex that does not possess a true primary architectural style.

#### 330-338 West Palm Drive

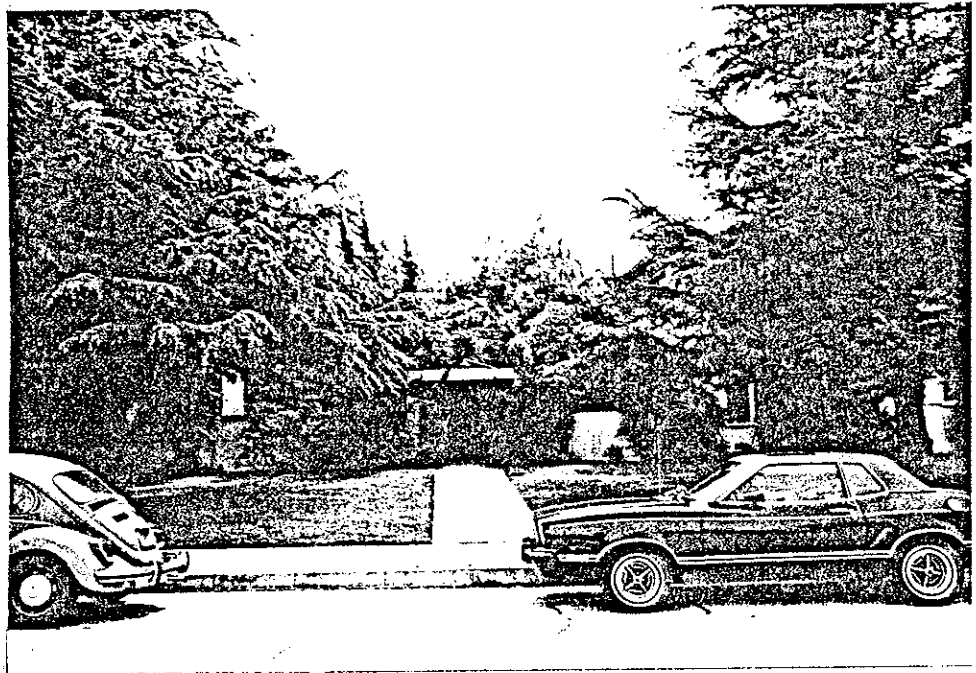
Built in a Provincial style between the period of 1929-37, these five one-story Bungalow Cottage units are arranged in a courtyard fashion. This residential bungalow complex features high pitched intersecting gables with asbestos shingles, stucco exterior, three sash windows with vertical divider, rafters exposed under eaves, wrought iron porch railing, concrete walkway connecting units and six large deodar trees in a beautifully maintained courtyard. The bungalow units do feature extensive landscaping throughout with an open space central area. The bungalows were built by early Oxnard builder/Contractor W. Roy Guyer and owned by his widow Iva Guyer.

#### 448 West Palm Drive

Built by and for carpenter Alex E. Dahlke and his wife Evelyn, in 1929, this one story Provincial residence features the following architectural characteristics: combination of intersecting gable roofs slightly bellcast over entrance, stucco exterior, red brick chimney between two front gables, single paned fixed picture window with Tudor arch, semi-circular arched front doorway, and a ventilator above picture window. The property is extensively landscaped and a medium high hedge row exists on the side of the residence. A central concrete walkway is evident from sidewalk to front porch area.



222 West Palm Drive, Oxnard

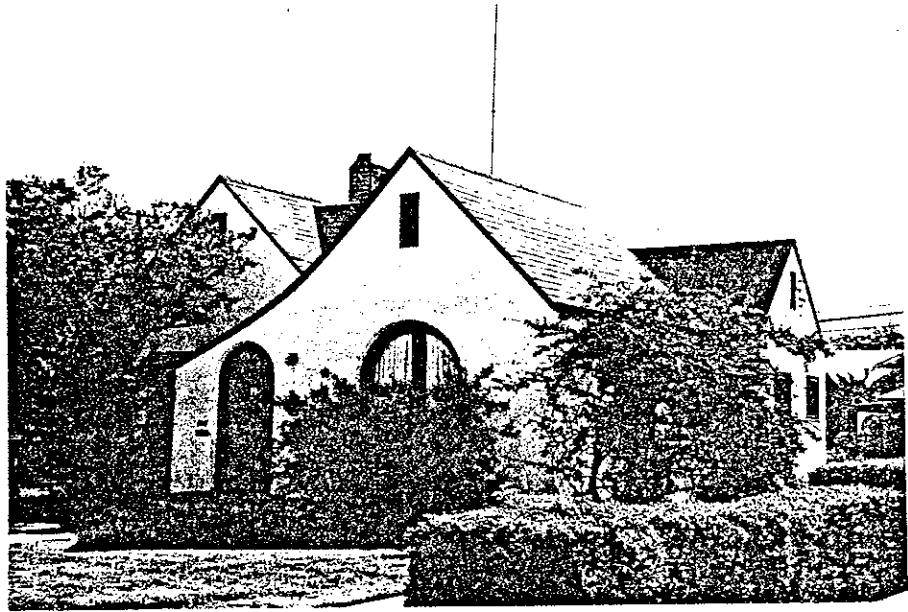


308-312 West Palm Drive, Oxnard





330-338 West Palm Drive, Oxnard



448 West Palm Drive, Oxnard

502 West Palm Drive

This single story Spanish Colonial Revival residence constructed ca 1926 for Robert L. Beardsley, a rancher, and his wife Georgina, contains the following features: low pitched offset gable, red tile roof (front), flat roof, stucco exterior, archways on front porch area and on side adjacent to sidewalk, single sash and three sash windows with divider, circular hedge row in front of porch and a well maintained front lawn area.

527 West Palm Drive

Built ca 1928 for V. R. Silva and his wife Alexandria, this single story Spanish Colonial Revival residence possesses the following architectural features: low pitched center gable above porch with mission tile roof, false front flat roof with stepped effect which shows Moderne influence, wide archway effect for porchway and narrow driveway, stucco exterior, two and three sash fixed window arrangements. The residence contains a sufficient amount of landscaping including a medium hedge row in front of porch and adjacent to driveway and a circular shaped shrub adjacent to the driveway.

601 West Palm Drive

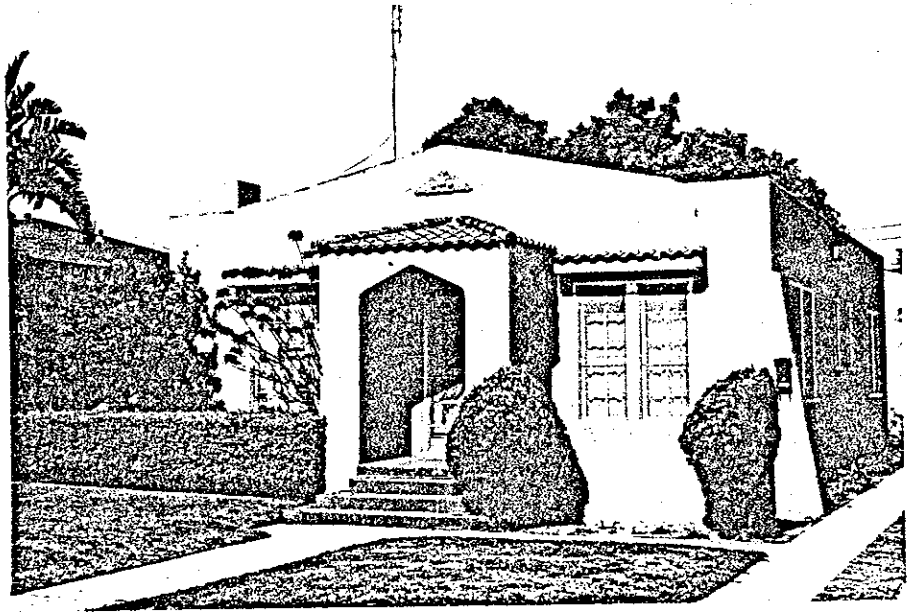
This residence built in 1928 for W. Y. West, employed as a salesman, and his wife Beatrice, is a single story Spanish Colonial Revival residence that contains the following features: flat roof, low pitched hip gable with mission style roof and triangle top archways, short shed overhangs (mission tile) over multi-paned windows, stucco exterior, tiny medallion on parapet, medium hedge row and rounded shrubs flanking porch entrance. A central walkway does exist on property connecting front sidewalk with porch.



502 West Palm Drive, Oxnard



527 West Palm Drive



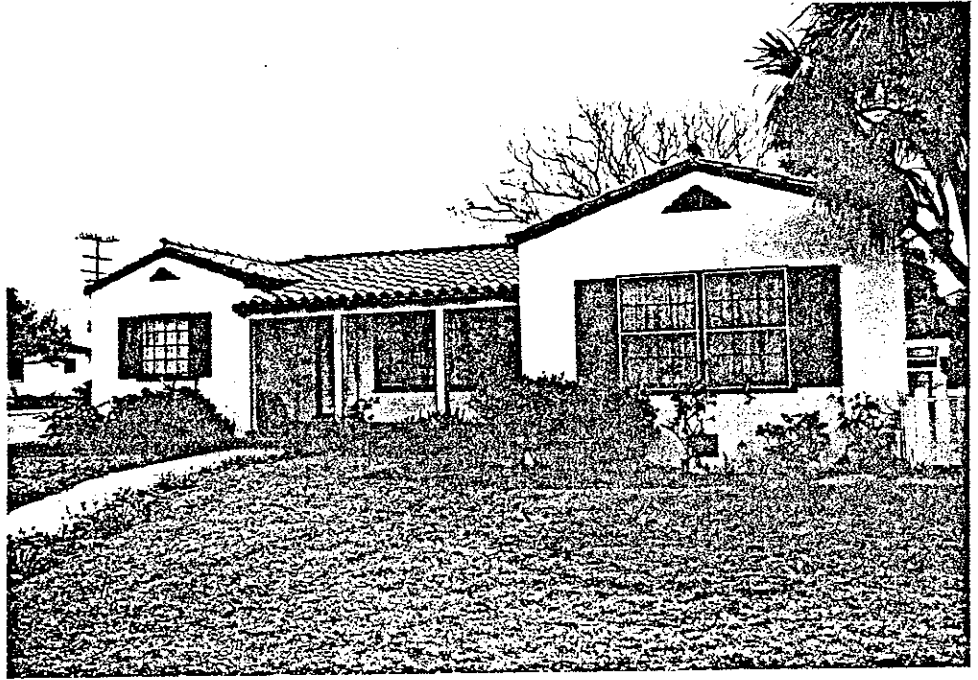
601 West Palm Drive; Oxnard



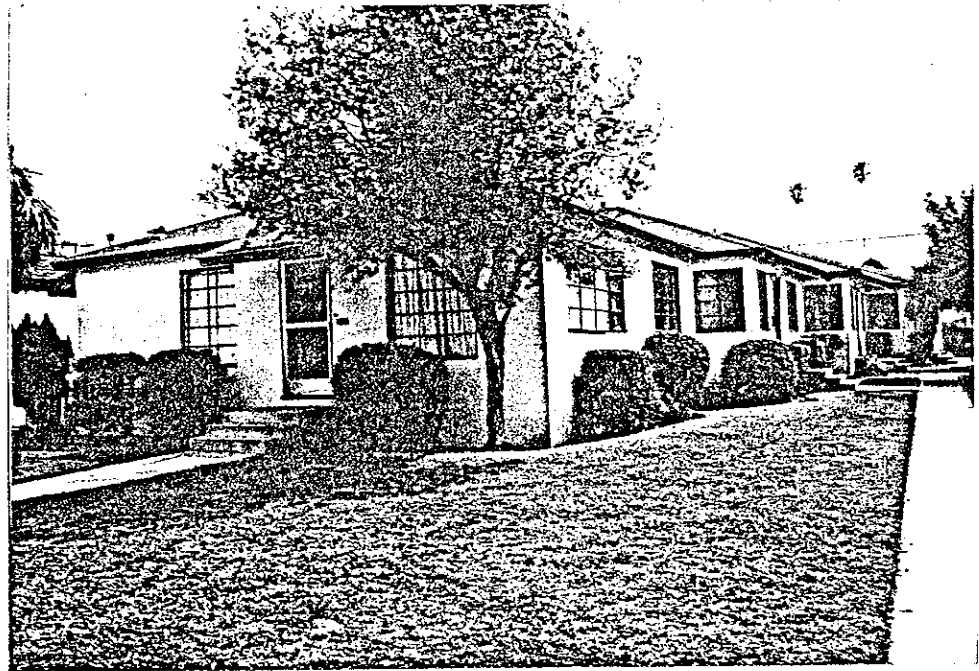
344 Palm Drive, Oxnard



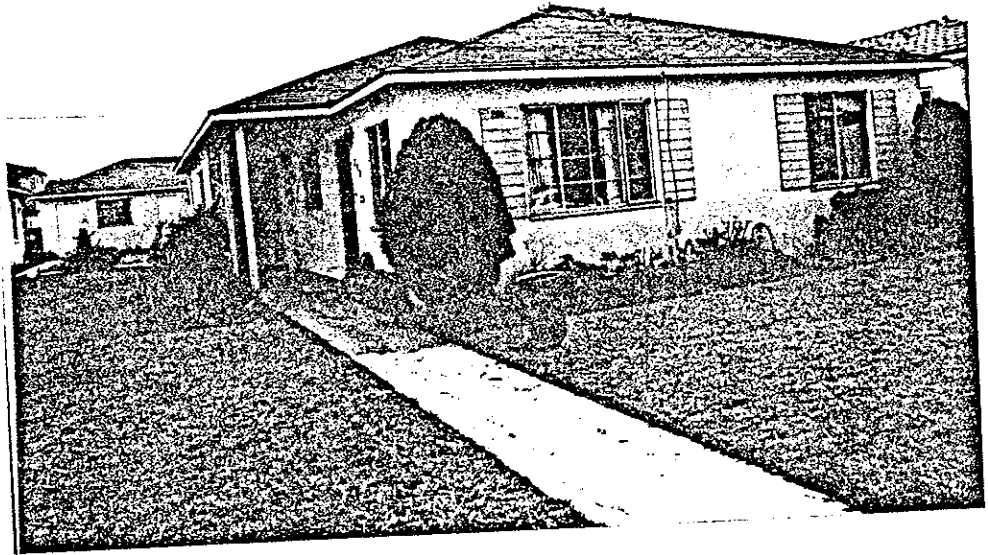
322 Palm Drive, Oxnard



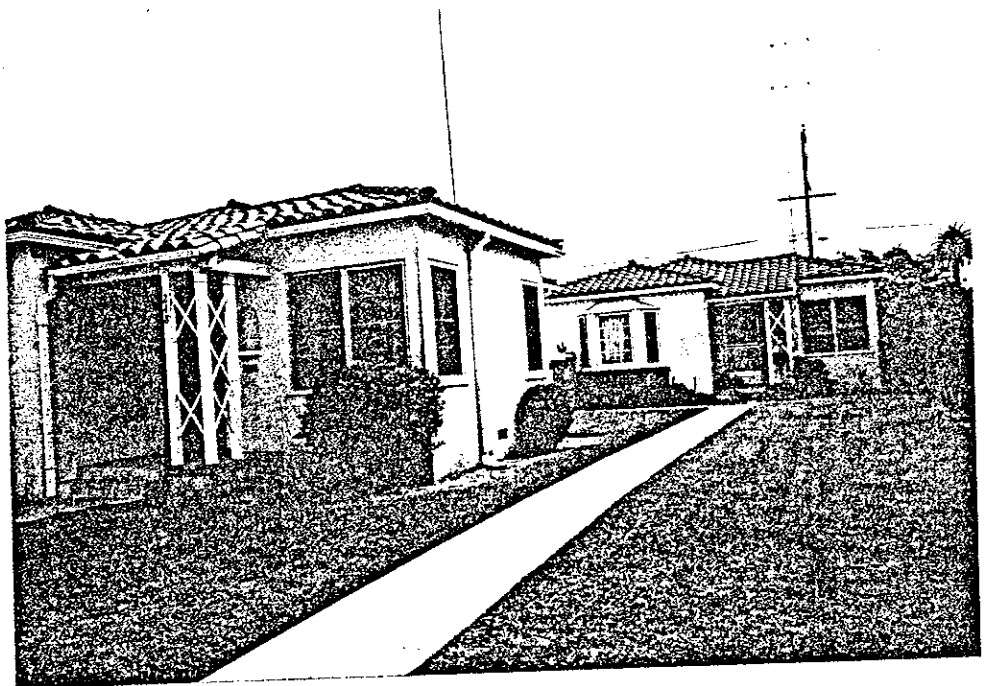
202 Palm Drive, Oxnard



214 Palm Drive, Oxnard



236-238 Palm Drive, Oxnard



250-248 Palm Drive, Oxnard

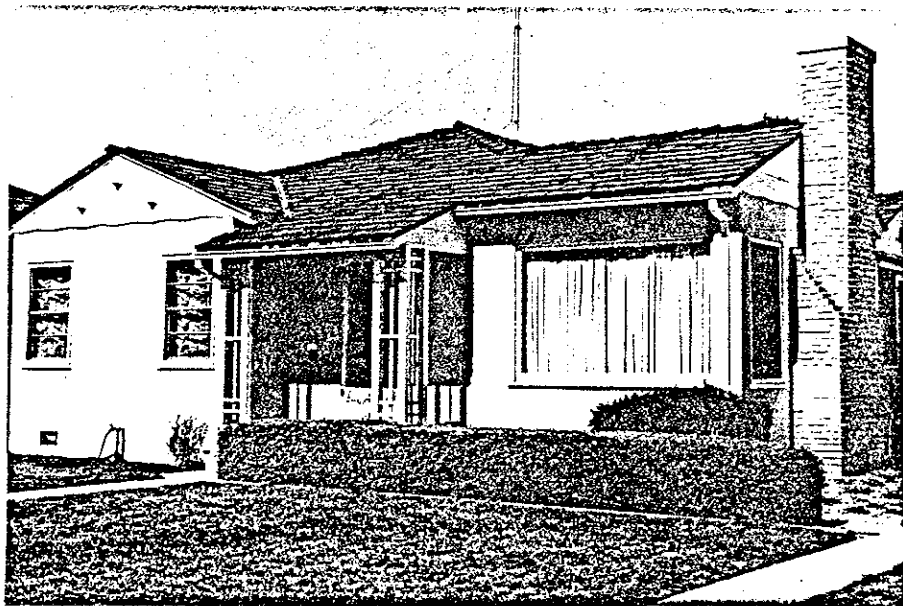


256-258 Palm Drive, Oxnard





405 Palm Drive, Oxnard



415 Palm Drive, Oxnard

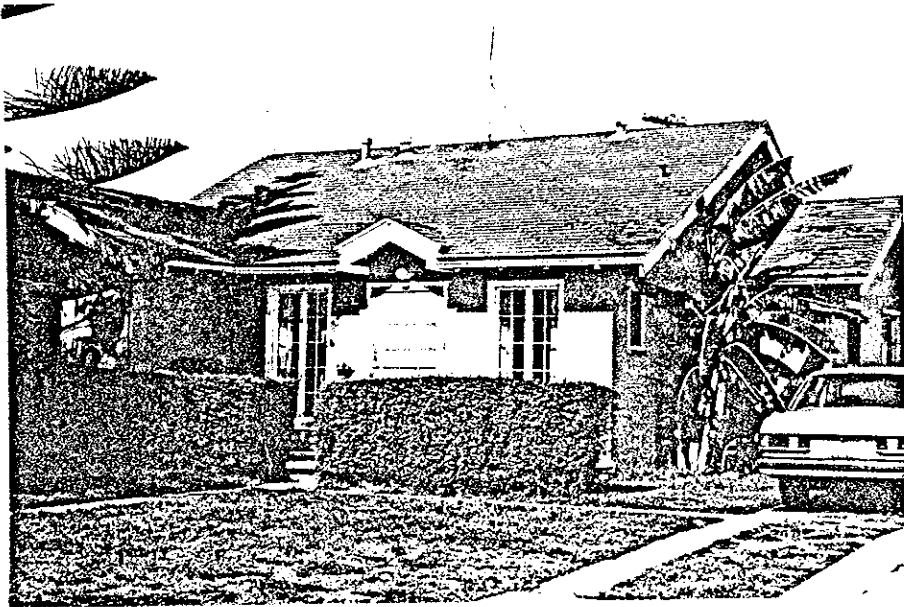


431 West Palm Drive, Oxnard

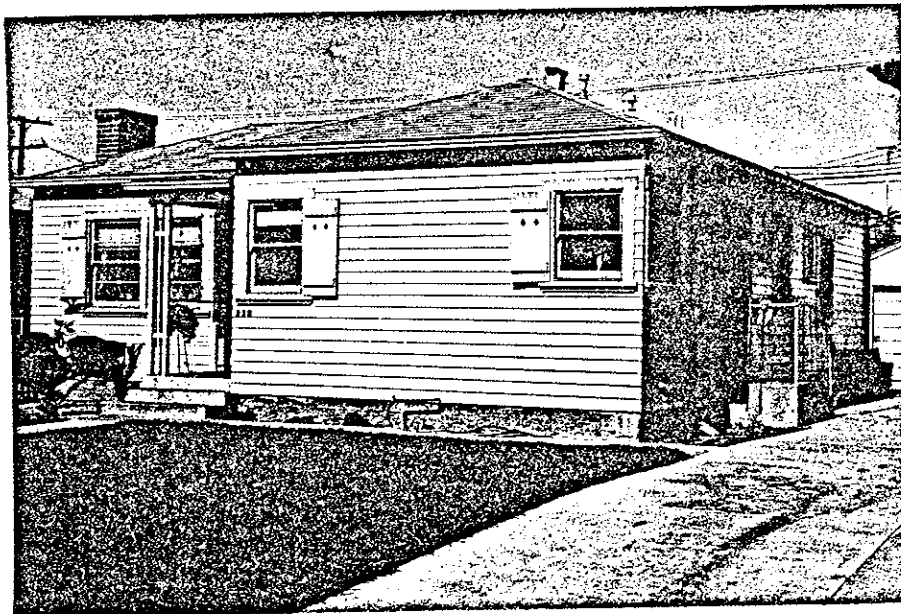


425 West Palm Drive, Oxnard

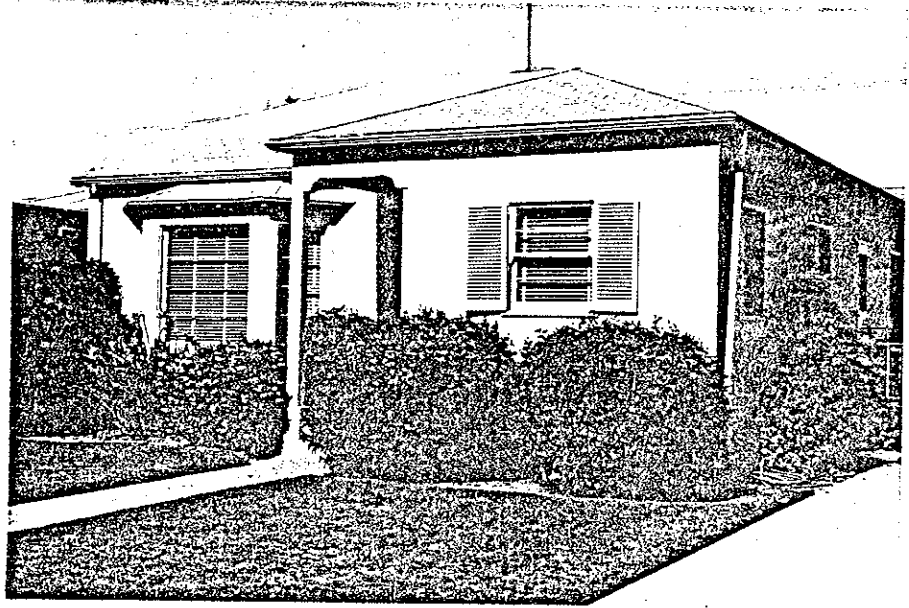
216



443 Palm Drive, Oxnard



449 Palm Drive, Oxnard



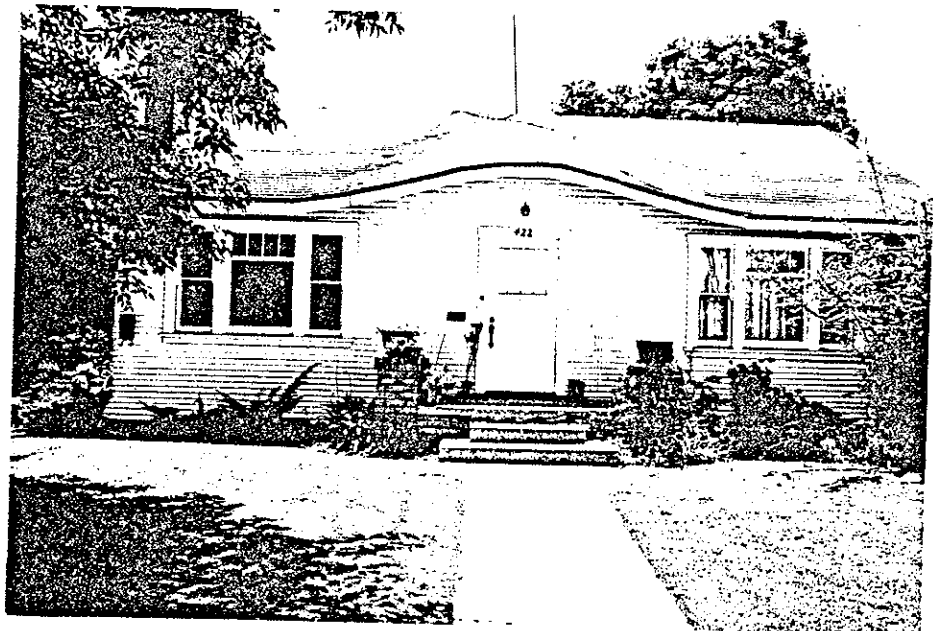
457 Palm Drive, Oxnard



404 Palm Drive, Oxnard



414 Palm Drive, Oxnard



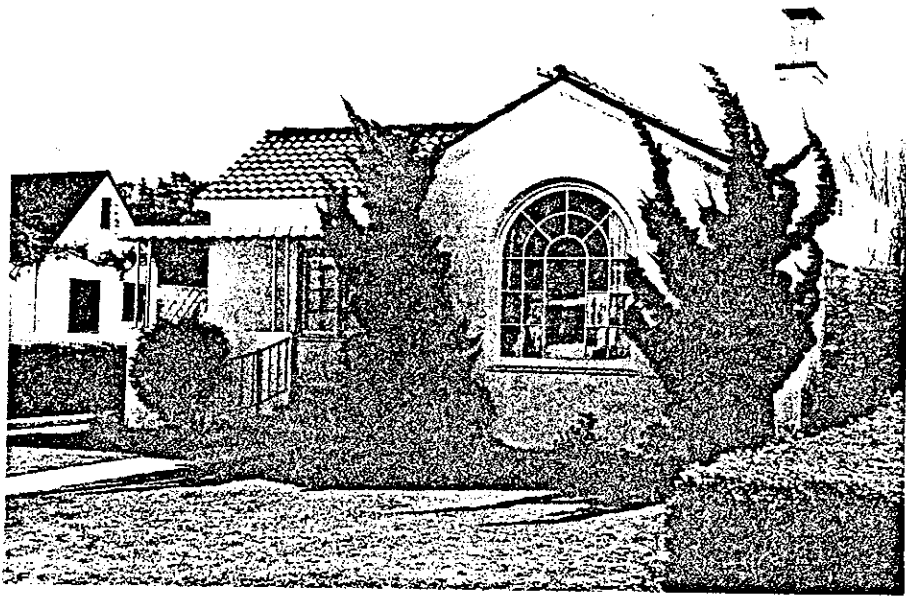
422 Palm Drive, Oxnard



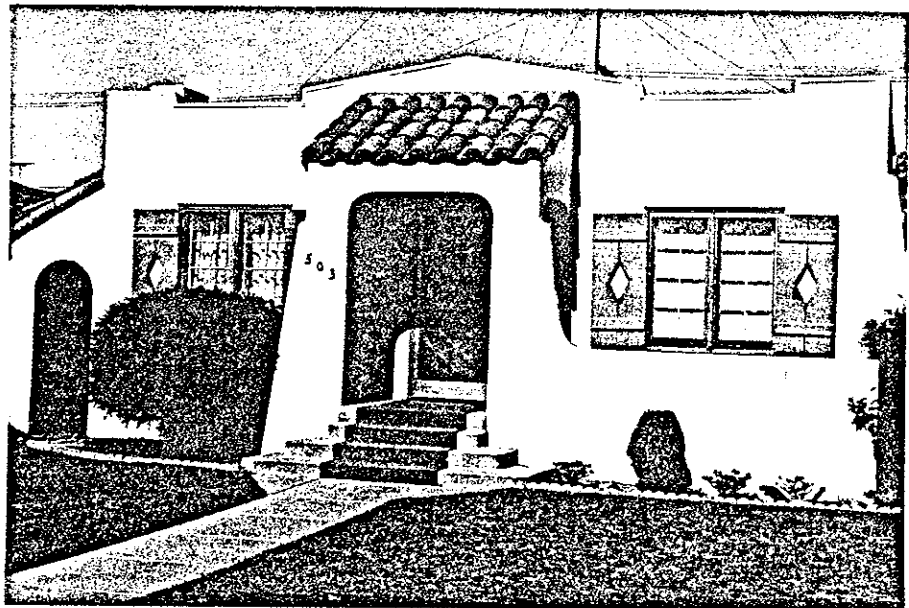
432 Palm Drive, Oxnard



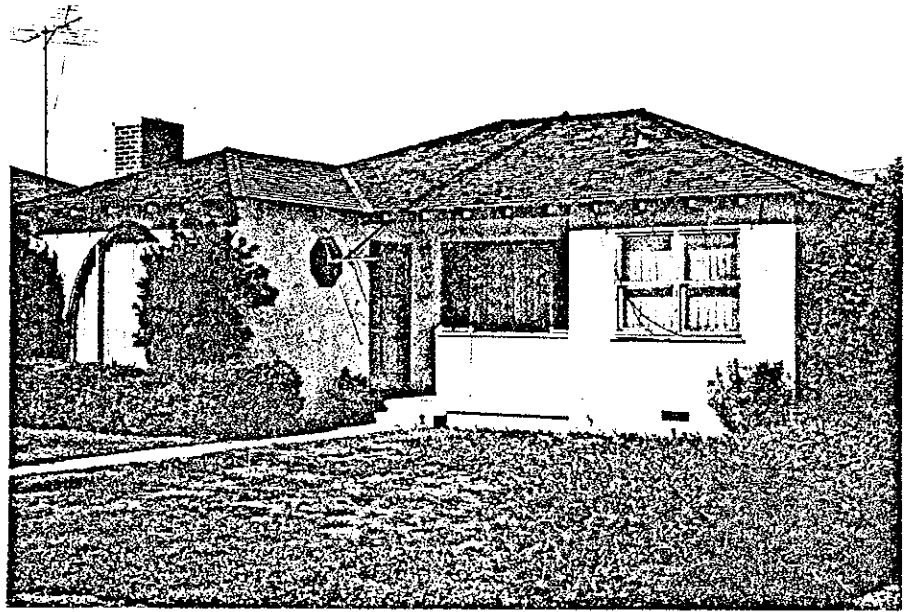
440 Palm Drive, Oxnard



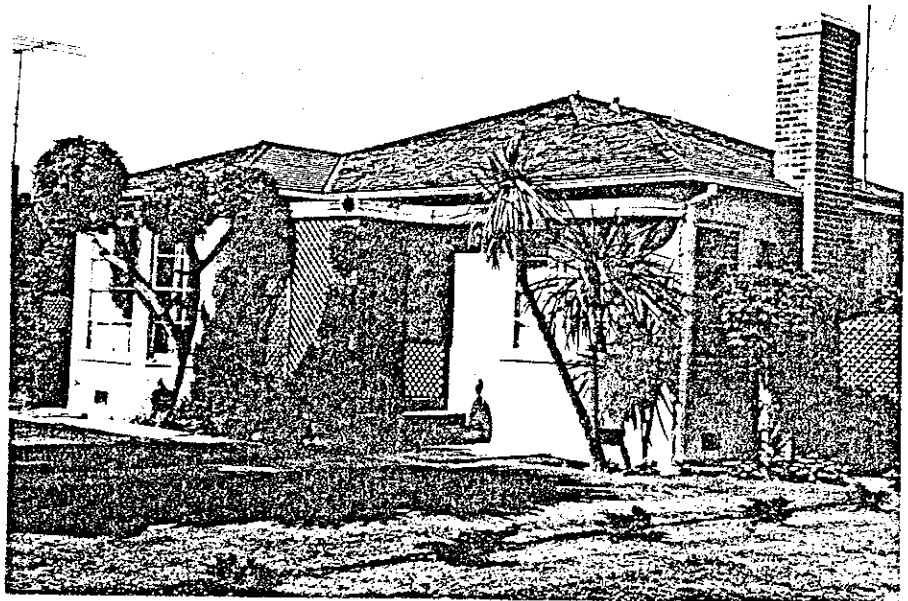
456 Palm Drive, Oxnard



503 Palm Drive, Oxnard

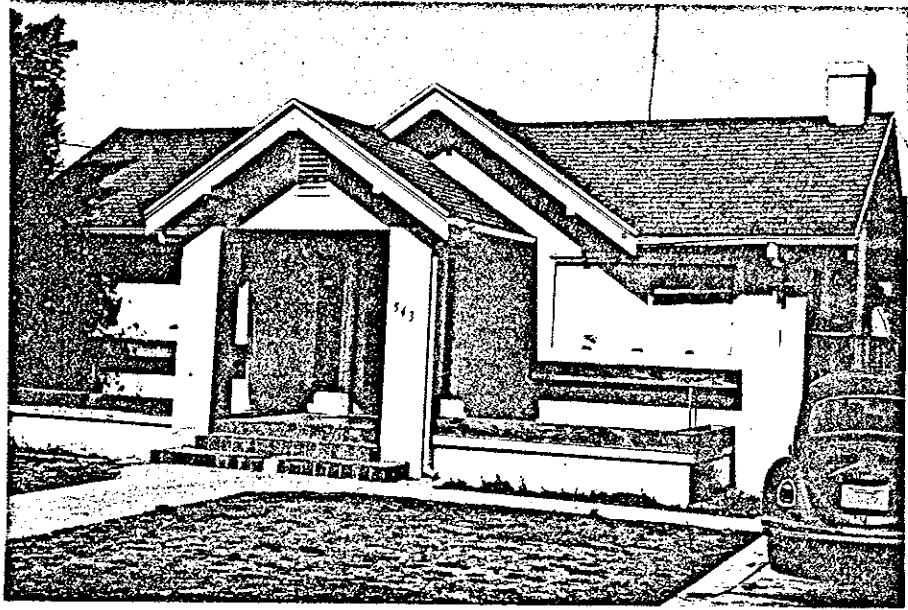


513 Palm Drive, Oxnard

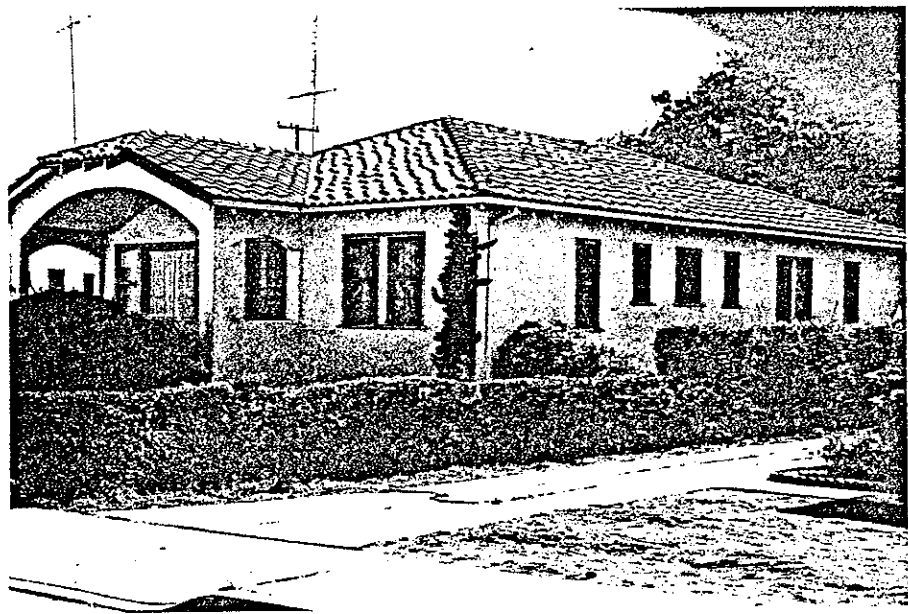


521 Palm Drive, Oxnard





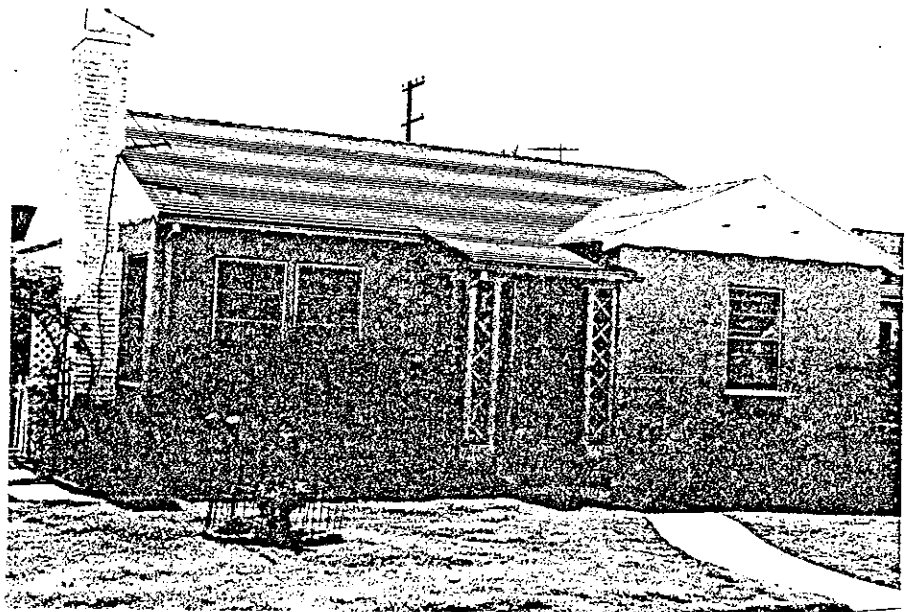
543 Palm Drive, Oxnard



510 Palm Drive, Oxnard



518-518½ Palm Drive, Oxnard



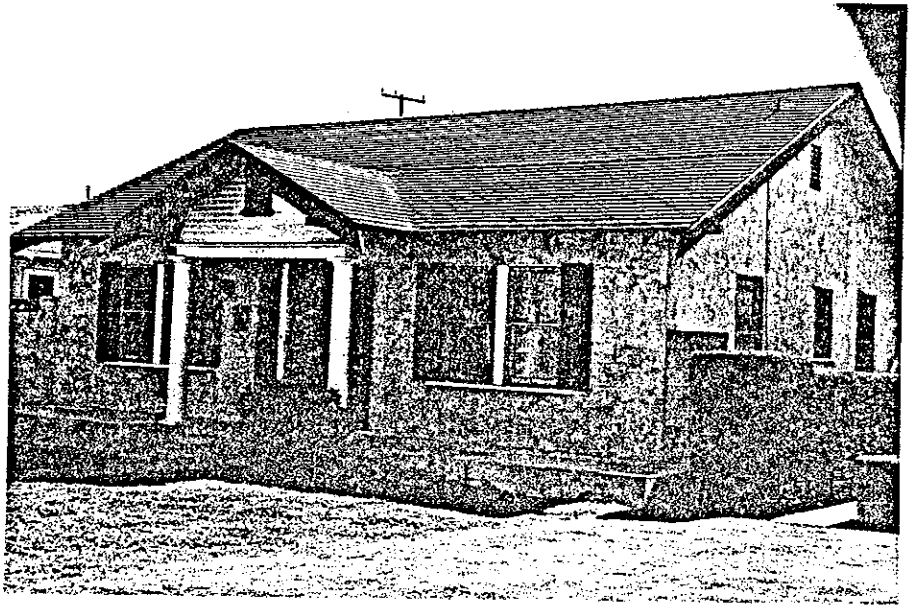
528 Palm Drive, Oxnard



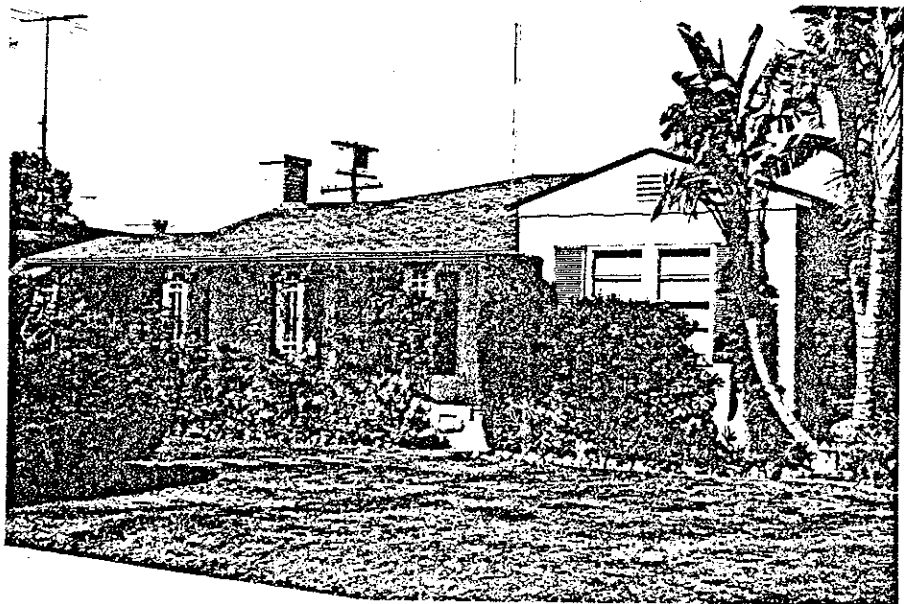
536 Palm Drive, Oxnard



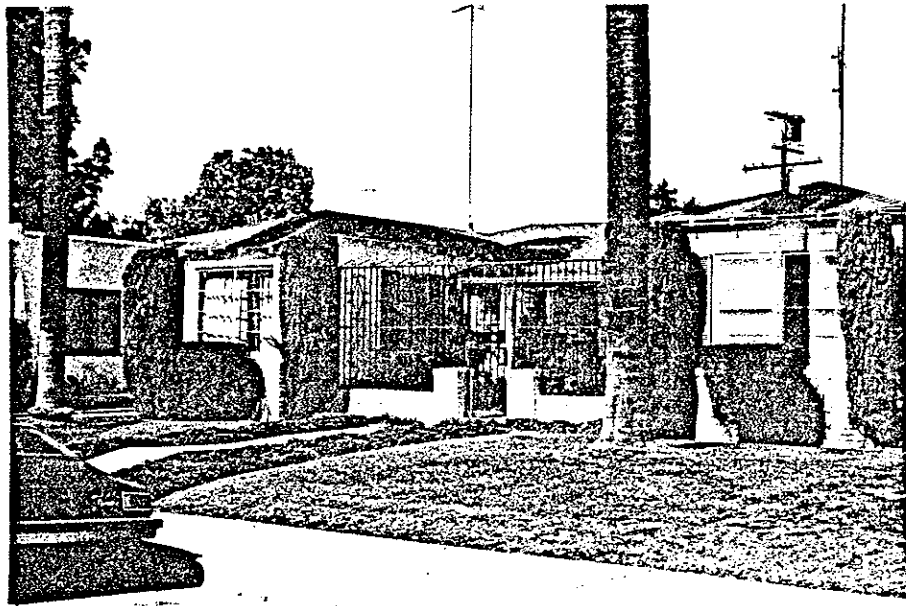
542-544 Palm Drive, Oxnard



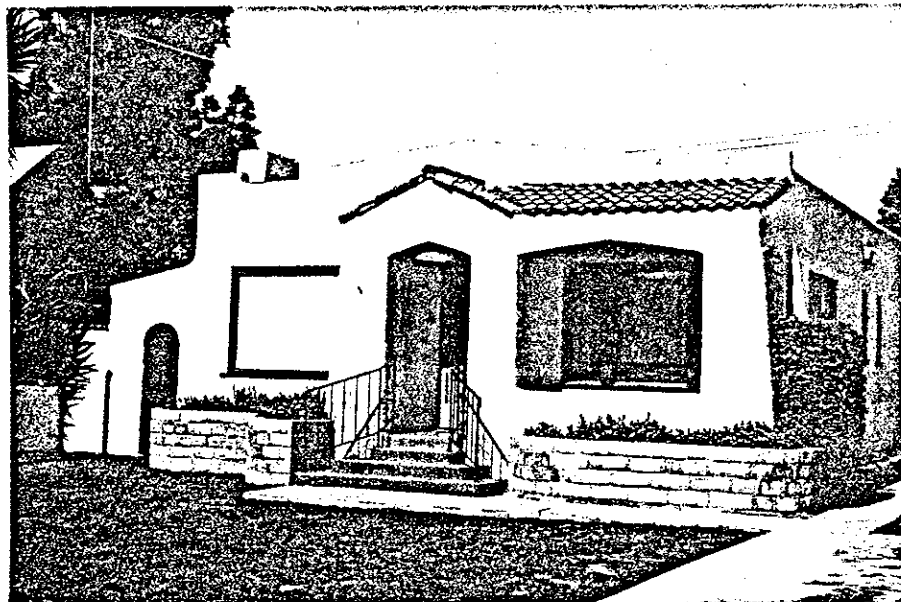
552 Palm Drive, Oxnard



611 Palm Drive, Oxnard



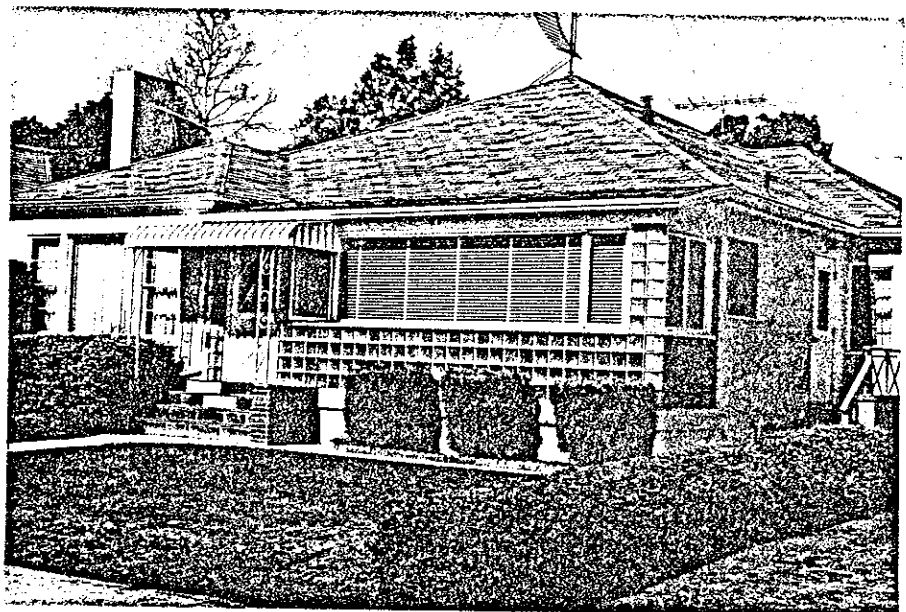
617 Palm Drive, Oxnard



625 Palm Drive, Oxnard



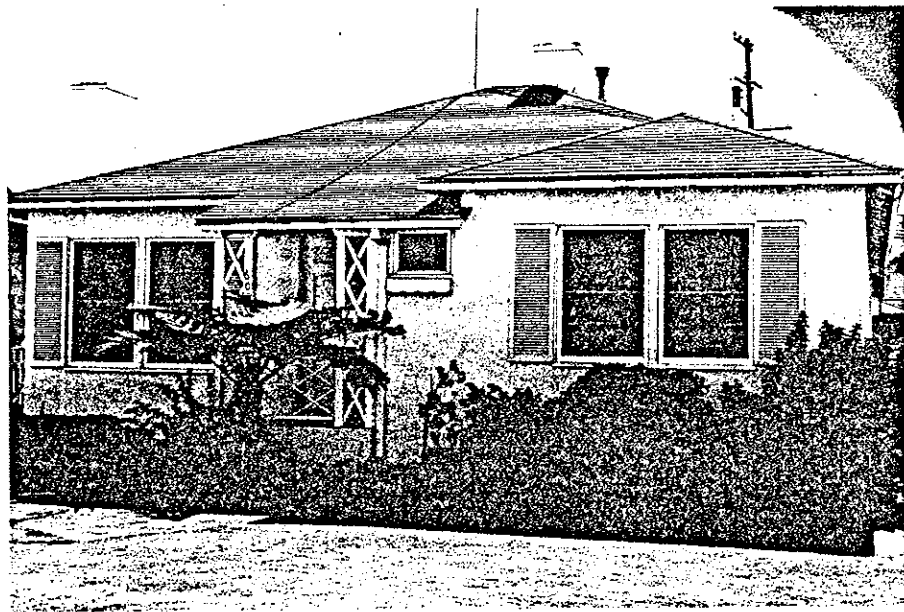
631 Palm Drive, Oxnard



641 Palm Drive, Oxnard



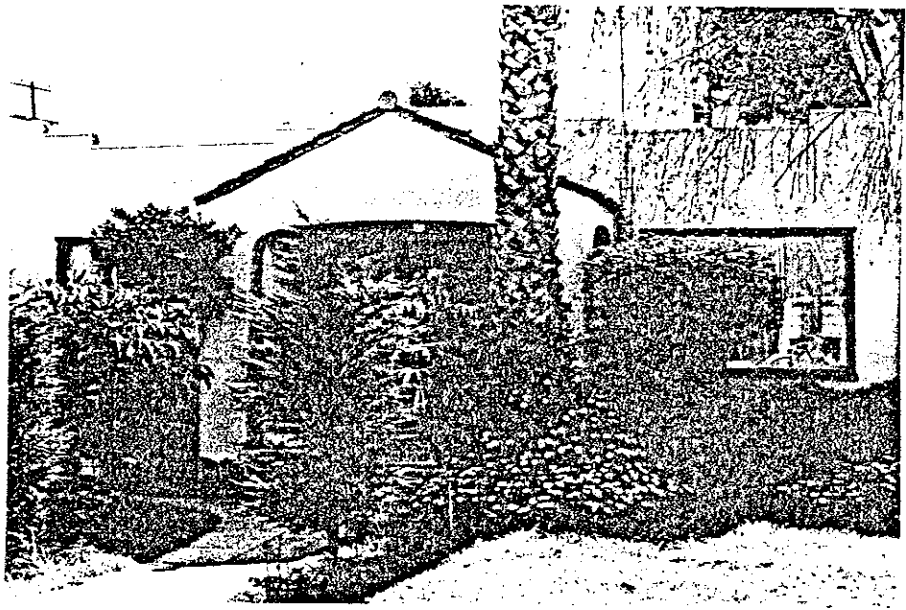
651 Palm Drive, Oxnard



600 Palm Drive, Oxnard

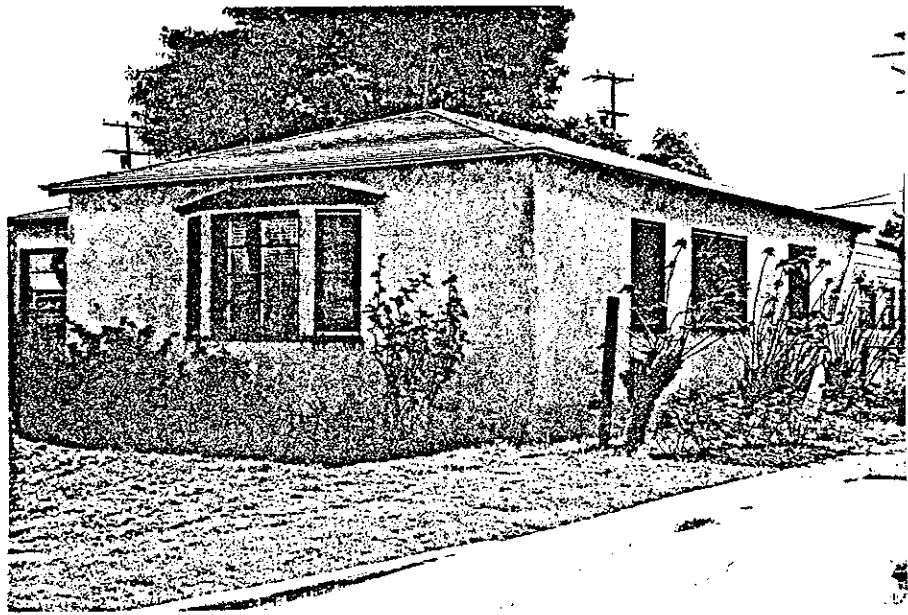


608 Palm Drive, Oxnard



614 Palm Drive, Oxnard

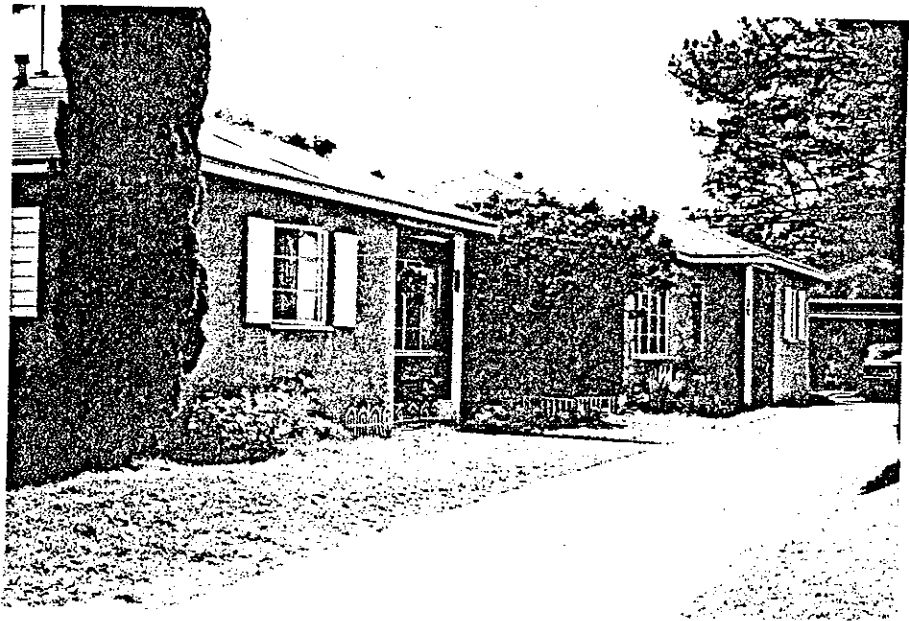




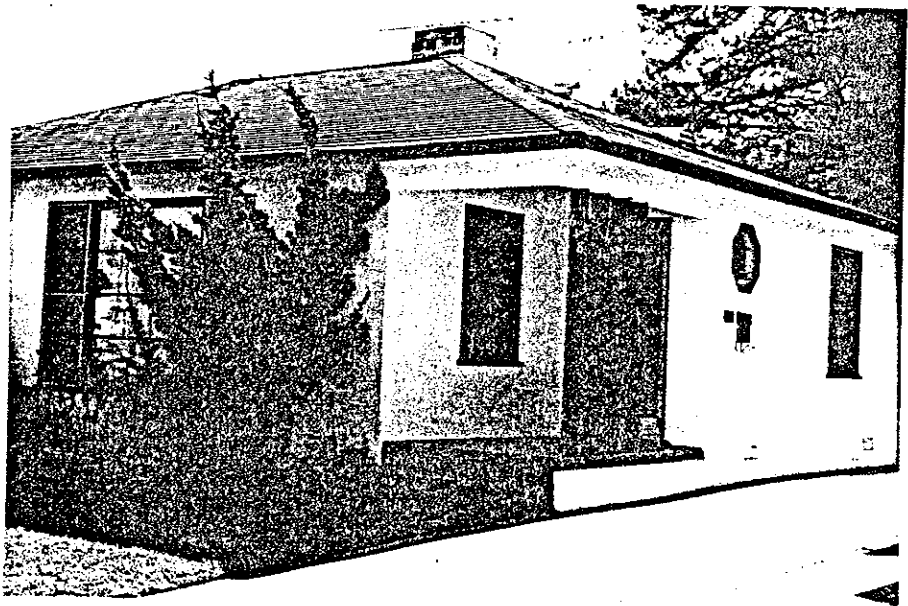
624 Palm Drive, Oxnard



634 Palm Drive, Oxnard



638-640 Palm Drive, Oxnard



648 Palm Drive, Oxnard



654 Palm Drive, Oxnard



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299370/3786730 B 11-299370/3786700  
C 11-298770/3786720 D 11-298780/3786750

IDENTIFICATION

- 1. Common name: West Magnolia Street
- 2. Historic name: West Magnolia Street
- 3. Street or rural address: 200 - 600 block
- City Oxnard Zip 93030 County Ventura
- 4. Parcel number: \_\_\_\_\_
- 5. Present Owner: multiple Address: \_\_\_\_\_
- City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: Single and multi-family residences Original use: same

DESCRIPTION

Combination of California Bungalows, Spanish Colonial

- 7a. Architectural style: Revival and Period Revivals of the 1920's and 1930's
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Houses on Magnolia Street are primarily single story Bungalows with clapboard siding; Period Revival bungalows with Colonial Revival details; or Spanish Colonial Revival houses. Even setbacks are maintained and houses are similar in scale and proportion. Landscaping features include some mature trees and shrubs and Magnolia trees line the parkways.



- 8. Construction date: 1912-1940  
Estimated X Factual \_\_\_\_\_
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet) Avg.  
Frontage 50' Depth 140-200'  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
March 1981

235

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some additions to rear of structures and some stucco over wood.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Street trees, separate garages in rear on alley, some additional dwellings in rear.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Magnolia Street was subdivided in 1902 as part of the North Addition to the Town of Oxnard by the Colonia Improvement Company, J. A. Driffill, President. However, there was little construction until about 1915 with the majority of residences built in the 1920's. It was a mixed neighborhood of professional people - attorneys, doctors, etc. -- and businessmen. Some working class residents lived here as well as Ventura County Supervisor, Louis Roussey. The houses maintain their original integrity for the most part and there are no intrusions into this neighborhood.

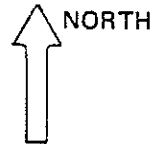
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1900-1929;  
City Directories 1908-09-1941-42.

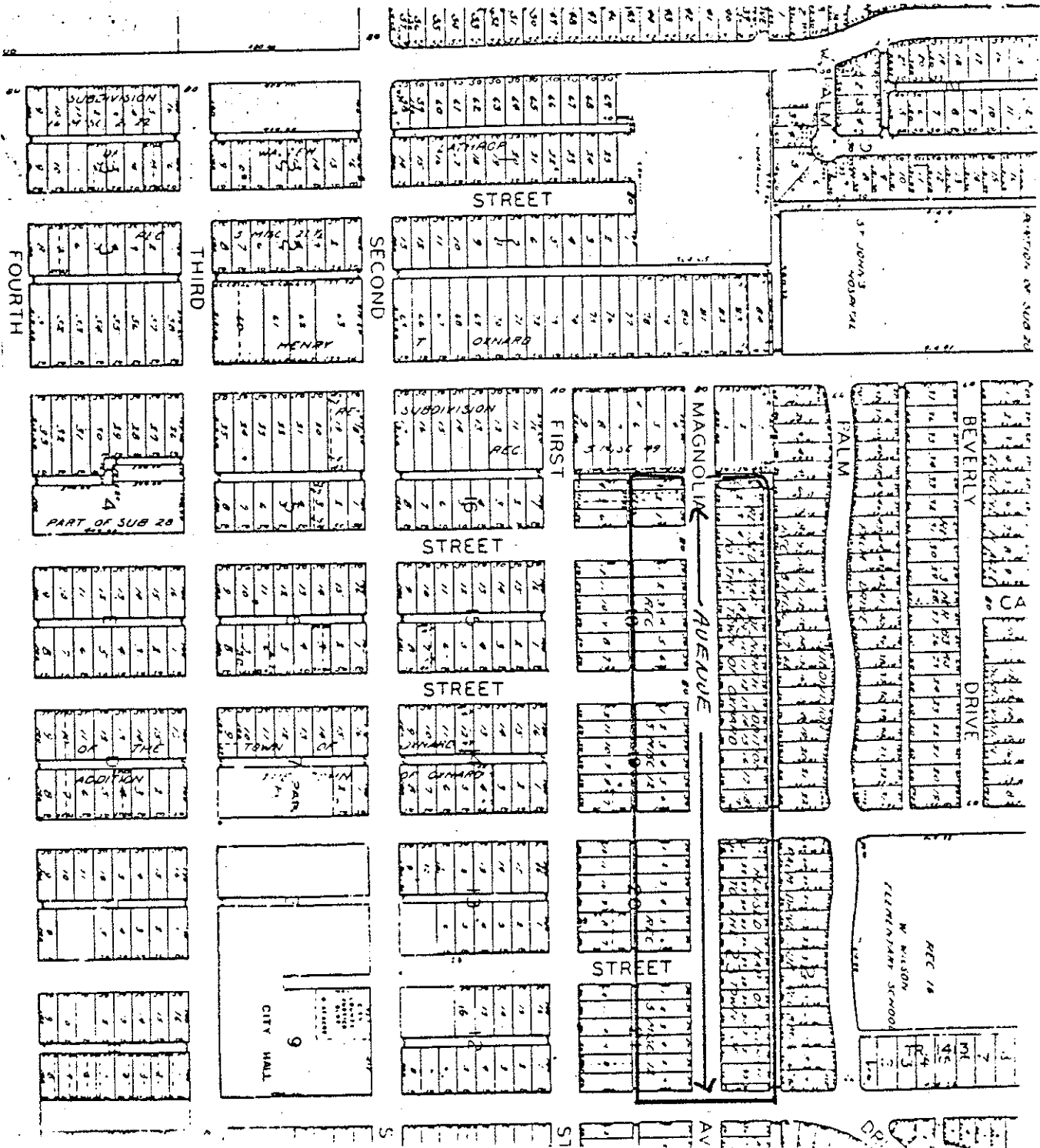
22. Date form prepared June 9, 1981  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



200 - 600 Block West Magnolia Avenue, Oxnard

All of the structures in this area are contributing. Only the most outstanding examples are described. The remainder are listed by address.







320 Magnolia

Built in 1929 for Walter E. Condon and his wife Martha, this single story Spanish Colonial Revival residence possesses the following architectural features: low pitched false front and flat roofs, mission tile, arched somewhat flatened porch openings, stucco exterior and chimney and three sash windows.

344 Magnolia

This residence was built in 1929 for Nicholas Murr, employed in general merchandise with the Murr Brothers, and his wife Helen, this single story Spanish Colonial Revival residence features stucco exterior, mission tile roof, side facing gable, stucco-brick exterior chimney, low hipped roof tower with arched porch openings and decorative shield-shell relief designs on the stucco exterior. The landscaping for the property consists of pine and cypress trees, two magnolia trees in the front parkway and a low hedge row on each side extending from the front sidewalk to the porch entrance.

410 Magnolia

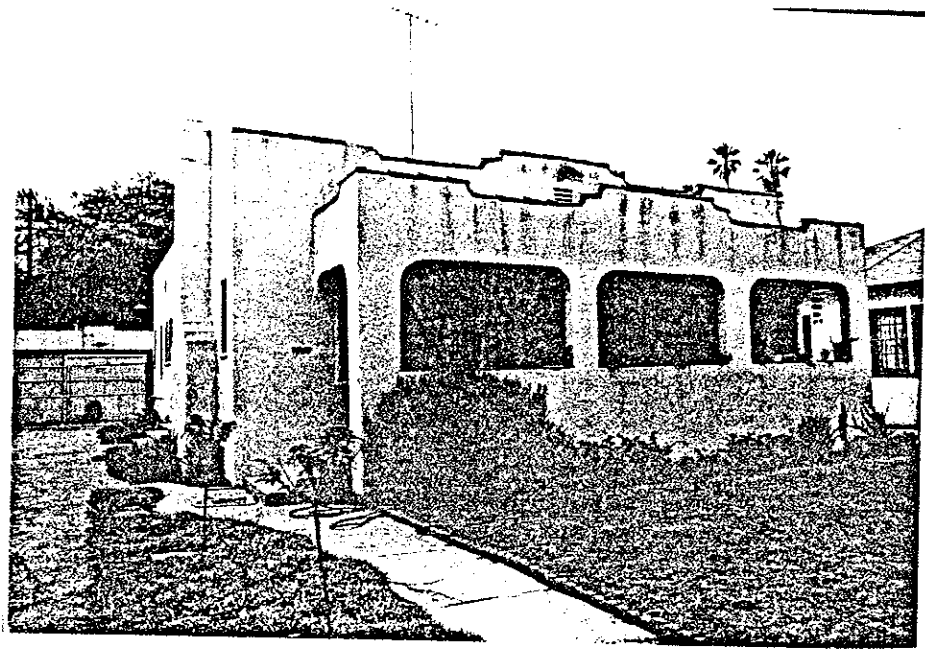
This residence built ca 1920 for Mark Durley, Oxnard Attorney, and his wife, Agnes. This single-story structure California Bungalow features a medium pitched gable roof, brick porch pilasters, square porch columns, and knee brackets.

420 Magnolia

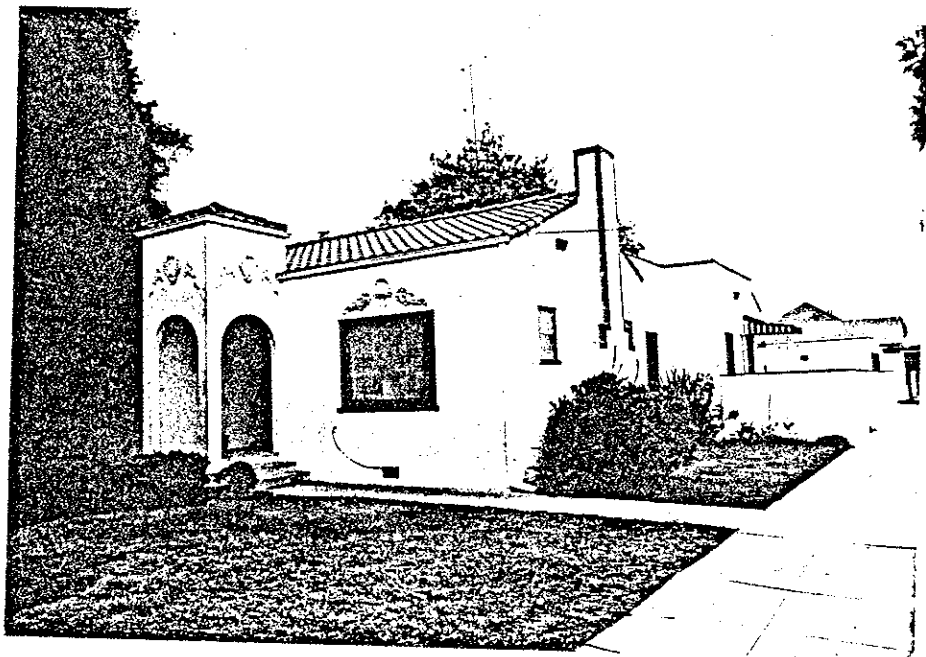
Built ca 1924 for Orrin L. Isham, Inspector for the Water Department, and his wife, May. This single-story Mediterranean style features an offset gable porch and false-front flat roof. It has recently been restuccoed.

500 Magnolia

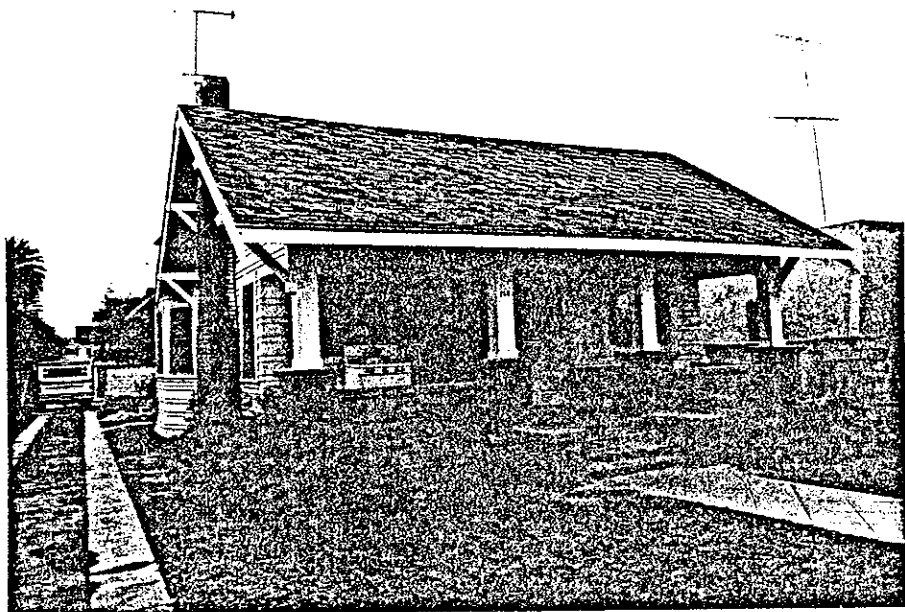
Built in 1923 for Philip S. Cummings, a dentist, and his wife Grace, is a single story California Bungalow that features the following: center and offset hipped gable roofs, composition shingles, clapboard siding, stuccoed elephantine porch columns, four sash windows with vertical divider, and a boxed cornice with return at corners. The residence's landscaping does contain two magnolia trees in the north parkway and a juniper tree in the front of the house.



320 Magnolia, Oxnard



344 Magnolia, Oxnard



410 Magnolia, Oxnard



420 Magnolia, Oxnard



500 Magnolia, Oxnard

407 Magnolia

Built ca 1912 for F. P. Nicholas, employed as a timekeeper for American Beet Sugar Company, this one and one-half story Craftsman Bungalow residence features a medium high pitched gable roof, dormer three sash window, combination clapboard and shingle siding, rafters projecting under exposed eaves, and a wrought iron porch railing. The residence is extensively landscaped with a low hedge row flanking the central walkway and a high hedge row screening porch area. A medium high hedge row exists on side property line.

415 Magnolia

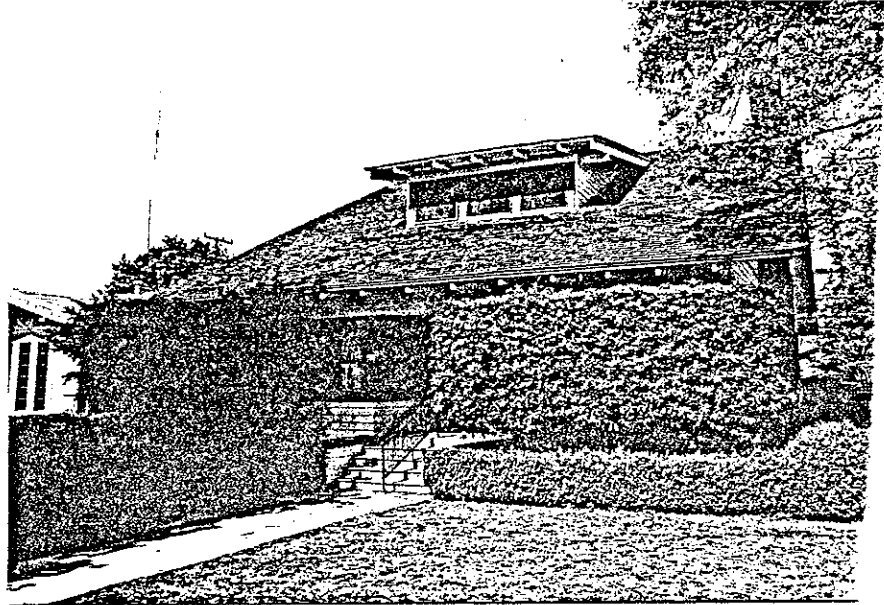
This residence constructed ca 1923 for E. H. Agee, real estate agent, is a single story California Bungalow with the following architectural details: low pitched offset gable roof, brick porch, two and three sash vertical windows with divider, clapboard siding, a cross-sectioned glass door, and rafters projecting under exposed eaves. A curving walkway exists from the front sidewalk to the porch area.

429 Magnolia

Built ca 1920 for W. D. Bannister, principal of Union High School, and his wife, Winifred, this residence features: a low pitched offset gable, medium clapboard siding, rafters projecting under exposed eaves, decorative notched porch columns, and a multi-paneled cross-sectioned glass door.

549 Magnolia

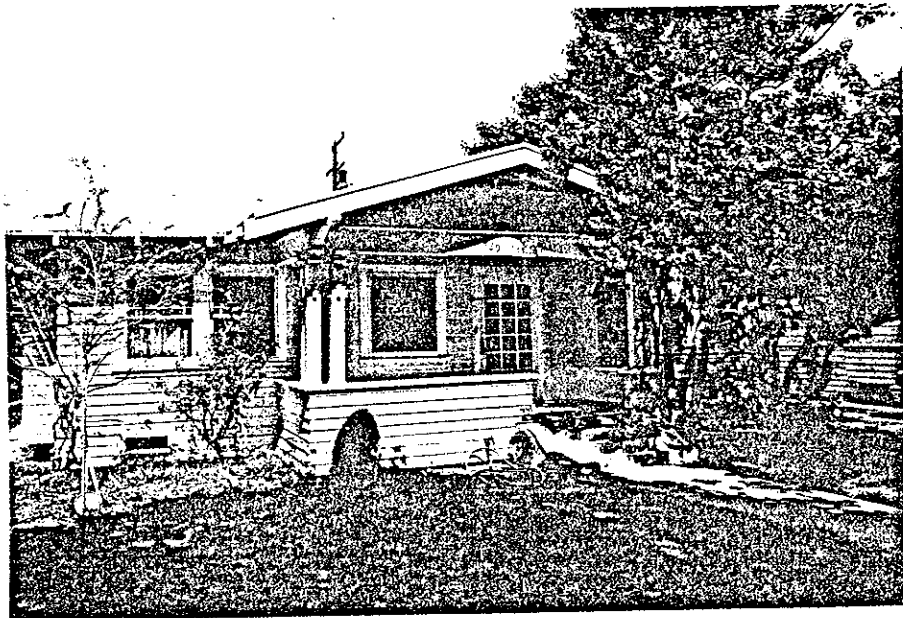
This two story rectangular Craftsman residence was built in 1918 for Sigmund Gisler, a farmer, and his wife Theresa, and contains the following architectural features: medium pitched center gable and low pitched offset gable, clapboard siding, combined in narrow and wide lengths, stone porch columns, chimney, knee brackets and heavy beams under eaves of gables, three part and two sash windows, aluminum porch awning and an enclosed porch area. A central walkway leads from front sidewalk to front entrance and then flares to both sides. Three magnolia trees exist in the front parkway area and a large palm tree is evident in the front yard area. An open beam arbor supported by cut stone columns is on east side of house.



407 Magnolia, Oxnard



415 Magnolia, Oxnard



429 Magnolia, Oxnard



549 Magnolia, Oxnard

603 Magnolia

This two story Craftsman Bungalow residence built in 1921-22 for Louis Roussey, County of Ventura Supervisor, and his wife Gertrude, possesses three medium pitched offset gables and dormer and a side facing gable, newly installed composition shingles and stuccoed elephantine columns, clapboard siding and a cement block chimney that is covered with ivy. The residence does possess an enclosed porch area.

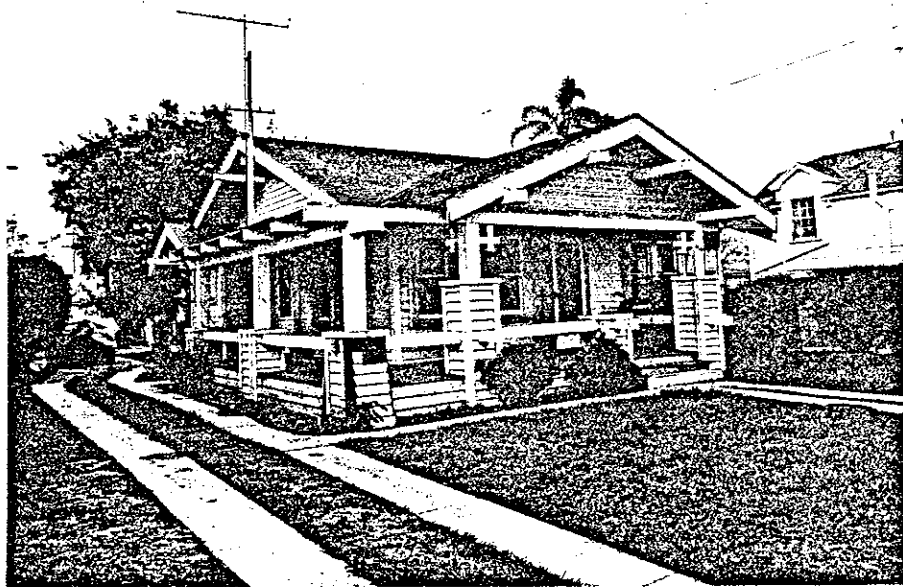
618 Magnolia

This single story California Bungalow residence built in 1918 for Joe Bodenave, features a low pitched offset gable, clapboard siding, exposed beams and rafters under eaves, wood porch columns and three sash windows with vertical dividers.





603 Magnolia, Oxnard



618 Magnolia, Oxnard



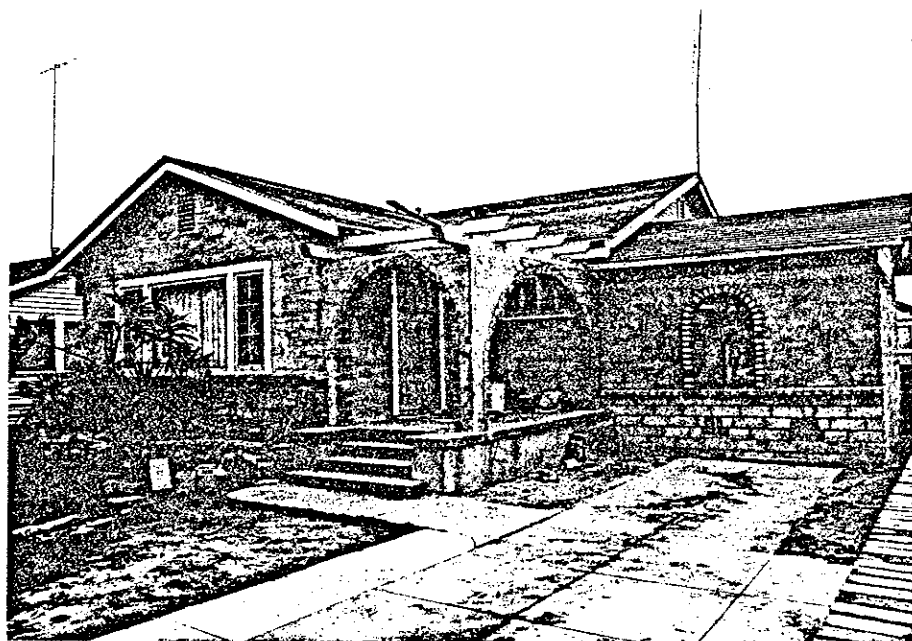
210 Magnolia, Oxnard



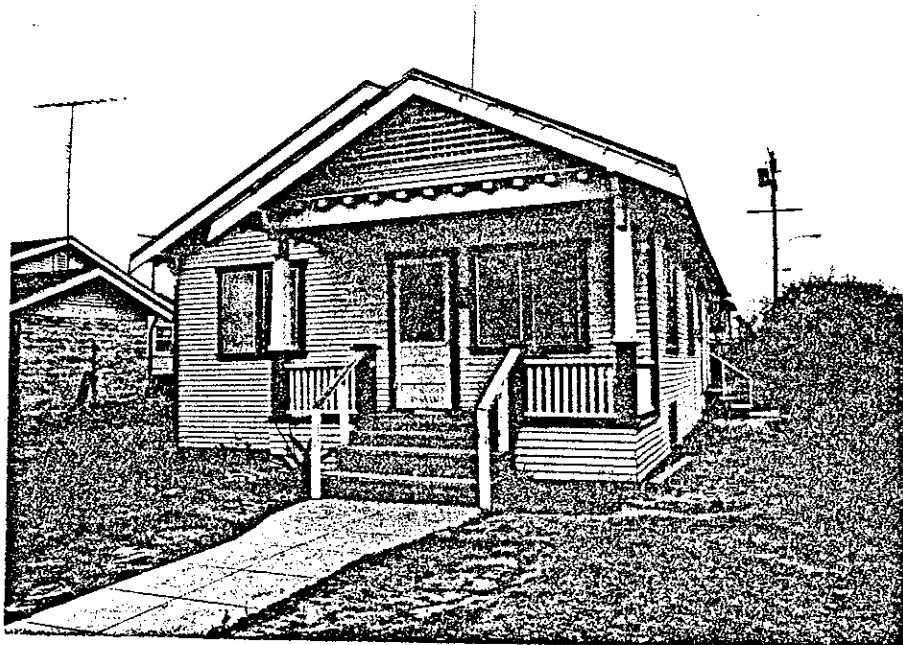
220-22 Magnolia, Oxnard



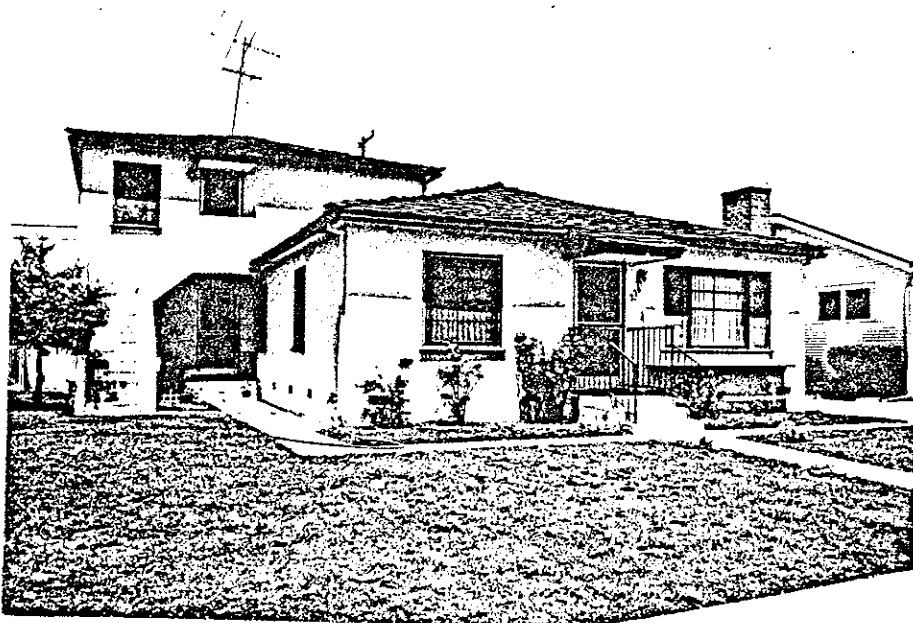
226 Magnolia, Oxnard



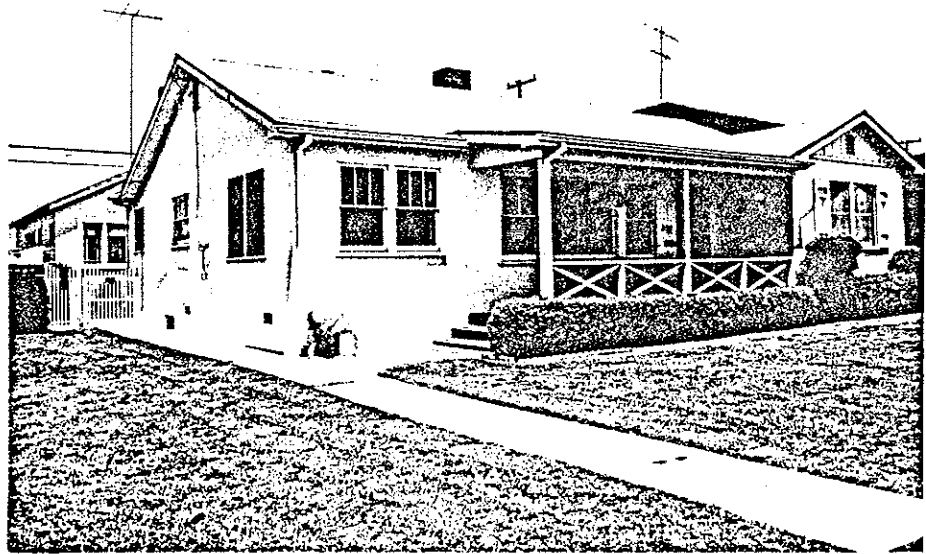
236 Magnolia, Oxnard



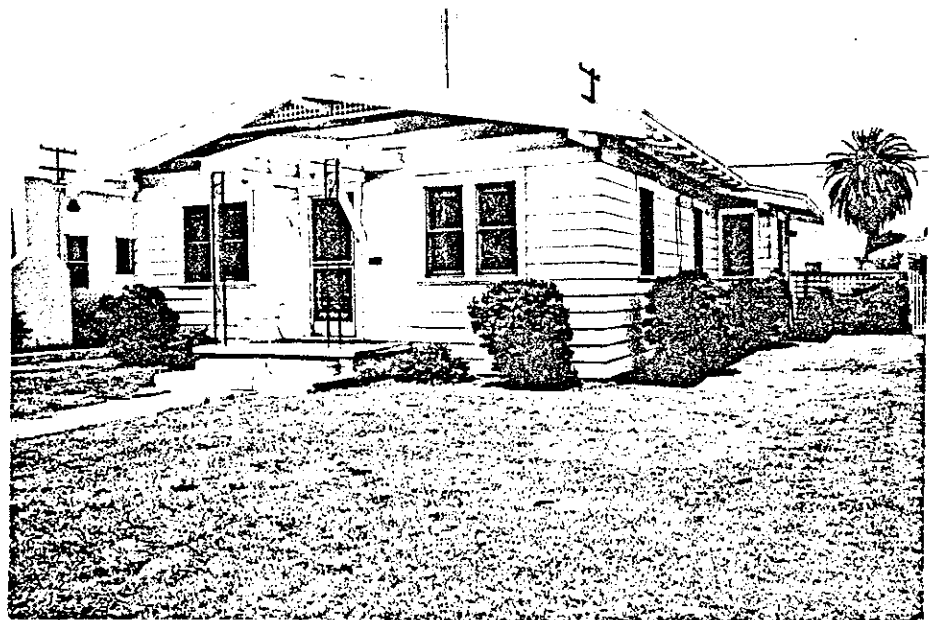
244 Magnolia, Oxnard



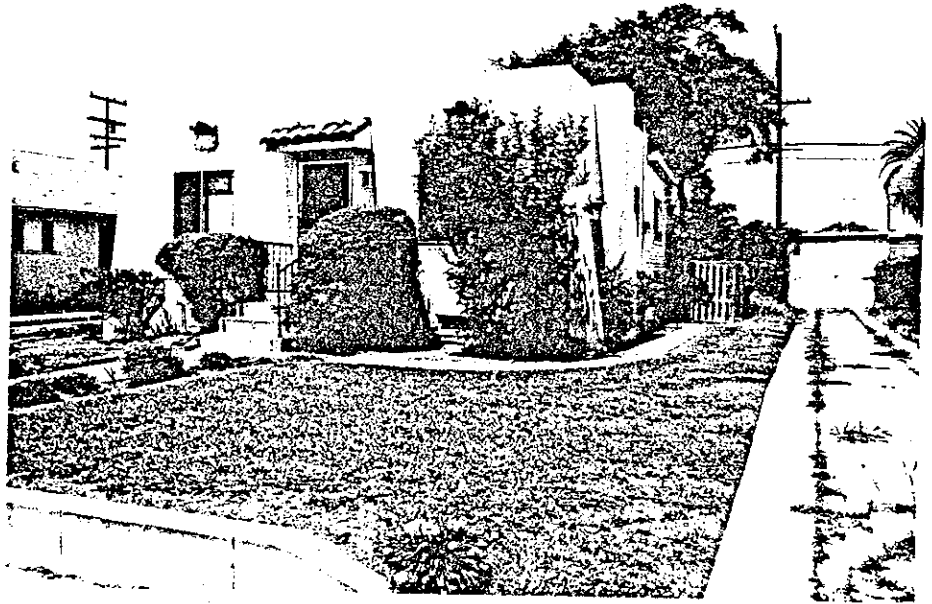
231 Magnolia, Oxnard



237 Magnolia, Oxnard



247 Magnolia, Oxnard



255 Magnolia, Oxnard



302 Magnolia, Oxnard



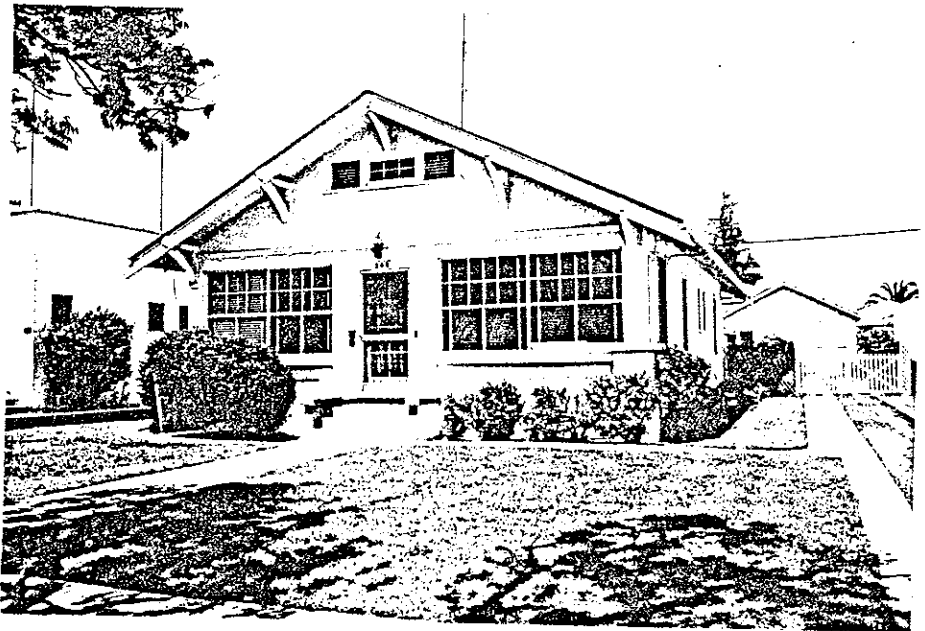
312 Magnolia, Oxnard



328 Magnolia, Oxnard

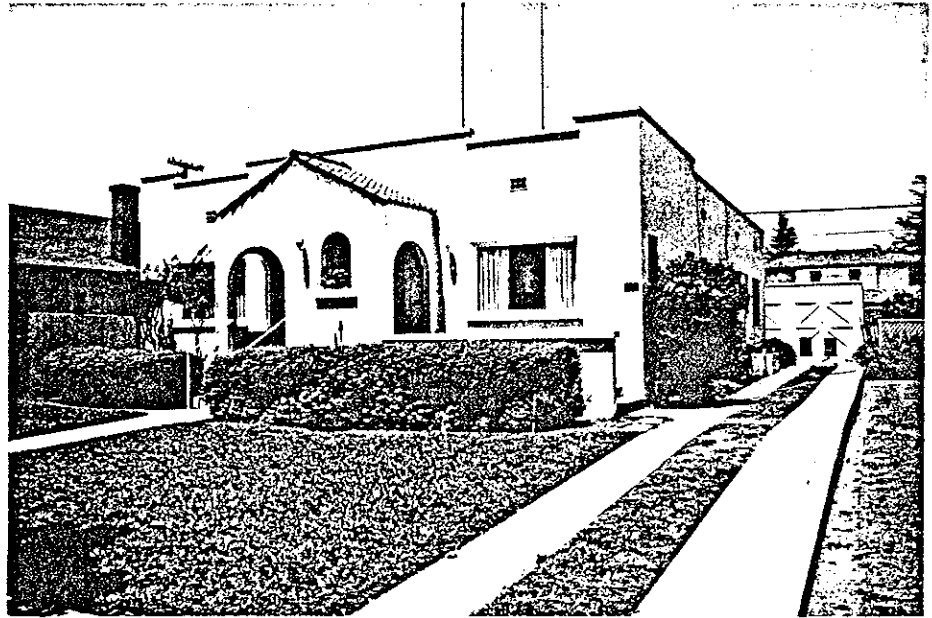


336 Magnolia, Oxnard



305 Magnolia, Oxnard

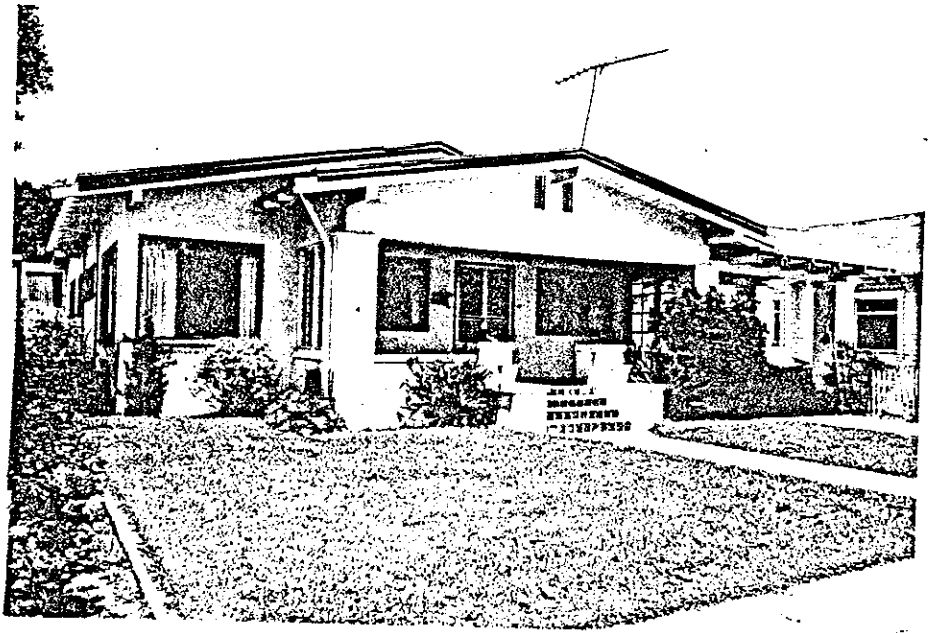




309-311 Magnolia, Oxnard



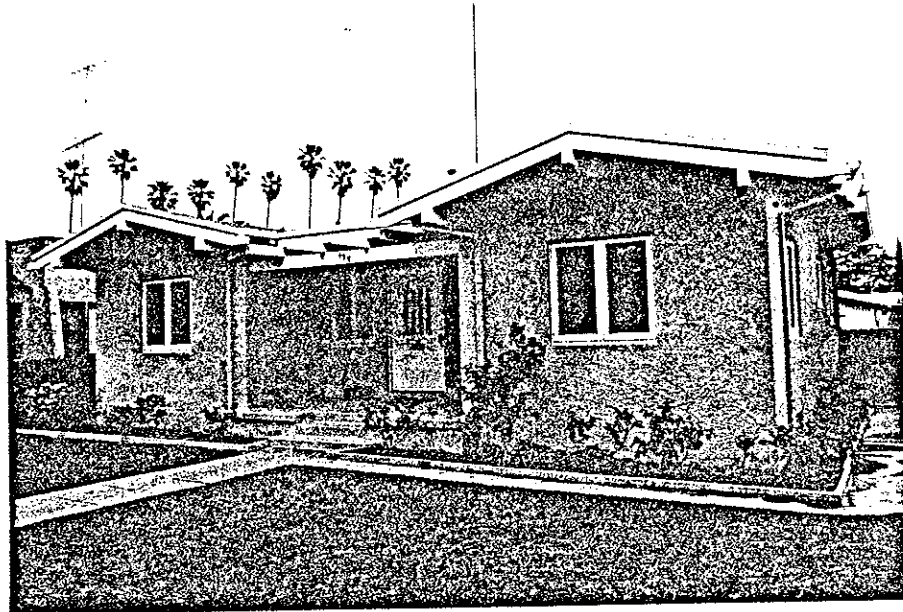
319 Magnolia, Oxnard



325 Magnolia, Oxnard



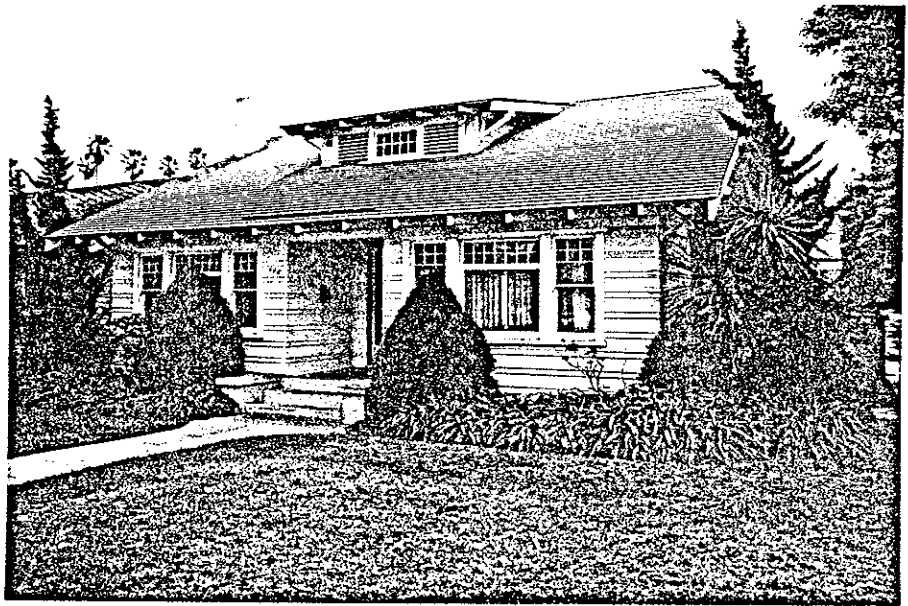
400 Magnolia, Oxnard



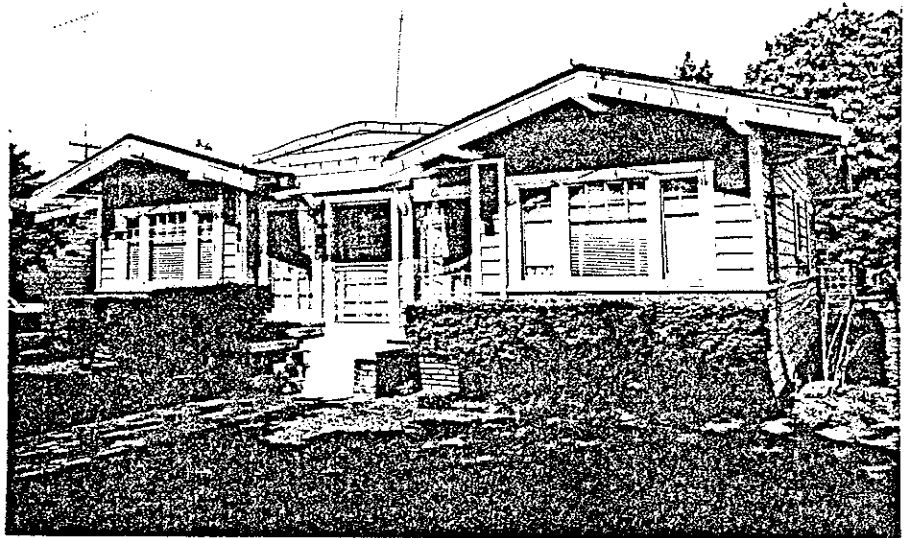
428 Magnolia, Oxnard



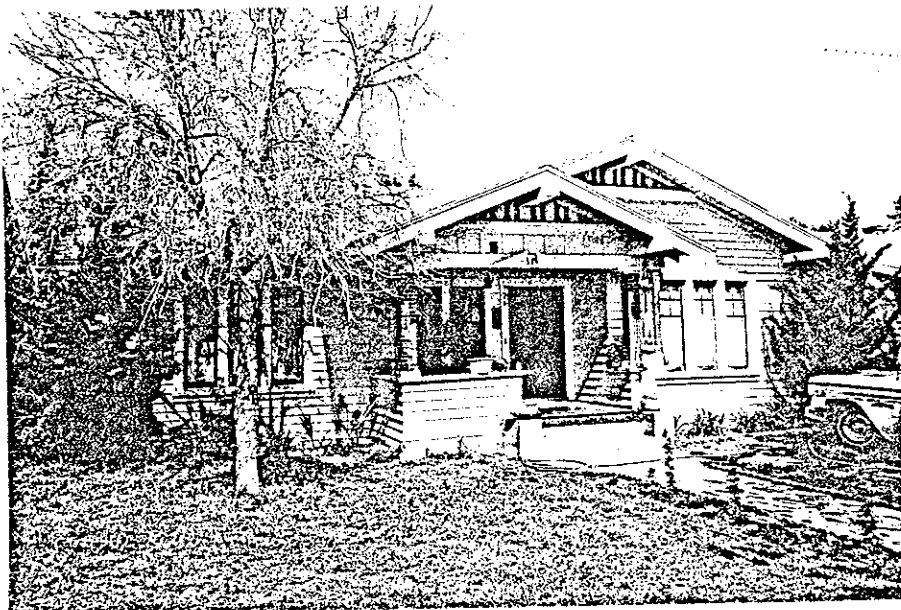
434 Magnolia, Oxnard



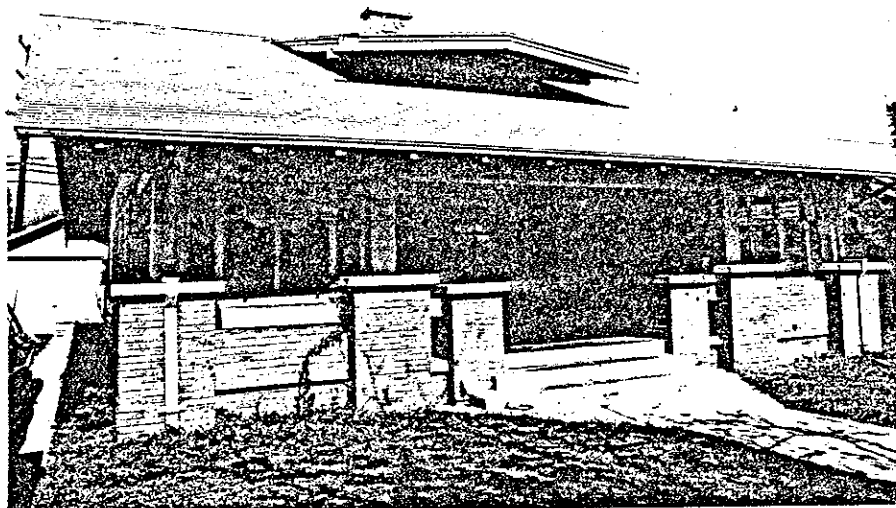
444 Magnolia, Oxnard



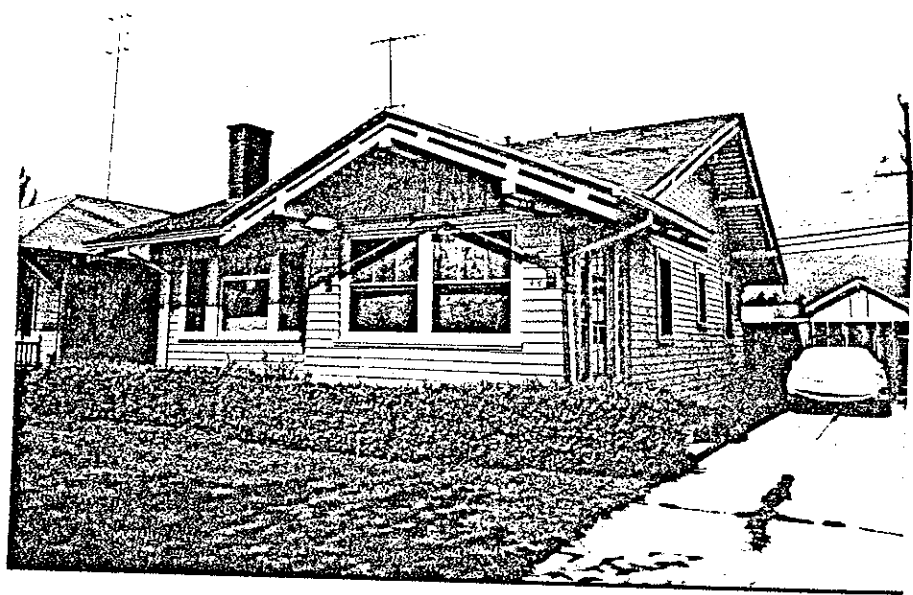
421 Magnolia, Oxnard



437 Magnolia, Oxnard



445 Magnolia, Oxnard



453 Magnolia, Oxnard



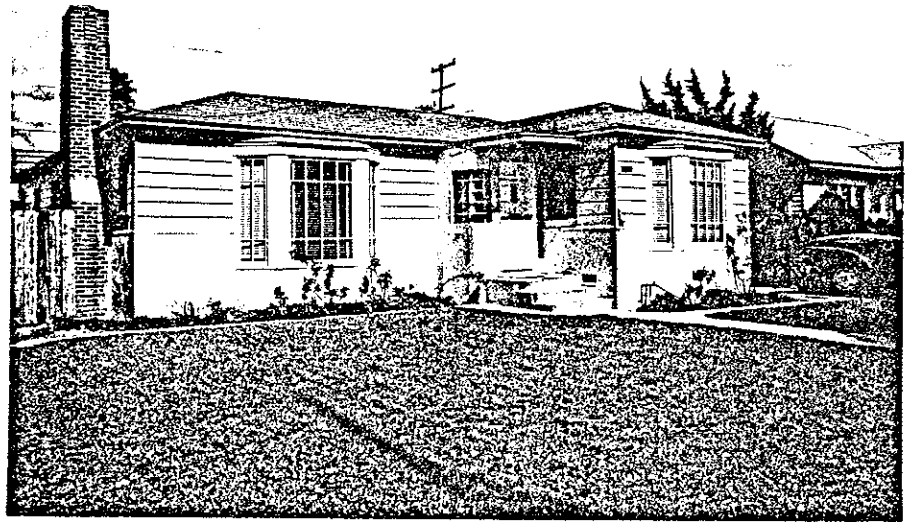
501 Magnolia, Oxnard



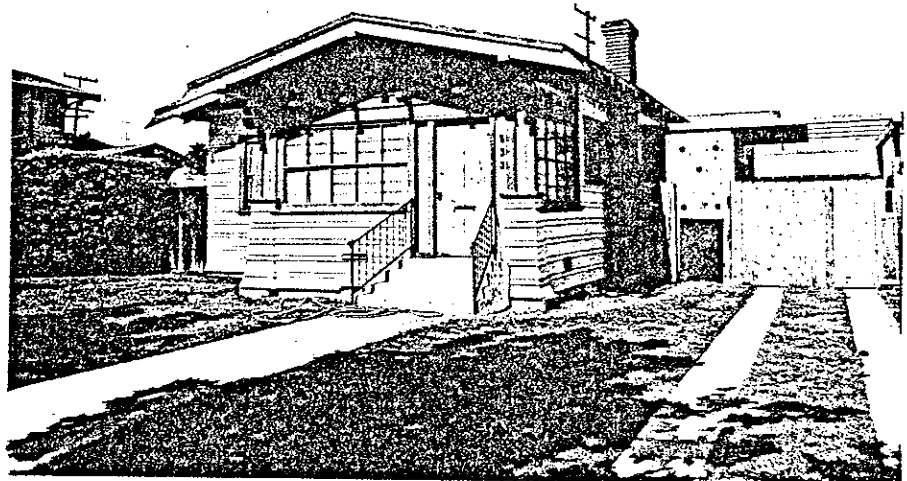
505 Magnolia, Oxnard



517 Magnolia, Oxnard

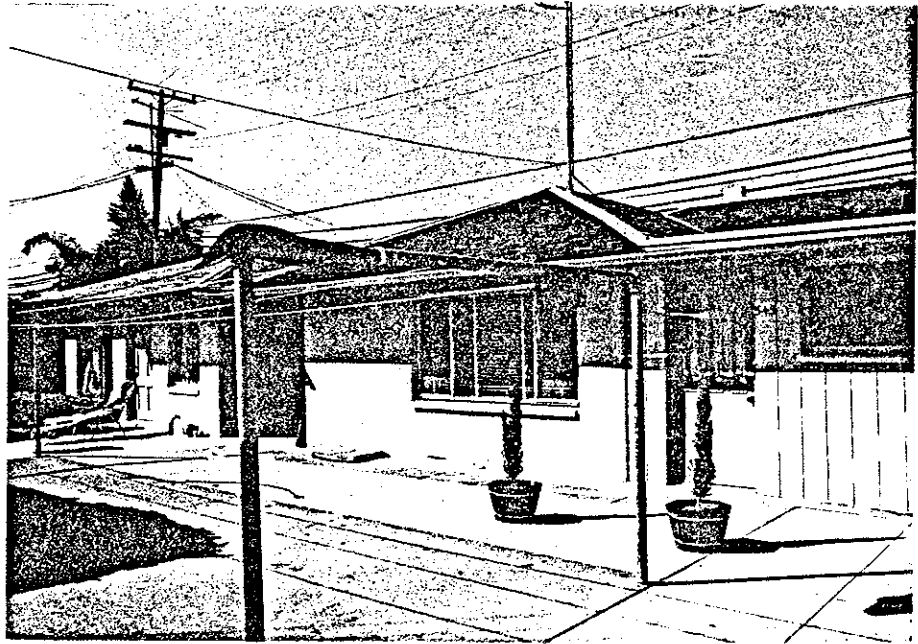


523 Magnolia, Oxnard



533 Magnolia, Oxnard





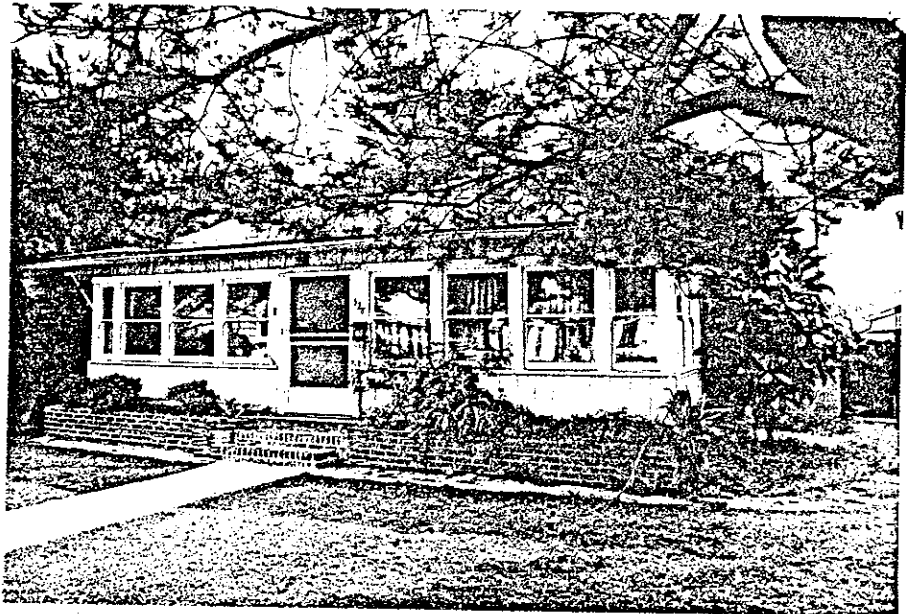
541 - 551 Magnolia, Oxnard



510 Magnolia, Oxnard



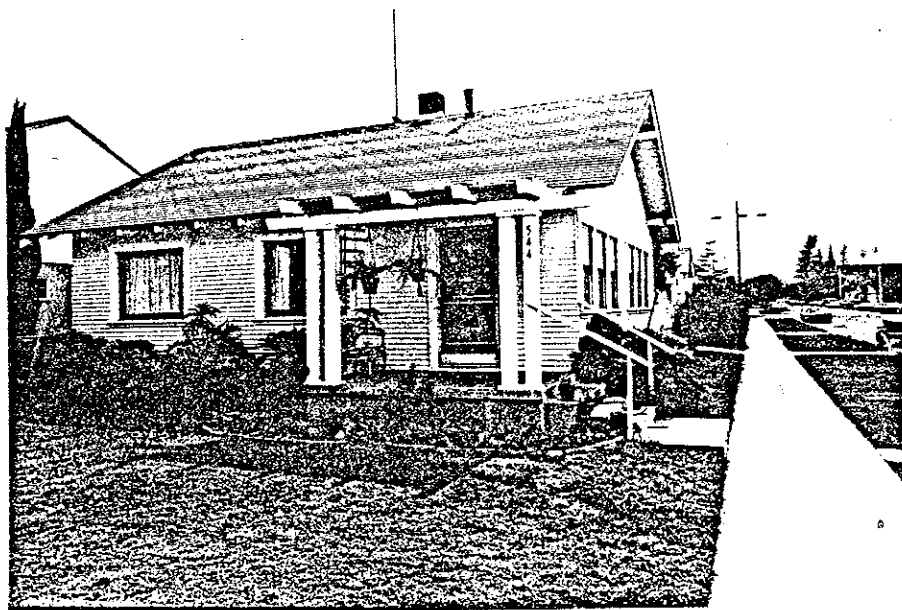
518 Magnolia, Oxnard



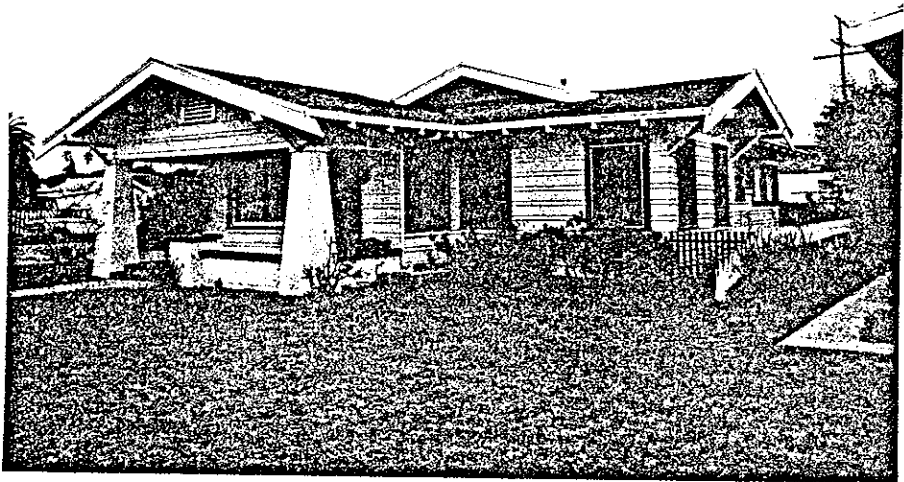
528 Magnolia, Oxnard



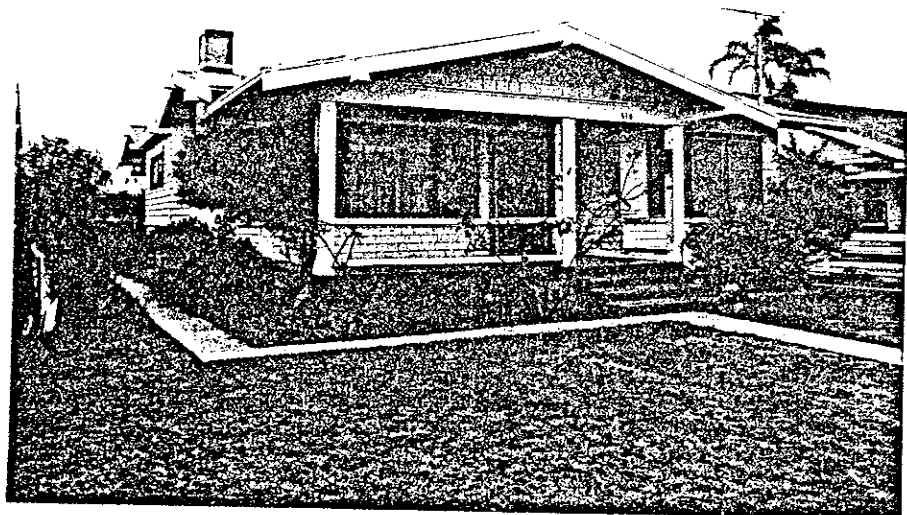
534 Magnolia, Oxnard



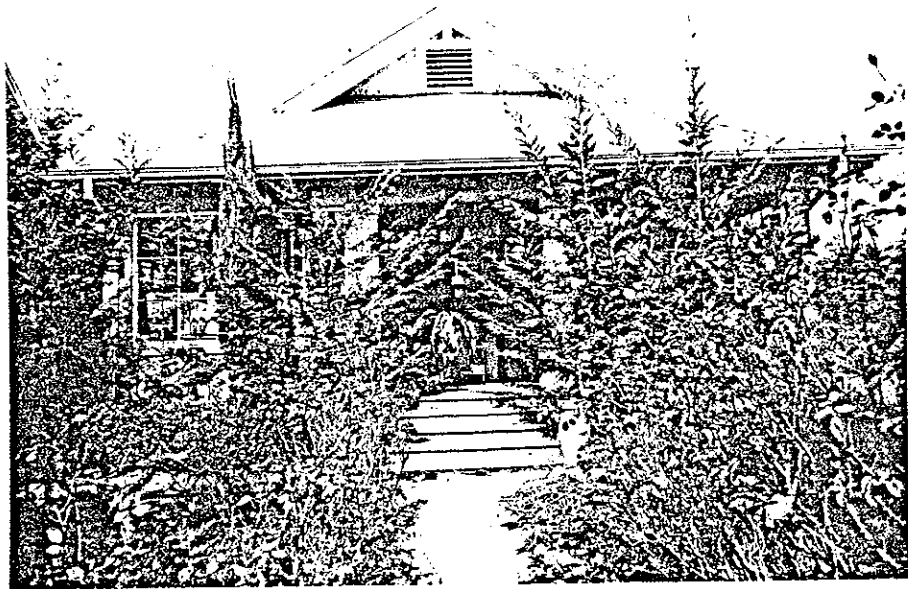
544 Magnolia, Oxnard



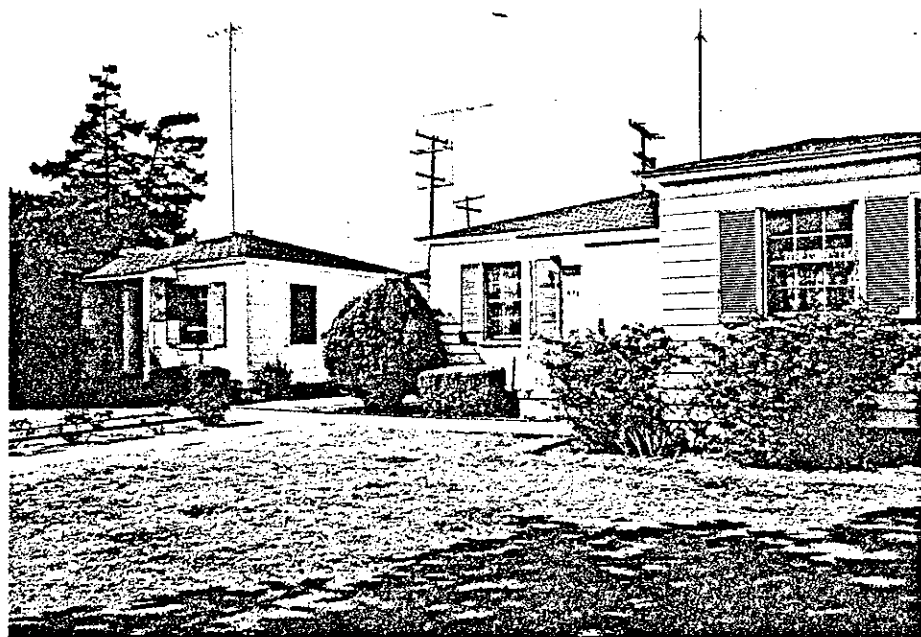
600 Magnolia, Oxnard



610 Magnolia, Oxnard



601 Magnolia, Oxnard



611 - 617 Magnolia, Oxnard



631 Magnolia, Oxnard

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299350/3786600 B 11-299350/3786580  
C 11-298760/3786590 D 11-298770/3786620

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: West First Street
2. Historic name: West First Street
3. Street or rural address: 200 to 600 block  
City Oxnard, CA Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residences, single & multi-family, apartments, commercial Original use: primarily residential

DESCRIPTION Vernacular Victorian, Colonial Revival and California

7a. Architectural style: Bungalow styles

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This group of houses are primarily on the north side of the street. The major residential streets (D, E, and F) dead end at First Street. The houses are mainly simple single story wood frame structures with few details. Setbacks are irregular in some cases but overall scale and proportion is the same. Some lots have several dwelling units and modern apartments have replaced some houses. Two small neighborhood markets are located on First Street and there are a few commercial buildings near Oxnard Boulevard in the 200 and 100 blocks.



8. Construction date: 1898-1960  
Estimated X Factual \_\_\_\_\_
9. Architect Unknown
10. Builder John Wennerholm, others
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

269

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Various additions to rear of some structures
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Street trees, some additional dwelling units in rear on alley and separate garages.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

West First Street was subdivided in 1902 as part of the North Addition to the Town of Oxnard by the Colonia Improvement Company, J. A. Driffill, President. It was developed at the same time as Magnolia Street to the north and the two streets formed the northern boundary of the City until 1923 when Palm Drive was subdivided. These modest houses represent a good example of a working class neighborhood and how it evolved from 1902 to the present day. This is one of the earliest streets laid out in an east-west direction so that most of the houses are on the north side of the street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Sanborn Maps 1900-1929  
City Directories 1908-09-1941;  
Interview with Ernest Wennerholm 4/28/81.

22. Date form prepared June 9, 1981  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968

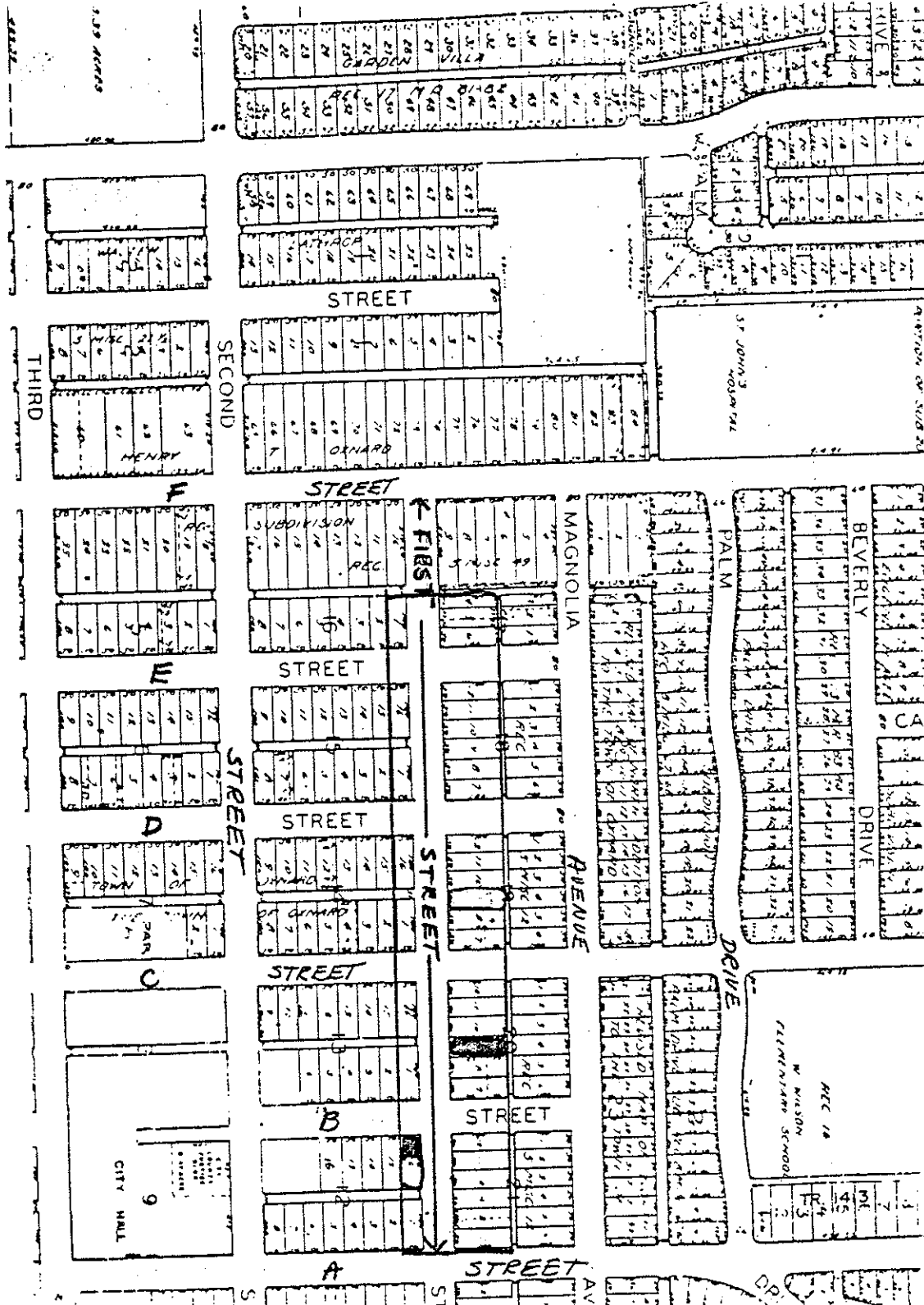
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





200 - 600 Block West First Street

All of the structures are contributing in this area except the ones that are dark squares. Only the most outstanding examples are described. The rest are listed by address.





345 West First Street

Built ca 1908-09 for James M. Stimpson, employed as a stock clerk at the Dunn Manufacturing Company, and his wife, Teresa, this one-story Colonial Revival residence possesses the following architectural features: medium pitched offset gable, narrow clapboard siding, decorative scrollwork under eaves, classical porch columns, diamond pane windows, slanted bay windows, square shingle pattern that curves around opening in front gable.

411 West First Street

This residence constructed in 1907 for Samuel B. Bagnall, employed as a Postmaster, is a single story Queen Anne Cottage duplex. It possesses the following features: medium pitched center gable and hipped porch roof, classical Doric porch columns, turned porch railings, shiplap and fish scale shingle pattern exterior siding and one and two sash windows with a vertical divider.

501 West First Street

Built approximately 1934, this two-story Spanish Colonial Revival apartment features: flat edged roof with an espadana edge front, mission tile roof, stucco exterior, three-part windows, and an arched front entrance area.

603 West First Street

This single-story California Bungalow residence, built in 1912 by John H. Wennerholm, employed as a field engineer for American Sugar Beet Company, features a low pitched center gable and side facing gable, elephantine columns, asbestos siding, slanted bays, and diamond pane windows, and rafters exposed under eaves.

611 West First Street

Built ca 1922, this single-story grocery features vertical board and batten exterior siding, aluminum awning roof overhung over entranceway and a flat roof. Built by John Wennerholm and run by his wife, Ella, the store was known as the First Street Market.



345 West First Street, Oxnard



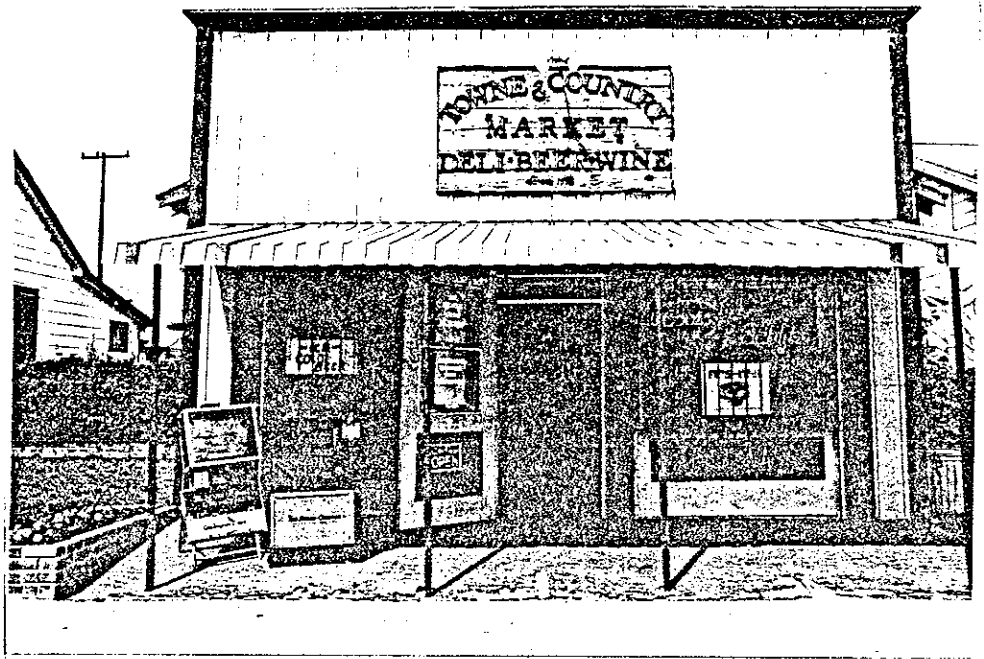
411 West First Street, Oxnard



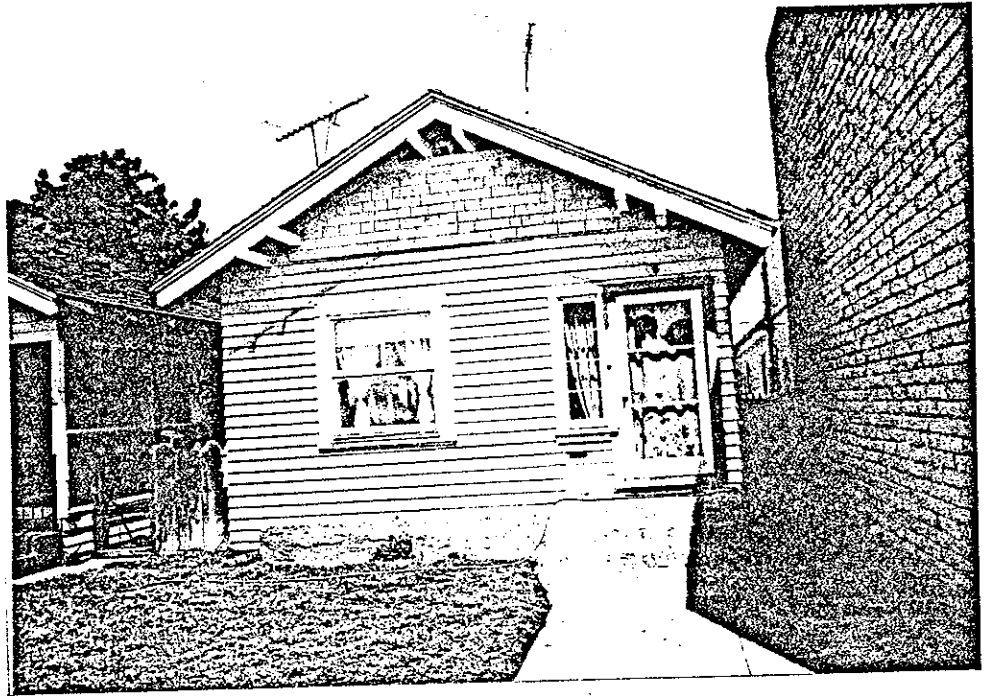
501 West First Street, Oxnard



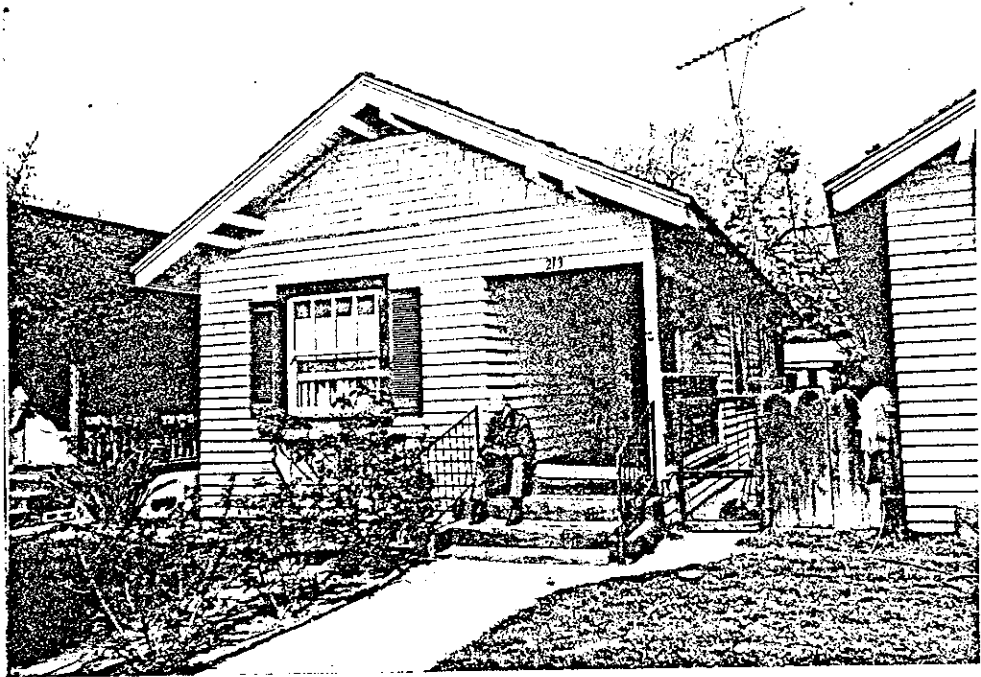
603 West First Street, Oxnard



611 West First Street, Oxnard



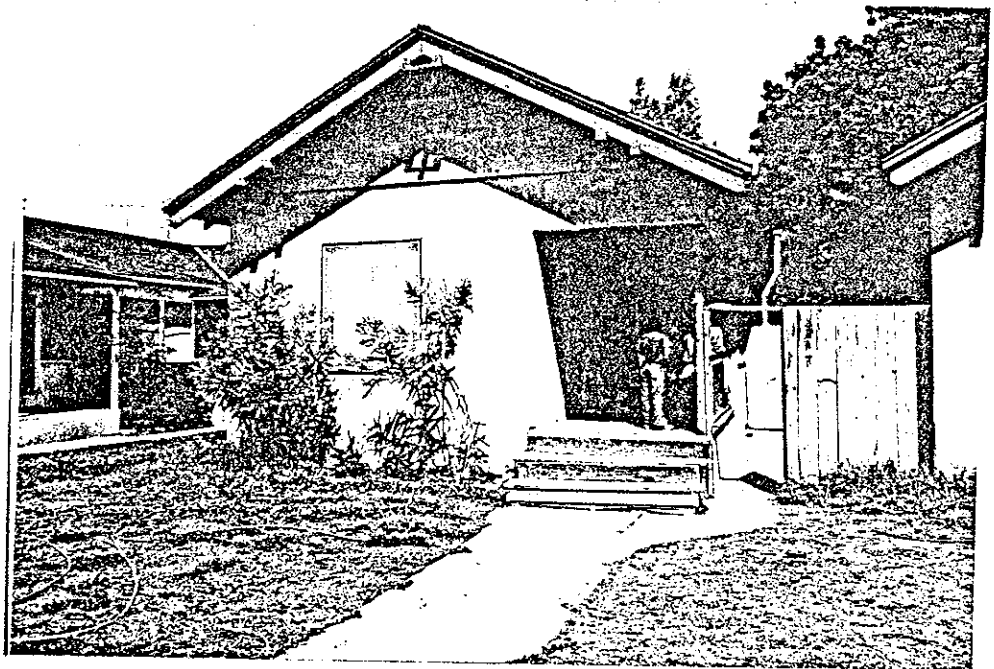
209 First Street, Oxnard



213 First Street, Oxnard

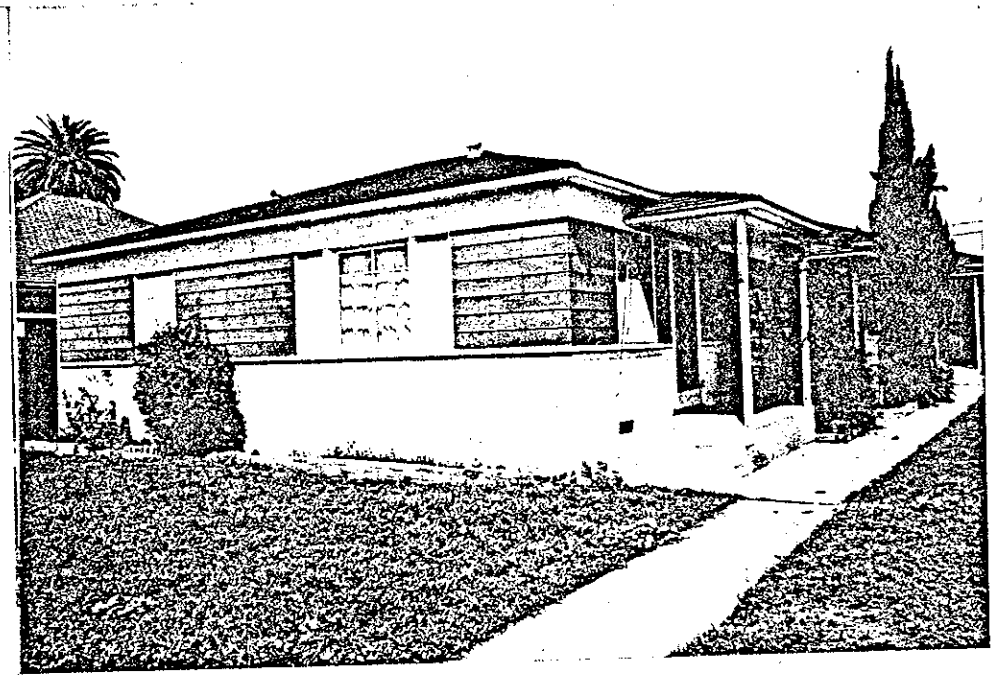


219 First Street, Oxnard



223 First Street, Oxnard





227 First Street, Oxnard



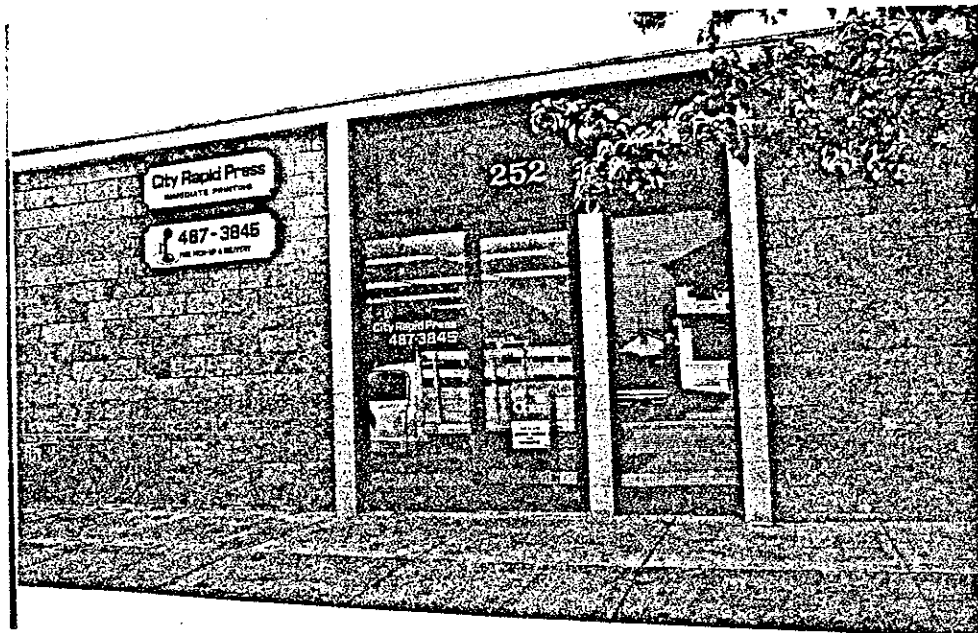
235 First Street, Oxnard



245 First Street, Oxnard



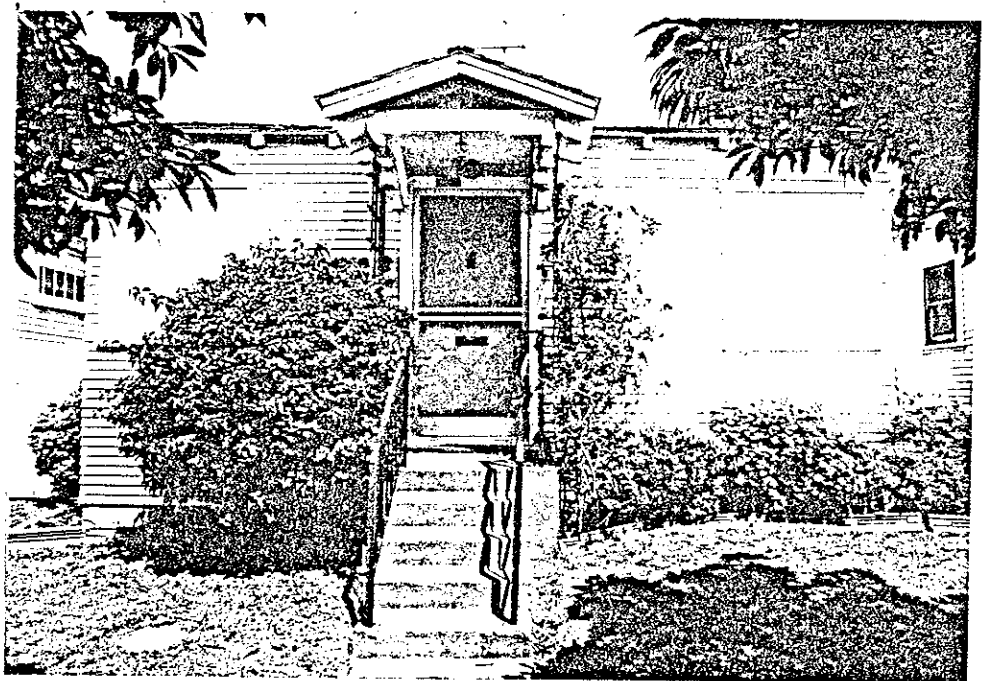
216-218 First Street, Oxnard



252 First Street, Oxnard



303 First Street, Oxnard



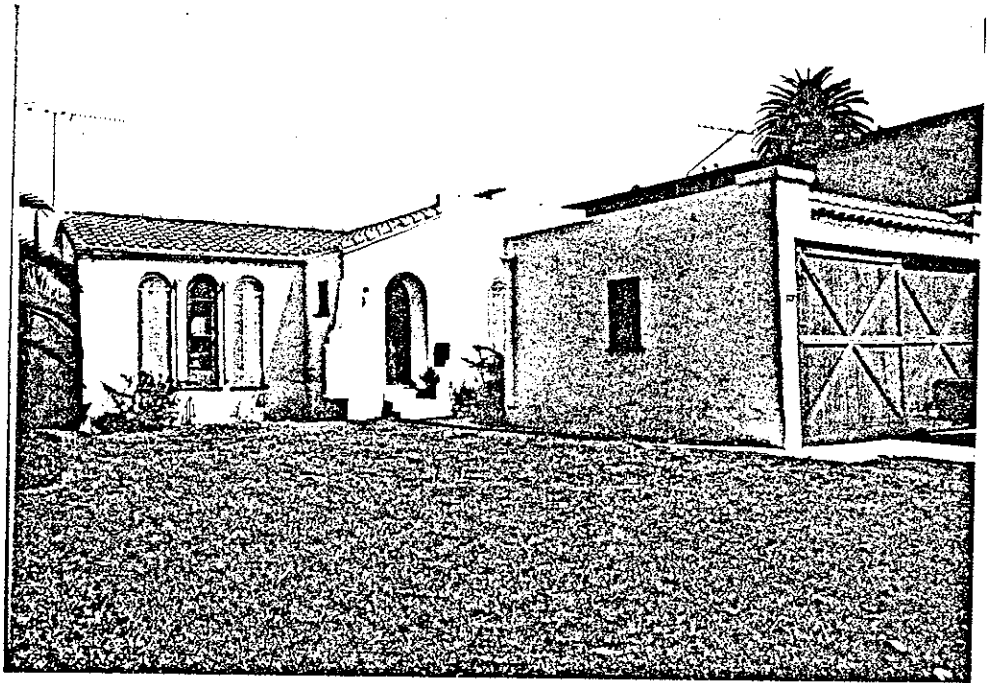
307 First Street, Oxnard



311 First Street, Oxnard



321 First Street, Oxnard



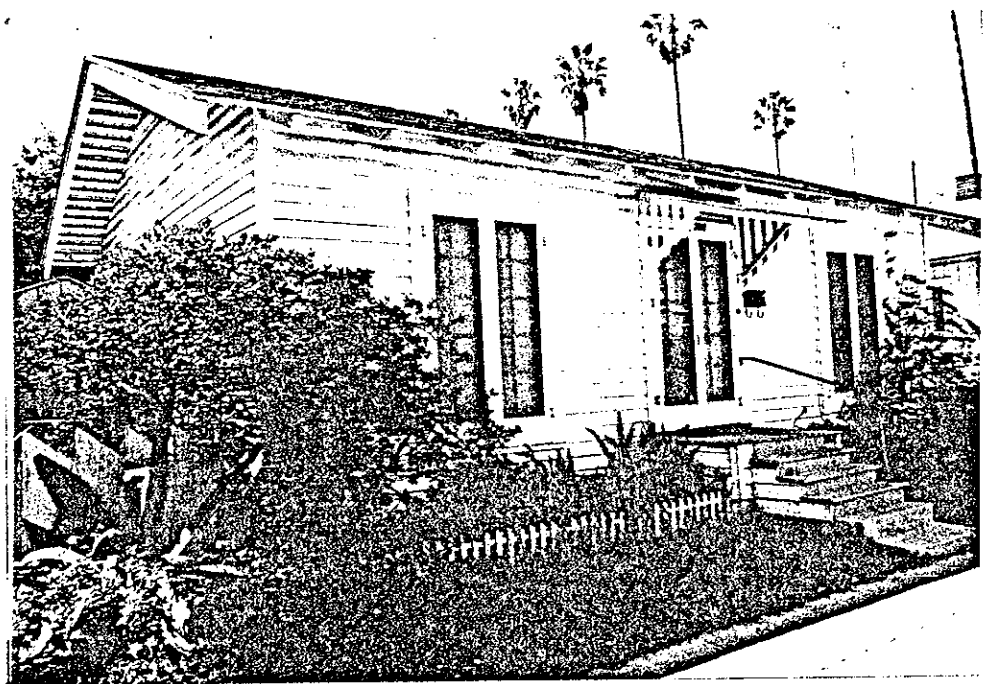
327 First Street, Oxnard



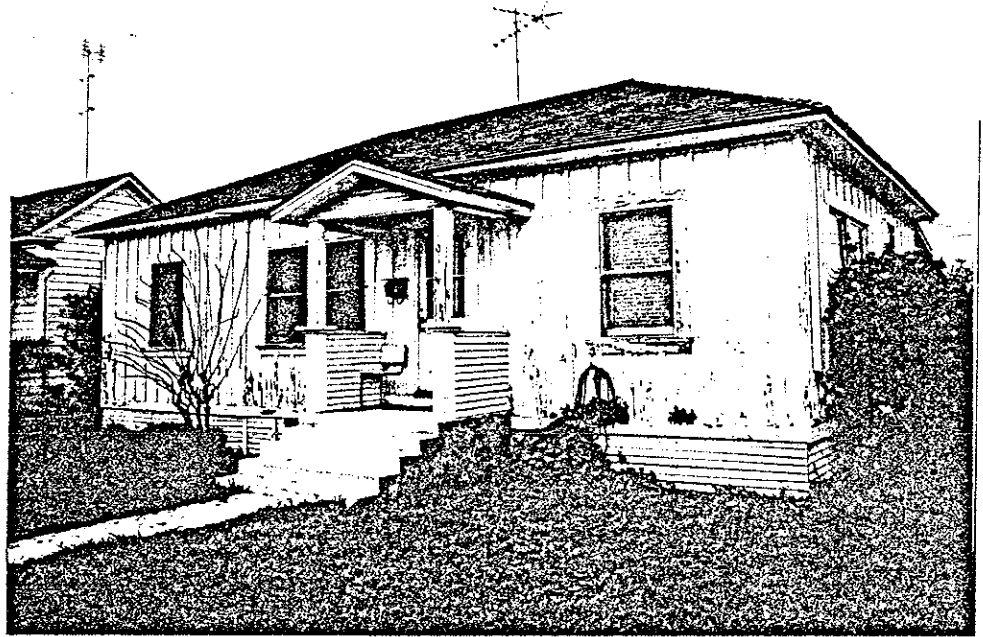
339 First Street, Oxnard



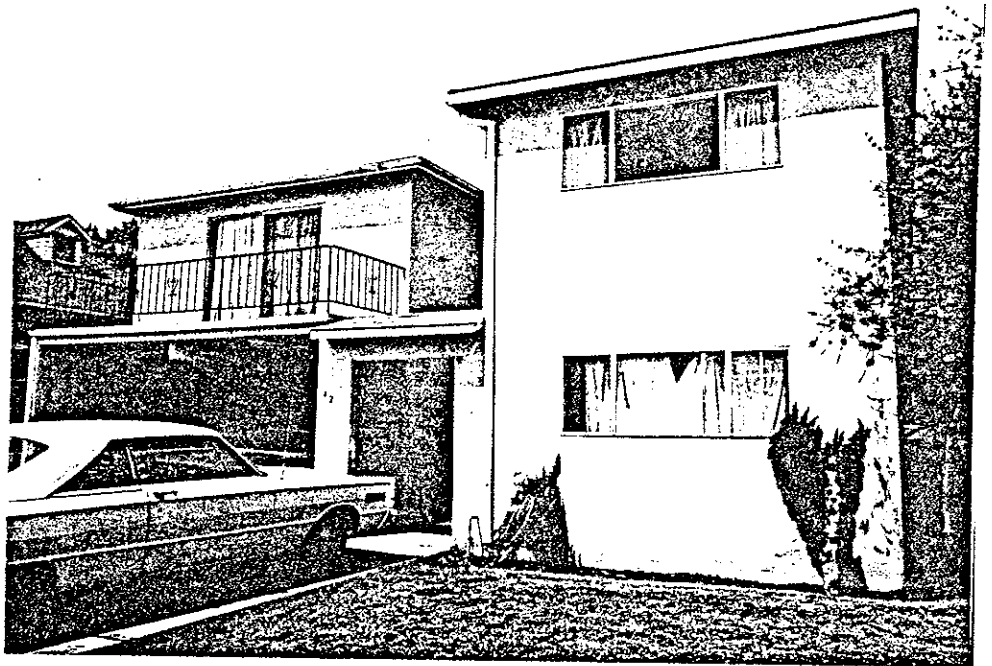
328 West First Street, Oxnard



336 West First Street, Oxnard



401 West First Street, Oxnard



421 West First Street, Oxnard

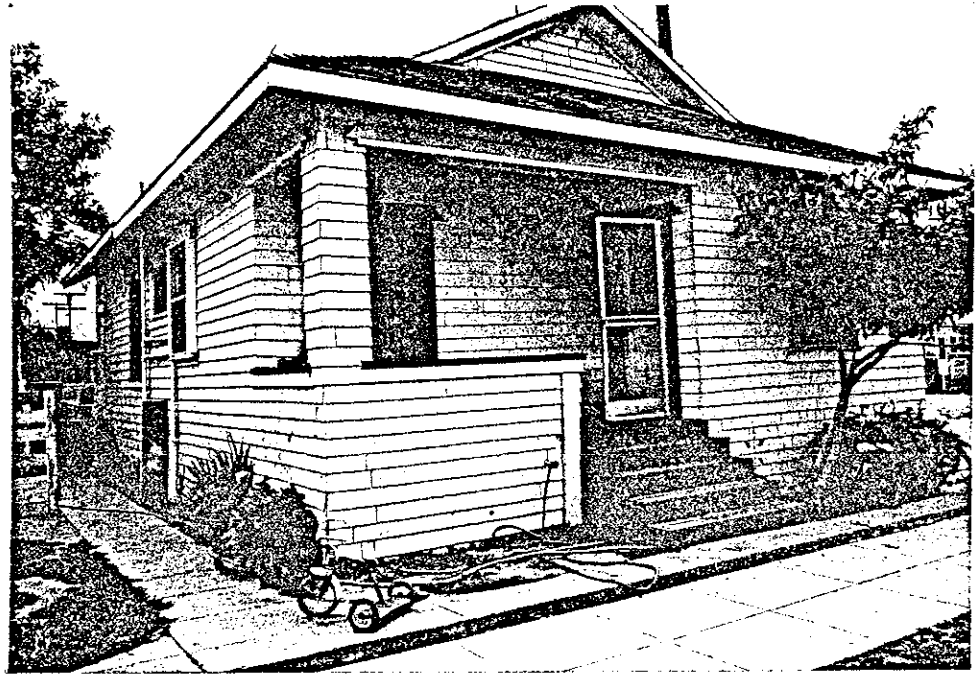




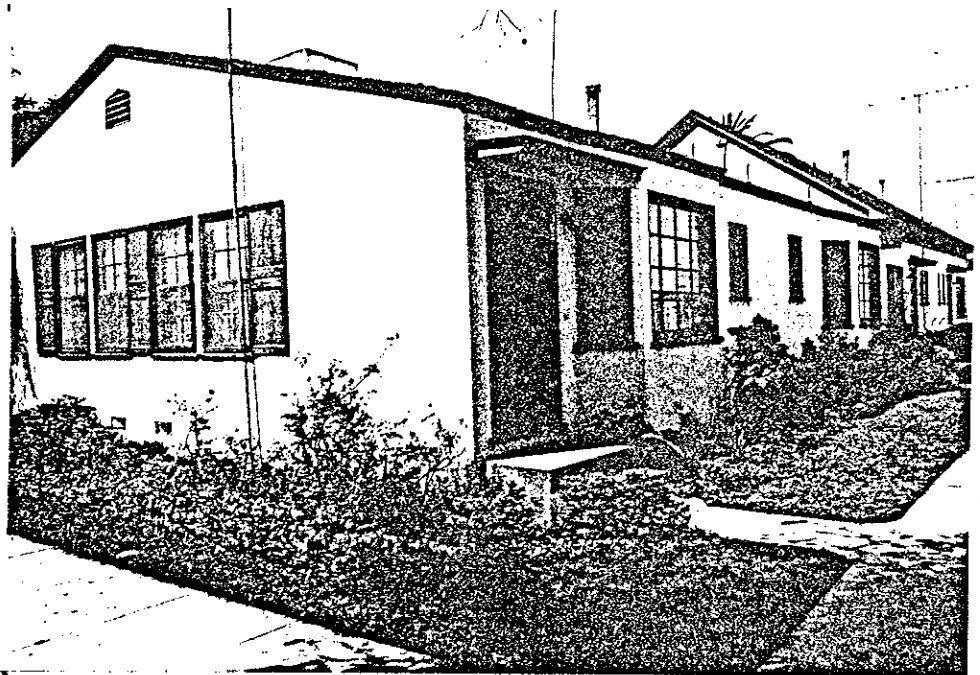
425 West First Street, Oxnard



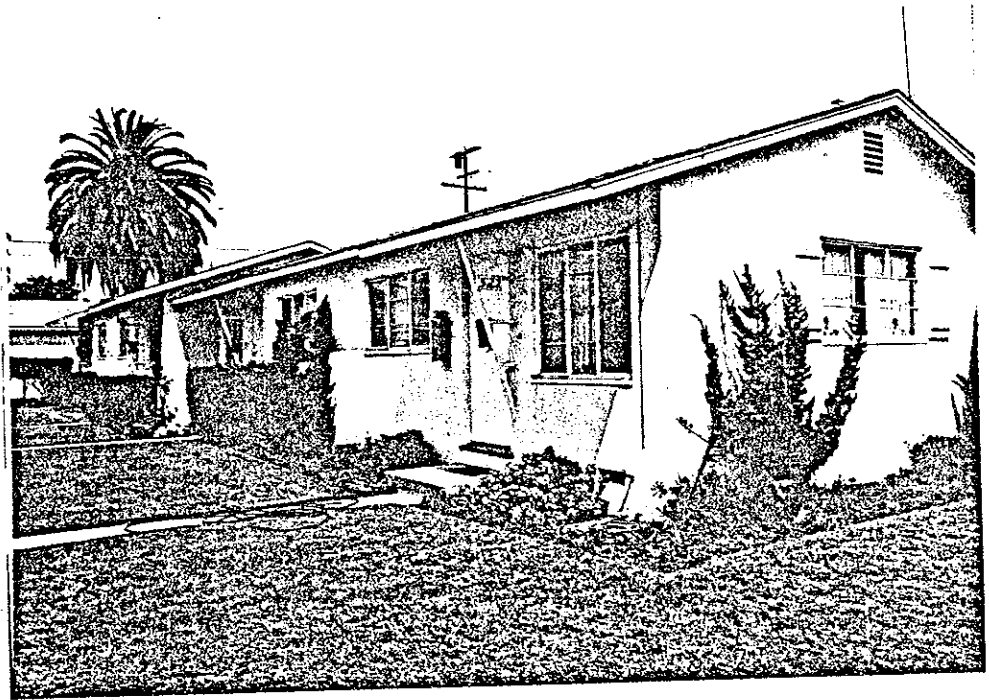
435 West First Street, Oxnard



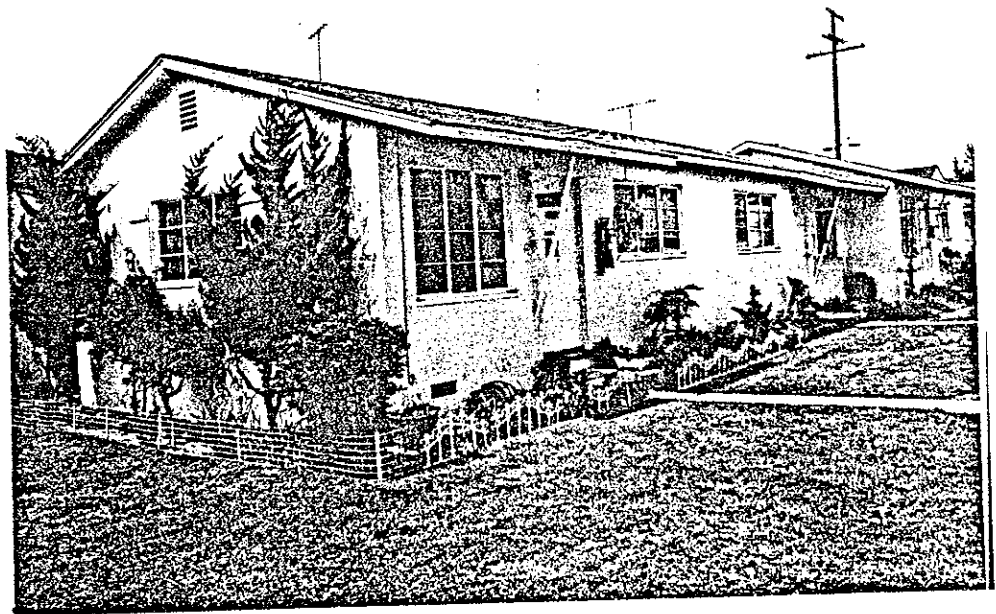
418 West First Street, Oxnard



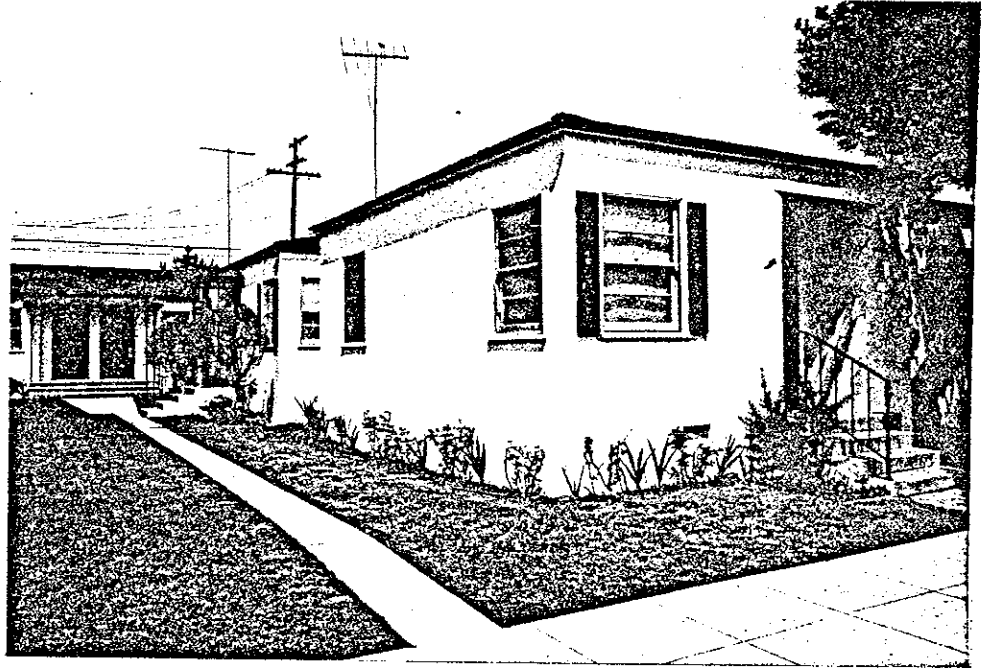
509, 511, 513, 515 West First Street  
Oxnard



521 West First Street, Oxnard



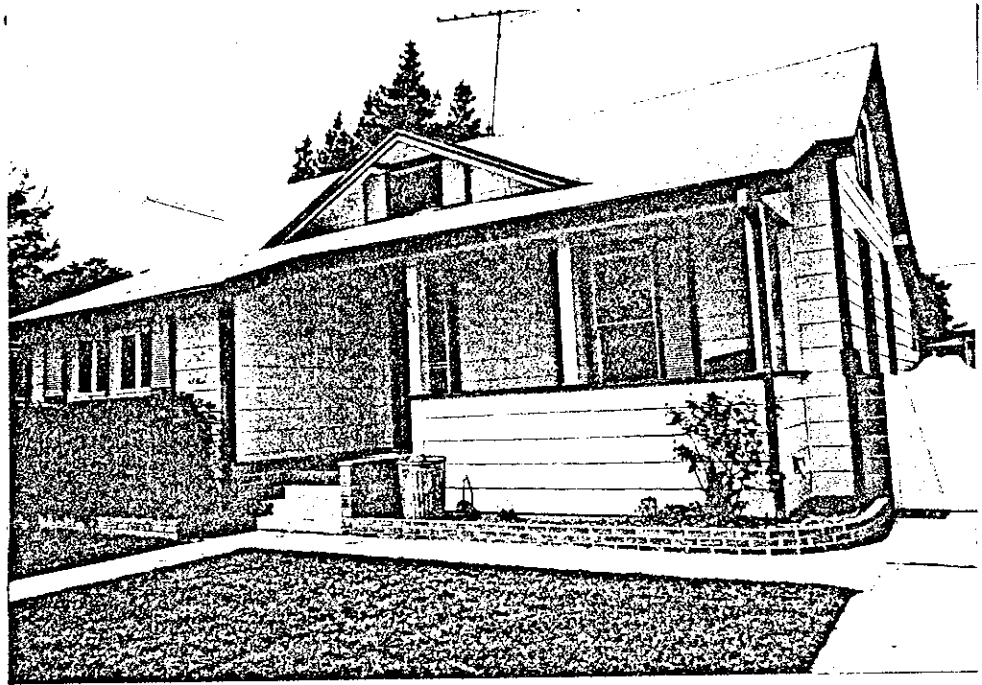
529 West First Street, Oxnard



537, 537A, B, C, West First Street  
Oxnard



618 West First Street, Oxnard



619 West First Street, Oxnard



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299100/3786010 B 11-299100/3786030  
C 11-298600/3786010 D 11-298600/3786030

IDENTIFICATION

1. Common name: West Fifth Street
2. Historic name: West Fifth Street
3. Street or rural address: 400 - 700 Block  
City Oxnard Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: Multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residences,  
apartments, commercial buildings Original use: Single family residences

DESCRIPTION

- Combination of Colonial Revival, Craftsman Bungalow,  
7a. Architectural style: Spanish Colonial Revival and Modern Commercial  
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Houses range from one to two stories with hipped or gable roofs and stucco or wood siding. Even setbacks are maintained in residential section with good scale and proportion. Most of the residences are on the south side of Fifth except for the 500 and 600 block on the north side. Landscaping is kept to a minimum with some mature trees and shrubs remaining. Intrusions include modern commercial buildings at 500-510 and 520 and modern apartment at 720.



8. Construction date: 1900-1960  
Estimated X Factual \_\_\_\_\_
9. Architect unknown
10. Builder J. A. Swartz,  
others
11. Approx. property size (in feet) avg.  
Frontage 50' Depth 135'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

293

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Some stucco over wood
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial  Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning  Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown?
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

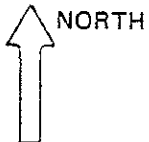
Part of the Original Town Tract laid out in 1898 by the Colonia Improvement Company, Fifth Street was a major cross street in the center of town and one of the few streets that connected with Port Hueneme to the west. There was little planned development on Fifth Street and the 100-300 blocks contained the downtown business district. Today Fifth Street represents a transition area architecturally as the city grew west showing a variety of styles including the Colonial Revival, Bungalow, Spanish Colonial Revival and 1960's commercial and apartment buildings.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Sanborn Maps 1900-1929;  
 City Directories 1908-9-1941-42.

22. Date form prepared June 9, 1981  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave  
 City Ventura, CA Zip 93009  
 Phone: (805) 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



NORTH



400 - 700 Block West Fifth Street

All of the structures are contributing in this area except the ones which are shown as dark squares. Only the most outstanding examples are described. The rest are listed by address. V stands for vacant lot.





West Fifth Street

426 West Fifth Street

Built in 1928 for S. H. Diffenderffer and Sons, this two story Spanish Colonial mortuary consists of medium pitched hipped, gable and shed roofs, mission tile roof, and stucco exterior. The property is extensively landscaped and features a low hedge row adjacent to mortuary entrance and along the perimeter of the driveway immediately west of the porte cochere. Decorative stucco relief patterns exist on the stucco exterior above the front entrance and wrought iron porch railings are also evident.

534 West Fifth Street

Built ca 1903 for Alice Parish, this two story Colonial Revival residence possesses the following architectural features: Medium pitched hip roof with dormer, asbestos siding, decorative brackets under eaves arranged in threes, classical porch columns and diamond paned transom window on front porch.

542 West Fifth Street

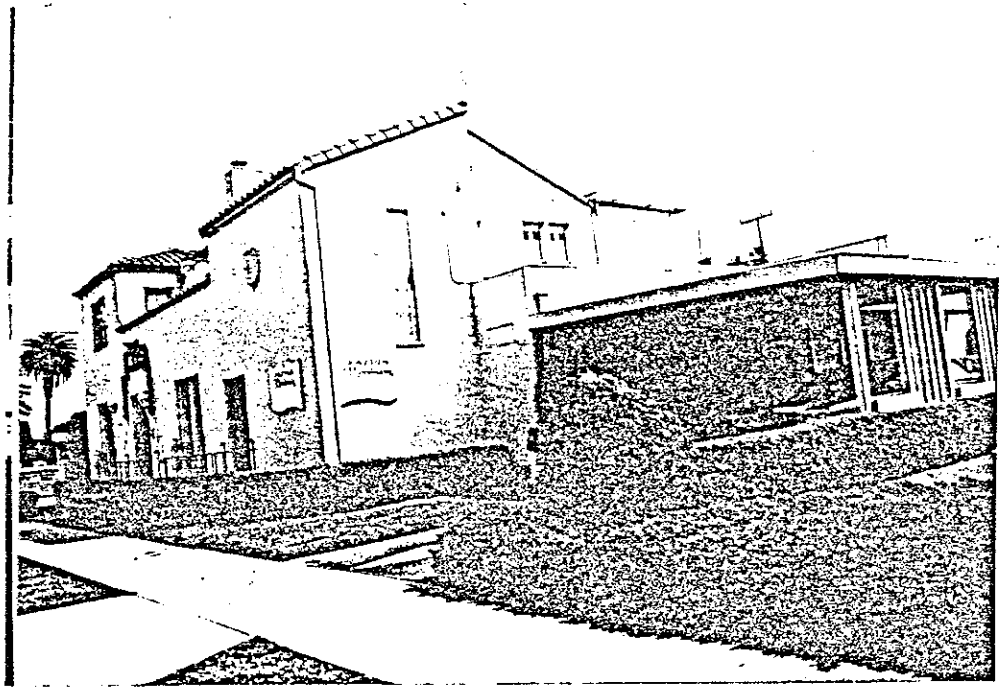
This two story Craftsman Bungalow residence, constructed ca 1911 for Louis Brenneis of Brenneis Manufacturing Company, contains many interesting features: high pitched side facing gable with dormer, asbestos siding, elephantine porch columns with red brick lower portions, knee brackets and rafters projecting under exposed eaves, exterior brick chimney against wall, and extensive landscaping throughout the property.

600-602 West Fifth Street

Built in 1912 for J. B. Dawley, a farmer, this two-story Craftsman Bungalow residence does possess a wide array of interesting architectural features: high pitched center gable with intersecting front gable, low hipped roof over porch, clapboard and shingle siding, stone porch columns and pilasters, lattice treatments under apex of center gable, decorative notched knee brackets, and projecting rafters under exposed eaves, and a wide central walkway to the porch entrance.

636 West Fifth Street

This one story Spanish Colonial Revival residence, constructed in 1931 for and by J. A. Swartz, local building contractor, possesses many architectural features worthy of discussion. These include: low pitched intersecting gable roofs, mission tile, Palladian window, stucco exterior, wooden gate opens onto front courtyard with tile overhand supported by carved wooden columns, extensive landscaping, and a central walkway to the residence that curves to the side of the property.



426 West Fifth Street, Oxnard



534 West Fifth Street, Oxnard



542 West Fifth Street, Oxnard



600-602 West Fifth Street, Oxnard



636 West Fifth Street, Oxnard

500 Block West Fifth Street

527 West Fifth Street

Built in 1904 for Bendix and Anna Holst, this single story house has a medium pitched slightly flared hipped roof with offset gable and narrow clapboard siding. The front porch has been enclosed. Decorative elements include patterned shingles in gable and diamond patterned transom above front window.

535 West Fifth Street

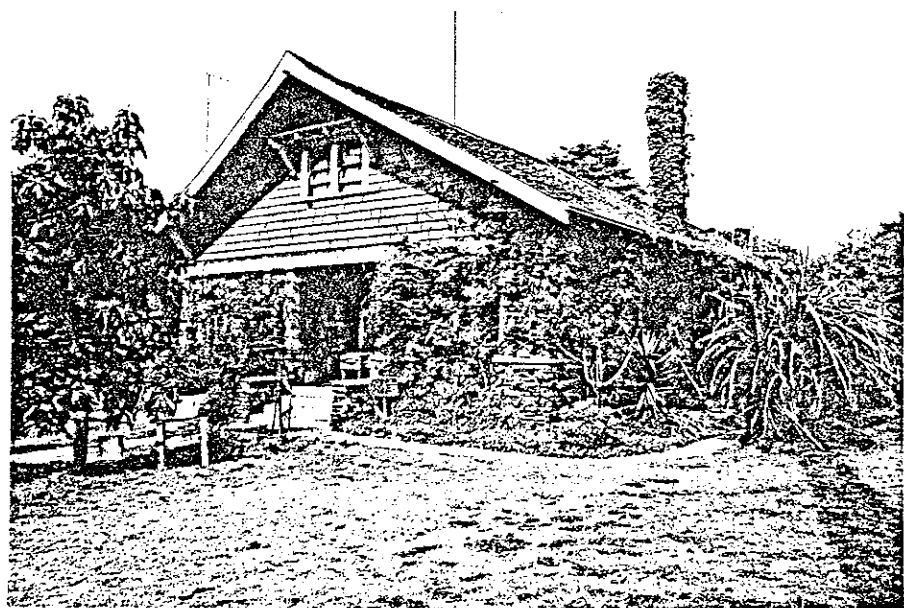
Built ca 1911 for I. M. Poggi, druggist, this 1½ story residence is a good example of the Craftsman Bungalow with dark stained shingle siding, clinker brick porch and chimney, and knee brackets under overhanging eaves. The high pitched gable roof has a slightly Swiss feel.

611 West Fifth Street

This Spanish Colonial Revival house was built ca 1926 for John Cooluris, owner of the Oyster Loaf Cafe. Features include a red tile rectangular tower with arched entrance and modified Palladian windows.



527 West Fifth Street, Oxnard



535 West Fifth Street, Oxnard





611 West Fifth Street, Oxnard

640 West Fifth Street

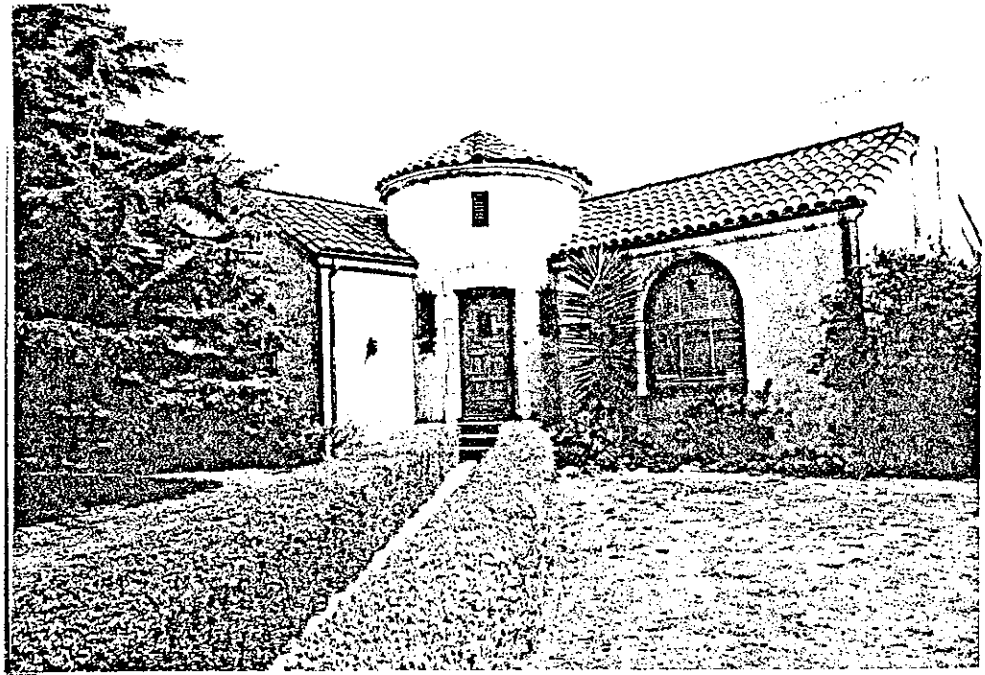
This one story residence, constructed in 1931 possibly by J. A. Swartz for Mrs. May Raymond, widow of Charles Raymond, is a fine example of Spanish Colonial Revival architecture. The many interesting features contained in the residence are the following: side facing gable roofs, central tower, mission tile, carved wooden door, stucco exterior, stuccoed exterior chimney against wall, and an arched window. The property is extensively landscaped with various trees and shrubbery, which is made more distinctive by a medium hedge row on both sides of a central walkway that leads to the front entrance.

726 West Fifth Street

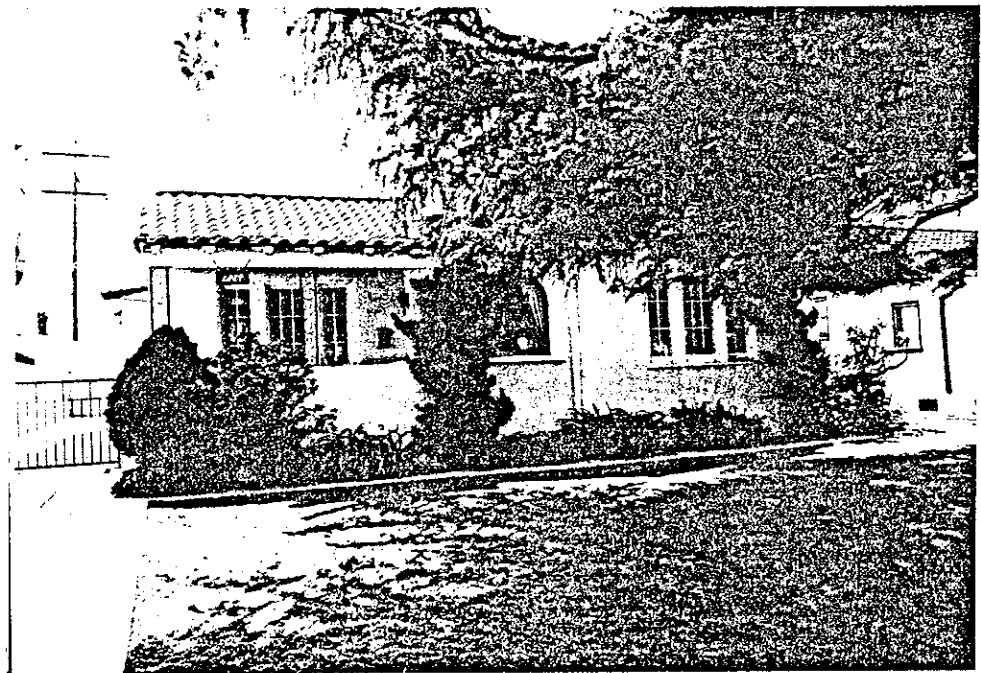
Built in 1929, this single story Spanish Colonial Revival residence possesses many interesting features; offset gable roof, mission tile, palladian window, three sash window with vertical divider, arched porch openings, wrought iron porch column, and stucco exterior. The property is extensively landscaped with a large tree (type unknown) in the front lawn area.

734 West Fifth Street

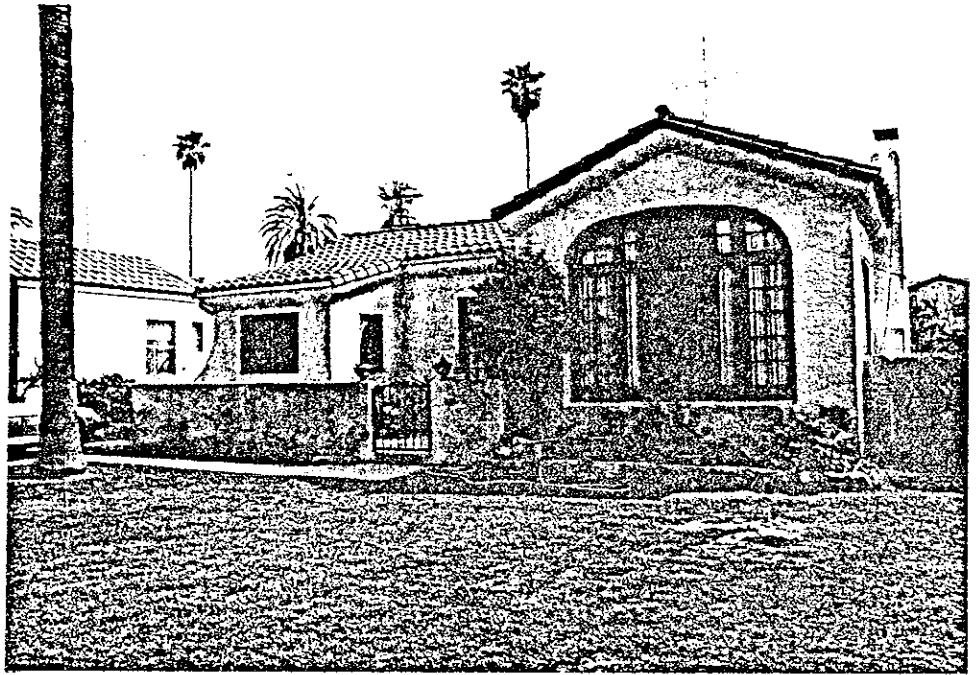
Built in 1931 for Mrs. Mary Nicholas, widow of Frank Nicholas, this single story Spanish Colonial Revival residence does possess a number of interesting architectural features; low pitched offset gable roof, mission tile, wide arched picture window, one and two sash windows, stuccoed exterior chimney against outside wall, wrought iron gate opening to front entrance, and stuccoed exterior wall adjacent to the front entrance area. The residence contains a very high palm tree in the front yard area, and a rather short walkway from the driveway to the front entrance area.



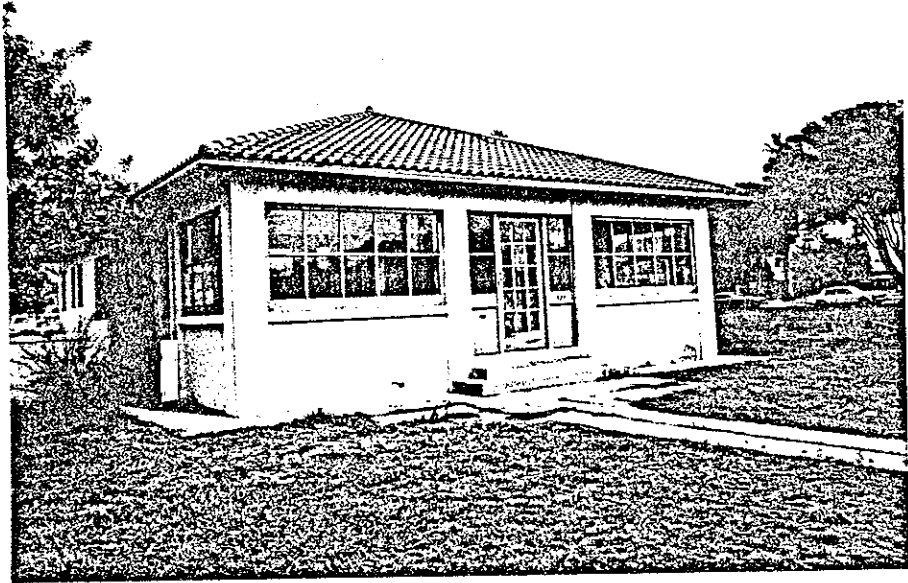
640 West Fifth Street, Oxnard



726 West Fifth Street, Oxnard



734 West Fifth Street, Oxnard



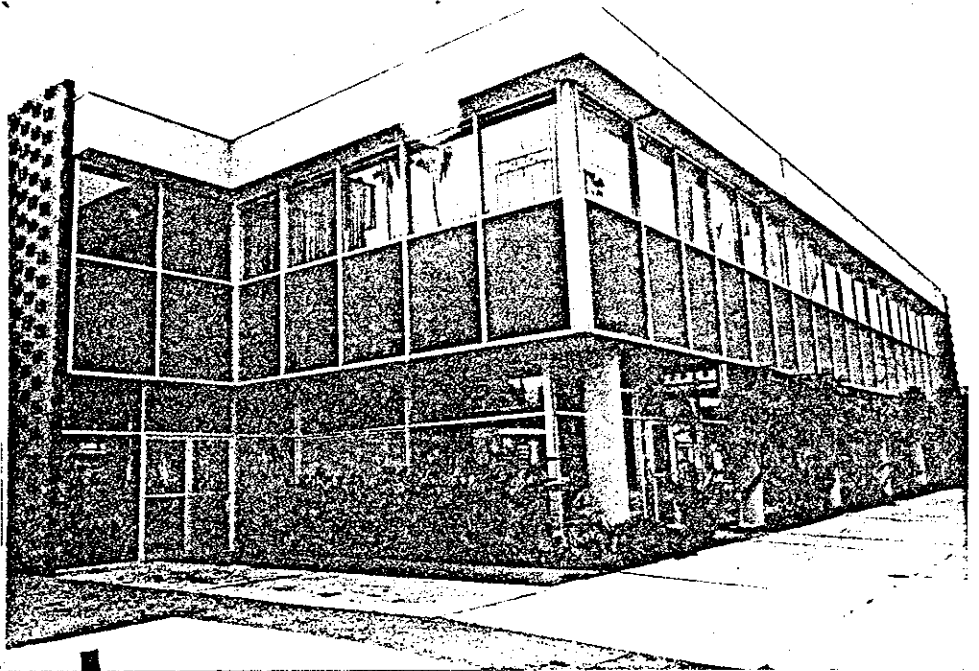
521 West Fifth Street, Oxnard



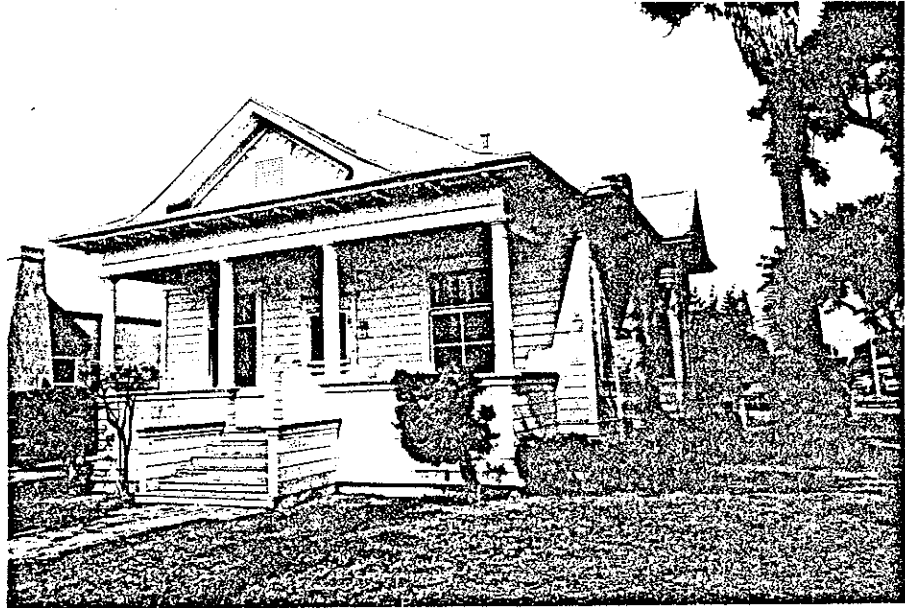
545 West Fifth Street, Oxnard



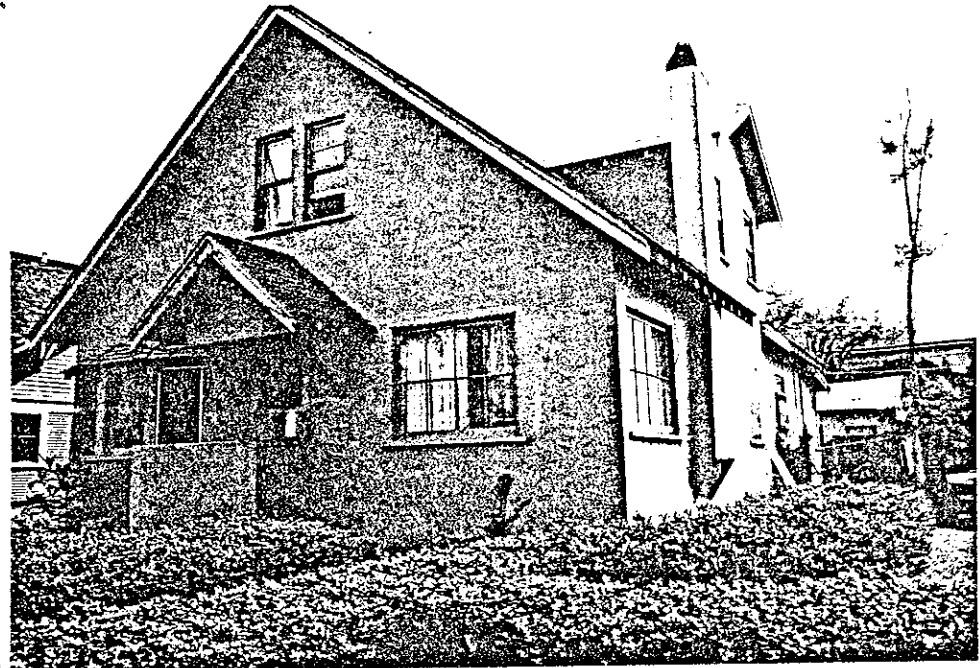
500-510 West Fifth Street, Oxnard



520 West Fifth Street, Oxnard



603 West Fifth Street, Oxnard



618 West Fifth Street, Oxnard



626-628 West Fifth Street, Oxnard



720 West Fifth Street, Oxnard



INDIVIDUAL FORMS

1. Henry Levy House 155 South G Street, Oxnard
2. Santa Clara Church 323 South E Street, Oxnard
3. A. Levy House 201 South D Street, Oxnard
4. House 117-121½ South B Street, Oxnard
5. House 127 South B Street, Oxnard
6. John G. Hill House 737 West Sixth Street, Oxnard



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298600/3786500B  
C \_\_\_\_\_ D \_\_\_\_\_

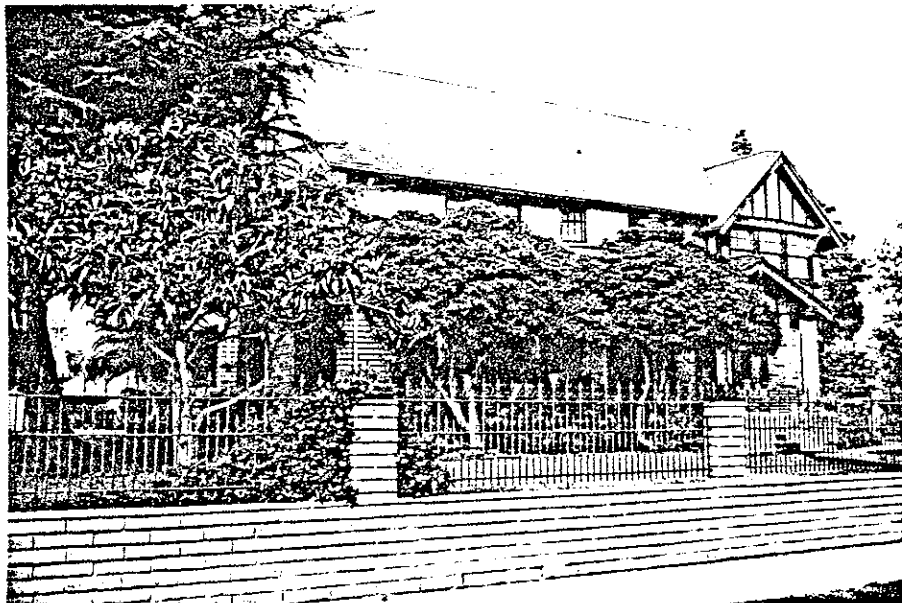
IDENTIFICATION

1. Common name: H. Levy House
2. Historic name: Henry Levy House
3. Street or rural address: 155 So. G Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: 202-052-030
5. Present Owner: Kenneth D. Wenrich Address: Same  
City Oxnard Zip 93030 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family residence Original use: Same

DESCRIPTION

- 7a. Architectural style: Two story Craftsman house with English Tudor details
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

One of the largest houses in Oxnard covering three lots, this 2½ story irregular shaped house has a high pitched shingled gable roof with offset front and porch gables. Covered with shingles that were once stained brown, the gabled facade has an English Tudor feeling seen in the half timbering effect above and around the windows. The gabled front porch is supported by square brick columns. The interior has a Craftsman feeling with Batchelder type tiles around the fireplace and heavy use of wood including many built-in features. Several large old trees remain on property. A recent block and wrought iron fence was built around the property.



8. Construction date: 1914  
Estimated \_\_\_\_\_ Factual X
9. Architect Homer Glidden
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 150' Depth 140'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March, 1981

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Small house in rear possibly served as maid's quarters, detached garage

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

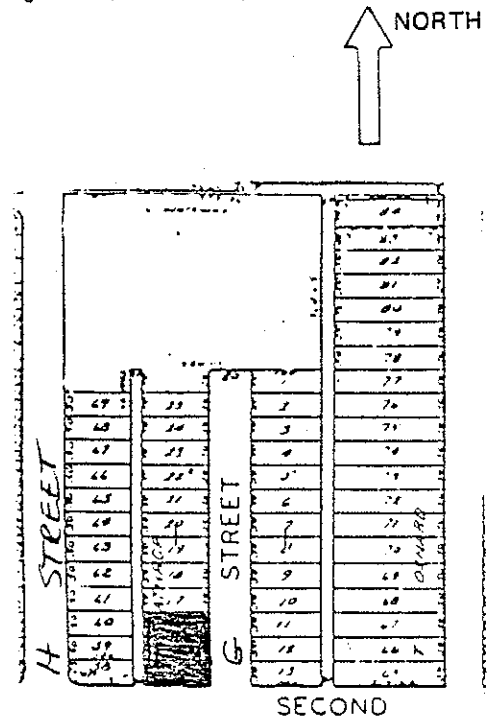
This structure plays an important role on the block as the dominating feature of the street corner. Designed by the Los Angeles architect, Homer Glidden in 1914, it was built for Henry Levy, brother of A. Levy. Henry Levy 1866-1936 came to Oxnard in 1884 from Paris and joined his brother Achille Levy in the brokerage business. In 1910 he became a partner in A. & H. Levy Co.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates). Assessor's Records - 1911-1916;  
City Directories 1908-09-1928; Kramer & Stern,  
A. Levy of the Bank, Western State Jewish  
Historical Society Quarterly, Jan. 1975.

22. Date form prepared \_\_\_\_\_  
By (name) \_\_\_\_\_  
Organization Cultural Heritage Board  
Address: 800 South Victoria Avenue  
City Ventura Zip 93009  
Phone: (805) 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



### HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298860/3786280 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

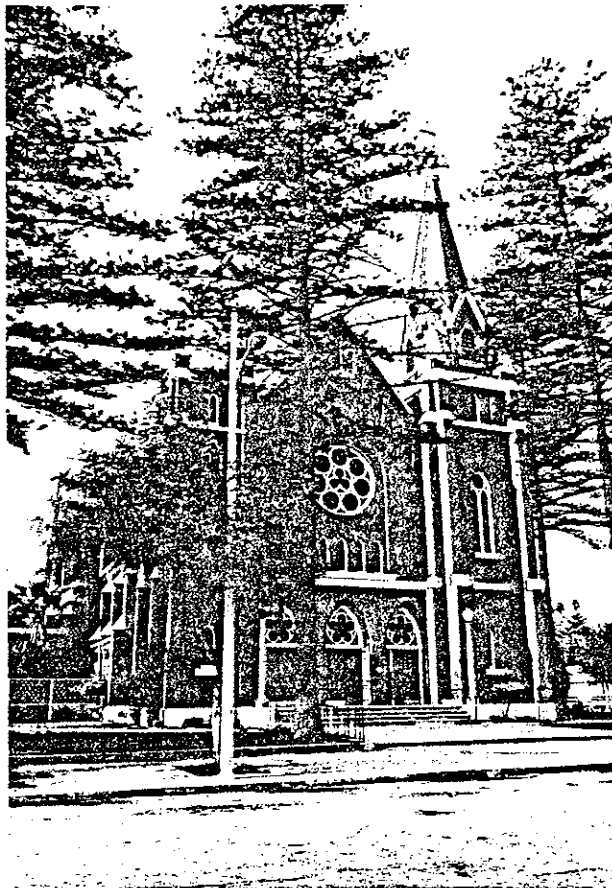
#### IDENTIFICATION

1. Common name: Santa Clara Catholic Church
2. Historic name: Same
3. Street or rural address: 323 So. "E" Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: 202-073-100  
Archdiocese of L.A.
5. Present Owner: Roman Catholic Church - Address: Same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Church Original use: Church

#### DESCRIPTION

- 7a. Architectural style: Gothic Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This rectangular shaped brick church has a pointed tower on the northeast corner. Emphasis on the vertical is seen in the high pitched gabled roof and tall thin spire on tower. The pointed lancet windows and three entrances show the Gothic influence. The church is accented with white stone trim in windows and other detail. A large rose window is found above entrance and stained glass is found throughout the many arched windows. The corbelled brick effect under the main gable is another Gothic feature. The church is 135' long, 64' wide and 118' high.



8. Construction date: 1903-04  
Estimated \_\_\_\_\_ Factual X
9. Architect unknown
10. Builder Thomas Carrol
11. Approx. property size (in feet)  
Frontage 200' Depth 196.20  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None known - bell tower reduced 17' following 1973 earthquake
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings  Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Rectory next door

**SIGNIFICANCE**

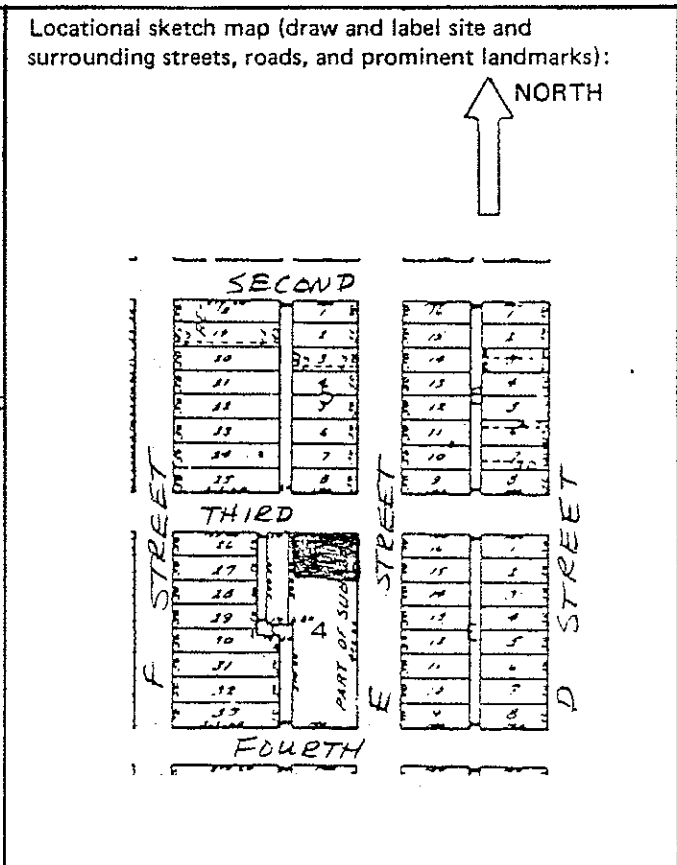
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

See attached sheet

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion I Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Sanborn Maps 1900-1906;  
Ventura County undeclared landmark  
file-Santa Clara Church

22. Date form prepared May 12, 1981  
By (name) Judy Triem  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968



SITE: SANTA CLARA CATHOLIC CHURCH

LOCATION: 323 S. E Street, Oxnard

OWNER: Roman Catholic Church  
Archdiocese of Los Angeles  
323 S. E Street  
Oxnard 93030

PARCEL NUMBER: 202-0-073-100

DESIGNATIONS:

PRESENT USE: Catholic church

HISTORICAL

SIGNIFICANCE: Toward the end of the nineteenth century, the parishioners attending the overcrowded Catholic chapel in El Rio looked toward the beanfields to the west for room to expand. There the new township of Oxnard was beginning to grow around the sugar factory of the American Beet Sugar Company. The Southern Pacific Railroad had arrived, with the factory, in 1898, and signs of progress were propitious.

Father John Sylvester Laubacher, who had been sent to assist founding Father John Pujol at El Rio Chapel in 1898, obtained church lands in the nearby community and launched an ambitious expansion program. The area's first parochial school, St. Joseph's Institute, was completed at the corner of Third and E streets in 1901, along with a convent for the faculty sisters. The rectory across the street on E was ready for occupancy in November, 1903. Everybody had a place to call home -- except the parishioners.

Since the turn of the century, tiny El Rio Chapel had been unable to accommodate Ventura County's faithful south of the Santa Clara River. For a year or more, mass was celebrated in the old Pioneer Hall, one of Oxnard's first build-

(MORE)

SANTA CLARA CATHOLIC CHURCH - 2

ings. When St. Joseph's Institute was erected, the large hall on the first floor served as a substitute church, but even this was inadequate.

In August, 1903, ground was broken for a new church building on E. Street immediately north of the rectory site. On August 14, 1904, Santa Clara Catholic Church was dedicated.

ARCHITECTURE: Santa Clara Church is an attenuated vertical Gothic Revival structure substantially rendered in red pressed brick on a solid concrete foundation. It is 135 feet long and 50 feet wide in the nave, extending to 64 feet at the transepts. The bell tower originally stretched 125 feet into the sky, but was reduced by 17 feet following earthquake damage in 1973.

Earlier earthquake damage required reconstruction in 1957, resulting in a structure stronger than it was when built.

CONDITION: Sound as a rock

REFERENCES: "1877-1977, El Rio Chapel - Santa Clara Parish,"  
July, 1977

Sheridan, Sol N. "History of Ventura County,  
California," 1926

Ritter, Elizabeth, "History of Ventura County,  
California, Its People and its Resources," 1940

David Gebhard and Robert Winter, "Guide to  
Architecture in Los Angeles and Southern  
California," 1977

Files, Ventura County Cultural Heritage Board



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-298980/3786440 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: A. Levy House
- 2. Historic name: Achille Levy House
- 3. Street or rural address: 201 South "D" Street  
City Oxnard Zip 93030 County Ventura
- 4. Parcel number: 202-082-010
- 5. Present Owner: Adeline I. Powell Address: P. O. Box 7163  
City Oxnard Zip 93030 Ownership is: Public \_\_\_\_\_ Private X
- 6. Present Use: apartments Original use: single family residence

DESCRIPTION

- 7a. Architectural style: Shingle Style House with Craftsman influences
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Two-story shingle style house, irregular in plan, with medium pitched gable roof featuring wide overhanging eaves and exposed rafters. The second story has shingle siding and narrow to medium clapboard siding on first story. Strong horizontal lines are reflected in the band of windows extending across southern portion of house which may have been an early addition. Curved sidewalks lead to an open front porch supported by columns covered with clapboard siding. A large Craftsman door and light fixtures still remain. The house is relatively unaltered from its original appearance. The house is located on quite a large lot and, is one of the largest houses in the city.



- 8. Construction date: 1912  
Estimated \_\_\_\_\_ Factual X
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage 120' Depth 140'  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: South side was probably an early addition
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Two additional dwellings in rear - one a carport and garage

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The house is significant architecturally as a relatively unaltered example of Shingle Style two story bungalow with Craftsman features. Historically, the building is important for it was built for local banker, Achille Levy, in 1912-13. Achille Levy came to San Francisco in 1872 and to Port Hueneme in 1874. He became Hueneme postmaster in 1875 and went into general merchandise business with Moise L. Wolff. Levy returned to France, married Lucy Levy, a distant cousin, and returned to Hueneme in 1882. He went into business for himself and became a crop broker and from that drifted into banking business. He was held in high regard and trust by the farmers and was quite popular among them. He pioneered in growing beans and peanuts in the county with his brother Henry Levy. He is best known as the founder of the Bank of A. Levy which has many branches throughout Ventura County. His first bank was built in 1902.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

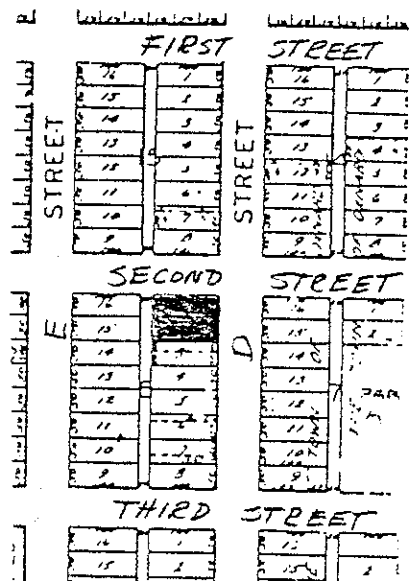
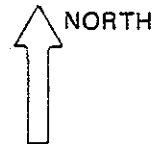
21. Sources (List books, documents, surveys, personal interviews and their dates). City Directories 1908-09-1926; Sanborn Maps 1900-1929; Assessment Records 1911-1916; Wm. M. Kramer & Norton B. Stern, A. Levy of the Bank, : From Beans to Banks in Ventura County

22. Date form prepared May 6, 1981  
By (name) Judy Triem/Dan Uhlar/  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968

Western States Jewish Historical Quarterly, January 1975

& Madeline Miedema

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

1. Common name: None
2. Historic name: Unknown
3. Street or rural address: 117-121½ South "B" Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: 202-052-030
5. Present Owner: Theodore G. Hostetler/ Address: same  
William B. Henry  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Multi-family residence Original use: single family residence

#### DESCRIPTION

- 7a. Architectural style: Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This single story hipped roof residence has an offset front gable roof with decorative shingles. Decorative brackets in sets of three are found under the eaves and there are slanted bay windows on front and north side and a square bay on the south side. The house has been covered with asbestos shingles.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_
9. Architect None
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50' Depth 140'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Asbestos shingle siding
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: Another dwelling in rear

**SIGNIFICANCE**

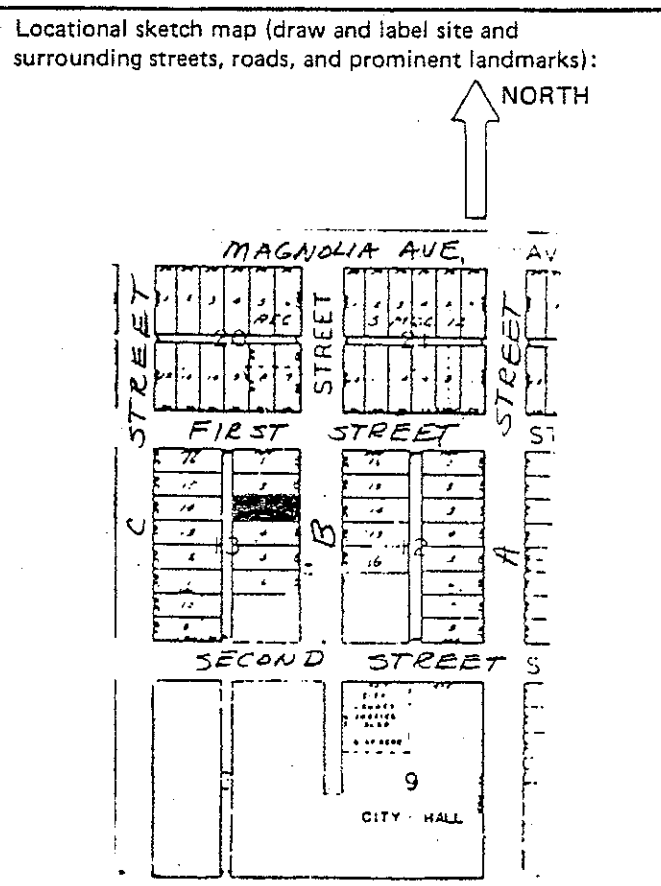
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house is one of the few remaining on "B" Street from the early development of the city. The house was owned by J. H. Crawford in 1904 and occupied in 1906 by Alex B. Day, a carpenter.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture X Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government \_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 City Directories 1908-09-1928  
 Assessor's Records 1904-1906

22. Date form prepared June 15, 1981  
 By (name) Judy Triem/Ernest Wennerholm  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave  
 City Ventura, CA Zip 93009  
 Phone: (805) 654-3968



322

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 6 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 11-299220/3786520 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: None
2. Historic name: Unknown
3. Street or rural address: 127 South "B" Street  
City Oxnard Zip 93030 County Ventura
4. Parcel number: 202-052-040
5. Present Owner: Melvin W. Swan Address: P. O. Box 892  
City Oxnard Zip 93030 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Multi-family residence Original use: single family residence

DESCRIPTION

- 7a. Architectural style: Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two story L-shaped residence has an offset medium pitched gable roof. Decorative paired brackets are found under the eaves and fish scale shingles under front gable. The front porch has a modified mansard roof with fish scale shingles and paired brackets under eaves. Porch is supported by plain Classical columns. House is covered in narrow clapboard siding.



8. Construction date: 1903  
Estimated X Factual \_\_\_\_\_
9. Architect None
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 50' Depth 140'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

323

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Flat roof addition on northwest corner of house
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: Four car garage across back end of lot with sheet metal roof.

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Occupied in 1907 by Charles Arnold, proprietor of Oxnard Livery Stable, and his family, the house is representative of the early houses on B" Street and one of the few remaining buildings from that period. Elizabeth Hill owned the house in 1904.

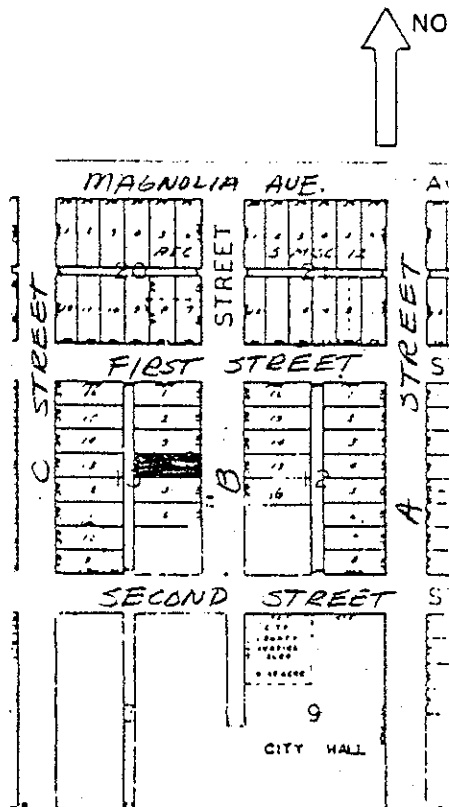
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1900-1912  
City Directories 1908-09-1928  
Assessor's Records 1903-1907

22. Date form prepared June 9, 1981  
By (name) Judy Triem/Dan Uhlar/  
Organization Cultural Heritage Board  
Address: 800 S. Victoria Ave  
City Ventura, CA Zip 93009  
Phone: (805) 654-3968  
& Ernest Wennerholm

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



324

HISTORIC RESOURCES INVENTORY

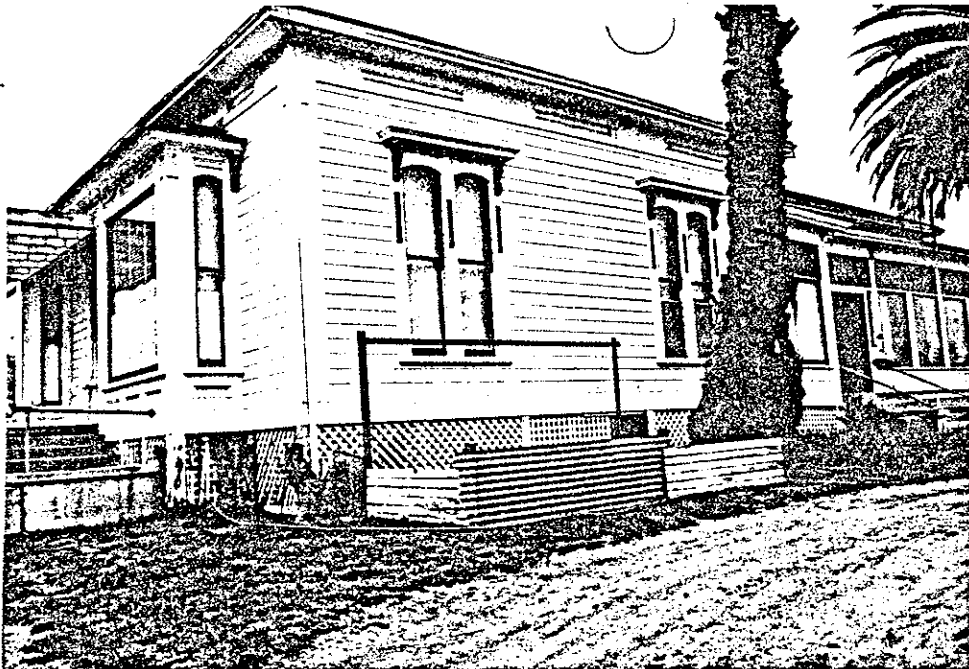
IDENTIFICATION

1. Common name: Hill House
2. Historic name: John G. Hill House
3. Street or rural address: 737 W. 6th Street  
City Oxnard, CA Zip 93030 County Ventura
4. Parcel number: \_\_\_\_\_
5. Present Owner: Filipino Pioneers Corp. Address: same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
6. Present Use: Church and Club Original use: single family residence

DESCRIPTION

- 7a. Architectural style: Single story Italianate style house.
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This single story Italianate style house has been added to over the years so that the original appearance has been somewhat altered. The house is irregular in plan, on a raised foundation with a truncated hipped roof and wide shiplap siding. The original recessed entrance, which now faces the alley, is quite attractive flanked by square bay windows in each side, fluted half-columns and decorative arched entry. The front door has an arched frosted glass window with etched floral pattern. The more recent addition of cement steps, exposed beams and columns detracts from original design. The Italianate influence is seen in the tall thin segmented arched hooded windows with carved brackets. The interior has twelve foot stenciled ceilings, heavy use of redwood in doors and trim and carved wooden fireplace mantle. The porch on the south has been enclosed and there have been additions on the northeast side of the house.



8. Construction date:  
Estimated 1885 Factual X
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 145' Depth 149'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1981

325

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Porch has been enclosed and additions in rear.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development X Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

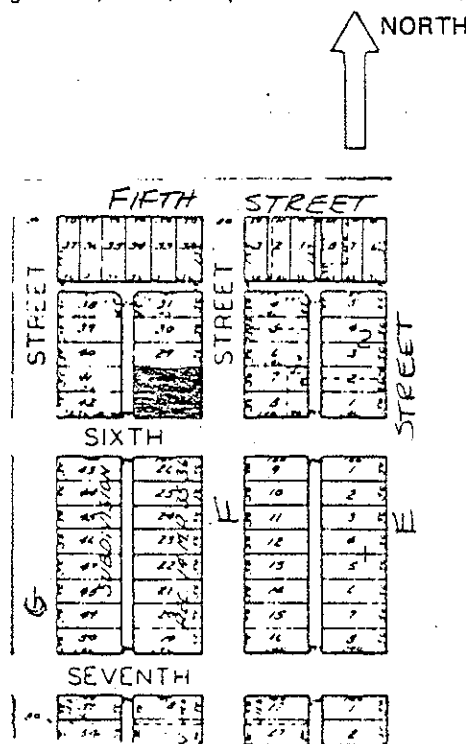
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

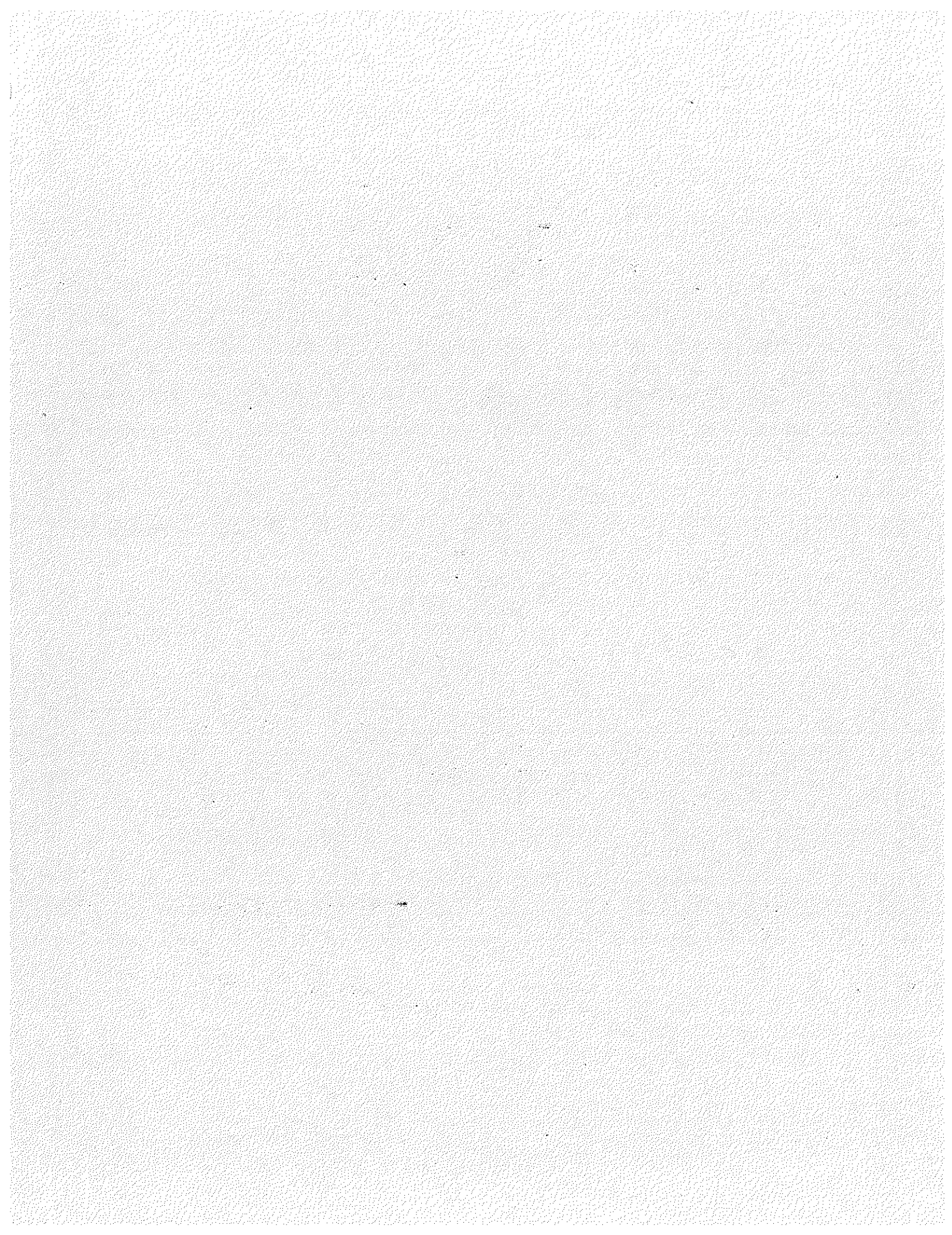
John G. Hill (1845-1903) was a prominent pioneer Oxnard rancher. He came to Ventura County in 1868 and purchased 630 acres of the El Rio de la Santa Clara a la Colonia grant where he farmed and raised thoroughbreds. He established and was Vice President of the Colonia Improvement Co. The original town site of Oxnard was located on his property when he sold two-thirds interest in 300 acres of land to the Development Co. In 1886 he married Aranetta Rice and they had two children, Ernest and Ralph. Several owners have lived in the house since the Hill family including the Catholic Women's Club and the most recent Filipino Pioneers Corp.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 2 Arts & Leisure \_\_\_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement 1  
 Government \_\_\_\_\_ Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates). J. M. Gunn, Southern California, 1902, P.737; Thompson & West, History of Ventura and Santa Barbara Counties, 1883.
22. Date form prepared April 30, 1981  
 By (name) Judy Triem  
 Organization Cultural Heritage Board  
 Address: 800 S. Victoria Ave.  
 City Ventura, CA Zip 93009  
 Phone: 654-3968

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







1900