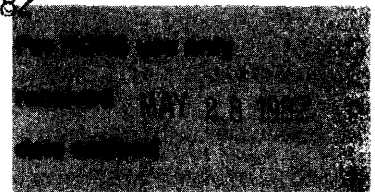


RECEIVED

APR 19 1982

OHP



**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Emmanuel/Franz House

and/or common Franz House

2. Location

street & number 31 N. Oak Street n/a not for publication

city, town Ventura n/a vicinity of congressional district Nineteenth

state California 93001 code 06 county Ventura code 111

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Jan Harmonson

street & number 107 S. Figueroa Street

city, town Ventura n/a vicinity of state California 93001

5. Location of Legal Description

courthouse, registry of deeds, etc. Ventura County Government Center, County Recorder's Office

street & number 800 South Victoria Avenue

city, town Ventura state California 93009

6. Representation in Existing Surveys

title Ventura City Survey has this property been determined eligible? yes no

date 1976 federal state county local

depository for survey records City Hall Archives

city, town Ventura state California 93001

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

This one-and-a-half story Italianate cottage has a truncated hipped roof with broad, broken pedimented gables symmetrically placed on all four sides of the house. This feature is characteristic of the more formal aspect of the earlier phase of Italianate architecture. Other distinctive features include elaborate paired brackets and dentils under the eaves and long narrow windows with pedimented hoods. Sheathed in original wide shiplap siding and topped with an ornate widow's walk, the house maintains its original integrity. The roof is of composition shingles and has two brick chimneys one of which is mostly gone. Although located in a commercial area, the house is buffered by mature trees and shrubs.

A Palladian window is located under the front gable with round windows occurring in the side and rear gables. Pedimented window hoods and porch canopy add detail to the facade. The windows are long, narrow and semi-elliptical at the top. The front door has two rounded narrow windows with inset wood panels below and topped by a curved transom window.

Wooden steps lead to a small front porch entrance which is recessed and contains inset wood panels which are repeated in the front door. The pediment is supported by intersecting knee-brace supports. The only alteration appears to be new wooden front steps. The front porch was added between 1890 and 1892.

A shed roof addition at the rear of the house is hidden on the side by an extension of a false front roofline. The Sanborn Maps indicate this was part of the original house in 1886. Since the house was built in 1879, if it was an addition, it was built between 1879 and 1886. Sometime after 1928, a small porch was added to the rear of the house.

The interior, like the exterior, is perfectly symmetrical with four rooms off a long central hall. Each room contains a fireplace, back to back, transoms over the doorways and 12 foot ceilings.

The house is situated on a long narrow lot approximately 50' x 175' narrowing to 30 feet about half-way back on the property and is only a few feet from the sidewalk. The rear yard contained an elaborate garden at one time. There are a few mature trees and shrubs remaining. A cistern still exists by the back door. It was built in 1978 and is entirely of brick with a holding capacity of over 12,000 gallons.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention			Euro-American ethnic history	

Specific dates 1879 **Builder/Architect** Possibly J.J. Mahoney

Statement of Significance (in one paragraph)

The Emmanuel Franz House is the only remaining unaltered example of urban Italianate cottage style architecture from the 1870's in the City of Ventura. The house is a remnant of the many fine residences that once stood in the original downtown section of Ventura and a product of the first building boom of the 1870's. It is also significant for its historic association with the early settlement of Ventura -- built for Austrian immigrant Emmanuel Franz, early settler and merchant, who operated one of the first mercantile businesses on Main Street, one-half block from his house.

Franz was representative of the early immigrants who came to Ventura during the last quarter of the nineteenth century. Many Italian, French, German, Basque and Austrian families settled in Ventura and operated small businesses on Main Street. They built residences along Oak, Palm and Santa Clara Streets during the 1870's which was all part of the first building boom in Ventura. Early newspapers such as the Ventura Signal for April 3, 1875, attest to this growth by stating, "In the last one hundred days over sixty new buildings were erected."

Emmanuel Franz came to Ventura in 1869 and purchased the two corner properties on the north and south side of Main and Oak Streets. On the south corner Franz built his general mercantile store. On the north side of Main Street he had a house built in 1879 which he moved his new bride into when they were married in January of 1880.

Before coming to Ventura, Franz had worked as a master mechanic for Collis P. Huntington. According to a personal interview with the family, notes left by Emmanuel's son, Edmund, stated that his father had helped build the first locomotive for Huntington. Emmanuel married Marie Puentener, a Swiss immigrant, and their six children were born in the house and owned it until it was sold September 1, 1975.

J.J. Mahoney was a prominent builder in Ventura during the 1870's having been the "architect" of the Schiappapietra house, an ornate Italian Villa built in 1876. The Franz house contains certain similarities, in particular the round windows and the careful attention to fine detail which would strongly indicate that Mahoney was the builder of the Franz House as well.

Cebhard and Winter's Guide to Architecture in Los Angeles and Southern California describes the house as "though small in size it is richly detailed with pediments above the windows, paired brackets and dentils under the overhanging roof, a small arched palladian window in the central gable."

9. Major Bibliographical References

Sheridan, Sol N. History of Ventura County, California. Volume II. Chicago: S.J. Clarke, 1926, page 229.

Gebhard & Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara & Salt Lake City: Peregrine Smith, Inc., 1977, page 518.

10. Geographical Data

Acreeage of nominated property .14

Quadrangle name Ventura Quadrangle scale 1:24000

UMT References

A	<u>11</u>	<u>288830</u>	<u>3179155130</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The property nominated is a rectangular lot 50' x 175' which narrows half-way back to 30'. It is bounded on the north by a City parking lot and on the west and south by alleys and on the east by Oak Street. Parcel # 073-0-032-060

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state	<u>N/A</u>	code	county	<u>N/A</u>	code

11. Form Prepared By

name/title Judy Triem/Historical Consultant

organization N/A date September 28, 1981

street & number 3218 Grove Street telephone (805)648-5538

city or town Ventura state California 93003

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *R. M. Ellen*

title State Historic Preservation Officer date May 24, 1982

For HCRS use only

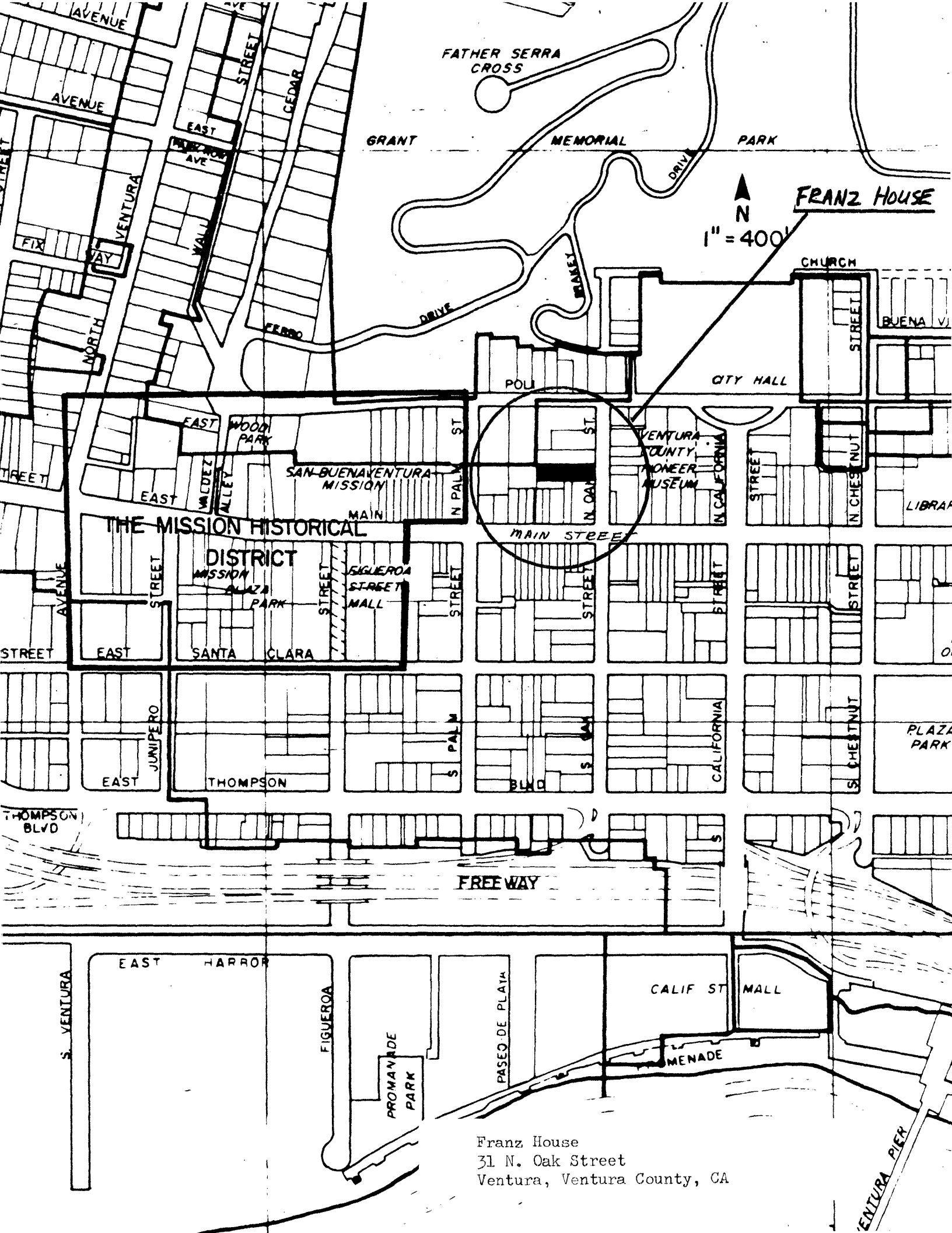
I hereby certify that this property is included in the National Register

Alous Byers Entered in the National Register date 6/25/82

Keeper of the National Register

Attest: _____ date _____

Chief of Registration



FATHER SERRA CROSS

GRANT

MEMORIAL

PARK

FRANZ HOUSE

1" = 400'



CHURCH

BUENA V

POLI

CITY HALL

EAST WOOD PARK

SAN BUENAVENTURA MISSION

VENTURA COUNTY PIONEER MUSEUM

THE MISSION HISTORICAL DISTRICT

MISSION BLAZA PARK

FIGUEROA STREET MALL

MAIN STREET

SANTA CLARA

PLAZA PARK

EAST THOMPSON

FREEWAY

EAST HARROR

CALIF ST MALL

PROMENADE

PROMENADE PARK

Franz House
31 N. Oak Street
Ventura, Ventura County, CA

VENTURA PIER

Franz House
 31 N. Oak Street
 Ventura, Ventura County, CA

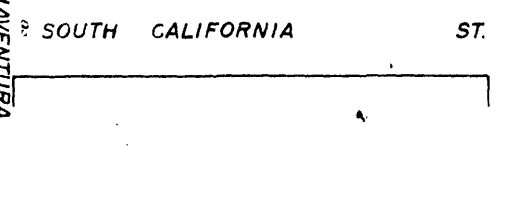
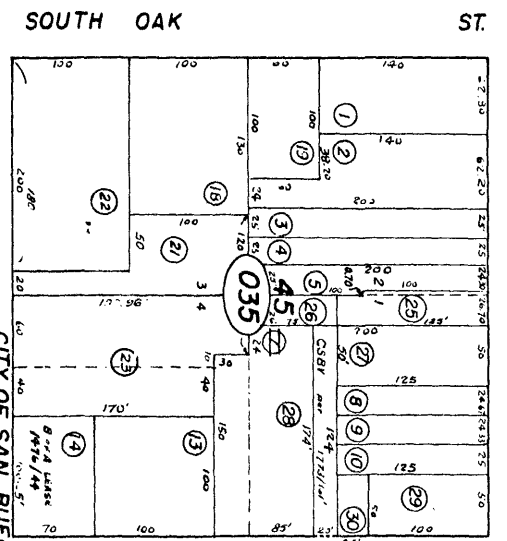
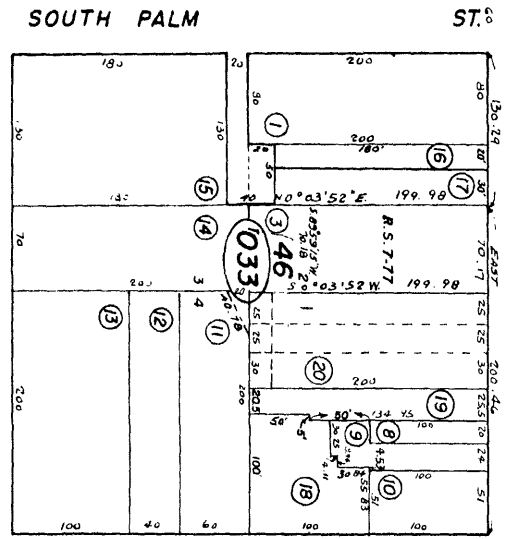
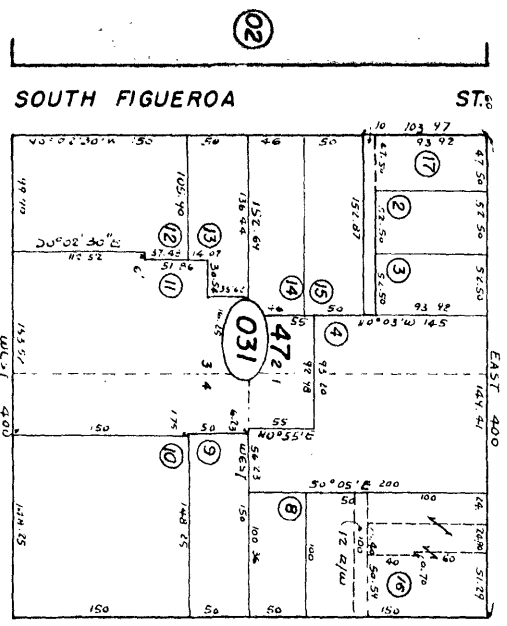
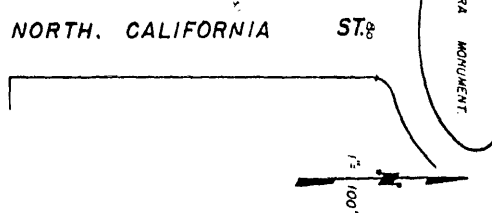
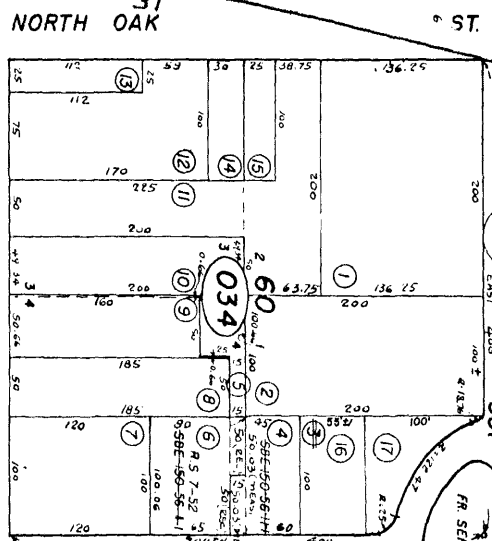
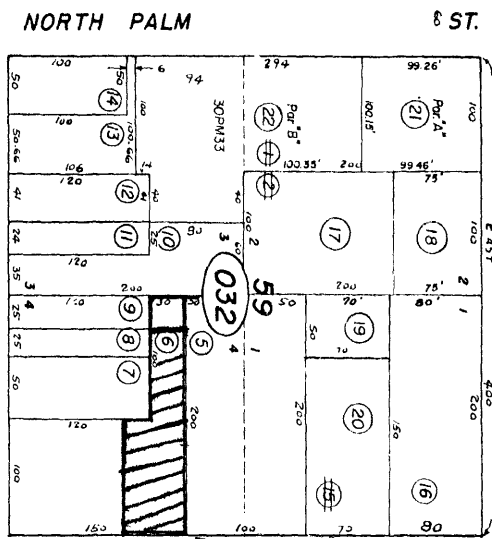
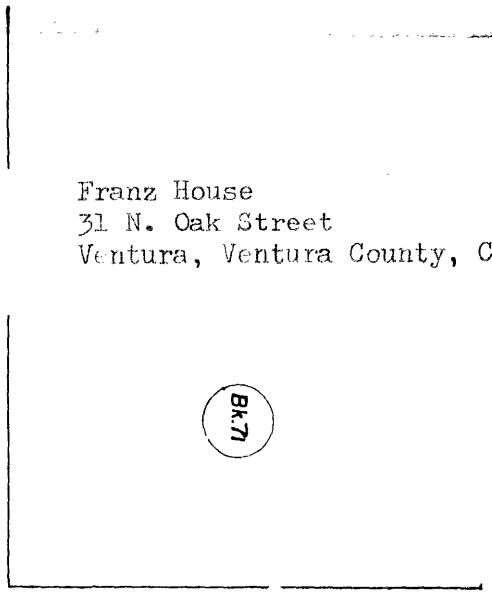
POR. RANCHO EX-MISSION SAN BUENAVENTURA

Franz House
 31 N. Oak

POLI ST. BK. 71

Tax Area Code 301

73-03



San Buenaventura, City of, T. R. Bk. A, Pg. 326 1/2 & R.M.Bk. 1A, Pg. 22&23

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

CITY OF SAN BUENAVENTURA
 Assessor's Map Bk. 73-Pg. 03
 County of Ventura, Calif.