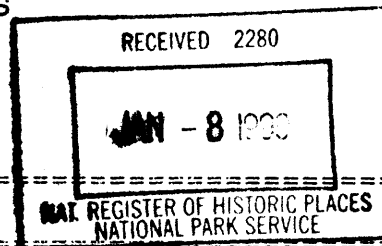


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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



=====

**1. Name of Property**

=====

historic name Oxnard, Henry T. Historic District

other names/site number \_\_\_\_\_

=====

**2. Location**

=====

street & number F and G Streets between Palm and 5<sup>th</sup> Streets  
city or town Oxnard vicinity \_\_\_\_\_  
state California code CA county Ventura Code 111  
zip code 93030

=====

**3. State/Federal Agency Certification**

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. ( \_\_\_ See continuation sheet.)

Harold Abeyta November 19, 1998  
Signature of certifying official Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- ✓ entered in the National Register
See continuation sheet.
determined eligible for the National Register
See continuation sheet.
determined not eligible for the National Register
removed from the National Register
other (explain):

Edson H. Brall 2/5/99

Signature of Keeper Date of Action
[Signature]

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- X private
X public-local
public-State
public-Federal

Category of Property (Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Number of contributing resources previously listed in the National Register None

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) NA

=====  
**6. Function or Use**  
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling, Multiple Dwelling

=====  
**7. Description**  
=====

Architectural Classification (Enter categories from instructions)

Mission/Spanish Colonial Revival  
Bungalow/Craftsman  
Colonial Revival

Materials (Enter categories from instructions)

foundation Wood, brick, concrete  
roof Shingle, terra cotta  
walls Stucco, shingle, weatherboard  
other \_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheets.

=====  
**8. Statement of Significance**  
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Social History  
Architecture

Period of Significance 1909-1941

Significant Dates: 1925

Significant Person:

(Complete if Criterion B is marked above) \_\_\_\_\_

Cultural Affiliation N/A

Architect/Builder Priest, A.F.; Martin, A.C.; Glidden, Homer

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

=====

**9. Major Bibliographical References**

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation

Other State agency

Federal agency

Local government

University

Other

Name of repository: Ventura County Museum of History and Art  
See Bibliography

=====  
**10. Geographical Data**  
=====

Acreage of Property Approximately 70 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	298500	3786540	3	11	298580 3786020
2	11	298580	3786700	4	11	298500 3786020

     See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet

=====  
**11. Form Prepared By**  
=====

name/title Benny M. and Rosanne Moss  
organization Friends of Old Oxnard date June 8, 1998  
street & number 125 North F St. telephone (805)486-3741  
city or town Oxnard state CA zip code 93030

=====  
**Property Owner**  
=====

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 1

Oxnard, California

## NARRATIVE DISCRIPTION:

The proposed Henry T. Oxnard National Historic District is a residential neighborhood located west of the central business and commercial center of Oxnard. The district retains its turn of the century character with street trees, original street widths and original house set backs. There are very few intrusive structures and most of the houses have had little modification through the years and thus appear as they did during the period of significance.

Contributing Houses to Historic District 139

Non-Contributing Houses to Historic District 5

It is a neighborhood distinctly different from any other residential area within the city of Oxnard or the county of Ventura. The proposed district encompasses the most intact collection of 20<sup>th</sup> Century Revivals, Prairie and Craftsman influenced architecture. This includes large Craftsman, Prairie and Revival style homes with modest and smaller Craftsman bungalows and various Revival style smaller homes. A survey of the proposed historic district has shown a breakdown of the following numbers and significant types of homes;

TYPE	NUMBER
Bungalow/Craftsman	72
Mediterranean/Spanish Revival	36
Colonial Revival	13
Prairie School	5
Tudor Revival	8

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# National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 2

Oxnard, California

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Classical Revival	1
Ranch	9

The proposed Historic District retains its architectural integrity with few inappropriate alterations and a low percentage of non-contributors. The predominate architectural styles include Craftsman and Classical, Colonial and other Revivals. Many of the houses are very modest examples of these categories. The majority of the houses have wood frame construction covered by wooden siding or shingles with double hung or casement windows and hipped and /or gabled roofs. Spanish and Tudor revivals are wood frame construction with stucco walls and the tile or shingle roofs with arched and pointed arch windows. They are built on raised foundations of river stones; brick or cement and steps typically lead up to a front porch.

A timeless vista of mature sycamore trees creates a canopy the length of F Street while a variety of mature trees line G Street in the proposed district. The streets are laid out on a North-South East-West axis. Streets in a North-South direction are alphabetical named beginning with the main business, commercial districts occupying A through C with residents beginning on C Street through N Street. The East - West Streets are numeric named. The proposed historic district encompasses F and G Street running from Palm on the northern Boundary through Fifth Street on the Southern boundary.

The dwellings in the proposed district include large stately homes, 3000-5000 square feet intermixed with the predominant modest one and two story houses which range between 1000 and 2500 square feet. The following is a breakdown of the home distribution within the district;

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National Park Service

# National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 3

Oxnard, California

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Stories	Number of Homes
Two	20
Two and one half	8
Single	116

Most of the original houses have had only minor alterations, such as, composition shingles replacing original wooden materials and repaired or capped chimneys after the 1972 earth quake damaged many original brick chimneys. More drastic alterations replacing wood siding with vinyl, stuccoing wooden siding and replacing windows with aluminum have occurred but are fortunately less common. Many houses have been and are being restored to original color schemes and Appearance. The neighborhood is enjoying an overall renaissance and revival as a very desirable residential neighborhood. There are three multi-family dwellings on G Street; which are all within the sprit and nature of the community. These consist of two original 1920's duplex and a home that was added onto to make a small apartment complex. Within the proposed district there are 107 substantially unchanged "out buildings" including some of the first Auto Garages that date between 1909- 1930.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetVentura, County  
Henry T. Oxnard, Historic DistrictSection number 7 Page 4Oxnard, CaliforniaF STREETF STREET 100 BLOCK**Historical: 103 North F Street 1912 (c)**

Built in 1912 for Rudolph Beck, assistant manager of the American Beet Sugar Company who later became the mayor of Oxnard from 1950 to 1954. This single story California Craftsman bungalow was the original design of the architectural firm Heineman and Heineman, later used by Edward E. Sweet's Designing and Building Company for the cover of their bungalow brochure. Mr. Beck contracted with the T.H. Carroll Construction Company to build this house from the Edward E. Sweet's Designing and Building Company's brochure. It appears in two publications: Toward A Simpler Way of Life, The Arts and Crafts Architects of Southern California (page 140) and American Bungalow Style (page 12 & 13).

This California Craftsman bungalow features timber construction, a low-pitched widespread roof and wide eaves, a chimney made with brick masonry and clinker bricks, lots of windows and a wrap-around front porch with wood beams as well as knee-high square, protruding columns made with clinker bricks. There is a decorative 3-chain detail between the roof and the front porch eaves for added structural support. The exterior has the original redwood shingles.

**Historical: 113 North F Street 1912 (c)**

Built in 1912 for G.E. Bensel; employed as an agriculturist for the American Beet Sugar Company. This single story cross gable Craftsman bungalow features an offset low-pitched gable and a center roof gable, common bond shingle pattern exterior and extensive use of river stone on the front facade of the house as well as the chimney. The windows are slanted bays with a decorative diamond design pattern, the entryway has decorative notched beams and simple wood column porch supports and there are steps leading up from the sidewalk to a central walkway that curves up to the porch entrance.

United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 5

Oxnard, California

**Historical: 125 North F Street 1912 (c)**

Built in 1912 for Samuel Weill, owner of Murphy & Weill; a dry goods store. This is a cross gable, two story Prairie/Craftsman with classic, Doric, elephantine porch columns, rafters exposed under eaves and low-pitched exposed roof beams. Also, it features an enclosed sleeping porch on the second floor. The structure has a strong horizontal emphasis. The exterior has shingles with concave, vertical-line patterns. There is a cloud lift detail on the fixed center window flanked by two casement windows. The house has three fireplaces and a concrete walkway that curves its way to the front door entrance.

**Historical: 150 North F Street 1916 (c)**

Built in 1916 for James A. Driffle. This is a side gable, two story Greek Revival house with Doric columns, double sash, symmetrically-even paned windows with shutters, narrow line of transom and side lights around the front door and clapboard siding. The entry porch is supported by round prominent columns.

**Historical: 138 North F Street ca 1915 (c)**

Built ca1915, this is a side gable one and a half story Neo-Classic house with Doric columns, stepped knee brackets under eaves and clapboard siding.

**Historical: 128 North F Street ca1912 (c)**

Built ca1912, this is a cross gable one story Craftsman bungalow with elephantine columns. It has knee brackets and braces under eaves and decorative beams. Also, two multi-paned sash over one large glass pane - one on each side of the front door.

**Historical: 118 North F Street ca1930 (c)**

Built ca1930, this is a transitional cottage which has wood trim framing the windows and stucco on the exterior.

**Historical: 112 North F Street ca 1910 (c)**

Built ca1910, this is a side gable one story transitional bungalow. The front of the house has been altered. The windows have been changed and replaced and the porch has been incorporated into the house.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 6

Oxnard, California

**Historical: 102 North F Street ca1912 (c)**

Built ca1912 for the MacFarlane family by local builder Abplanap. This is a cross gable two story Craftsman with a low pitched roof. It has exposed roof beams and rafters, cantilevered second story and shingle siding. Also, there are Craftsman style casement windows with three small panes on top of each window.

**Historical: 135 North F Street ca 1914 (c)**

Built ca1914 for James W. Shillington; President-Manager of the Oxnard Implement Company. This is a single story Craftsman bungalow with a medium-pitched center gable, knee brackets projecting under exposed eaves, plain shingles, clapboard siding and brick work.

**Historical: 138 North F Street ca 1915 (c)**

Built ca1915, this is a side gable one and a half story Neo-Classic house with Doric columns, stepped knee brackets under eaves and clapboard siding.

**Historical: 145 North F Street ca1915 (c)**

Built ca1915 for J.E. Shillington. This cross gable, single story bungalow has triangular knee braces, exposed rafter tails and exposed roof beams as well as brick porch columns. Clapboard vinyl siding has been added.

**Historical: 150 North F Street 1916 (c)**

Built in 1916 for James A. Driffle. This is a side gable, two story Greek Revival house with Doric columns, double sash, symmetrically-even paned windows with shutters, narrow line of transom and side lights around the front door and clapboard siding. The entry porch is supported by round prominent columns.

**Historical: 151 North F Street ca 1914 (c)**

Built ca1914 for George T. Taylor; employed by the J.M. Waterman Selling Agency. This single story Craftsman has an offset gable roof and clapboard siding. The porch has been enclosed.

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**National Register of Historic Places  
Continuation Sheet**

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 7 Oxnard, California

**Historical: 161 North F Street ca 1914 (c)**

Built ca1914 for Guy Stinson. This single story Craftsman bungalow features a low-pitched center gable, exposed rafter tails, stucco porch columns and dark brown, plain shingle exterior. The porch has been enclosed.

**Historical: 169 North F Street ca 1914 (c)**

Built ca1914 for T. Russell Carroll; employed as a teller with the Bank of A. Levy. This cross gable, one story Craftsman bungalow is square in shape with emphasis on low-pitched, double center gables and exposed rafter tails. The exterior consists of brick columns, dark stained shingles and wood trim.

**Historical: 709 Second Street ca 1930 (c)  
(corner of F & Second Streets)**

Built ca1930, this single story rectangular-shaped Ranch-style residence features stucco exterior with wood trim and wood shake shingles.

**Historical: 203 North F Street ca 1934 (c)**

Built ca1934, this single story California Ranch-style house features an offset gable roof, wooden window shutters and shiplap exterior siding.

**Historical: 211 North F Street 1923 (c)**

Built in 1923 for Albert Guedemann, Assistant Cashier at the Bank of A. Levy. This single story Spanish Colonial Revival features an offset gable tile roof and an archway at the porch entrance.

**Historical: 219 North F Street 1928 (c)**

Built in 1928 for Albert Guedemann, Assistant Cashier at the Bank of A. Levy. This large two story Colonial Revival has a minimum high-pitched gable roof and narrow clapboard siding. Details include multi-paned windows with louvered shutters, an off-center door flanked by side lights and an arched portico entrance.

**Historical: 218 North F Street ca 1920 (c)**

Built ca1920 for Cleveland C. Cash; employed as a carpenter. This is a two story residence with gable roof, shed dormers and a low-pitched gabled entrance.

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## National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 8

Oxnard, California

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**Historical: 200 North F Street ca 1935 (c)**

Built ca1935 for Henry H. Knapke. This is a single story Spanish-eclectic style house features an offset gable tile roof and stucco exterior. It has a focal double sash, paned window.

**Historical: 216 North F Street ca 1915 (c)**

Built ca1915, this two story Dutch Colonial has a gambrel roof, two shed dormers on the second floor and a broken pediment entry over the door.

### F STREET 100 SOUTH BLOCK

**Historical: 110 South F Street ca 1920 (c)**

Built ca1920, this small Colonial Revival house has a hip-on gable roof, front porch hip-on pediment with a pair of round and square porch columns on each side of the front pergola.

**Historical: 108 South F Street ca 1920 (c)**

Built ca1920, this is a cross gable L-shaped, one story cottage with hip-on gable roof and clapboard siding.

**Historical: 102 South F Street ca 1912 (c)**

Built ca1912, this is a double hipped gable, single story California bungalow. In 1964, an addition was added to the house which is harmonious with the original style. It has fixed paned front windows with small six-panel geometric patterns.

**Historical: 126 South F Street 1928 (c)**

Built in 1928 for Julian Benecke; employed as a carpenter. This cross gable, single story Spanish Colonial Revival has a clay tile roof and stucco exterior. It has two three-sash windows with vertical dividers. The front entranceway to the residence is not visible because of a medium-height stucco wall.

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National Register of Historic Places  
Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 9

Oxnard, California

**Historical: 134 South F Street 1926 (c)**

Built in 1926 for Joseph K. Bedford; a high school teacher. This is a cross gable cottage that has simple wood porch columns and wood railing and shiplap exterior.

**Historical: 144 South F Street ca 1920 (c)**

Built ca 1920 for Claus Neuwerk. This single story Spanish Colonial Revival features an offset gable tile roof, an arched porch entryway, a Palladian-like window and a semi-elliptical impression above the right front two-sash windows. The stucco exterior has been altered from the original treatment.

**Historical: 152 South F Street 1912 (c)**

Built in 1912 for Charles H. Bagley; assistant manager of the Wineman Company. This is a side gable bungalow with a medium-pitched gable roof and clapboard and shingle siding. The porch has been enclosed and the entryway has been changed.

**Historical: 160 South F Street 1912 (c)**

Built in 1912 for Edward Wedekind; employed as Manager of the Home Telephone Company. This is a cross gable, one story Craftsman bungalow which features a low-pitched gable roof, brackets projecting under the eaves and exposed beams; it has shingle siding. A red brick entrance porch with matching red brick steps provide a distinctive touch. This home may have been built by Paul Staples, a local carpenter.

**Historical: 105 South F Street 1912 (c)**

Built in 1912 for Jacob Diefenbach; employed as a tailor for Diefenbach's Tailors. This is a one and a half story California bungalow with a high-pitched gable roof and a center gable dormer window. The house features elephantine columns, rafters projecting under exposed eaves and clapboard siding. Red brick steps lead up to the front porch and a curved concrete walkway leads up to the red brick steps.

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**National Register of Historic Places  
Continuation Sheet**

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 10

Oxnard, California

**Historical: 109 South F Street ca 1923 (c)**

Built ca1923 for Harry Riley. This is a single story, cabin-style bungalow which features a low-pitched center gable, exposed roof beams and wood detail over the front fixed paned windows. It has plain shingle pattern exterior and clapboard siding. A concrete walkway leads up to the front entrance steps.

**Historical: 121 South F Street ca 1915 (c)**

Built ca1915 for Murray J. Wineman; employed as Vice President of the Wineman Company. This U-shaped, single story Craftsman bungalow features a medium-pitched center gable and a low-pitched shed roof over the porch area. The exterior is dark stained shingles with lattice treatment below the apex of the center gable with brackets projecting under eaves. The unusual and distinctive porch columns and chimney are made with concrete cast in a battlement design. The front windows are a series of divided vertical shaped cross-sectioned fixed windows.

**Historical: 127 South F Street ca 1920 (c)**

Built ca1920 for Mrs. Lavina Schott. This is a single story bungalow with a hipped roof and stucco and wood exterior.

**Historical: 137 South F Street ca 1920 (c)**

Built ca1920 for Robert S. Durr; employed as assistant cashier for the Bank of A. Levy. This is a side hip-on gable, single story Georgian-style Colonial bungalow which features a low-pitched center gable above the small porch entrance, prominent portico, classical columns, rafters projecting under exposed eaves, lattice treatment siding and clapboard siding. The multi-paned casement windows and door are a distinctive feature.

**Historical: 145 South F Street ca 1920 (c)**

Built ca1920 for Jack R. Miller; employed as Secretary-Treasurer of the Oxnard Chamber of Commerce. This is a single story bungalow which features an offset, clipped gable roof and wide shiplap siding. The porch has been enclosed.

# National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District  
Oxnard, California

Section number 7 Page 11

**Historical: 151 South F Street 1912 (c)**

Built in 1912 for William Schmitz. This is a medium-pitched center gable, single story Craftsman bungalow with a low-pitched offset gable with ventilator. There are brackets projecting under exposed eaves and stone porch columns. The exterior is stucco and plain shingles. The central concrete walkway curves to the south at the porch entrance where it is lined with embedded red brick.

**200 SOUTH BLOCK F STREET -- EAST SIDE**

**Address: 200 South F Street ca 1940 (c)**

Built ca 1940 for Wesley L. Johnson, Auto Body Works. This is an L-shaped residence with stucco exterior and wood trim. Main features include a large brick chimney next to the front entry and a multi-paned picture window.

**Historical: 210 South F Street 1912 (c)**

Built in 1912 for Jacob Seckinger. This is a cross gable, single story bungalow with a pair of square-shaped columns on both sides of the front door, knee brackets and shingle siding. The house features many unique stucco details harmonious with the original style.

**Historical: 218 South F Street 1912 (c)**

Built in 1912 for Jacob Seckinger; a farmer who also owned a cigar and billiards store. This two story Prairie-box Craftsman features a bellcast gable roof and the porch and chimney were made with clinker bricks. The upper portion of the porch is enclosed with multi-paned windows.

**Historical: 228 South F Street ca 1926 (c)**

Built ca 1926 for William O. Fleischer; Proprietor of the Los Angeles and Oxnard Daily Express. This is a Mediterranean-style, single story house with a hipped clay tile roof. Its fine Palladian-style window with radiating wood molding in the arches is a distinctive design element.



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# National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 12

Oxnard, California

**Historical:** 234 South F Street ca 1911 (c)

Built ca1911 for Morris D. McKenna. This is a front facing gable, California bungalow built in an unusual H-shape with an open courtyard. There is a vine-covered trellis entryway and clinker brick chimney. Aluminum windows and a screen block wall have been added.

**Historical:** 244 South F Street ca 1911 (c)

Built ca1911 for Mary and Kate Gill. This is a California bungalow. The windows and flagstone siding are modern additions.

**Address:** 252 South F Street ca 1926 (nc)

Built ca1926 for Anna B. Hernandez; stenographer to Judge C. F. Blackstock. This is a Revival-era house with significant alterations which mask its original architecture.

**Historical:** 260 South F Street ca 1926 (c)

Built ca1926 for Joseph Powers; owner of the Joseph Powers Company. This is a single style residence whose main feature is the large double-tiered stucco fireplace. A curved sidewalk leads up to the house.

## 200 SOUTH BLOCK F STREET – WEST SIDE

**Historical:** 205 South F Street ca 1911 (c)

Built ca1911 for early City Booster, Charles J. Murphy; owner of Murphy and Weill, a general dry goods store. This is a simple, single story, California bungalow with brown shingle exterior. There has been an addition of a small house attached to the side and back part of the original house. This attached but separate house is built of narrow cement blocks painted brown and is harmonious with the original style of the house. Leading to the front is a curved sidewalk which leads off with two iron hitching posts. Small alterations to the original house include louvered shutters, the relocation of the entrance to the house and the porch has been enclosed.

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## National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 13

Oxnard, California

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**Historical: 225 South F Street 1912 (c)**

Built in 1912 for John Diedrich; a rancher. This is one of the few cross gable, two story bungalow houses in Oxnard. It was designed by Los Angeles architect, A.C. Martin. It features exposed rafters under eaves and a brick porch with brick columns. The front door has three narrow windows which add to the Craftsman feeling. There is a cement hitching post in the parkway.

**Historical: 235 South F Street ca 1920 (c)**

Built ca 1920 for F.C. Lee; a Dentist. This is a single story Colonial Revival bungalow with a side hip-on gable roof. Its main feature is the prominent portico with semi-elliptical arch over the entrance which is supported by four Doric columns. There is a raised classical detail above the door which resembles a cluster of fruit and a five-panel side light at the entrance.

**Historical: 249 South F Street ca 1920 (c)**

Built ca 1920 for Raymond L. Peacock; owner of a confectionery store on Fifth Street. The main feature on this single story, wide-clapboard house is an arched wooden portico entrance with keystone over the arch. It has a hipped roof and a brick chimney (that lost its upper portion in an earthquake) flanks the entrance.

**Historical: 261 South F Street 1919 (c)**

Built in 1919 for Paul Lehmann; owner of Lehmann Brothers. This side gable, single story bungalow with hip-on gable roof, exposed beams and a graceful curved sidewalk leading to the front door entrance on the North side of the house. There are casement windows across the front of the house and a bay window and brick wall on the left side of the house. It was designed by Los Angeles architect, A.F. Priest.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Ventura, County  
Henry T. Oxnard, Historic District

Section number 7 Page 14

Oxnard, California

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### 300 BLOCK F STREET -- WEST SIDE

**Historical: 301 South F Street 1923 (c)**

Built in 1923 for Albert Percy; a machinist. This is a single story Mediterranean style house that is rectangular in shape and has a flat roof. The gabled tile portico has an arched entry and window arrangements add detail to the smooth surface stucco. There are large fixed windows with geometric panes in the upper portions on one side of the house, with double-hung sash on either side. There is a kidney-shaped pool in the back yard. The stucco wall in the rear of the house has an arched wooden gate and open beam trellis.

**Historical: 309 South F Street ca 1912 (c)**

Built ca1912 for Frank Friedrich; a rancher. 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 the top of the gable. It has exposed rafters and exposed beams and an open front porch on South side with tapered columns resting on a low brick wall. It also has a brick chimney and front walk. There is narrow clapboard siding on the first story. Recent additions include ornamental shutters on the front windows and a simple wrought iron fence with brick end supports.

**Historical: 319 South F Street ca 1928 (c)**

Built ca1928 for Harry W. Chapman; a machinist for Dunn Manufacturing Company. This is a single story, Mediterranean style house which is rectangular in shape. The roof treatment adds dimension to the house with a low gable false-front and a tile shed roof directly below is a decorative feature.

**Historical: 327 South F Street ca 1926 (c)**

Built ca1926 for Oscar Boos; a stationer at Ruppert and Boos. This is a single story, Mediterranean style house with a curved walkway leading to an arched porch and unusual arched wing wall.

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**Historical: 335 South F Street ca 1926 (c)**

Built ca 1926 for J. Harlan Burfeind; an accountant. This is a single story, Mediterranean-style house with an interesting arched entry and a curved wall.

**Historical: 345 South F Street ca 1926 (c)**

Built ca 1926. This is a Spanish Colonial style house with a flat roof over the L-shaped structure and a shed roof arched entryway. It has a clay awning over the front main windows and a decorative niche in the front entry.

**Historical: 351 South F Street 1911 (c)**

Built in 1911 by Adolph Schroeder; a carpenter for Oxnard Planing Mill. This is a good example of a California bungalow with a high, broad front gable roof and double notched columns on the full front porch. The wrought iron railing on the front steps is an addition and the front porch has been enclosed with glass.

**Historical: 361 South F Street ca 1926 (c)**

Built ca 1926 for Charles Peverly of the Charles Peverly Company. This is a center gable, single story California bungalow with extended eaves and elephantine columns on the front porch. There is an offset front hipped gable on the North side with decorative carved brackets under eaves. A curved walkway leads to wooden front steps. Also, stained glass windows, which were original to the house, were relocated to the back, left side of the house.

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### 300 SOUTH BLOCK F STREET -- EAST SIDE

**Historical: 320 South F Street 1912 (c)**

Built in 1912 for Daniel Barceia. This is a one and a half story front gable California bungalow.

**Historical: 328 South F Street 1912 (c)**

Built in 1912 for William Poe; a draftsman. This California bungalow has a side-facing gable roof and a large gabled dormer with knee brackets.

**Historical: 334 South F Street 1916 (c)**

Built in 1916 for James J. Krouser; Editor and Publisher of the Oxnard Courier. This modest bungalow has Craftsman features such brick columns, a brick porch and brown shingle siding.

**Historical: 344 South F Street ca 1911 (c)**

Built ca 1911 for Richard W. Hope. This is a modest side gable bungalow that has two symmetrically-placed front gabled dormer windows and is balanced by a plain pediment portico with square columns.

**Historical: 350 South F Street ca 1926 (c)**

Built ca 1926 for Clarence Mosher; Bookkeeper for the American Beet Sugar Company. This is a L-shaped cross gable house whose main features are shutters with crescent moon cut outs, an arched entry and a decorative clinker brick chimney.

**Historical: 360 South F Street 1930 (c)**

Built in 1930 for Frank Ayala. This is one of the few two story clapboard houses in the area. It has unusual details that include shutters with crescent moon cut outs and a second story window box.

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### 400 SOUTH BLOCK F STREET - WEST SIDE

**Historical: 401 South F Street ca 1918 (c)**

Built ca1918 for Patrick Farrell; electrical supplies. This is a Craftsman bungalow with low horizontal gables, massive exposed beams, stained shingle siding and a brick chimney. The unusual features include decorative porch beams that are stacked three high with cross gables in between. Additions include wrought iron bars on the windows and a small fence. Also, an addition has been built in the back of the lot.

**Historical: 417 South F Street 1912 (c)**

Built in 1912 for Edward Abplanalp; general contractor and owner of the Oxnard Planing Mill. This is a one and a half 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 dressed stone work on the foundation, banister, columns and chimney that may have been added later.

**Historical: 427 South F Street ca 1911 (c)**

Built ca1911 for Emma O. Driffill. This side gable, single story bungalow has some design characteristics attributed to the Craftsman style. It has notched exposed beams under gable roof, a stone chimney and shingle siding.

**Historical: 435 South F Street ca 1920 (c)**

Built ca1920 for Casper Wucherpfenning; a rancher. This is a side gable, hip-on-gable Colonial Revival house whose most prominent characteristic is a tall double column portico. Typical of the Colonial Revival are the clipped gable roof, narrow clapboard siding and symmetrical features. It has a fixed front window with multi-paned sash above fixed windows and multi-paned side lights around the entrance.

**Historical: 443 - 443 1/2 South F Street ca 1930 (c)**

Built ca1930 for Arthur Stoll; a physician. This is a cross hipped gable, single story Spanish-influence house made with stucco and wood. It is L-shaped with heavy wood trim around the large mutli-paned front windows and a large offset gable shingle roof. A front patio area is enclosed by a short wall off the main entrance.

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**Historical: 451 South F Street ca 1916 (c)**

Built ca 1916 for Emma B. Furrer. This is a one and half story Craftsman bungalow whose most prominent feature is the broad horizontal offset gable with rectangular shingles, lattice vent and exposed beams. The rafters and beams have decorative notches. Other details include a planter box below the front window and the porch wall and chimney were built using clinker bricks.

**Historical: 461 South F Street 1910 (c)**

Built in 1910 for C.M. Van Deventer. This is a one and a half story California bungalow that has a medium-hipped roof with an offset side gable on the South. The front gable has a rounded three-part vent with glass center. The fireplace, foundation and porch entry made from native stone and the three double columns with carved supports on the front porch are design elements found in this Craftsman bungalow. The front door is original and has an oval-shaped glass window.

**400 BLOCK F STREET – EAST SIDE**

**Historical: 400 South F Street ca 1911 (c)**

Built ca 1911 for Frank E. Gray; a saloonkeeper. This simple, hipped roof, single story bungalow has a shed dormer with lattice vent. The house has a combination wood siding with wide clapboard, batten siding with wide board and shingles. The front porch has oversized knee brackets under eaves and the front columns may have been changed at a later date.

**Historical: 410 South F Street ca 1911 (c)**

Built ca 1911 for David Cohn; a saloonkeeper. This is a one and a half story California bungalow. The large shingled gable dormer with three double hung multi-paned windows protrudes from the side facing gable and there are exposed rafters under eaves. Medium clapboard siding is used everywhere including the porch columns. The wooden porch railing is wide rectangular boards placed vertically about an inch apart.

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**Historical: 420 South F Street ca1912 (c)**

Built ca1912 for Carl Fisher; a mechanic at the American Beet Sugar Company. This is a single story bungalow that has a side facing gable with a shed dormer that has two small multi-paned windows. It has knee brackets and exposed rafters under eaves. There are two large fixed wooden front windows, one a slanted bay. They have multi-panes in the transoms which compliment the design in the dormer windows. The porch was enclosed at a later date.

**Address: 428 South F Street ca1912 (nc)**

Built ca1912 for Louis Kohler; a carpenter for Paul Staples. This home was completely altered and now is a two story house with a red tile roof. It has an arched porch and balcony and the exterior is stucco.

**Historical: 436 South F Street ca1912 (c)**

Built ca1912 for Charles Volkert. This is a front facing gable one and a half story house that has a large dormer with double windows and knee brackets. There are no detectable alterations; there is an open porch with double square capped columns, wooden steps and narrow clapboard siding. It has knee brackets and exposed rafters under eaves. The upper portion of the dormer windows have a diamond shape pattern.

**Historical: 444 South F Street ca1912 (c)**

Built ca1912 for Casper Wucherfening. This is a one and a half story bungalow. The medium sloping front gable roof has a large shingled dormer with two small windows, shutters and knee brackets. There are large, arched windows opposite each side of the front door. The porch has been enclosed with multi-paned glass panels and French doors. Brick is used on the low wall, steps and porch in the front of the house. Also, the original chimney was replaced with a new brick chimney.



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**Historical:** 460 South F Street ca1913 (c)

Built ca1913 for Philip Woerley; a shoemaker. This is an unusual, side gable two story Craftsman house that features a prominent turret. The turret is encircled by a row of rectangular windows with wood trim. It has classical-style porch columns and narrow clapboard siding. There is a steep shed roof over the front porch and a steep pitched gable roof on the back of the house. The second story has exposed rafters under eaves and shingles on the exterior. There are large, front windows on the main floor flanked by narrow panes and the porch has a wood slat railing. The front door features an oval-shaped window. A cement block foundation and cement steps with a wrought iron railing were later additions.

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G STREET

Oxnard, California

### 100 BLOCK G STREET -- EAST SIDE

**Address:** 134 North G Street ca1940 (c)

Built ca1940, this ranch style house is a single story stucco with wood trim.

**Address:** 126 North G Street ca1940 (c)

Built ca1940 for R.V. Johnson. This is a similar example of ranch style housing.

**Historical:** 122 North G Street ca1926 (c)

Built ca1926 for Joseph C. Preissler; a salesman. This is a modest, cross gable, single story bungalow with narrow clapboard siding. The original windows have been replaced with aluminum windows and there are decorative corbels on the porch cover.

**Historical:** 110 North G Street ca1926 (c)

Built ca1926 for Louis L. Brock; inspector for the County Horticultural Commission. This is a Spanish Revival single story house with a pediment flat roof and center false gable. The windows have been replaced and there is a walled porch on one side. Also, there is a Mission San Diego parapet over the entry.

**Historical:** 104 North G Street ca1926 (c)

Built ca1926 for Horace L. Ditchfield of Hall and Ditchfield. This is a Mediterranean style single story house with a flat, clay tile roof and center gable over arched entry. The original windows have been replaced with aluminum windows. It has an arched gate with clay tiled porte-cochere to one side.

**Historical:** 102 South G Street ca1926 (c)

Built ca1926 for John E. Wood who operated a gas station on Oxnard Boulevard. This is a Mediterranean style single story house with flat roof parapet and clay tile shed roof over the entry. It has decorative claw tile facades over each window. A raised porch with an arch and low wall span the front side of the entry.

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**Historical: 116 South G Street (c)**

This is a modest, center gable, single story bungalow with narrow clapboard siding. A stucco entry has been added.

**Historical: 120 South G Street ca1924 (c)**

Built ca1924 for George Billinger who worked at Diefenbach's. This is a hipped roof, single story bungalow with narrow clapboard siding. It has a porticoed entry flanked by double French doors.

**Historical: 126 South G Street ca1929 (c)**

Built ca1929 for George H. Kindred. This is a small Mediterranean style house with an unusual front entrance. It has a modified Palladian design seen in parapet above the arched entry.

**Historical: 136 South G Street ca1926 (c)**

Built ca1926 for Arthur B. Harbert; a barber. This is a Spanish style single story house. It has a flat roof with parapet and a front gabled, clay tiled arched entry.

**Historical: 142 South G Street ca1924 (c)**

Built ca1924 for George Doty; a cashier for California Lima Bean Growers Association. This is a side clipped gable, single story bungalow with narrow clapboard siding. Also, it is symmetrically balanced with a porticoed gable entrance.

**Historical: 152 South G Street ca1924 (c)**

Built ca1924 for Albert E. Liddle; a jeweler. This is a side clipped gable, single story bungalow. Also, there is a pergola on the north side.

**Historical: 160 South G Street ca1924 (c)**

Built ca1924 for William C. Craddock; a real estate salesman. This is a well designed, Provincial style stucco house with a Palladian window on the north side. A sloping center gable frames the arched front entry

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Oxnard, California

### 100 BLOCK G STREET -- WEST SIDE

**Historical: 155 South G Street 1914 (c)**

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 the Bank of A. Levy), was a bean broker and shipper. The house is very spacious, spreading over three lots; the gardens and many of the old trees are still on the property. The second story is shingled whereas the first story has medium clapboard siding. The wood trim under the front gable and roof shingles resembling thatching suggest a Tudor influence. The notched beams under the eaves and the use of brick on porch columns and chimney lend a Craftsman feeling. The house remains virtually unchanged. The new owners have added a stone wall and wrought iron fence around the property. A small house, originally probably for servants, is at the rear.

**Historical: 135 South G Street ca1924 (c)**

Built ca1924 for Fred C. Snodgrass; a salesman. This was originally a cross gable, Provincial style stucco house. Recent additions of wood strips placed across the facade to give it a Tudor style appearance alter the original design.

**Historical: 127 South G Street ca1924 (c)**

Built ca1924 for John D. Gastl; a salesman for A.J. Dingeman. This is a single story house with an U-shaped entrance and narrow clapboard siding. There is a large two story stucco residence in the rear.

**Historical: 121 South G Street ca1926 (c)**

Built ca1926 for Harry W. Johnson; Chief of Police and City Tax Collector. This is a single story, Mediterranean style bungalow with triple arched front porch. It has a flat parapet roof and clay tile decorative gable facades.

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**Historical: 115 South G Street ca1926 (c)**

Built ca1926 for Irwin M. Lowe; auditor for Ventura Investment Company. This is a single story Spanish style house with a flat parapet roof. It has two decorative center gable facades with clay tile roofs. The original windows have been replaced.

**Historical: 101 South G Street (c)**

This is a cross gable, Mediterranean style house with a clay tile roof and an unusual textured exterior. The multi-panes in the large, arched front window radiate light which produce a decorative effect. A small, arched window niche and French doors flank the entry. Also, a courtyard in the front of the house is surrounded by a low brick wall with curved top.

### 100 BLOCK G STREET

**Historical: 105 North G Street ca1930 (c)**

Built ca1930 for Arthur Abplanalp; a carpenter. This is a single story rectangular-shaped stucco house. There is a fixed center window with two double sash windows on each side and it has a wide plank door.

**Historical: 111 North G Street ca1926 (c)**

Built ca1926 for Howard F. Reno; a bookkeeper for Southern California Edison. This is a cross gable, one story Mediterranean style house with a tile roof. Its main feature is the large arched front window with upper panes radiating in fan shape with one over one fixed window with double hung sash on each side.

**Historical: 121 North G Street ca1926 (c)**

Built ca1926 for Bernard R. Muldoon who worked for Oxnard Vulcanizing Company. This is a small, cross gable, one story Mediterranean style house. There are two prominent fixed center windows with several small paired windows above with two over one sash side windows. It has a clay tile roof with vented tower over the arched entry. Low wall enclosed porch with pergola.

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**Historical: 131 North G Street (c)**

This is a side gable, two story Monterey style house with a balcony on the second story supported by tall square columns. The exterior of the first story is brick and the second story has clapboard siding.

**200 BLOCK G STREET -- EAST SIDE**

**Historical: 200 South G Street ca1929 (c)**

Built ca1929 for Samuel Gumpertz who owned the first packing house in Oxnard. The house was built by J.A. Swartz. This is a single story Mediterranean style house that has been meticulously maintained. There is a tiled tower entrance with radiating quoins detail around the door. An Islamic arched window appears in offset front gable and there is a wrought iron railing on the porch steps and window. There is a combination cement block and picket fence on both sides of this corner lot featuring a wooden arched entry.

**Historical: 210 South G Street ca1924 (c)**

Built ca1924 for John Diedrich. This is side clipped gable, single story Colonial Revival bungalow with narrow clapboard siding. It has a classical porticoed entry with tapered columns.

**Historical: 218 South G Street ca1915 (c)**

Built ca1915 for Mr. Roady; a carpenter for the American Beet Sugar Factory. This is a California bungalow whose center gable roofline extends over the front porch. There are square butt shingles on the main gable; a stained glass window has been added. The open front porch has Elephantine columns.

**Historical: 226 South G Street ca1924 (c)**

Built ca1924 for John H. Myers; a building contractor. This is a modest, cross gable bungalow with exposed rafter beams and a plain porticoed entrance. There are symmetrical double sash windows along each side of the entrance.

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**Historical: 234-36 South G Street ca1927 (c)**

Built ca1927; its first occupants were Charles H. Price; an agriculturist for the American Beet Sugar Company and John A Laubacher; a rancher. This is bungalow style duplex with a hipped roof. It has knee brackets, exposed beams, windows that are symmetrical and the exterior is medium clapboard.

**Historical: 244 South G Street ca1929 (c)**

Built ca1929 for Thomas E. Walker; superintendent of the Water Department. It is a Mediterranean style house. Late alterations to the house include the addition of brick on the lower part of the house and around the arched entry, awnings and new stucco exterior.

**Historical: 252 South G Street ca1924 (c)**

Built ca1924 for A.J. Dingeman; a Ford dealer. This is a provincial style one and a half story residence with a high pitched gable roof.

**Historical: 260 South G Street ca1935 (c)**

Built ca1935 for Robert L. Beardsley; an agent for Greening-Smith Company, an agricultural business. This is a single story house with stucco exterior.

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### 200 BLOCK G STREET -- WEST SIDE

**Historical: 201 South G Street ca1924 (c)**

Built ca1924 for Henry Ritchen; a baker at the Wolff Sisters Bakery. The house was built by local contractor Adolph Schroeder. This is a two story Prairie style, rectangular shaped house with a medium pitched hip roof and narrow clapboard siding. The house sits on two lots. The front entrance appears as a single story wing with a balcony supported by brick columns and a wall. It is used as a sun room.

**Address: 223 South G Street ca1928 (nc)**

Built ca1928 for William R. Snively. Originally built in the bungalow style, this house has undergone considerable alterations including the addition of a second story in the back, an arched entry and stucco exterior.

**Historical: 227 South G Street 1915 (c)**

Built in 1915 for Elmer W. Power; a bookkeeper for A&H Levy Company. This is a California bungalow with an offset gable porch, decorative rafter beams and knee brackets under eaves. It has narrow clapboard exterior.

**Historical: 239 South G Street ca1916 (c)**

Built ca1916 for Alpha Adams; Vice-president-cashier for Bank of A. Levy. This is one of the few two story shingle Craftsman bungalows with medium clapboard siding on the first story. There is an offset gabled front porch with square brick columns, wall and notched beams. It has decorative double-stacked brackets under eaves and shingles on the second story which give it a Japanese style.

**Historical: 255 South G Street ca1924 (c)**

Built ca1924 for George A. McKee; a rancher. This is a side clipped gable, medium sized bungalow. Features include a large porticoed entrance with double columns and double front facing clipped gables above the entry.

**Historical: 261 South G Street ca1924 (c)**

Built ca1924 for Millard F. Jones; owner of a tire shop. This is a modest, U-shaped bungalow that has a side clipped gable roof with a decorative shed vent.



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### 300 BLOCK G STREET

**Historical: 319 South G Street ca1914 (c)**

Built ca1914 for early Oxnard booster, George P. Austin who managed a musical instruments and sporting goods store. This is a Prairie style bungalow that has several unusual characteristics. There is a small second story which 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.

**Historical: 329 South G Street ca1918 (c)**

Built ca1918 for Henry Meyer; may have been built by Thomas Carroll. This house is a two story shingle style Craftsman house that has 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 the south side of house. The upraised front yard is encircled by a concrete wall and wrought iron railing.

**Historical: 341 South G Street ca1924 (c)**

Built ca1924 for James and Hulda Marsis; owners of the Oxnard Fruit Market. This Colonial Revival house is distinguished by a prominent porticoed entry with tapered Doric columns, decorative brick chimney and pergola. The house has a medium pitched clipped gable roof and narrow clapboard siding. A two story addition is harmonious with the original style of the house.

**Historical: 355 South G Street ca1916 (c)**

Built ca1916 for Walter H. Lathrop; a subdivider and real estate man. This is a large, square shaped, two story Prairie style house that 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.

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Oxnard, California

### 300 G STREET – WEST SIDE

**Historical: 300 South G Street ca1918 (c)**

Built ca1918 for Adolph Schroeder; a local carpenter and builder. This California Bungalow features a combination of clapboard and shingles with cut-out rectangular wood facing under porch gable. It has exposed beams, rafters, and massive porch columns. The porch has been enclosed and aluminum windows have been added.

**Historical: 312 South G Street ca1924 (c)**

Built ca1924 for William P. Moller; General Manager of the Ventura County Ice and Milk Company. This bungalow has Classical or Colonial Revival characteristics of the 1920's. It has exposed notched beams on the open front porch which create a pergola effect and a brick porch foundation. Also there are Classical columns and a pediment portico.

**Historical: 324 South G Street ca1916 (c)**

Built ca1916 for Conrad T. Meyer; a grocer. The house is a single story California bungalow with center gabled roof. The porch has been enclosed.

**Historical: 328 South G Street ca1918 (c)**

Built ca1918 for Conrad Meyer who also owned 324 G Street. In 1926, William and Lucy Graham lived in the house. This house is a California bungalow with cross gable roof with exposed beams. It has massive porch columns, shingles under gable, and medium clapboard siding with a slightly flared foundation.

**Historical: 336 South G Street ca1924 (c)**

Built ca1924 for Nathan C. Baker of Baker and Davis. This house is typical Colonial Revival house with columned porticoed entrance and narrow clapboard siding with emphasis on the symmetrical treatment of doors and windows. There is an arched pediment with matching columns at the entry.

**Historical: 344 South G Street ca1928 (c)**

Built ca1928 for William Ross. This is a California bungalow that has a hipped gable roof and porticoed entry with symmetrical windows.

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**Historical: 350 South G Street ca1924 (c)**

Built ca1924 for Elmer W. Powers; a bookkeeper for Henry Levy. This side clipped gabled bungalow's main feature is its double columned porticoed entrance and slanted symmetrical bay windows.

**Historical: 360 South G Street ca 1921 (c)**

Built ca1921 for Henry C. Downes; an attorney. This bungalow has a side gabled roof with a pergola supported by tapered Classical columns at each side of the pediment porticoed entry.

### **400 BLOCK G STREET WEST SIDE OF STREET**

**Address: 401 South G Street (nc)**

This two story residence is a new structure that is comparable to Spanish style architecture.

**Historical: 411 1/2 South G Street ca1928 (c)**

Built ca1928 for George N. Marsis; a clerk with the Oxnard Fruit Market. This is a single story Spanish Colonial Revival house with a hipped roof tower with arched entry for porch, indentations over windows suggestive of a Palladian window and semicircular indentations with ventilator.

**Historical: 421 South G Street ca1934 (c)**

Built ca1934 for Frederick A. Zitkowsky; a lawyer. This Provincial style residence features a high pitched and medium pitched hip gable roofs. The house has wooden shutters on the casement window and an arched doorway with radiating stones and center keystone as well as a small leaded window at the entry.

**Historical: 431 South G Street ca1928 (c)**

Built ca1928 for Mrs. Anna Petre. This is a one story Spanish Colonial Revival house. It has a low pitched offset gable and false front roof with mission tile. There is a Palladian window which has been modified, archways at the entrance to the porch and the exterior is stucco.

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**Historical: 435 South G Street ca1926 (c)**

Built ca1926 for Minor E. Cheney; a confectioner. This single story Colonial Revival bungalow has a hipped gable roof, classical porch columns, exposed rafters and narrow clapboard siding.

**Historical: 443 South G Street ca1925 (c)**

Built ca1925 for Ralph W. Bevier; Assistant Postmaster. This house is a single story Spanish Colonial Revival house with a false front roof, mission tile, and archways at porch entranceway. A carport has been added on the side and the original windows have been replaced with aluminum windows.

**Historical: 451 South G Street ca1917 (c)**

Built ca1917 for Bernard Morris; a general merchandiser. This one story Craftsman bungalow is rectangular in shape and has 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. The porch has been enclosed.

**Historical: 461 South G Street ca1939 (c)**

Built ca1939 for Walter F. Booth; owner of a gas station. This is a single story Ranch-style house. It has an offset gable with combination wood and stucco exterior.

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**400 BLOCK G STREET -- EAST SIDE**

**Historical: 402 1/2 South G Street ca1914 (c)**

Built ca1914 for James Gill; a rancher. This house is a California Bungalow with broad front facing gables supported by square columns. It has exposed rafters and beams and brick porch and decorative chimney.

**Historical: 410 South G Street ca1918 (c)**

Built ca1918 for Hugh A. Owen; a teacher at Oxnard High School. This modest bungalow has a hipped roof and porticoed entrance with elephantine columns. The original windows have been replaced with aluminum ones.

**Historical: 418-20 South G Street ca1924 (c)**

Built ca1924, this Mediterranean style duplex has an arched entry which 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.

**Historical: 428 South G Street ca1924 (c)**

Built ca1924 for Hohn H. Eberhard; an auditor for Dunn Manufacturing Company. It is a Mediterranean style house that has a second story on the north side. There are curved columns on large front window and decorative crest relief under front gable provide ornamentation on this otherwise plain stucco facade. There is another small dwelling in rear.

**Historical: 436 South G Street ca1928 (c)**

Built ca1928 for Gird E. Mullinex; a foreman for Dunn Manufacturing Company. This single story Mediterranean style house has a flat roof with parapet and clay tiled facade. There is an addition in the rear built ca1960.

**Historical: 444 South G Street ca1924 (c)**

Built ca1924 for Walter W. Hamilton; a sheet metal worker for Oxnard Furnace and Plumbing Company. This square shaped Mediterranean style house has an offset front gable flat roof with arched porch entry.

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**Address:** 450 South G Street ca1924 (nc)

Built ca1924 for William Gray; a carpenter. 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. Owner of the property in 1924 was Alice Hony. This house has been altered and remodeled.

**Historical:** 460 South G Street ca1916 (c)

Built ca1916 for Carl Bremner; a geologist. It is a Provincial style house with steep slightly bellcast gable roof and slanted bay window. There is brick trim on the steps and raised walkway leading to front door. Dr. Charles Tilley, an osteopath, lived in the house in 1937.

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### Narrative Statement of Significance

The proposed Henry T. Oxnard Historic District, in the city of Oxnard, county of Ventura, California, is being nominated under National Register Criteria A and C. under Criterion A, in the area of social history, the district is the residential neighborhood of the professional and trades people that developed adjacent to the commercial downtown in Oxnard during the years 1900 to 1941. The neighborhood was socially significant during this timeframe as the residence of the founding families of Oxnard, merchants, professionals, government officials, factory officials and trades people. Under Criterion C, in the area of architecture, the district is the largest and most intact residential neighborhood that existed during the years 1900 to 1941 in Ventura County. After December 1941 the City of Oxnard and Ventura County were changed forever. After the start of World War II the population of Oxnard more then tripled its pre-war level with the establishment of two large NAVY bases on the Oxnard Plain. The city grew out and away from its downtown area that makes up the including F and G streets.

Oxnard lies at the highest point of the rich fertile delta plain south of the Santa Clara River. Five miles to the west lies the busy seaport of Hueneme and ten miles in a southeasterly direction lies the county seat, Ventura. The land had originally been part of the Rancho El Rio de Santa Clara o La Colonia. The broad plain was dotted with occasional farmhouses with fields of dry farmed grains, mostly barley and later the lima beans brought to the United States through the wharf at Hueneme. However, the plain was sparsely populated since it was cut off from the rest of the other county settlements on the north side of the Santa Clara River.

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Oxnard was founded in 1897 when Albert Maulhardt and some local farmers became interested in the production of beet sugar. Albert Maulhardt and Johannes Borchard visited the Oxnard brothers, (Henry, James, Benjamin and Robert), American Sugar Beet Sugar factory in Chino, CA.

The farmers pledged 18,000 acres of sugar beets to encourage the construction of a refinery. Henry T. Oxnard, the company spokesman, choose a site and built the world's second largest sugar beet refinery on 200 acres of land purchased by the farmers from Thomas A. Rice adjoining what is now Saviers and Wooley Roads. At the time there was no intention of building a town at the site. Major J.A. Driffill was placed in charge of the American Beet Sugar Company interests. Under his oversight construction began on the large brick factory, 120 feet by 410 feet, five stories with 150-foot smokestacks. The construction caused the need to find housing for the workmen and stores and a few saloons to appear. Buildings were moved from the surrounding sites of El Rio, Saticoy and Hueneme to meet the demand.

The future town of Oxnard grew as the beet sugar factory took shape. Soon an improvement company was formed and purchased land from J.G. Hill, southeast of the factory site. In January 1898, the town of Oxnard was surveyed and laid out around a plaza southeast of the factory. The town map was recorded April 21, 1898, by the subdivider, Colonia Improvement Company, J.A. Driffill, President, T.E. Walker secretary held the deed to the subdivided area.

With the construction of the beet sugar factory and the growing town of Oxnard, a spur line of the Southern Pacific Railroad was laid to the factory site in Oxnard. The first rail and passenger bridges across the Santa Clara River to Montalvo and Ventura were completed in October 1898. The Oxnard railroad depot had been completed in April



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1898. Eventually, after four years, the main line changed and the city enjoyed all the privileges from being on the Coastline of the Southern Pacific with all trains stopping at its depot.

The town began to grow steadily as people flocked to the new factory and town and required housing and services. The payroll of the beet sugar factory exceeded \$14,000 a week. Forty thousand acres of beets and the labor of 1000 men and 2000 horses in the fields were necessary to keep the factory in operation.

The first real business district of Oxnard grew up around the Plaza. The streets were laid out with numbers on an east-west axis and alphabetical names on a north-south axis. The two blocks of Fifth Street between the Plaza and Saviers Road was home to rooming houses, groceries, stores, and saloons. A and B streets were added to flesh out the business district as it grew. C Street formed the beginning of the main residential streets of the town. Many of the original founding families would build their residences in the Colonia Improvement Company subdivisions. As the town grew and their wealth grew these families and their children would build residences in the Henry T. Oxnard Subdivision and Lathrop Subdivision on G Street. Professionals, factory officials, merchants and trades people also began to move into the Henry T. Oxnard district as the town and their businesses prospered.

Merchants from other areas of the county, particularly of Hueneme established new businesses or a second business in the thriving town of Oxnard. These merchants included Jews from the French province of Alsace whose families settled and started successful businesses in Hueneme and later Oxnard, including Lehmann, Samuel Weill, Moise L. Wolff, and Achille and Henry Levy. Samuel Weill, a partner in the Murphy & Weill Merchandise and Grocery of Oxnard built a large residence at 125 N. F street in the proposed district.

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Henry Levy, partner with his brother-in-law Achille Levy in both a mercantile and later the Bank of A. Levy built a home in 1914 at 155 S. G Street in the proposed district. These businesses supplied general merchandise to the farmers, marketed their harvest and banked their profits.

From the beginning Oxnard contained a very diversified ethnic population with a sizeable Chinese district, Japanese, German, Irish and Mexican farmers, business and trades people all contributed to the rapid growth and thriving economy of the town and continues to the present.

As the town physically expanded and the business district thrived, the town began to build a social structure of churches, schools, hospitals and community centers and services. Land for the first school was donated by the Colonia Improvement Company and was built in 1900. The High School District was established in 1902. The Colonia Improvement Company also built the three story Hotel Oxnard near the Plaza. Churches appeared almost as rapidly as houses and businesses. The Methodists, Episcopal, Baptist and Presbyterian churches were all founded in Oxnard between 1900 and 1901. In 1901, the center of the Catholic parish was moved from El Rio to Oxnard to a site donated by Henry T. Oxnard. The sisters of St. Joseph of Caronlet on land adjacent to the church opened a parochial school and convent in 1901. In 1903, construction on a Gothic style Santa Clara Church began. The completed brick Gothic church at time (1903) was one of the finest edifice between Los Angeles and San Jose is located on E and Third Streets adjacent to the proposed Henry T. Oxnard Historic District.

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The Ventura County Board of Supervisors incorporated the town of Oxnard, June 30, 1903. Between 1898 and 1903 the population had grown to 2,200. By 1906, the town had seven churches, three school buildings in operation. In the same year, Richard Haydock, city major and Isaac Stewart, city attorney arranged for the construction of the Carnegie Library in Oxnard on the Plaza and C Street which today houses the Carnegie Art Museum. In the 1920's, Oxnard Community Services would serve 100,000 attendees a year to drama productions, playgrounds, band and orchestra performances, club gatherings, sporting events, to include a Professional Baseball Game between the New York Giants and the Chicago White Sox's in 1913.

The years leading to 1906 demonstrated a thriving business community. In 1905, 1000 railroad cars of processed sugar were shipped from the American Beet Sugar Factory. Ten thousand head of cattle fattened on sugar beet refuse were handled at the railroad stockyards in 1903. In 1906, Oxnard ranked sixth in point of railroad business for all cities between El Paso, Texas, and Portland, Oregon. Oxnard became home to the Lima Bean Growers Association, the Walnut Growers Association, the Sierra Oil and Refinery Company and several dairies. In the following years, the town contained an electrolier system of lighting, curbs and cement sidewalks, a Building and Loan Association, a race track, an airplane landing field, waterworks, and several nursery floriculture establishments. The town boasted two hospitals to include the old St. Johns hospital site adjacent to the proposed historic district.

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Oxnard has never been a "boomtown". It merely had a steady growth since its beginning and soon became the center of commerce and business in the Oxnard plain and later Ventura County. As the town's steady growth and expansion outstripped the original boundaries of the Rice and Hill subdivisions, two new subdivisions were developed. The first new subdivision opened in 1911 was the Henry T. Oxnard tract, which included the residue of residential areas of the Hill tract C through E Streets and included F Street from Fifth Street to Magnolia Avenue. It was the finest subdivision with a broad street, exceptionally deep lots and first class residences as the advertisements of the day announced. Soon other housing tracts were added, the Tom Hill tract which is now Magnolia Avenue, the Henry Lathrop addition of G Street in 1913, the Lathrop addition of Colonia Gardens, the Palm Drive tract, the Lathrop-Eastwood subdivision, and the Dawley subdivision expanded the town boundaries first west, then north. The Henry T. Oxnard tract saw the beginning of the boom in real estate building that continues through the years of significance 1900 to 1941 of the proposed Henry T. Oxnard Historic District and in the city of Oxnard to the present day. This "boom" is reflected in building permits which total \$168,015 in 1911, \$211,257 in 1914, \$185,900 in 1923, \$219,725 in 1925 and in the first four months of 1926, \$262,290.

The F Street portion of the Henry T. Oxnard subdivision and the G Street portion of the Lathrop subdivision make up the proposed Henry T. Oxnard National Historic District.

This neighborhood was home to dentists, lawyers, physicians, merchants, confectioners, carpenters, bank officials, factory officials, ranchers and machinists. The local business owners, as well as, their employees, built and lived in the district.

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The larger homes on F street and G streets were built and occupied by people such as James A. Driffill of 150 North F Street, who was the manager of Oxnard's American Beet Sugar Factory and president of the Colonia Improvement Company which developed the downtown business district and adjacent residential area; Samuel and Palmyre Levy Weill of 125 North F Street, who was a partner in Murphy and Weill General Merchandise; Henry Levy of 155 South G Street who was a partner of his brother-in-law Achille Levy founder of Bank of A. Levy, as well as a lima bean broker and shipper; and, Walter H. Lathrop of 355 South G Street, the subdivider and developer of G Street, President of the Bank of Oxnard and Oxnard Bank and Loan Association. Other two story homes were built for and lived in by, Jacob Seckinger, farmer and cigar and billiards store owner, 218 South F Street; John Diedrich, a rancher, 225 S. F Street; Frank Friedrich, a rancher, 309 S. F Street; Frank Ayala, 360 S. F Street; Henry Ritchen, a baker, 201 S. G Street; Alpha Adams, Vice President-cashier for Bank of A. Levy, 239 S. G Street; Henry Meyer, 329 S. G Street; Hohn H. Eberhard, auditor for Dunn Manufacturing Co., 428 S. G Street.

Other important residents of the district were Rudolph Beck of 103 N. F Street, who was assistant manager of the American Beet Sugar Factory and Mayor of Oxnard from 1950 to 1954; James J. Krouser of 334 S. F Street, Editor and publisher of the Oxnard Courier Newspaper; George P. Austin of 319 S. G Street, owner of a musical and sporting goods store.

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Adolph Schroeder of 351 S. F Street and 300 S. G Street, a prominent carpenter and builder of Oxnard and Edward Abplanalp of 417 S. F Street a general contractor and owner of Oxnard Planing Mill not only lived in the neighborhood but also built various houses in the district.

The district was home to many important and prominent people and families during the period of significance. However, the area is special because it was also the home of average workers who helped create and sustain the community of Oxnard. There are far more modest bungalows and revival cottages in the neighborhood than large homes and residences.

These smaller revival cottages and bungalows were built for people like Oscar Boos of 327 S. F Street, a stationer at Ruppert and Boos; C.M. Van Deventer, of 461 S. F Street, owner of a cigar store; T. Russell Carroll of 169 n. F Street, a teller with the Bank of A. Levy; George N. Marsis of 411 ½ S. G Street, a clerk with the Oxnard Fruit Market; Hugh A. Owen of 410 S. G Street, a Oxnard High School Teacher; and Jacob Diefenbach of 105 S. F Street, a tailor at Diefenbach Tailors. Local carpenters and contractors of the neighborhood, such as, Abplanalp, Meyers, Schroeder, Staples, and Carroll built many of the modest homes.

The neighborhood was an interesting mix of people and occupations. Throughout the period of significance, the area was owned and occupied by people who had jobs, businesses and practices in Oxnard. The original owners were professional and tradesman as were subsequent owners. Such was the case at 201 S. G Street, built in 1924 for Henry Ritchen, a baker in the Wolff sisters bakery, this fine home was passed on after the death of Mr. Ritchen to his daughter Emily Ritchen.

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Emily Ritchen, a librarian for the City of Oxnard for over 40 years who owned the house until her death in 1994. Another example is F. C. Lee of 235 S. F Street built in 1923, a local dentist who sold the house in 1922-23 to Everett C. Beach, an Oxnard physician. This pattern was typical throughout the neighborhood and continues to the present day.

The area was a neighborhood generally of middle class professional and tradesmen like many other small towns and cities throughout Southern California and the country in the early years of the Twentieth Century. It was and still is close to the downtown business district, and therefore convenient and easy for those who had offices, businesses and practices downtown. The area remains central to the business, government, community and residential heart of Oxnard as it was in the early days of Oxnard's development.

Under Criterion C, in the area of architecture, the district is the largest most intact almost exclusively single family residential neighborhood built during the period of significance, 1900-1939, in Oxnard. Previous residential building in Oxnard included hastily relocated structures from the surrounding settlements of El Rio, Hueneme and Saticoy and several blocks of residences adjacent to the rapidly expanding business district exhibiting earlier Victorian and transitional styles along with early twentieth century bungalow styles. These areas today have been heavily altered with the addition of newer apartment, government and business buildings.

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The proposed district escaped these alterations and includes residential architecture almost all exclusively built in the Craftsman styles, 1900-1920, the Spanish, Mediterranean, Mission, Colonial and Tudor Revival styles of the 1920's and the transitional styles of the 1930's. The number of non-contributing structures is minimal (5 out of 144, a total of less than 4% of the structures are non-contributing).

The residences in the district range from small Craftsman bungalows and revival cottages to large two-story Craftsman, Revival and Prairie style residences. Building in the district began in 1911 with the opening of the Henry T. Oxnard subdivision. The first homes were modest Craftsman bungalows built on lots in the 200, 300 and 400 blocks of F. Street. The reported first house built in the district belonged to Charles J. Murphy, co-owner of Murphy and Weill, a general dry goods store. The home began as a small, two bedroom single story, cross gable, shingled Craftsman bungalow. The home has been expanded over the years with period sensitive additions, that blend with the house. The house is a Ventura County Landmark. Small bungalows with open eaves multi-paned casement and fixed windows, heavy porch supports often elephantine shaped, decorative rafter ends, extended knee brackets and stacked or crossed beam structural support of the porches dominate the modest Craftsman style houses of the district built between 1911 and 1920. This style of home predominates on F Street, Most of the subdivision continued to be developed in the classic California Bungalow Style until the 1920's when the Revival styles reached their popularity. Well over half the homes in the district are modest one story and one and a half story Craftsman bungalows.



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The large two-story Craftsman, Prairie and Revival homes make up approximately one tenth of the contributing homes in the district. The remainder of the houses are modest Revival style one story homes. Revival styles on F and G streets include Mission, Spanish Mediterranean, Classical, Colonial and Provincial revival styles. G Street has a greater number of the revival style homes. An outstanding example of Mediterranean Revival is 200 South G Street. The house features a tiled tower entrance with radiating detail around the door; a Moorish arched window, wrought iron details on porch and windows. F Street has some high-style interpretations of the California Bungalow Craftsman movement, such as, 401 South F Street which features low horizontal roof gables, massive exposed beams and rafters, and decorative three -high stacked cross gable porch supports. 261 South F Street designed by noted Los Angeles Architect, Alfred F. Priest has a side clipped gable roof, exposed eave overhangs, exposed rafters, grouped multi-paned casement windows and original stained glass windows.

The district has 20 two story Craftsman, Prairie and Revival style homes. Outstanding examples of the two story homes found in the district include 329 South G Street, a Shingle style Craftsman with a high pitched gable roof with recessed balcony and decorative carved brackets under the front gable with a Swiss Chalet influence. A pergola runs across the driveway on the south side of the house. 319 South G Street is a Prairie style house with several unusual characteristics. A small second story made of cut stone sets atop a broad low-pitched gable roof, which extends across an open porch. The house has strong horizontal lines; a large front porch and porte cochere supported by a combination of fluted wood and cut stone columns.

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Large fluted columns and heavy carved wooden brackets support the porte cochere. 140 North F Street is a two story, Colonial Revival home exhibits symmetrical double hung, multi-pane casement windows, clapboard siding, a covered front entry has tapered Doric columns with a second story balcony. A recent addition has been added on the back of the house and also exhibits clapboard siding and casement windows.

Local carpenters and contractors Adolph Schroeder, Paul Staples, Thomas H. Carroll, Edward Abplanalp built most of the houses in the district. Several houses were designed by noted Los Angeles architects, Homer Glidden, designed 155 South G Street, a two story Tudor Revival Craftsman house. Alfred F. Priest designed the single story craftsman bungalow at 261 South F Street and the Prairie Style two story house at 355 south G Street. A.C. Martin designed 218 South F Street, a two- story craftsman house.

The significance of the Henry T. Oxnard District does not lie with any individual house, architect or historical person. The district is a virtually intact early residential neighborhood representing mostly unaltered architectural examples from 1910-1940, including California Bungalow, Craftsman, Prairie, Colonial, Classical, Spanish, Mission, Mediterranean, Tudor and Provincial Revival styles. The neighborhood was home to the families involved in the businesses, trades and professions that made Oxnard the fastest growing center of agriculture and business in Ventura County during the years 1900-1941. The neighborhood is clearly unique and different from the surrounding neighborhoods in Oxnard and elsewhere in the county.

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Sanborn Maps of Oxnard 1912 & 1929

Oxnard Courier 1911-1915 (Oxnard Daily Newspaper)

**All material is available at the following locations;**

**Ventura County Museum of History and Art,** located at 100 East Main Street, Ventura California.  
Phone (805) 653-0323

**Oxnard City Library,** located at 251 South A Street, Oxnard, California 93030 Phone (805) 385-7500

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### Boundaries of Henry T. Oxnard Historic District

Beginning at "lot number 1" of the Henry T. Oxnard Subdivision (218 North F Street), going south down center of Alley at rear property line, down to lot 41 (460 South F Street) at the corner of F and 5<sup>th</sup> Streets. Then down center of 5<sup>th</sup> Street to the corner of 5<sup>th</sup> and G Street (461 South G Street). North down center of alley starting at back of property line to 131 North G Street. Along North property line across G Street to 134 North G Street. Joining center of Alley at West property line of lot 78, (145 North F Street) along center of Alley to Lot 84 (219 North F Street). Following North Property line across F Street to beginning of District. Total district is 144 homes located on F and G Streets within the City of Oxnard, Ventura County, California.

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### Justification for the Boundaries Henry T. Oxnard Historic District

The proposed Henry T. Oxnard National Historic District is made up of two early 20<sup>th</sup> century housing Sub-Divisions, Henry T. Oxnard on F Street and the Walter H. Lathrop Track on G Street. Both Sub-Divisions are contiguous and are intact, as built between 1909-1941 (with vast majority before 1925). The two streets make an intact neighborhood that has remained unchanged for more than 70 years. Houses on both streets are of a very similar nature and fit well together. While many neighboring streets have some historic homes this is the only area that is unchanged and still has the spirit and feeling of the original turn of the century city of Oxnard.

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### Black and White Photographs

Information for items 1, 2 and 7 is located on each photograph.

#### 3) NAME OF PHOTOGRAPHER

Kennedy's Photography  
150 West Fifth St.  
Oxnard, CA. 93030

#### 4) DATE OF PHOTOGRAPHS

February 1998

#### 5) LOCATION OF ORIGINAL NEGATIVES

Kennedy's Photography  
150 West Fifth St.  
Oxnard, CA. 93030

#### 6) DESCRIPTION OF VIEW INDICATING DIRECTION OF CAMERA.

All 140 Black and White Photographs were taken directly facing each structure. All "odd" numbered addresses were taken facing EAST and all "even" number addresses were taken facing west.

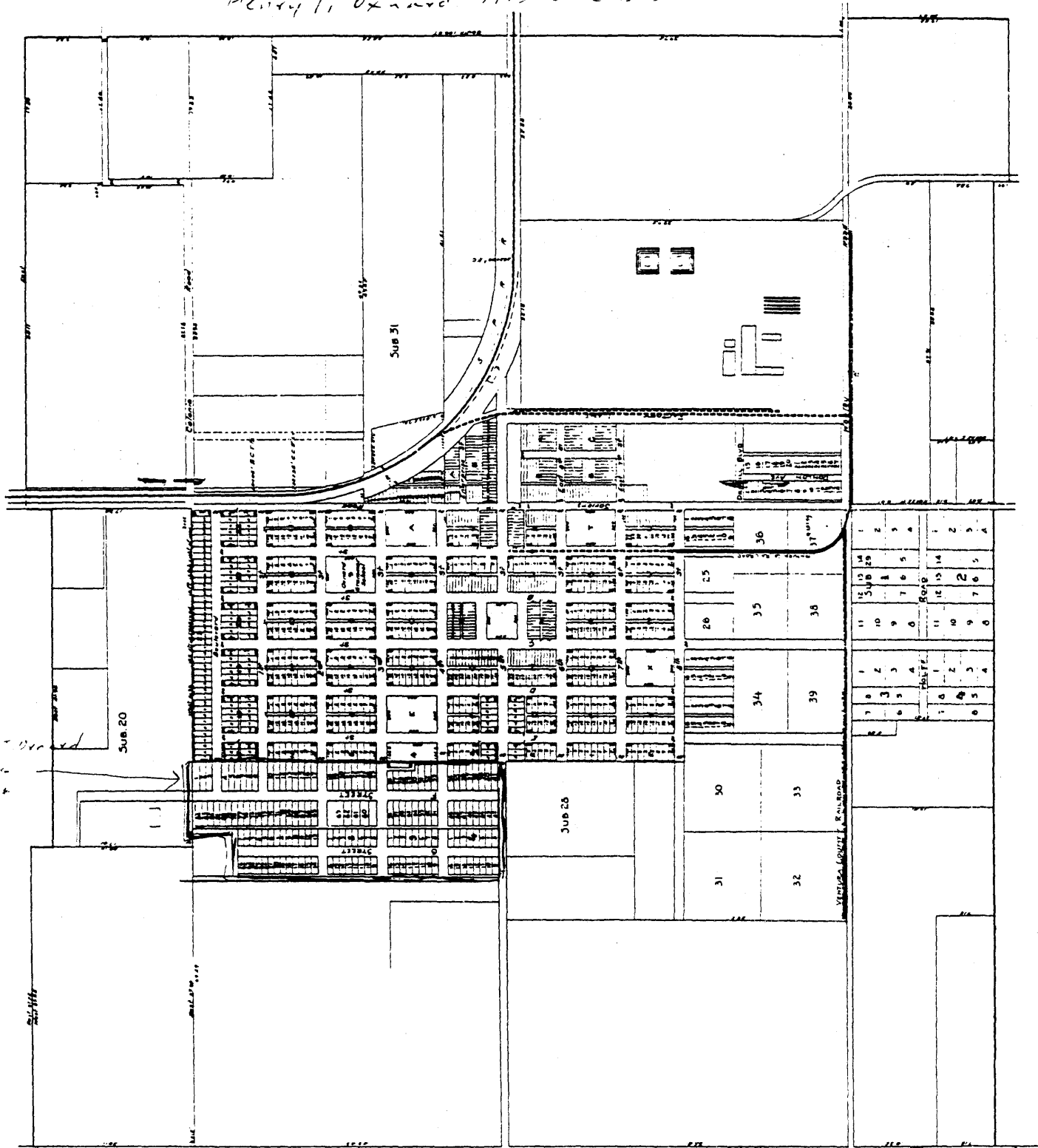
# CITY OF OXNARD

VENTURA COUNTY CALIFORNIA

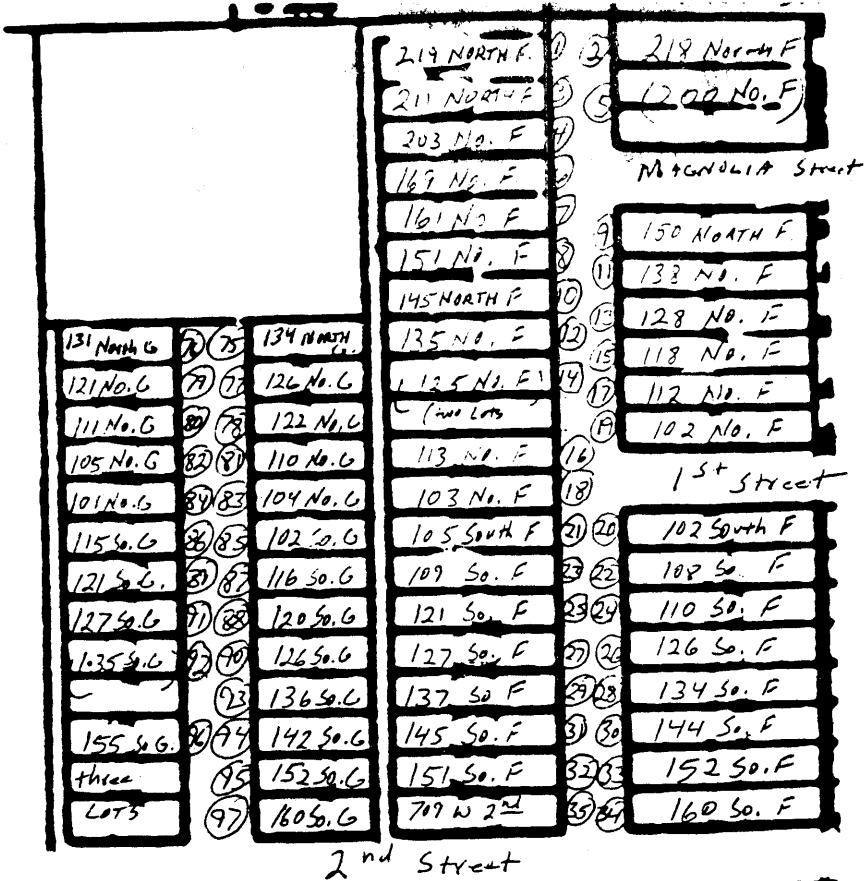
Incorporated June 30<sup>th</sup> 1903.

MAP OF CITY 1912/13  
SKETCH MAP

Henry T. Oxnard Historic District



Henry T. Oxnard  
Historic District



HENRY T. OXNARD  
 SKETCH MAP  
 HISTORIC DISTRICT  
 VENTURA COUNTY  
 Oxnard, CA 93030  
 Photo Number 47

