



# Ventura County Cultural Heritage Board

## Meeting Agenda

Monday, November 14, 2011

Notice is hereby given that on Monday, November 14, 2011 at 1:15pm, the Cultural Heritage Board will convene for a public hearing at the Ventura County Government Center, Administration Building, Third Floor, Santa Cruz Room located at 800 S. Victoria Avenue, Ventura. Members of the public are welcome to attend.

### 1. ROLL CALL

Patricia Havens, Ricki Mikkelsen, John Kulwiec, Don Shorts, Gary Blum, Stephen Schafer, Miguel Fernandez

### 2. ORAL COMMUNICATIONS

Discussion is limited to items not on this agenda which are within the purview of the Board. Each speaker is allowed 5 minutes. Board may question the speaker but there will be no debate or decision. Staff may refer the matter for investigation and report.

### 3. APPROVAL OF MINUTES

None

### 4. CONVENE THE MEETING OF THE OXNARD CULTURAL HERITAGE BOARD

- a) 701 through 747 North Oxnard Boulevard, Oxnard, Recommend designation of the former Colonial House Motel and Restaurant site as Point of Interest (POI) No. 10 to the Oxnard City Council and Consider options available for deconstruction of brick fireplace and securing/storing the brick remnants and Kiosk and Historical Marker Design, Project No. 10-381.
- b) 701-703 South Oxnard Boulevard, Oxnard, Façade Improvements at Golden Chicken Inn, Mona Lisa Bar, and Jesse's El Taco de Mexico, Project No. 10-380  
**Action:** Consider Certificate of Review

### 5. DISCUSSION

- a) Comments from Board Members
- b) Staff Update

### 6. MEETING ADJOURNMENT

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Nicole Doner at 805-654-5042. Reasonable advance notification of the need for accommodation prior to the meeting (48 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.

**OXNARD CULTURAL HERITAGE BOARD  
STAFF REPORT AND RECOMMENDATIONS  
AGENDA OF NOVEMBER 14, 2011  
ITEM NO. 4a.**

**SUBJECT:**

Recommendation regarding the designation of the former Colonial House Motel and Restaurant site as Ventura County Point of Interest No. 10 located at 701 through 747 North Oxnard Boulevard, Oxnard, Project No. 11-381.

**APPLICANT/PROPERTY OWNER:**

Pacific West Communities, Inc  
Attn: Pacific Companies  
430 E. States Street, Ste 100  
Eagle, Idaho 83616

**REQUEST:**

The property owner seeks the following:

- a) Recommend designation of the former Colonial House Motel and Restaurant site as Point of Interest (POI) No. 10 to the Oxnard City Council.
- b) If POI designation is adopted by the Oxnard City Council, the former Colonial House Motel and Restaurant site is recommended to be marked as POI with accompanying historical sign, plaque, or keystone, to be funded by the developer. Said sign's design, wording and location shall be subject to review and approval by the CHB; and
- c) Provide recommendations to the City on the best method of de-constructing the existing fireplace and chimney and securing the brick remnants until re-use plans are determined.

**LOCATION AND PARCEL NUMBER:**

701- 747 North Oxnard Boulevard, Oxnard, CA/APN: 200-0-252-010

**BACKGROUND:**

In 1941, Mr. Martin V. "Bud" Smith went into business when he traded a collection of jukeboxes for a failing hamburger drive-in on Oxnard Boulevard that he remodeled into the Colonial House Restaurant. After returning from military service in the South Pacific during World War II, Smith transformed the Colonial

House into the most popular restaurant in Ventura County. The Colonial House was frequented by Hollywood stars such as Marilyn Monroe, Bing Crosby and Clark Gable. The Colonial House was demolished in 1988, but its brick fireplace is still standing alongside Oxnard Boulevard.

Smith was a philanthropist who donated millions of dollars to various causes and organizations. He and his wife, Martha, created the Martin V. and Martha K. Smith Foundation to support community organizations. He financed the construction of a new Boys and Girls Club in Oxnard, which was named after him. He also donated 8 million dollars to finance the construction of California State University, Channel Islands, and the first school on its campus was named after him, the Martin V. Smith School of Business and Economics, as well as the Martin V. Smith Professorship in Land Use Studies, and the Martin V. Smith Center for Integrative Decision Making.

A Historic Resources Evaluation of this site was prepared for the Olson Company by the San Buenaventura Research Associates (SBRA Historic Resources Evaluation 701-711 N Oxnard Boulevard, Oxnard, dated March 5, 2004) for the purpose of assisting the City of Oxnard in determining the project's compliance with California Environmental Quality Act. The project applicant, at the time, was proposing the construction of 26 single family "cluster" homes.

On March 22, 2004, the Oxnard Cultural Heritage Board reviewed the project for environmental impacts, determined that the site was a significant historic resource, and agreed with the following mitigation measures (Exhibit 1):

*CR-3 "The history of the Colonial House Restaurant and the life and work of Martin V. Smith should be interpreted in a suitable location on the site in connection with the proposed development. Options for the display may include a kiosk housing a photographic display, potentially integrating the bricks from the existing chimney/fireplace. The design and content of the display shall be determined in consultation with a qualified historic preservation professional."*

*CR-4 "The site shall be nominated as a Ventura County Point of Interest and a plaque placed in a suitable, publicly accessible location on the property."*

## **PROJECT ANALYSIS**

### **City of Oxnard Point of Interest Criteria found in the Ventura County Cultural Heritage Ordinance (§§1360-1374)**

The Cultural Heritage Board (Board) must find that the potential historic resource satisfies one of the criteria noted below in Section 1365-5(c):

*(1) That is the site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or*

*(2) That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials or style has been substantially compromised; or*

*(3) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.*

### **Staff Conclusions:**

According to the SBRA Historic Resources Evaluation Report, the property at 701 through 747 North Oxnard Boulevard, Oxnard is not eligible as a County Landmark or Structure of Merit, as the Colonial House Restaurant building no longer exists. However, the site does qualify as a potential Ventura County Point of Interest under Criterion #1, "*as the site of a building, the Colonial House Restaurant, that no longer exists but was associated with the social history of Oxnard as a place where residents celebrated special occasions*" and also its association with an important individual, Martin V. Smith as the developer of Oxnard. Staff concurs with this evaluation.

### **Recommendations regarding the Design and Content of the Kiosk Display and the accompanying historical sign, plaque, or keystone**

The applicant is seeking recommendations from the Oxnard Cultural Heritage Board on the design and content of the Kiosk and the accompanying historical signage. There are various options to consider for the kiosk's content and design, as well as others that the Board may wish to add.

Regarding the Kiosk content, the Cultural Heritage Board has, in the past, recommended the following options for a permanent interpretative display on similar projects (Valle Naranjal Farm Labor Camp and Swift Lying-In Hospital):

- Obtaining black and white historic photographs and postcards of the buildings;
- Written materials describing the historical significance of the former Colonial House Restaurant and Martin V. Smith.
- Collection of oral histories,
- Physical or digital model of the former Colonial House Motel and Restaurant
- Video documentation of the life of Martin V. Smith and the site's historical significance.

Staff recommends that the Board provide comments on the design of the kiosk and the wording of the accompanying signage. To assist with the wording and the signage design, two exhibits are attached (Exhibit 2 - "Making the Case for Martin V Smith" by HABSPHOTO.com and Exhibit 4 - Historical Marker Examples) for the Board's review regarding the life of Martin V. Smith and types/styles of historical markers.

### **Board Recommendations on Deconstruction of brick fireplace and securing the brick remnants**

The applicant is also seeking Board recommendations on the best method of deconstructing the existing fireplace and chimney and securing the brick remnants until re-use plans are determined. Most historic restoration publications caution homeowners to carefully remove bricks (NO power tools!) by scraping/chiseling out the loose mortar and removing each one, brick by brick. Staff recommends that the brick remnants be stored at an off-site storage facility until re-use plans are determined.

### **HEARING NOTICE AND PUBLIC COMMENTS**

A public notice was sent by U.S. mail to the property owner of the subject property (Exhibit 5 –Public Hearing Notice). No public comment regarding this request has been received to date.

### **RECOMMENDATION ACTIONS:**

1. Conduct public hearing, hear testimony, and consider the staff report;
2. Find that the property owners were given a public notice as required (Exhibit 5) and that they concur with the recognition by your Board of the former Colonial House Restaurant and Motel site as a Point of Interest and placement of said recognition in County lists;
3. Find that the former Colonial House Restaurant and Motel site meets the standards required by the City of Oxnard Point of Interest Criteria (§§1360-1374 of Ventura Co. Cultural Heritage Ordinance);
4. Based on the preceding evidence and analysis, Find, through adoption of a Resolution (Exhibit 6), that your Board recommends that the Oxnard City Council designate former Colonial House Restaurant and Motel site as Ventura County Point of Interest No. 10;
5. Consider potential construction options available for deconstruction of brick fireplace and securing/storing the brick remnants and

6. Consider options for the design and content of the kiosk and the accompanying signage;

Prepared by:



Nicole Doner, Senior Planner  
805-654-5042

- Exhibit 1: 03/22/04 CHB staff report and adopted minutes
- Exhibit 2: "Making the Case for Martin V Smith" HABSPHOTO.com
- Exhibit 3: Photos
- Exhibit 4: Examples of Historical Markers
- Exhibit 5: Public Hearing Notice
- Exhibit 6: Resolution

cc: Sue Martin, City of Oxnard Planning Department

March 24, 2004

Heather Warner  
City of Oxnard Planning Dept.  
FAX 385-7408

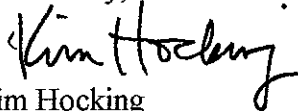
Dear Heather:

At the Ventura County Cultural Heritage Board meeting of March 22, 2004 the Mitigated Negative Declaration Historic Resources Evaluation for the housing project on the former Colonial House site was reviewed and found sufficient in all respects.

Thank you for your assistance and support in this matter.

By order of the Ventura County Cultural Heritage Board,

Yours truly,

  
Kim Hocking  
Staff



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March 22, 2004 Agenda Item No. 7b

March 15, 2004

**TO:** Cultural Heritage Board

**From:** Kim Hocking

**Subject:** Mitigated Negative Declaration, Colonial House, Oxnard

### **Matter for Consideration**

The Oxnard Cultural Heritage Ordinance gives your Board the authority to assess projects for environmental impacts- the Historical Resources section. The former site of the Colonial House Restaurant is slated for development. All that remains of the restaurant is a chimney.

The issue before your Board is to assess the adequacy of the City of Oxnard's Mitigated Negative Declaration. With the proposed mitigation the document indicates there is less than a significant impact remaining.

### **Background**

The Colonial House Restaurant sprouted from a drive-in/cafe in 1940 and grew to be a large, successful place that had a significant role in Oxnard's history. (**Exhibit 1**)

### **California Environmental Quality Act (CEQA)**

The charge for your Board is to assess the historical resource environmental impacts and mitigation measures as described in the Mitigated Negative Declaration. The first step is to determine whether the site is a significant historic resource.

#### Determining Significance:

CEQA, Section 21084.1 *A project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.....Historical resources included in a local register of historical resources....are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant."*

CEQA Guidelines: Section 15064.5.(a)(4), Determining the Significance of Impacts on Historical ...Resources

(a) *For purposes of this section, the term "historical resources" shall include the following:*

(2) *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code [SEE (k) below] or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Res. Code, shall be presumed to be historically or culturally significant. Public agencies must treat*

*any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant."*

*"(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution."*

The "Historic Resources Evaluation" indicates that the site is significant for local purposes as a Point of Interest.(Section 5)

**Staff comment:** Staff concurs with this evaluation.

#### Determining Appropriate Mitigation

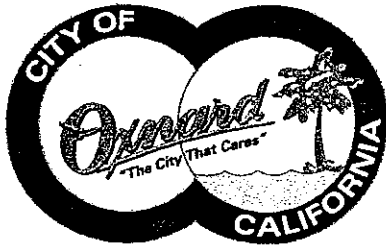
As the site has been determined to be a significant historic resource, the proposed project must be mitigated to a level of less than a significant impact pursuant to CEQA. [Sec. 15064.5 (b)(3)] The Evaluation and the Mitigated Negative Declaration recommend several mitigation measures. (Section 6)

**Staff comment:** Staff concurs with the recommendations.

#### **Action:**

1. Hear and consider staff report.
2. Hear and consider public testimony.
3. By motion find the following, or the opposite of the following:
  - a. The proposed actions with the recommended mitigation measures do not constitute a significant environmental impact.

# Ex. 1 - Selected Parts of MND



Planning & Environmental Services Division  
305 West Third Street  
Oxnard, CA 93030  
805/385-7858  
FAX 805/385-7417

## INITIAL STUDY MITIGATED NEGATIVE DECLARATION NO. 04-06

COLONIAL WALK  
PZ 03-300-26 TENTATIVE PARCEL MAP and  
PZ 03-500-23 SPECIAL USE PERMIT/PLANNED RESIDENTIAL GROUP

705 and 747 North Oxnard Boulevard  
March 2004

### Introduction

This *Initial Study* has been prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*, as amended, and the *CEQA Guidelines* as revised. *Section 15063(c)* of the *CEQA Guidelines* indicates that the purposes of an Initial Study are to:

1. Provide the Lead Agency (i.e., the City of Oxnard) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist the preparation of an EIR, if one is required, by:
  - Focusing the EIR on the effects determined to be significant;
  - Identifying the effects determined not to be significant;
  - Explaining the reasons why potentially significant effects would not be significant; and
  - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

The City of Oxnard *Threshold Guidelines - Initial Study Assessment* (February 1995) was used along with other pertinent information for preparing the *Initial Study* for this project.

The purpose of the *Threshold Guidelines* is to inform the public, project applicants, consultants and City staff of the threshold criteria and standard methodology used in determining whether or not a project (individually or cumulatively) could have a significant effect on the environment. Furthermore, the *Threshold Guidelines* provide instructions for completing the *Initial Study* and determining the type of environmental document required for individual projects.

Determining the significance of environmental impacts is a critical and often controversial aspect of the environmental review process. It is critical because a determination of significance may require that the project be substantially altered, or that mitigation measures be readily employed to avoid the impact or reduce it below the level of significance. If the impact cannot be reduced or avoided, an Environmental Impact Report (EIR) must be prepared. An EIR is a detailed statement that describes and analyzes the significant environmental impacts of a proposed project, discusses ways to reduce or avoid them, and suggests alternatives to the project, as proposed. The preparation of an EIR can be a costly and time-consuming process.

Determining the significance of impacts is often controversial because the decision requires staff to use their judgment regarding a subject that is not clearly defined by the law. The State CEQA *Guidelines* define the term "significant impact on the environment" as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. However, there is no iron-clad definition of what constitutes a substantial change because the significance of an activity may vary according to location.

To help clarify and standardize decision-making in the environmental review process, Oxnard has developed thresholds of environmental significance. Thresholds are measures of environmental change that are quantitative for subjects like noise, air quality, and traffic; and qualitative for subjects like aesthetics, land use compatibility, and biology. These thresholds are used in the absence of other empirical data to define the significance of impacts. For some projects, however, special studies and/or the professional judgment of City staff may enter into the decision-making process. Therefore, Oxnard's thresholds are intended to serve as guidelines, and to augment existing CEQA provisions governing the definition of significance.

The City's environmental thresholds will be periodically updated as new information becomes available, or as standards regarding acceptable levels of environmental change are reevaluated. For example, the air quality thresholds adopted by Oxnard were established through State and Federal legislation. These standards, and the methodology used to compute them, may change over time. When this occurs, the City will evaluate the data and, if necessary, modify the thresholds to reflect improved awareness.

When other agencies have jurisdiction over a given site, the project proponent will have to meet the design, mitigation, and monitoring requirements imposed by those agencies, as well as any additional requirements established by the City of Oxnard.

## CITY OF OXNARD

### INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Colonial Walk
2. Lead Agency Name and Address: City of Oxnard, Planning & Environmental Services Division, 305 West Third Street, Oxnard, CA 93030
3. Contact Person and Phone Number: Heather Werner, Associate Planner (805) 385-7849
4. Project Location: 705 and 747 N. Oxnard Boulevard, Oxnard, Ca 93030
5. Project Applicant Name and Address: Olson Company, 3020 Old Ranch Parkway, Suite 400, Seal Beach, CA 90740
6. General Plan Designation: Central Business District
7. Zoning: C-2 (General Commercial)
8. Description of Project: PLANNING AND ZONING PERMIT NOS. PZ 03-300-26 PZ 03-500-23, a request for a Tentative Parcel Map for a condominium lot subdivision on 2.18 acres and a Special Use Permit/Planned Residential Group for the development of 26 detached condominium units on the project site. The project site is located at 705 and 747 North Oxnard Boulevard. Filed by Olson Company, 3020 Old Ranch Parkway, #400, Seal Beach, CA 90740.
9. Surrounding Land Uses and Setting: The subject site is vacant and located along Oxnard Boulevard in an urbanized area. The property is bounded by Oxnard Boulevard to the east, "A" Street to the west and Roderick Avenue to the north. The property to the south is developed with a commercial retail use, Retarded Citizens Thrift Store. The area to the west of the project site is zoned C-2 and developed with commercial retail uses. East of Oxnard Boulevard is a railroad track and beyond is vacant land zoned R-2 PD. To the north of Roderick Avenue are commercial retail uses on property zone C-2.
10. Other agencies whose approval is required (e.g., permits, financing approval, or participating agreement): None

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agricultural Resources             | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |   |

#### DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

3/8/04

Date

Heather Werner

Print Name

Associate Planner

Title

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," cited in support of conclusions reached in other sections may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used—Identify and state where they are available for review.
  - b. Impacts Adequately Addressed—Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures—For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or

**E. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Disturb any human remains, including those interred outside of formal cemeteries? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1-4) The City of Oxnard is part of the greater southern California cultural area and has had a long period of human habitation, the project site is not located near any of the seven archaeological sites listed in the 2020 General Plan. The project site is currently vacant except for the remains of a brick chimney and fireplace that was part of the Colonial House Restaurant demolished in 1989. An historic resources report (attached) was prepared by San Buenaventura Research Associates to determine the historical significance of the property as defined in Section 15064.5 of the State Environmental Quality Act (CEQA) Guidelines. The report concluded that the chimney and fireplace are a small fragment of the Colonial House and by itself does not represent a significant historic resource for purposes of CEQA and is not eligible as a Ventura County Landmark or Structure of Merit. However, it is potentially eligible as a Point of Interest per Ventura County Cultural Heritage Ordinance 4225, which provides criteria for property to be designated as a Point of Interest. By employing appropriate mitigation measures, the projects impact will be less than significant.



Mitigation: The following mitigation measures shall apply:

- CR-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and 2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning and Environmental Services Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to initiation of the Phase I activities.
- The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
- CR-2 Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permits.
- CR-3 The history of the Colonial House Restaurant and the life and work of Martin V. Smith should be interpreted in a suitable location on the site in connection with the proposed development. Options for this display may include a kiosk housing a photographic display, potentially integrating bricks from the existing chimney/fireplace. The design and content of the display shall be determined in consultation with a qualified historic preservation professional.
- CR-4 The site shall be nominated as a Ventura County Point of Interest and a plaque placed in a suitable, publicly accessible location on the property.

Monitoring: Planning staff shall check all plans prior to permit issuance to ensure that the above measures have been completed. The Building Official, or designee, shall monitor all applicable measures in the field until construction is completed. A Certificate of Occupancy will not be issued until mitigation measures CR-3 and CR-4 have been completed.

Result after mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to cultural resources.

## SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT

### **Air Quality**

- AC-1. All construction equipment shall be maintained and tuned to meet applicable EPA and CARB emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits.
- AC-2. Developer shall lengthen the construction period between May and October to minimize the number of vehicles and equipment operating at the same time.
- AC-3. The following dust suppression measures shall be incorporated into the project:
- Watering all excavated material to prevent wind erosion while it is on-site or being moved;
  - Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
  - Controlling the number and activity of vehicles on site at any given time;
  - Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
  - Limiting on-site vehicle traffic to 15 miles per hour; and
  - Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.
- AC-4. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
- AC-5. All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

### **Cultural Resources**

- CR-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and 2) a

field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning and Environmental Services Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

- CR-2 Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permits.
- CR-3 The history of the Colonial House Restaurant and the life and work of Martin V. Smith should be interpreted in a suitable location on the site in connection with the proposed development. Options for this display may include a kiosk housing a photographic display, potentially integrating bricks from the existing chimney/fireplace. The design and content of the display shall be determined in consultation with a qualified historic preservation professional.
- CR-4 The site shall be nominated as a Ventura County Point of Interest and a plaque placed in a suitable, publicly accessible location on the property.

#### **Noise**

##### *Short Term Impacts:*

- N.1. Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.

# Historic Resources Evaluation 701-711 N. Oxnard Boulevard, Oxnard California

5 March 2004

Prepared for:

The Olson Company  
3020 Old Ranch Parkway Suite 400  
Seal Beach CA 90740

Prepared by:



## 1. Introduction

This report was prepared for the Olson Company for the purpose of assisting the City of Oxnard, California, in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the construction of 26 single family "cluster-style" homes at the southwest corner of Oxnard Boulevard and Roderick Avenue in the City of Oxnard. There are no extant buildings on the project site at 701-711 N. Oxnard Boulevard. The proposed project will result in the demolition of a large brick fireplace and chimney. [Figure 1]

This report will assess the historical and architectural significance of this property in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation and the criteria for City of Oxnard historic landmark designation. A determination will be made as to whether adverse environmental impacts on historic resources may occur as a consequence of the proposed project, and mitigation measures recommended, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California (Judy Triem, Historian; Mitch Stone, Preservation Planner), for Rincon Consultants, Inc., of Ventura, California, and is based on a field investigation and research conducted in February-March 2004. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

## 2. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

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

The California Register may also include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k), as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. (Public Resources Code §§ 5024.1, 21804.1, 15064.5)

By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to owner objection.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our

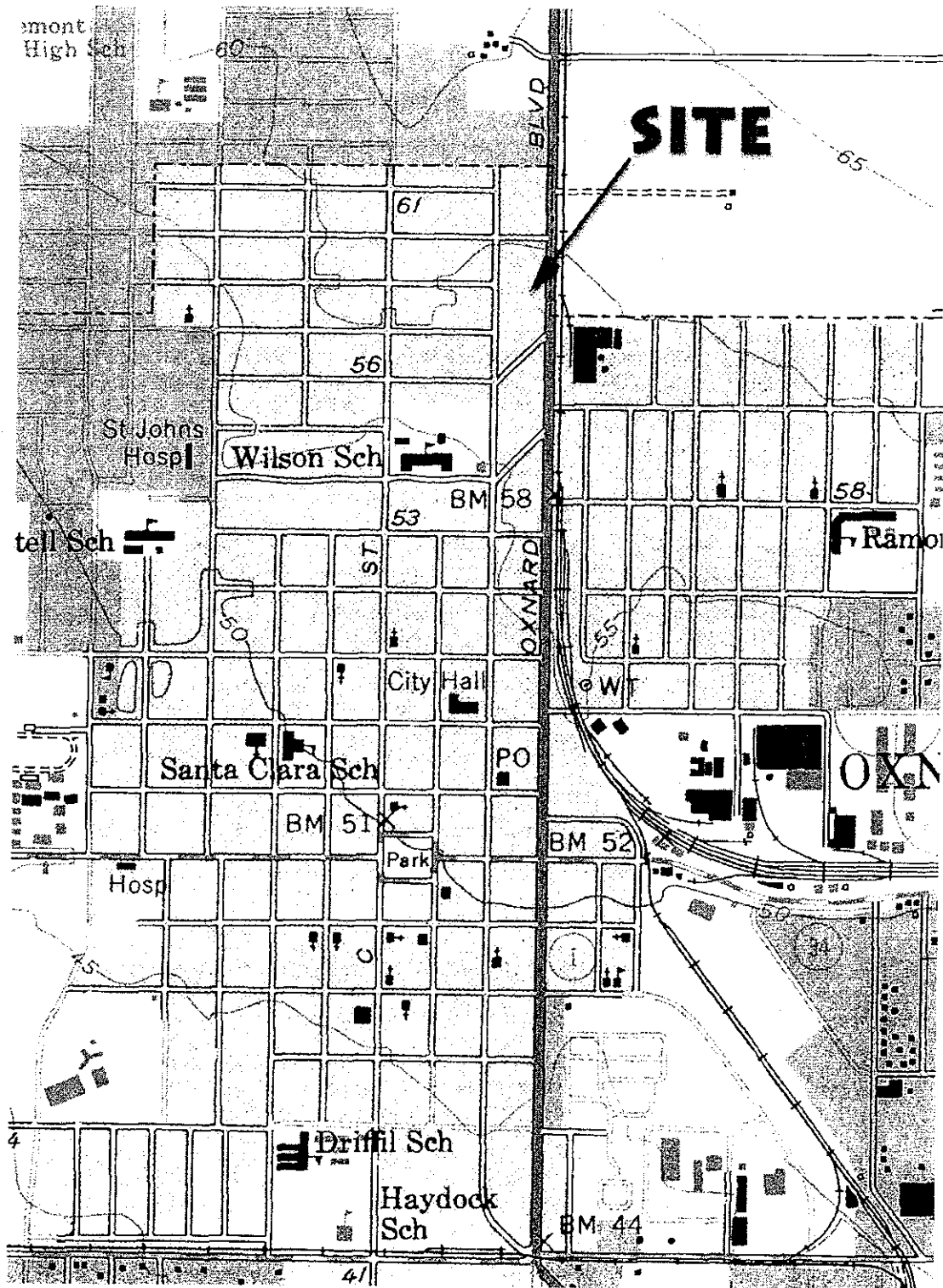


FIGURE 1. Project Location (source: USGS 7.5' Quadrangle, Oxnard CA, 1949 rev 1967)

## Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (2)

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

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

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

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

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

### 3. Impact Thresholds and Mitigation

According to PRC §21084.1, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historical property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired (PRC §5020.1(6)). For purposes of NRHP eligibility, reductions in a resource's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts.

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring,*

## Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (3)

*and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

### 4. Property History and Description

#### *History of Colonial House Restaurant*

Around 1940, Martin "Bud" Smith leased the property at 701-711 N. Oxnard Boulevard from Edwin L. Carty. A small drive-in/cafe, known as Art's Drive-in existed on the site, established by Arthur Ellis circa 1940. In 1941 Smith hired contractor L.A. Snow to build a \$3,000 addition to the drive-in and named the new restaurant the Colonial House. Over the next two decades the Colonial House would steadily expand.

The first large expansion and alteration occurred in 1947 at a cost of \$7,000, probably for a new dining room area. Stationery for the Colonial House in 1949 describes the restaurant as having "five charming and distinctly different rooms to serve you — The Grill Room, the Green Room — overlooking the Patio, The Copper Room — for cocktails, The Saratoga Room — featuring the Scotch Case Bar and twenty-three foot open hearth fireplace, available for private parties up to 200. The patio — for Sunday afternoon dining and warm summer evenings."

In 1951 the second large dining room and storage addition was designed by architect John G. Moffatt at a cost of \$24,000. The existing restaurant was 5,196 square feet, and the dining room addition was 1,645 square feet. Also in 1951 two accessory buildings were moved off site to a lumberyard in Port Hueneme.

A dining room addition, measuring 27 feet by 38 feet, was designed by architect Robert R. Solines in 1952 at a cost of \$5,000. In 1955 restrooms were enlarged and a 5 by 26 foot addition made to the Green Room, followed in 1956 by an 18 by 70 foot general offices addition. Martin Smith became the owner of the property in 1956. In 1962, two additions were made measuring 24 by 49 feet and 4 by 25 feet. In 1967 or 1968 the Colonial House restaurant was sold to Shelton A. McHenry and renamed McHenry's Colonial House.

In 1981 the property was purchased by Hsiu-Ling Lu, who operated the restaurant for several years as it declined. In 1989 the restaurant complex was demolished except for a brick chimney, which was once part of a dining room. Prior to the buildings demolition, Martin V. "Bud" Smith was quoted in an article in the Los Angeles Times as saying "It's a crime they're going to tear it down... There's a lot of love in there."

Smith recalled the Colonial House serving as a retreat for Bing Crosby, when his children attended Villanova Preparatory School in Ojai. "Sometimes he even sang," stated Smith, who also said "Joe Dimaggio used to bring up Marilyn Monroe and they would sit in the corner, look into each other's eyes and order martinis." Clark Gable was another frequent visitor who came up to go duck hunting at a duck club Smith founded nearby.

The restaurant was, for many Oxnard residents, a place they remembered fondly, the place they would go to celebrate birthdays, wedding receptions and anniversaries. It functioned as an ideal setting for special occasions because of its seven themed dining rooms. In addition to the rooms mentioned above, also offered was the Lanai Room where "a live olive tree spread its branches over linen-covered tables, chartreuse carpets and tufted red leather chairs." There were also two bars. The popular restaurant served more than 350,000 people annually, and on its twentieth anniversary, every customer was provided with a complementary bottle of champagne.

During the mid 1960s the NAACP protested the restaurants "living sign," a Black man dressed as a chef with a tall hat standing across Oxnard Boulevard from the restaurant ringing a bell. A small drawing of the "barker" was also featured on promotional materials for the restaurant. Smith discontinued the "living sign," but maintained that it was "a good trademark. Everyone remembered it." (*Los Angeles Times*, 7/14/88)



### Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (4)

By the late 1970s, the restaurant was not keeping up with the times. McHenry sold it in the early 1980s and the coffee shop was converted to a Mexican restaurant. The development of newer restaurants at Oxnard Harbor, no doubt siphoned off customers. For a short time before it was demolished, the restaurant became headquarters to Democrats United, a grassroots organization supporting Democratic candidates.

#### *Colonial House Motel*

Adjacent to the restaurant, at 747 N. Oxnard Boulevard, a motel was built in 1941 by Edwin Carty, and known originally as the Carty Motel. Later, it was known as the Oxnard Motor Hotel, and it became part of the restaurant complex, which together became known as the Colonial House Restaurant and Motel. By the 1980s the motel had become a temporary home for families in transition. The motel was also demolished in 1989.

#### *Martin Vance "Bud" Smith*

The post World War II growth in Oxnard that has taken the small agricultural community and made it into the largest city in Ventura County has been attributed, in large part, to Oxnard entrepreneur and developer Martin Smith. Starting with the small Colonial House restaurant on Oxnard Boulevard in 1941, Smith was able to acquire the land that would become known as Wagon Wheel Junction in 1945, and over the subsequent decade constructed the Wagon Wheel Motel and Restaurant, El Ranchito Restaurant, industrial buildings and a roller skating rink. What had been vacant marshy land adjacent to the freeway and the Santa Clara River became a popular recreation area mixed with light industry.

Born in 1916 in Sioux Falls, South Dakota, Martin Smith came to California with his family at the age of three. His father had been president of the Sioux Falls National Bank and continued in banking, eventually moving the family to Beverly Hills in 1925. However, the stock market crash of 1929 and the death of Smith's father that same year, found the family in financial difficulties. Smith gave up any hope for college and went to work at the age of thirteen as a paperboy and sold soft drinks outside a movie theater. He eventually dropped out of high school during his junior year and worked full time maintaining vending machine and juke boxes in restaurants. It was at this time, while collecting a debt on a jukebox at a hamburger stand on Highway 1 in Oxnard, that Smith acquired the business. This eventually became the Colonial House Restaurant, one of Oxnard's most popular dining spots for several decades. (Martin, 11/6/65)

In 1942 Smith married Martha Berkstrom, who at the time was a stand-in for Claudette Colbert at Universal Studios. Martha introduced him to Ronald Reagan, who at the time was an Army Air Corps captain making training films. That same year Smith trained as an Air Force cadet, followed by a course in aerial photography at the Hal Roach Studio, eventually serving overseas as a bombing reconnaissance photographer in the South Pacific. His wife, mother Marjorie and sister Macha all helped run the Colonial House restaurant in his absence. Upon his return from the war, Smith purchased the land that became known as Wagon Wheel Junction and developed the site between 1947 and 1955. He leased the Wagon Wheel Motel to Fred and Paul Humphreys, who operated it for many years (*Oxnard Press Courier*: March, 1993).

Smith and his partners formed Martin V. Smith Associates and began their expansion efforts throughout the community in 1959 by purchasing the Oxnard Sugar Beet Factory site, demolishing the buildings and developing an industrial park. During the 1960s through the present, the company was responsible for dozens of projects not only in Oxnard but in other California cities. At the Channel Islands Harbor in Oxnard Smith was responsible for constructing a major motel, restaurant and shopping complex, apartments and the Maritime Museum. Other large, multi-million dollar projects include the Carriage Square Shopping Center, the Esplanade Shopping Center and the establishment of the Commercial and Farmers National Bank in Oxnard. The key buildings that established Oxnard's economic presence were among his last ventures: the Financial Plaza with its twin towers. The fifteen and twenty-two story buildings, built in 1975 and 1987, are the tallest buildings in Ventura County and are visual landmarks on

## Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (5)

the otherwise flat Oxnard plain. Smith selected themes for several of his restaurants and shopping centers.

In a 1995 article in the Los Angeles Times, it was stated that Smith had held onto the majority of the land his company had developed since 1941, including some 200 plus properties representing hotels, apartments, restaurants, and office buildings between Santa Maria and Calabasas in Southern California valued at more than \$150 million dollars. However, during the late 1990s, he divested himself of most of his holdings except for the Wagon Wheel properties and the Carriage Square shopping center.

Successful in his business ventures, Smith gave back to the community. He and his wife Martha donated one million dollars to the new St. John's Regional Medical Center. He also built the Maritime Museum at the Channel Islands Harbor in exchange for development rights elsewhere in the city. Smith endowed the new Channel Islands State University with a gift of \$500,000.00 in 2000.

Smith has been praised by politicians over the years, such as Oxnard Mayor Nao Takasugi who called him "the most prolific developer in the area. He has done the most in terms of the number of projects and the number of upper-class, expensive projects" (Los Angeles Times, 11/19/83). Ventura County Supervisor John Flynn has stated, "Nobody has made a greater impact on Oxnard in the twentieth century than Bud Smith."

Smith died on November 18, 2002 at the age of 85 from complications due to Parkinson's disease. Upon his death, a number of people spoke about his many contributions both philanthropically as well as economically. A Los Angeles Times editorial page summed up his life: "He had the courage to dream big, to imagine great things, and the drive to make them happen. Where most saw Oxnard as a scrappy little agricultural community, Bud saw opportunity and untapped assets. He had a wonderful way of seeing potential in human beings, too, and inspired many people and institutions to success." (Los Angeles Times, 11/25/01)

### *Physical Description*

The large parcel is vacant today except for the remains of a brick chimney and fireplace that was once part of the large restaurant and motel complex. An old postcard of the Colonial House Restaurant and Motel pictures a chimney within a wooden tower in the middle of the complex. It is possible that this is the same chimney without the tower. This chimney was probably constructed sometime between 1941 and 1951 when the majority of the restaurant complex was built.

## 5. Eligibility of Historic Resources

### *National and California Registers: Significance, Eligibility and Integrity*

If the Colonial House Restaurant and Motel continued to exist on this property, it might have been eligible for listing on the NRHP and CRHR under Criterion A (historic events) and Criterion B (association with a significant individual). However, at this time, the only potential historic resource remaining on the property is the chimney/fireplace. This structure is a small fragment of the complex that existed prior to 1989 and by itself does not represent the significance of the Colonial House Restaurant or its association with Martin V. Smith. Therefore, it should not be regarded as a historic resource for purposes of CEQA.

### *Local Significance and Eligibility*

The California Environmental Quality Act defines as historically significant all properties listed in "local registers" of historic properties. Local registers include lists "of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution," and surveys of historic resources maintained as current by the local agency. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence

### Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (6)

demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

For the purposes of identifying and designating historic properties, the City of Oxnard maintains a joint powers agreement with the County of Ventura and the Ventura County Cultural Heritage Board. According to Ventura County Cultural Heritage Ordinance 4225 (amended 2002), "an improvement, natural feature or site may become a designated Cultural Heritage Site if it meets the ... applicable criteria" for designation as a Ventura County Landmark, Structure of Merit or Point of Interest. The only criterion in the ordinance which relates to a site (exclusive of buildings) is the Point of Interest. In order for a property to be designated as as Point of Interest, it must satisfy any one of the following criteria:

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

While the property at 701-747 North Oxnard Boulevard is not eligible as a Ventura County Landmark or Structure of Merit, it is potentially eligible as a Point of Interest under Criterion 1 as the site of a building, the Colonial House Restaurant, that no longer exists but was associated with the social history of Oxnard as a place where residents celebrated special occasions. It was also associated with an important individual, Martin V. "Bud" Smith, often known as "Mr. Oxnard" because of his role in the development of Oxnard and his many philanthropic efforts. The Colonial House was the location of Smith's first foray into property development and his first success as a restaurateur. He went on to build a real estate empire of some 200 properties which he sold for \$175 million a few years prior to his death.

#### *Conclusion*

No buildings or structures on the subject property are eligible for listing on the NRHP, CRHR or for inclusion on the Ventura County Cultural Heritage Landmarks or Structure of Merit list. However the property does appear to qualify as a potential Ventura County Point of Interest. Therefore, the property should be regarded as an environmental resource for purposes of the California Environmental Quality Act.

#### **6. Project Impacts/Mitigation**

The potential for adverse environmental impacts on historic resources can be mitigated by the application of the following mitigation measures:

- The history of the Colonial House Restaurant and the life and work of Martin V. Smith should be interpreted in a suitable location on the site in connection with the proposed development. Options for this display may include a kiosk housing a photographic display, potentially integrating bricks from the existing chimney/fireplace. The design and content of the display should be determined in consultation with a qualified historic preservation professional.
- The site should be nominated as a Ventura County Point of Interest and a plaque placed in a suitable, publically-accessible location on the property.

If the above mitigation measures are adopted, there will be no adverse impacts.

## Historic Resources Report: Colonial House Site, Oxnard Boulevard, Oxnard (7)

### 7. Sources

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- Hartman, Bea. "Movie New Project for Mr. Oxnard." *Oxnard Press Courier*, 8.19/79.
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- McKean, Karen. "New Spokes for Wagon Wheel." *Ventura Star Free Press*, 8/25/92.
- Martin Don W. "Meet Bud Smith." *Oxnard Press Courier*, 11/6/65.
- Miller, Greg. "Bud Smith's Empire 54 Years in the Making and No End in Sight." *Los Angeles Times*, 1/31/95.
- Ponder, Jim. "Wagon Wheel notorious for comfort." *Ventura Star Free Press*, 7/30/93.
- Reynolds, Helen. "Martin V. Smith Makes his Mark on Oxnard." *Oxnard Press Courier*, March 1993.
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- Ventura County City Directories, 1939-1946.
- Wolcott, Holly J. "Oxnard Developer Martin V. Smith Dies: Obituary: The philanthropist and real estate mogul, who once owned more than 200 properties, was 85." [Ventura County Edition] *Los Angeles Times*, 11/20/2001.

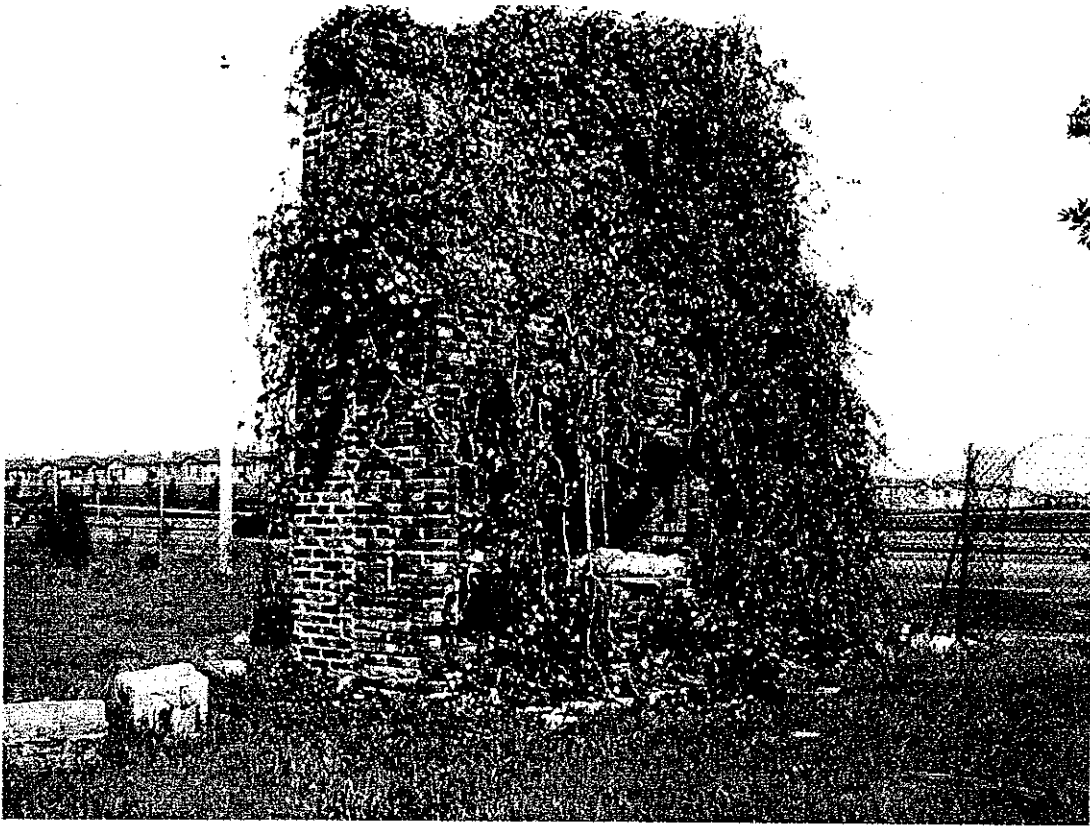


PHOTO 1. Fireplace/chimney, southwest elevation (26 February 2004).

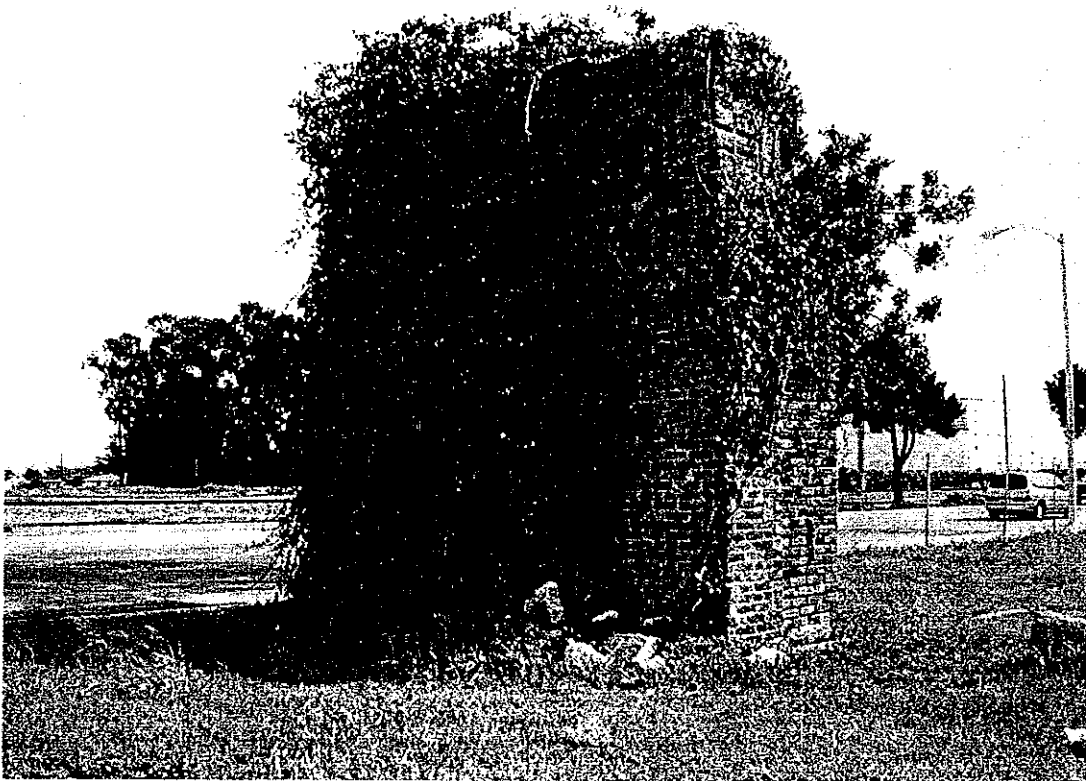


PHOTO 2 .Fireplace/chimney, northwest elevation (26 February 2004).

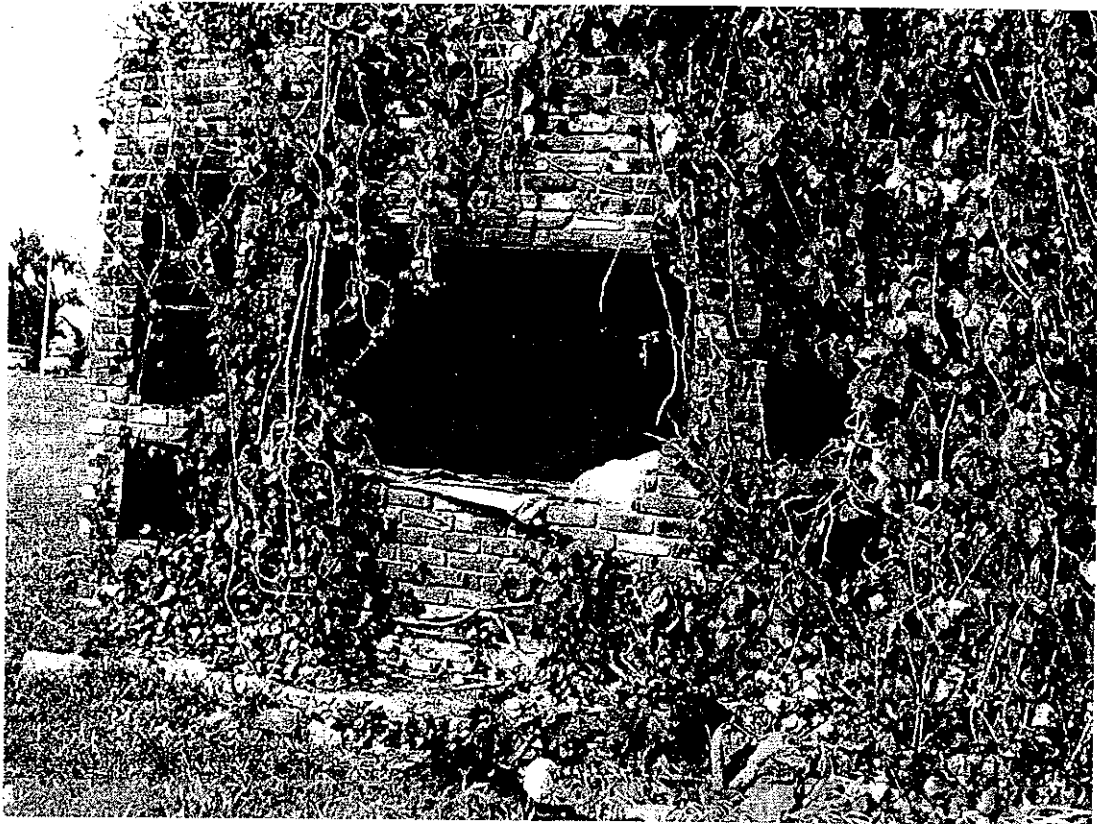


PHOTO 3. Fireplace/chimney, south elevation (26 February 2004).

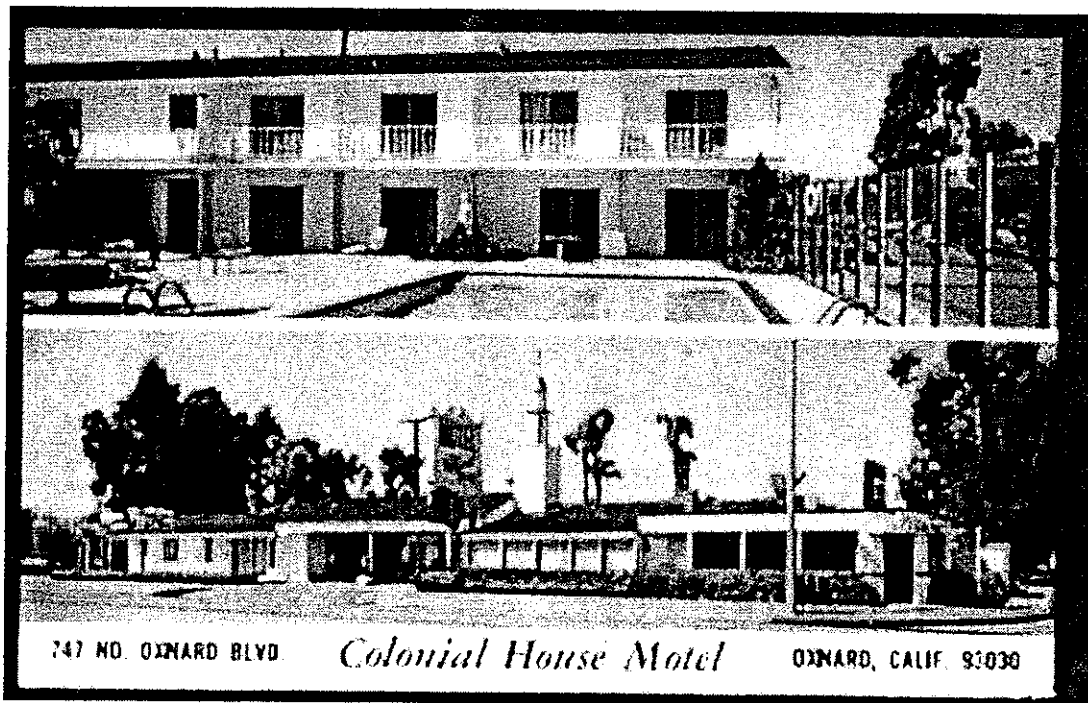


PHOTO 4. Postcard image of Colonial House Motel, date unknown

MAR 12 2004



OXNARD PLANNING COMMISSION  
305 WEST THIRD STREET  
OXNARD, CALIFORNIA 93030

**MND 04-06**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

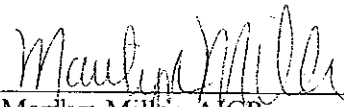
The City of Oxnard Planning and Environmental Services program has reviewed an application on the following proposed project:

PLANNING AND ZONING PERMIT NOS. 03-300-26 and 03-500-23, a request for a Tentative Parcel Map for a condominium lot subdivision on 2.18 acres; and a Special Use Permit/Planned Residential Group for the development of 26 detached condominium units on the project site. The project site is located at 705 and 747 North Oxnard Boulevard. Filed by Olson Company, 3020 Old Ranch Parkway, #400, Seal Beach, CA 90740.

On the basis of an initial study, and in accordance with Section 15070 of the California Code of Regulations, the Planning and Environmental Services Program has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment, and that a mitigated negative declaration be adopted.

The proposed initial study/ mitigated negative declaration identified as **Mitigated Negative Declaration No. 04-06**, and the initial study are available for public inspection at the City of Oxnard, Planning and Environmental Services Division, 305 West Third Street, Oxnard, California, from 8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5 p.m. every other Friday. Please direct any questions to Heather Werner, Associate Planner, (805) 385-7849.

Any person wishing to comment on the intent of the Planning Commission of the City of Oxnard to adopt a mitigated negative declaration for the proposed project described above may file a written comment with the City of Oxnard Planning and Environmental Services program by 5:00 p.m. prior to April 1, 2004. Persons aggrieved by the decision to adopt a mitigated negative declaration may appeal this decision to the City Council in accordance with the City Council resolution establishing environmental review procedures.

  
Marilyn Miller, AICP  
Planning and Environmental Services Manager

cc: Applicant  
County Clerk  
MND/ND Distribution List

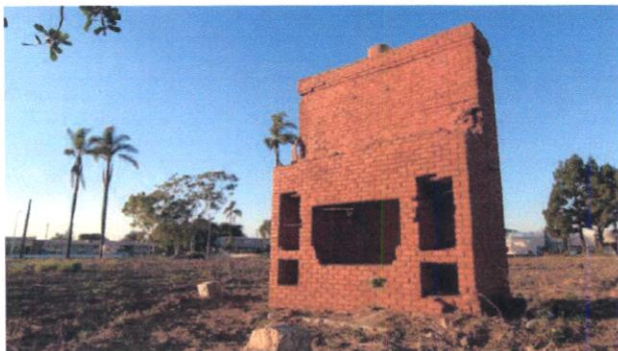
## MAKING THE CASE FOR MARTIN V. SMITH

Martin Vance “Bud” Smith passionately believed in Oxnard, where he raised his family and eventually became the most important developer in its history. For 60 years, he was a passionate Oxnard advocate, outshining any other developer in the city’s history, period. It should be noted that even the Oxnard brothers never lived in Oxnard; they sold their interest in the Oxnard Sugar Beet Factory two years after it was built, and never came back. (Smithfield would be a more apropos name.)



*Smith’s hugely successful Colonial House Restaurant & Coffee Shop on Oxnard Boulevard. Though he never owned the property, he used it as his offices until moving them to Wagon Wheel Junction.*

Smith’s first Oxnard venture was a tiny hamburger stand that evolved into the renowned Colonial House, an Oxnard cultural landmark. The Colonial House grew quickly to accommodate Smith’s success, featuring two bars, seven private dining rooms and many recycled-brick fireplaces.



*The Colonial House is a ‘missed opportunity.’ Once one of the most culturally significant structures in Oxnard, it was demolished in 1988. 20 years later, only a chimney stands testament to the developments planned for this site that never materialized.*

Today a forlorn fireplace still sits in a weed-filled lot, commemorating promises of a development that would redevelop the area, but never happened.

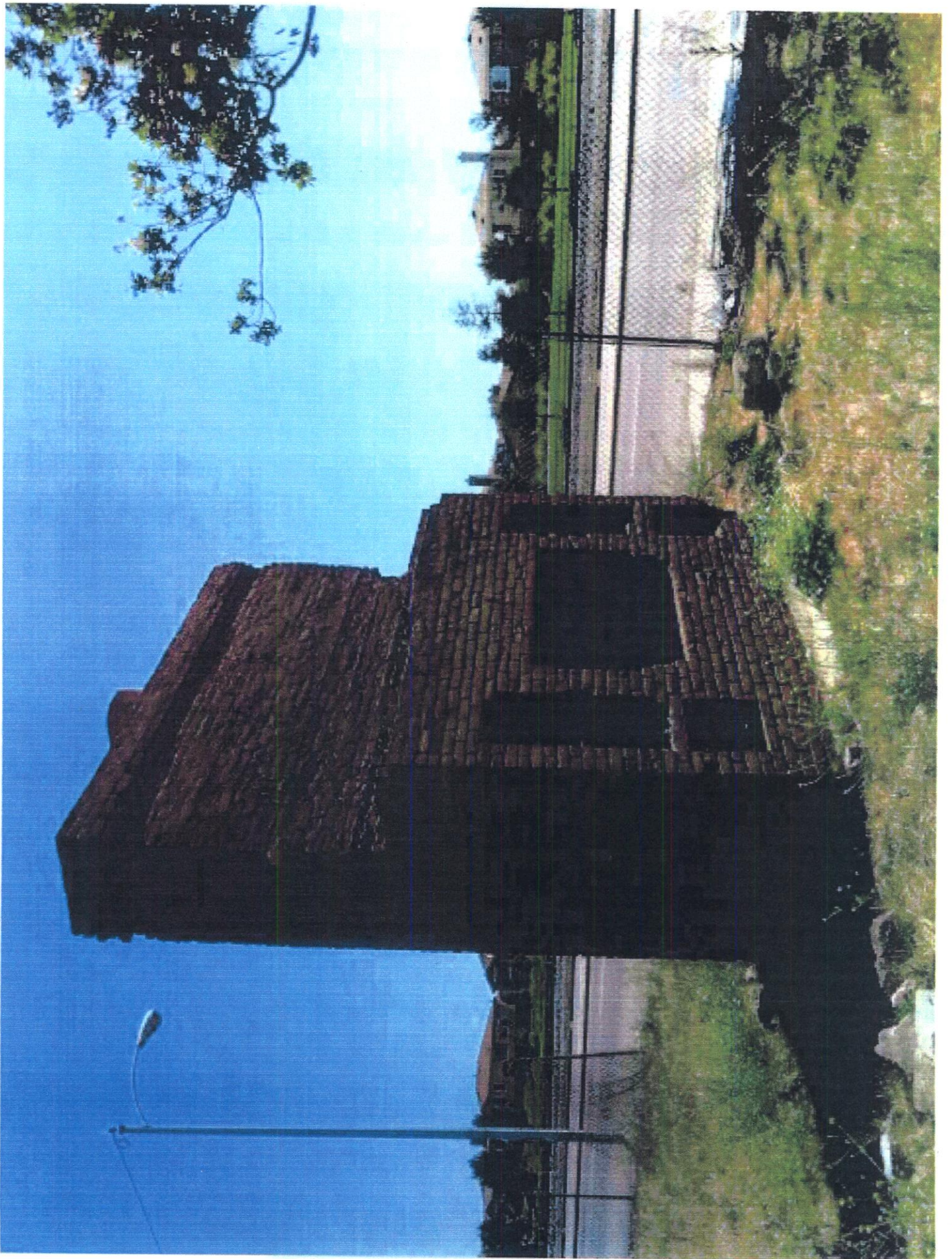
Surprisingly Smith never owned the land under the Colonial House, but he used it as his offices until he began buying real estate and developing Oxnard.

*“Today there is a challenge in memorializing Bud Smith. He lived in newer homes and a luxury apartment at Channel Islands Harbor, so no ‘Smith Estate’ really exists. His early projects have been demolished or redeveloped like the Esplanade, Carriage Square, Casa Sirena, and the Lobster Trap. Of the places he is famous for – like the Colonial House and the Tradewinds Restaurant – only the Wagon Wheel still exists.”*





Cultural Heritage Board  
Exhibit 3



# Historical Markers

## Foundation Specialists

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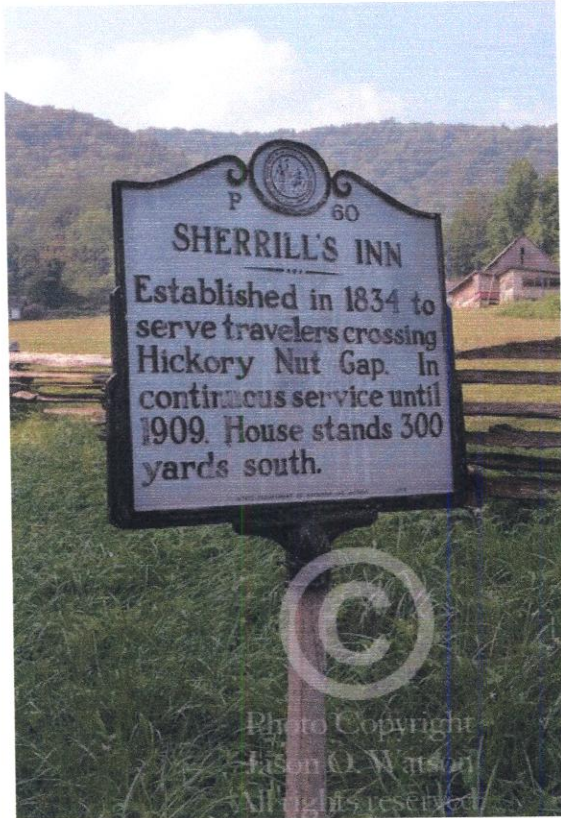
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NC-P60 Sherrill's Inn

Image 9 of 13

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### NC-P60 Sherrill's Inn

SHERRILL'S INN..Established in 1834 to serve travelers crossing Hickory Nut Gap. In continuous service until 1909. House stands 300 yards south...State Department of Archives and History 1970

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**Location:** US 74 Alternate at Hickory Nut Gap southeast of Fairview, Buncombe County North Carolina United States of America

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- Keywords:**
- travel
  - United States of America
  - United States
  - America
  - USA
  - US
  - North Carolina
  - NC
  - history
  - historical
  - historic
  - historical marker
  - famous
  - landmark
  - road side
  - highway
  - popular
  - Place of Interest
  - Places of Interest
  - Tourist Attraction
  - Tourist Attractions
  - Tourist Destination
  - Tourist Destinations
  - Travel Destination
  - Travel Destinations
  - tour
  - tourism
  - tourist
  - attraction
  - destination

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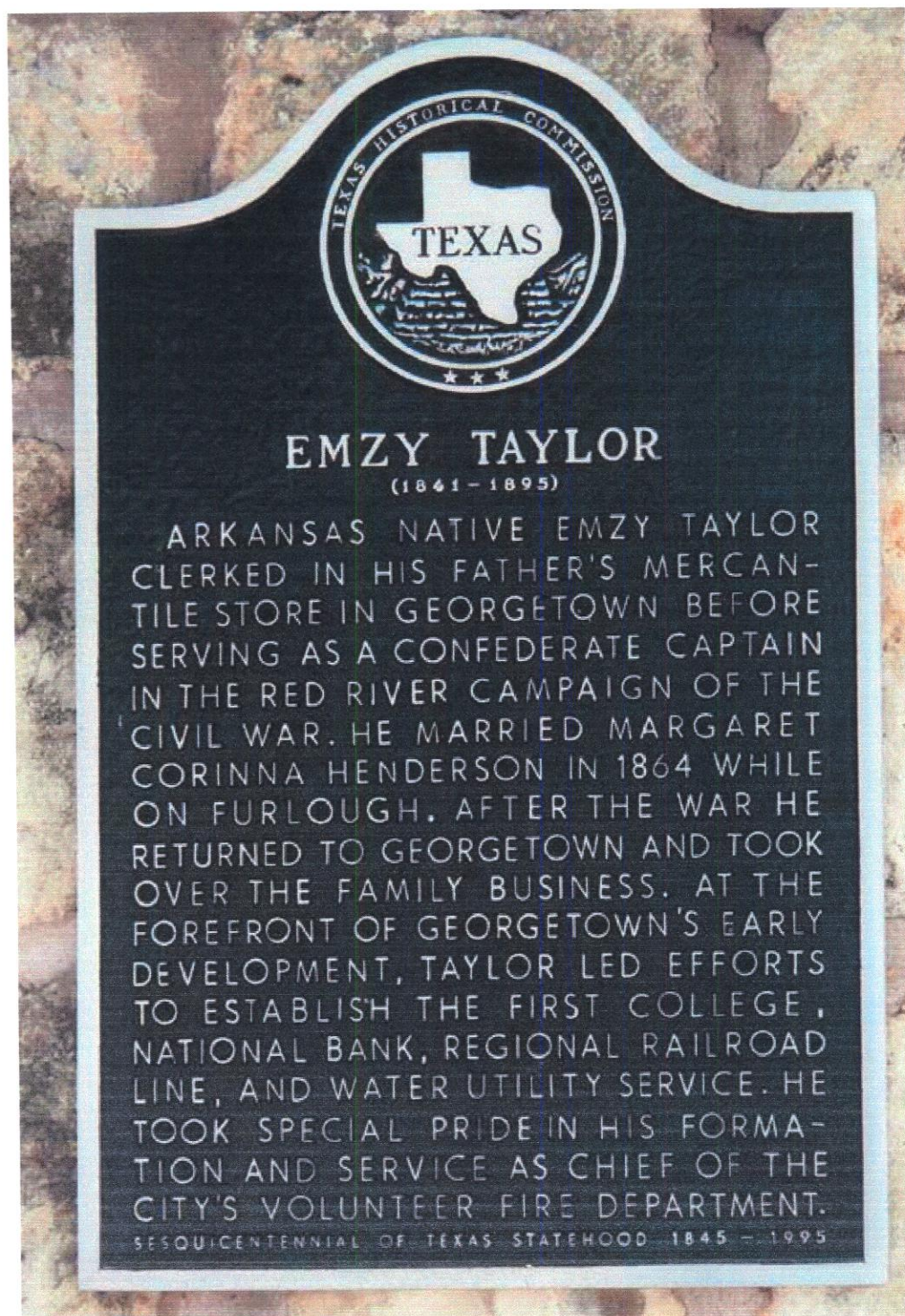
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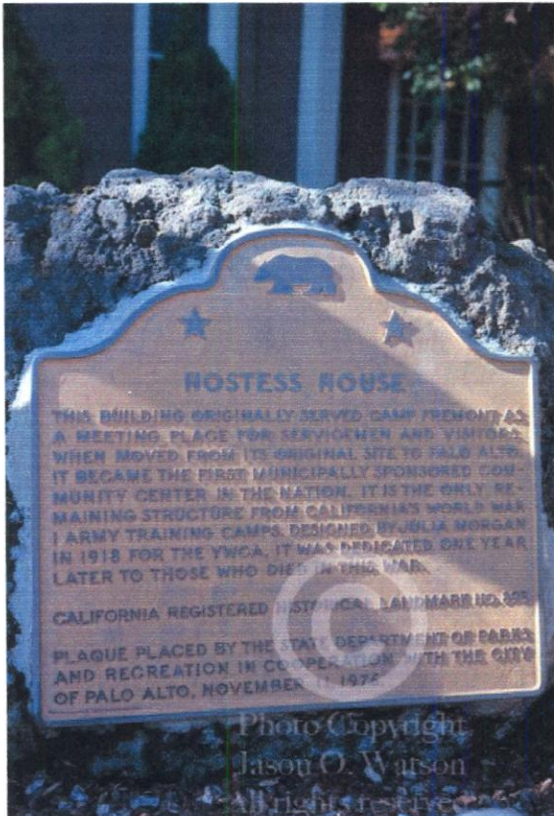
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« back to CA: Santa Clara County

CA-895 Hostess House

Image 3 of 15

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### CA-895 Hostess House

HOSTESS HOUSE - Designed by Julia Morgan for the YWCA, this building originally served Camp Fremont as a meeting place for servicemen and visitors, and was dedicated in 1919 to those who died in World War I. Moved from its original site to Palo Alto to become the first municipally sponsored community center in the nation, it is the only remaining structure from California's World War I Army training camps...California Registered Historical Landmark No. 895..Plaque placed by the State...  
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**Location:** 27 Mitchell Ln, Palo Alto, Santa Clara County California United States of America

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- Keywords:**
- travel
  - United States of America
  - United States
  - America
  - USA
  - US
  - California
  - CA
  - history
  - historical
  - historic
  - historical marker
  - famous
  - landmark
  - road side
  - highway
  - popular
  - Place of Interest
  - Places of Interest
  - Tourist Attraction
  - Tourist Attractions
  - Tourist Destination
  - Tourist Destinations
  - Travel Destination
  - Travel Destinations
  - tour

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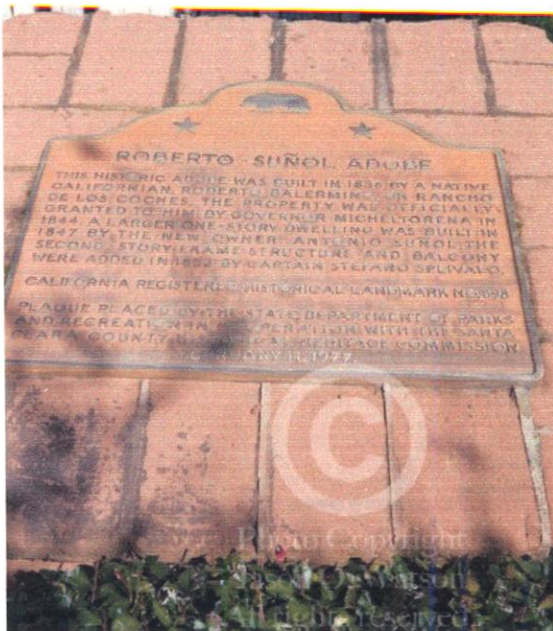
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**Location:** 770 Lincoln Ave, San Jose, Santa Clara County California United States of America

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**Keywords:**

- travel
- United States of America
- United States
- America
- USA
- US
- California
- CA
- history
- historical
- historic
- historical marker
- famous
- landmark
- road side
- highway
- popular
- Place of Interest
- Places of Interest
- Tourist Attraction
- Tourist Attractions
- Tourist Destination
- Tourist Destinations
- Travel Destination
- Travel Destinations
- tour

**Public Hearing Notice**

**Consider Point of Interest Designation Recommendation  
for Historic Property**

The Oxnard Cultural Heritage Board is considering a Point of Interest designation in accordance with Section 1365 of the Oxnard Resolution No. 10,135 (VC Ordinance No. 3974) for property located at the following address:

747 North Oxnard Boulevard, Oxnard, CA. 93030

You are hereby notified of a public hearing to be held before the Oxnard Cultural Heritage Board (CHB) to review this consideration. At this hearing, there may be presentations by the applicant, the property owners, and staff with an opportunity for any interested person or authorized agent to comment on the item.

**Applicant:** Pacific West Builders, Inc., Sean Buran, Construction Manager  
[seanb@tpchousing.com](mailto:seanb@tpchousing.com)

**Property Owner:** Pacific West Communities, Inc. Attn: Pacific Companies, 430 E States Street, Ste 100, Eagle, Idaho 83616

**Environmental:** This application is categorically exempt from the California Environmental Quality Act (CEQA), Chapter 3, Title 14, Article 19, Section 15331.

**NOTICE IS HEREBY GIVEN** that the City of Oxnard Ordinance Code authorizes the Oxnard Cultural Heritage Board (CHB) to recommend to the Oxnard City Council the Point of Interest designation for the above property once a notice is given to the property owner and a public hearing is held on the matter. The Oxnard City Council is responsible for the final decision about the Point of Interest designation.

**Cultural Heritage Board Date:** Monday, November 14, 2011  
**Time:** 1:15PM  
**Place:** Ventura County Government Center  
Administration Building, Third Floor, Room 311  
800 S. Victoria Ave., Ventura

**Public Information:** Any interested persons or their representatives may appear at the meeting and comment on the application. Written comments may also be mailed to the CHB. If you challenge the matter in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice. A copy of the application is available from the Cultural Heritage Board staff of the Ventura County Planning Division, 800 S. Victoria Avenue, L#1740, Ventura, CA 93009.

For additional information (y informacion en espanol):  
**Contact Person:** Nicole Doner  
**Phone Number:** 805-654-5042  
**Email:** [nicole.doner@ventura.org](mailto:nicole.doner@ventura.org)

**RESOLUTION OF  
THE OXNARD CULTURAL HERITAGE BOARD  
RECOMMENDING APPROVAL OF THE DESIGNATION  
OF THE FORMER COLONIAL HOUSE RESTAURANT AND  
MOTEL SITE AS A VENTURA COUNTY POINT OF INTEREST**

**WHEREAS**, the Ventura County Cultural Heritage Board serves as the Cultural Heritage Board for the City of Oxnard; and

**WHEREAS**, the Oxnard Cultural Heritage Board, on November 14, 2011, held a public hearing to consider a request to designate property known as the former Colonial House Restaurant and Motel site, located at 701-747 North Oxnard Boulevard, Oxnard as Ventura County Point of Interest No. 10; and

**WHEREAS**, the Oxnard Cultural Heritage Board, on November 14, 2011, found that the former Colonial House Restaurant and Motel site is a qualified historical property and is eligible as a Ventura County Point of Interest; and

**NOW, THEREFORE, BE IT RESOLVED** that the Oxnard Cultural Heritage Board recommends to the City Council that they approve the designation of property located at 701-747 North Oxnard Boulevard, Oxnard as Ventura County Point of Interest No. 10.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Gary Blum, Chair



**OXNARD CULTURAL HERITAGE BOARD  
STAFF REPORT AND RECOMMENDATIONS  
AGENDA OF NOVEMBER 14, 2011  
ITEM NO. 4b**

**SUBJECT:**

Request for a Certificate of Review, 701 and 703 South Oxnard Boulevard and 110 West Seventh Street, Oxnard, New Façade Improvements, Project No. 11-380

**APPLICANT:**

Michael Sanchez  
Coastal Architects  
505 S A Street, Ste 200  
Oxnard, CA 93030

**PROPERTY OWNER:**

Eric and Elisa M. Ng  
1511 Ivanhoe Avenue  
Oxnard, CA 93030

**REQUEST:**

The applicant is requesting approval of a Certificate of Review for façade improvements at the Golden Chicken Inn restaurant, Mona Lisa bar, and Jesse's El Taco de Mexico restaurant.

**LOCATION AND PARCEL NUMBER:**

701 and 703 South Oxnard Boulevard and 110 West Seventh Street, Oxnard, CA/APN: 202-0-146-010

**BACKGROUND:**

This site was surveyed as part of the 2005 Downtown Oxnard Historic Resources Survey completed by the San Buenaventura Research Associates who found that the property appears to qualify for listing on the National Register of Historic Places and the California Register of Historic Resources as part of a district under Criterion A for its association with Oxnard's Chinatown. The property also appears to qualify for designation as a City Landmark for its association with the Hall Soo Hoo family, and as possibly the longest continuously operating restaurant in Oxnard's Chinatown. (2005 Downtown Oxnard Historic Resources Survey, DPR – Exhibit 1).

The Golden Chicken Inn (historic and current name) building was constructed in 1928 for Hall Soo Hoo and six partners. A pool hall occupied the first floor and the Golden Chicken Inn restaurant was opened on the second floor. The existing

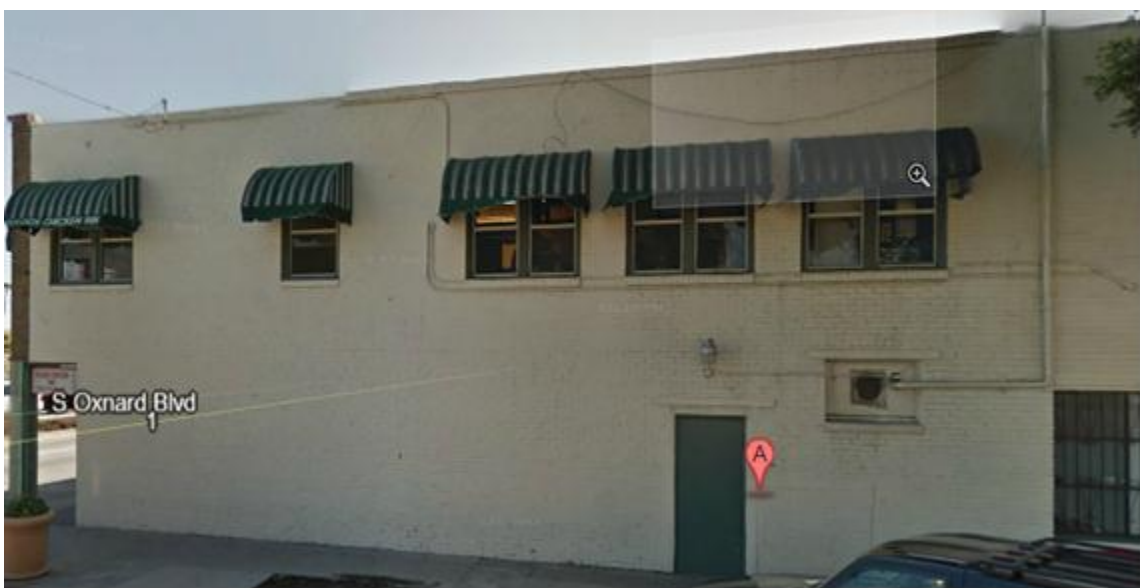
building is two stories tall and has exterior walls made of brick. The roof is flat with a short crenellated parapet on the front.

The front of the Golden Chicken Inn building has a boarded storefront with two recessed entryways. The front entrance door at the right provides access to the second floor restaurant and the other entrance door provides access to Mona Lisa. Three pairs of one over one double hung sash windows (aluminum framed) are located on the second floor. The words "Golden Chicken Inn" are painted on the brick and two wooden signs hang at each entrance, a "Mona Lisa" sign with large letters and "Golden Chicken Inn Chinese Restaurant" sign over its entrance. Blue-green tile runs along the column.





Looking East at the Building corner. Looking South along the Building's front



Seventh Street Side of Golden Chicken Inn



Looking West along Seventh Street



The Front Entrance to Jesse's El Taco de Mexico

## **PROJECT ANALYSIS**

The owner is a participant of the City Redevelopment Agency's Façade and Paint Improvement Program and has been provided funds to help improve the building's appearance. The façade improvements include the following:

### Mona Lisa

- Clean the brick surface with water blasting and apply graffiti protection,
- Maintain existing front second story aluminum windows with wood trim.
- Replace existing boarded storefront windows with new storefront windows
- Replace existing front door/transom window with 36" x 84" storefront door and operable transom window both of which are aluminum anodized frames.
- Remove painted finish on brickwork along the window sill of those windows facing Seventh Street.
- Remove the existing tile on the column located on the corner of Oxnard Boulevard and Seventh Street and "furr out" (or build/shim out) a wall with brick veneer to match the existing brick wall.
- Repair existing front landing with smooth finish colored concrete to match
- Remove the existing brick bulkhead along the front and replace it 40" high bulkhead base with 8 inch tile.
- Install new signage

### Jesse's El Taco de Mexico

- Existing storefront to remain and remove the existing wrought iron protections and repair wall
- Enclose the existing window opening on the Seventh Street side
- Remove existing vent pipe and relocate to interior shaft and vent the pipe to the roof
- Remove the existing public telephone along Seventh Street
- Repaint the brick on the alleyway side and in front of the business using green, red and white stripes.
- Replace existing awnings with new shed style awnings over each two windows on second story
- Replace one existing storefront door and add another storefront door underneath the existing flat roof projection
- Install concealed exterior wall wash lighting
- Install new signage

### Golden Chicken Inn

- Replace existing awnings with shed style green awnings over each two windows on second story
- Replace existing brick bulkhead with 8 inch tile base of 40 inches in height

- Replace existing front door/transom window with new 36" x 84" storefront door and operable transom window
- Close off an existing boarded storefront window with a tiled wall.
- Install new signage

The property owner's representative, Mr. Sanchez, has made available the colored renditions of the project only. The 24" x 36" sized plans will be available at the meeting.

### **The Significance of the New Construction and the Secretary of the Interior Standards for Rehabilitation and Illustrated Guidelines (the Standards) Review**

1. **Storefronts. (p. 40). Recommended.** *"Identifying, retaining, and preserving storefronts – and their functional and decorative features that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. "*

**Storefronts. (p. 40). Not Recommended:** *Removing of radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished."*

The applicant proposes to replace the brick bulkhead with a tile bulkhead of 40 inches in height and proposes to close off an existing boarded storefront window with a tiled wall. Retention of the original brick is the preferred Secretary of the Interior method; however, the tile treatment has also been accepted by the Cultural Heritage Board in the past.

**Staff Recommendation:** Staff recommends the Board accept the tile bulkhead. The request for the replacement of the original boarded storefront window with the tile wall does not appear to be the preferred treatment per the Standards. Staff recommends that the Board provide the applicant alternatives for removing the boarded storefront window.



**Proposed Storefront design of the front of Mona Lisa and Golden Chicken Inn.**

**2. Windows (page 81)**

**Recommended:** *“Identifying, retaining and preserving windows and their functional and decorative features that are important in defining the overall historic character of the building.”*

**Not Recommended:** *“Changing the number, location, size, or glazing pattern of windows.....”*

The applicant proposes new storefront windows with six divided aluminum frame windows for the Mona Lisa facility. The Golden Chicken Inn's existing second story double hung aluminum frame windows will remain. The applicant proposes to use aluminum frame storefront doors and transom windows for the Mona Lisa and the Golden Chicken Inn to be compatible with the existing second story windows. It should be noted that the CHB recently requested the adjacent property owner of 705 S Oxnard Boulevard to replace all of the front windows with wood framed windows and to replace their front door with a wood-framed single-glazed tempered clear glass door to match existing front door.

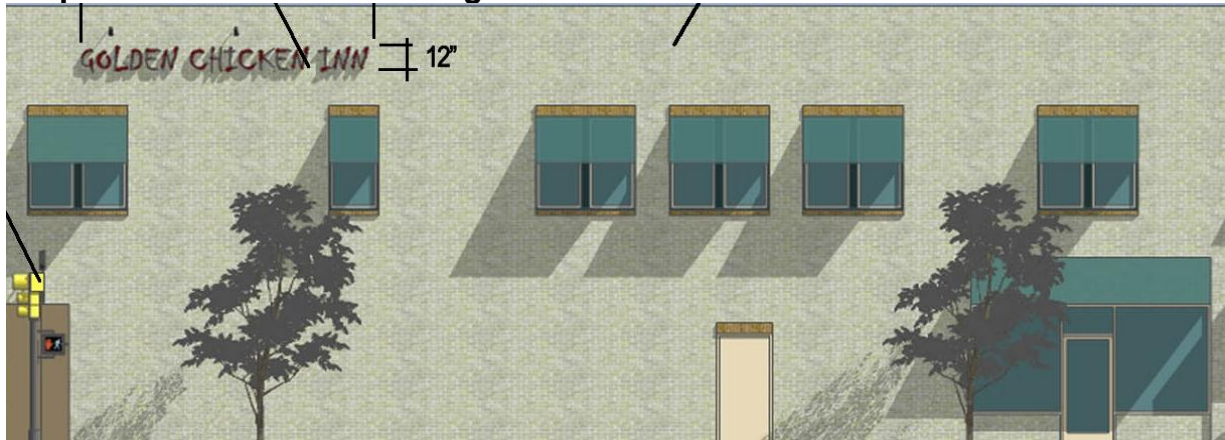
**Staff Recommendations:** For consistency purposes, staff recommends that the applicant use wood framed storefront doors and transom windows at the Golden Chicken Inn/Mona Lisa facilities, and existing second story windows be replaced with wood framed doors and windows fronting Oxnard Boulevard. The proposed six divided storefront windows would not be consistent with the 705 S Oxnard project, therefore, staff recommends the applicant should retain a similar storefront using three plates of glass (see Exhibit 2).

The existing windows along Seventh Street should remain aluminum with wood trim and the proposed storefront at Jesse's should also be aluminum with wood trim for compatibility purposes. The proposed enclosure of the vent window on the Seventh Street side is not recommended by staff. This window should maintain and made operable when the vent is removed.

### 3. Awnings

The proposed fixed frame awnings (using either aluminum or light gauge galvanized or zinc coated steel pipes) with a shed shape are commonly used on new commercial construction in historic districts per the NPS Technical Preservation Services Preservation Brief #44.

#### Proposed Seventh Street Design





#### 4. Brickwork Cleaning

The applicant proposes water blasting to clean the painted brick surface along the Seventh Street side of the building. The Standards states: “*high-pressure water blasting can be equally as damaging.*” According to the Standards, cleaning historic building materials, particularly masonry, is a technically complex subject.

**Staff Recommendations:** Staff recommends that the applicant either propose soda blasting or obtain expert consultation on another gentler method for Board review.



**Proposed design of the storefront of Jesse's El Taco de Mexico**



**Proposed design of the side facing the alleyway of Jesse's El Taco de Mexico**

**Cultural Heritage Ordinance**

In taking the steps noted above your Board must also make the specific Ordinance finding which logically follows to approve or deny the project.

For **approval comments** the following finding must be made:

Section 1366-3(a) states: *"The proposed work will neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the Cultural Heritage site."*

OR For **denial comments** one or both of the following findings must be made:

Section 1366-7(a) states: *"The proposed project is to remove or demolish a designated Cultural Heritage site that is determined by the Cultural Heritage Board to be significant and important to the history of the County."*

Section 1366-7(b) states: *"The proposed project would adversely affect the historical significance of the site or would not be compatible with the use and/or exterior of the designated Cultural Heritage site."*

**PUBLIC COMMENTS**

No public comment regarding this application has been received

**RECOMMENDATION ACTIONS:**

1. Conduct public hearing, hear testimony, and consider staff report.
2. Make findings by motion as required by the Ordinance and based on the evidence presented, to make comments regarding the proposal.

The owner must be given the opportunity to plead economic hardship as provided by Ordinance Section 1366-3.(d). The Cultural Heritage Board's action will be final unless appealed to the City Council within 15 days of notification of the decision (Section 1366-7.c).

Prepared by:



Nicole Doner, Senior Planner  
805-654-5042

Exhibit 1: DPR Form 523  
Exhibit 2: 705 S Oxnard Façade Improvement project

cc: Sue Martin, City of Oxnard Planning Department

701 (703) So. Ox.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 703 S OXNARD BL

P1. Other Identifier: Golden Chicken Inn ✓

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

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

c. Address: 703 S OXNARD BL City Oxnard Zip 93030

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

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

701 S Oxnard Bl

Parcel No. 202014601

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

*This commercial building is vernacular in design. The building has a rectilinear plan and is two stories tall. Exterior walls are brick. The roof is flat with a short parapet that is crenellated on the main façade. The main façade is three bays wide. A single storefront, with a recessed entry, fills most of the wall. A single entrance door to its right provides access to the second floor commercial space. The storefront glass has enclosed with plywood. Three pairs of double-hung sash windows fill the second floor. A semi-circular canvas awning shades the windows. The words "Golden Chicken" are painted on the brick above the window. Fenestration on the secondary facades consists of one-over-one double-hung sash windows that are located primarily on the second floor. The condition of the building is good.*

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

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

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



P5b. Description of Photo: (View, date, accession #)  
701-05 S. Oxnard Blvd. (View toward southwest).  
Photo No: 112-25, 1/4/2005

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1928-E

P7. Owner and Address

Ng Pak Fai-wai Chung, Ng Eric H-elisa M, 1511  
Ivanhoe Av, Oxnard Ca 93030

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

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

P9. Date Recorded: 7/24/2005

P10. Survey Type: (Describe)

Intensive-level

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

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

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

(701+703) So. Ox.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) 703 S OXNARD BL

B1. Historic Name: Golden Chicken Inn ✓

B2. Common Name: Golden Chicken Inn

B3. Original Use: commercial

B4. Present Use: same

B5. Architectural Style: Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)  
1928-E; 1959-F (rear addition)

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: none

B9a. Architect: unknown

b. Builder: Louis Palmer (rear addition)

B10. Significance: Theme: Social History

Area Oxnard CBD

Period of Significance: 1898-1960

Property Type: restaurant/retail

Applicable Criteria:

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

*This building was constructed circa 1928 for Hall Soo Hoo and six partners. A pool hall occupied the first floor and the Golden Chicken Inn restaurant was opened on the second floor. The undistinguished wooden buildings built in the early 1900s by Asian immigrants were replaced by more substantial, though still modest, brick buildings along Oxnard Boulevard during the 1920s.*

*Hall Soo Hoo came to Oxnard from China in 1917 at the age of fourteen, and worked in a restaurant. Soo Hoo was a volunteer member of the Chinese Fire Company and constructed the Bing Kong Tong hall in 1956, a few doors south of his restaurant. In 1959 Hall Soo Hoo demolished the rear building and erected an \$11,000 addition. The builder was Louis Palmer. In 1965 Soo Hoo retired from the restaurant business.*

*This property appears eligible for listing on the NRHP and the CRHR as part of a district under Criterion A for its association with Oxnard's Chinatown. This property also appears to qualify for designation as a City Landmark for its association with the Hall Soo Hoo family, and as possibly the longest continuously operating restaurant in Oxnard's Chinatown.*

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

HP36 - Ethnic minority property HP6 - 1-3 story Commercial

**B12. References:**

Oxnard Building Permits

Sanborn Maps 1903-1929 (update 1950)

Jennings, Margaret. "The Chinese in Ventura County." Ventura

County Historical Society Quarterly, Vol. 29, No. 3, Spring, 1984.

City Directories 1921-1939

B13. Remarks:

B14. Evaluator: Mitch Stone/Judy Triem

Date of Evaluation: 7/24/2005

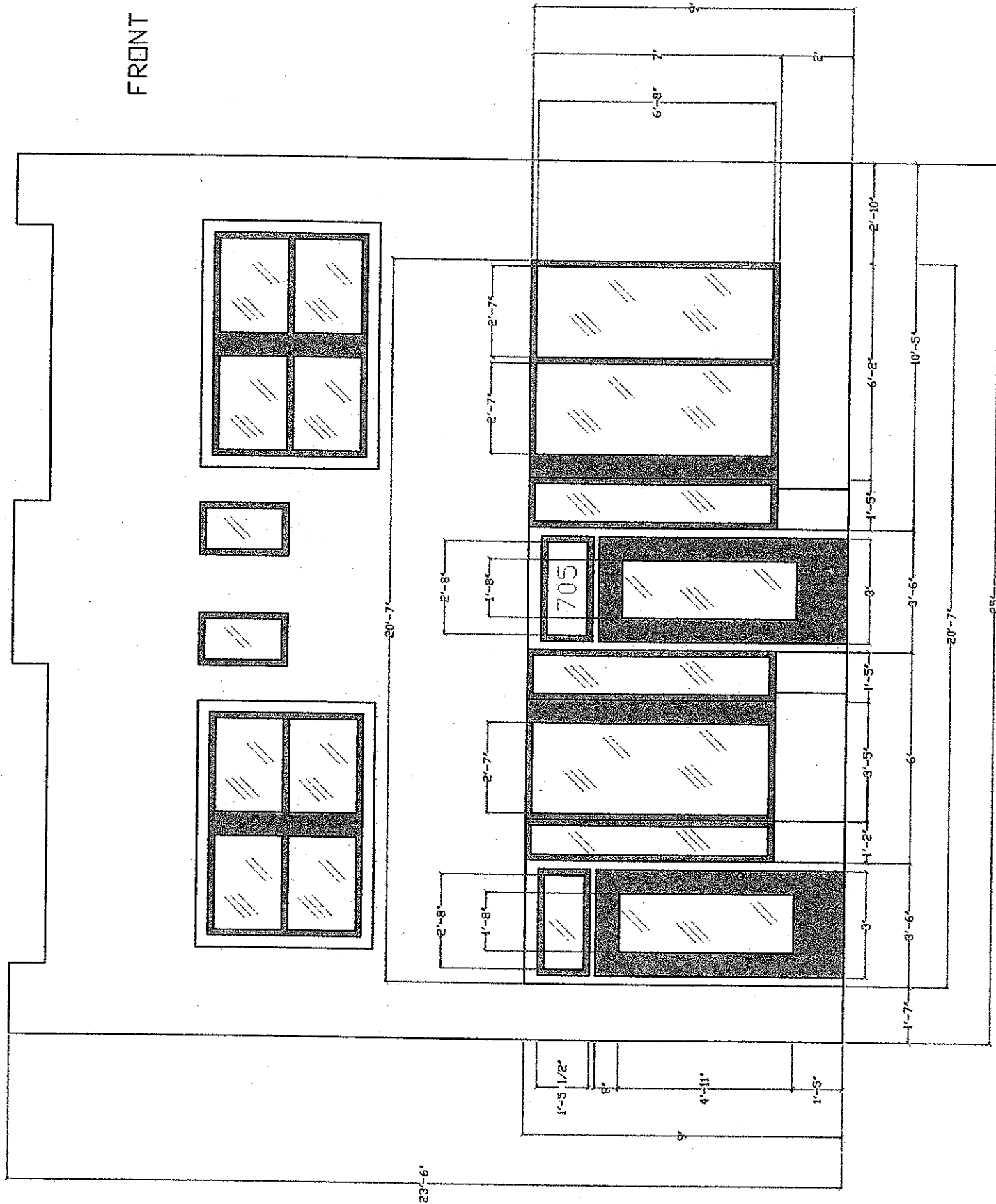
(This space reserved for official comments.)

(Sketch Map with north arrow required.)

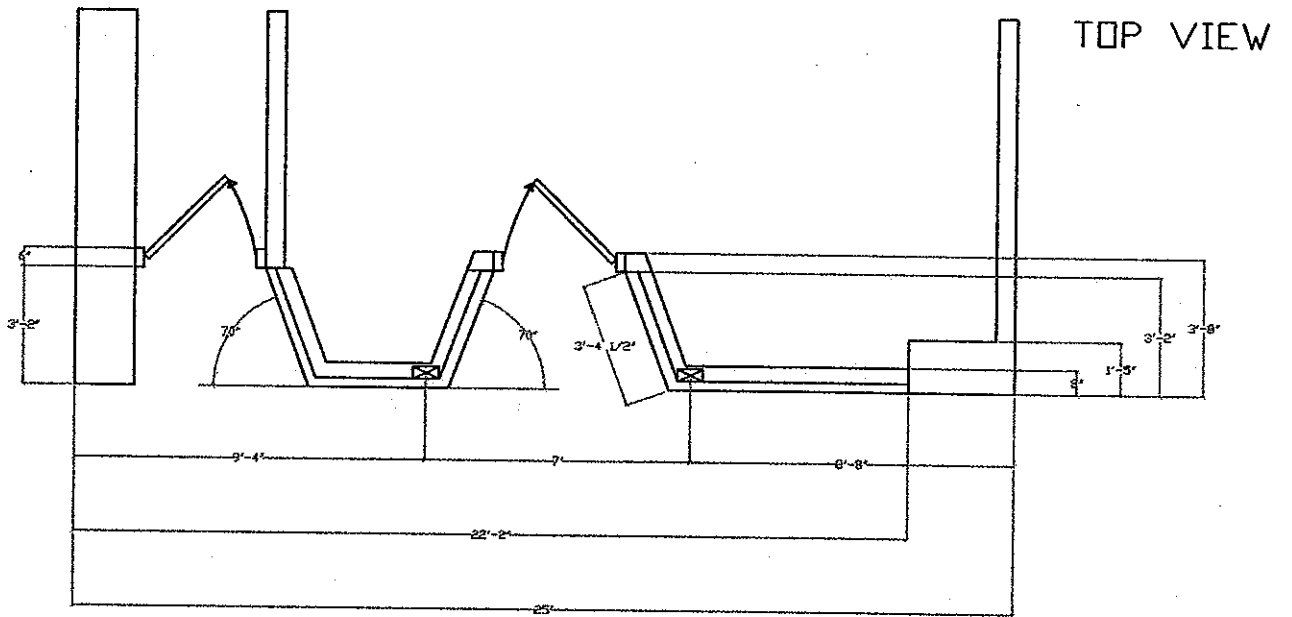
**Please See  
Figure 1 in  
Final Report**

705 S. JENNARD BLVD. OXNARD, CA 93030

FRONT VIEW



705 S. OXNARD BLVD. OXNARD, CA 93030



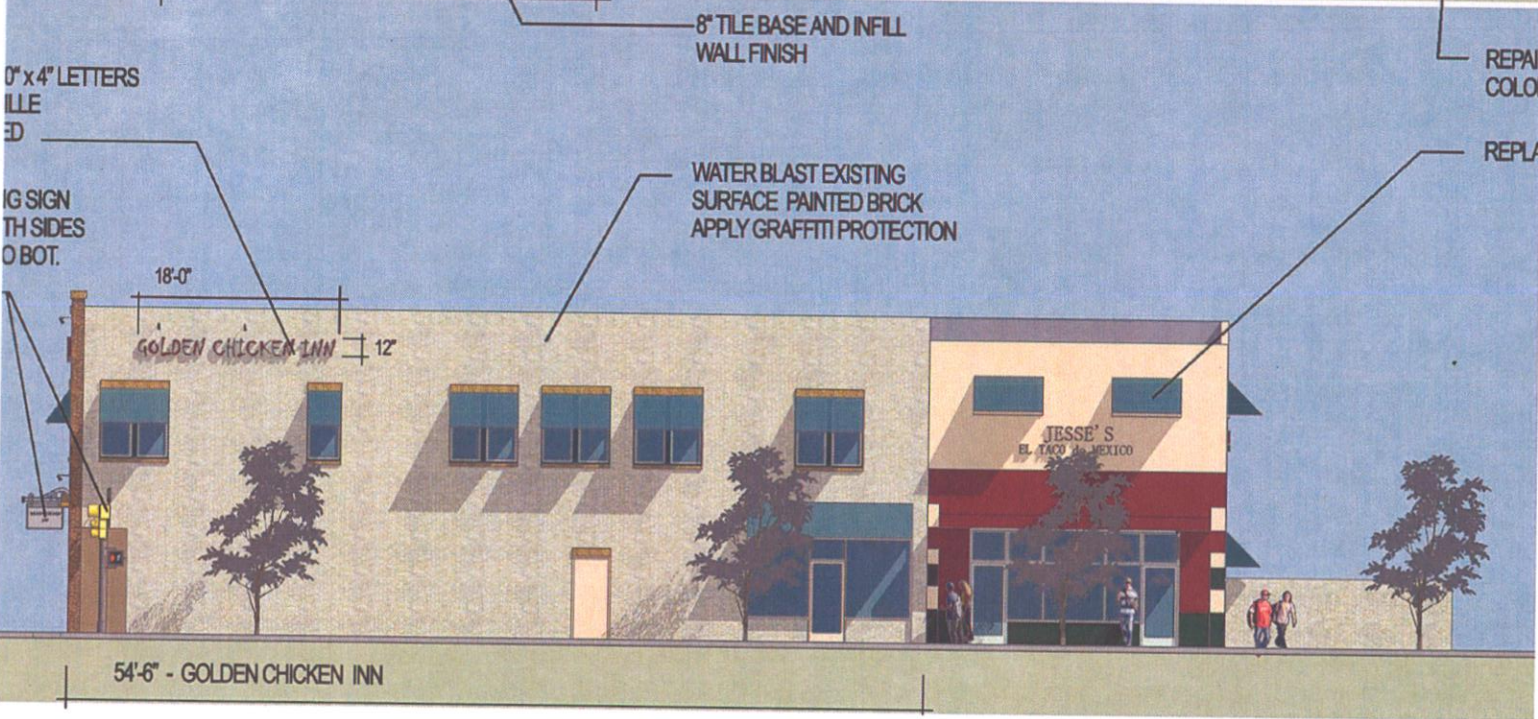


30" hi x 4" thk LETTERS  
 STYLE- CHILLE  
 COLOR- RED

REPLACE STOREFRONT WITH OPERABLE  
 TRANSUM WINDOWS AND DOORS.  
 CLEAR ALUM ANODIZED FRAME W/  
 CLEAR LOW-E GLAZING



JESSE'S  
 EL TACO de MEXICO



30" x 4" LETTERS  
 STYLE- CHILLE  
 COLOR- RED

WATER BLAST EXISTING  
 SURFACE PAINTED BRICK  
 APPLY GRAFFITI PROTECTION

REPAINT TENANT BUILDING WITH BUSINESS  
 COLORS

REPLACE AWNINGS

GOLDEN CHICKEN INN







GOLDEN CHICKEN INN

