HISTORIC CONTEXT STATEMENT
AND
SURVEY REPORT

CITY OF ARROYO GRANDE, CALIFORNIA

PREPARED BY

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I.  INTRODUCTION

Purpose
This Historic Context Statement and Survey Report was undertaken at the direction of the City of Arroyo Grande (Arroyo Grande) Community Development Department staff to provide a framework for the documentation and evaluation of historical resources in Arroyo Grande, California. Arroyo Grande has a historic designation process in place, but lacked an adopted city-wide historic context statement to serve as a basis of systematic evaluation of the City’s historic resources. This work will inform future preservation planning efforts in the City and will be used to develop an inventory of historic resources.

The project included preparation of a city-wide Historic Context Statement completed in conjunction with a limited intensive-level architectural survey of 25 properties in the Village Commercial Core along Branch Street. This document presents the history of the City of Arroyo Grande from pre-history to the present, and details the findings of the limited intensive-level architectural survey. The document identifies important periods, events, themes, and patterns of development, and provides a foundation on which to base the assessment and evaluation of the area’s historic properties. The survey provides qualified professional judgments\(^1\) regarding National Register of Historic Places (National Register), California Register of Historical Resources (California Register) and local landmark eligibility. This project is an important first step in developing a comprehensive historic preservation program in Arroyo Grande and offers the opportunity to educate the public and property owners about the City’s rich and unique history.

Definition of Geographical Area
The Historic Context Statement addresses the community of Arroyo Grande, located in the southwestern portion of San Luis Obispo County. In 2009, the recorded population of Arroyo Grande was 17,238 persons. The Arroyo Grande survey area is approximately 5.25 square miles in area and includes all of the City’s incorporated lands. The irregularly-shaped survey area is roughly bounded by Oak Park Boulevard to the northwest, the Pike and agricultural lands to the south, and Printz Road to the northeast. U.S. Highway 101 traverses the approximate center of the survey area diagonally from northwest to southeast. Arroyo Grande Creek runs diagonally through the survey area from approximately the intersection of Woodland Drive and Fair Oaks Avenue east to Lopez Lane. Branch Street, located in the center of the survey area, is a major local thoroughfare. Bridges at Bridge and Mason streets provide access across the Arroyo Grande Creek to downtown.

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\(^1\) The Secretary of the Interior uses the Professional Qualifications Standards adopted by the National Park Service in 1983. Those Standards were published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required for architectural historians, historians and historic architects to perform identification, evaluation, registration, and treatment activities. Refer to Archaeology and Historic Preservation: Secretary of the Interior’s Standards and Guidelines [As Amended and Annotated] for additional information.
The survey area varies from a densely developed commercial core (known as the Village) to large areas of residential subdivisions and open agricultural lands surrounding the downtown. Arroyo Grande is regulated by a variety of zoning uses, including: agriculture, agriculture preserve, residential, commercial, industrial, mixed-use, and public facilities. Civic buildings are located along Branch Street. Institutional buildings are located throughout the survey area on prominent hilltop sites and parcels in or adjacent to the Village Core. Commercial buildings are clustered along Branch Street and Grand Avenue, while residential and agricultural development surrounds the downtown commercial core. There are few examples of historic industrial buildings in Arroyo Grande, and most were constructed in close proximity to Branch Street and the Arroyo Grande Creek.

Methodology
The Arroyo Grande Historic Context Statement and Survey Report is organized chronologically, with sections corresponding to major periods in Arroyo Grande's history from pre-history to the present. The content and organization of the document follows guidelines and recommendations described in:

- *The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*;
- National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*, (National Park Service or NPS);
- National Register Bulletin No. 16A *How to Complete the National Register Registration Form*, (NPS);
- National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form* (NPS);
Research for the Arroyo Grande Historic Context Statement and Survey Report was gathered from local, regional and statewide repositories. Valuable assistance and review was provided by the City of Arroyo Grande staff and Historic Resources Committee. Primary sources included Sanborn Fire Insurance Company maps, city directories, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), newspaper articles, geographic information system (GIS) maps, previous historic evaluations and survey documentation (see Section II. Existing Surveys, Studies and Reports), and in certain instances, internet sources. Information provided by the Historic Resources Committee, the public, and local historians was also integrated into the Historic Context Statement.

LIMITED INTENSIVE-LEVEL ARCHITECTURAL SURVEY

As part of this study, 25 properties were chosen to be intensively evaluated for historic significance. Those properties were chosen from a broad range of uses, architectural styles and building types. Properties considered in these evaluations were not limited to buildings that were likely to be historically significant, nor only non-significant buildings, but a range of levels of significance and integrity. Results of the survey are synthesized in Section V. Survey Report and Recommendations of this document and in Appendix 2.

How to Use This Document

The Arroyo Grande Historic Context Statement and Survey Report identify development patterns and significant properties. The document is organized as follows:

- Section II. Existing Surveys, Studies and Reports summarizes previous historic resource survey work in the Arroyo Grande survey area.
- Section III. Guidelines for Evaluation provides a definition of each of the major property types found in the survey area (residential, commercial, civic/institutional, and agricultural), and guidelines to evaluate the significance and integrity of these properties.
- Section IV. Historic Context includes a narrative of the area’s developmental history. This history is separated into six periods which are defined by events, themes, and development trends. Property types associated with each of the periods are identified and analyzed. Analysis includes an architectural description, a list of character-defining features, an evaluation of historic significance, and a summary of integrity considerations.
- Section V. Survey Report and Recommendations will include a summary of the limited intensive-level architectural survey results, recommendations for follow-up work regarding treatment of historic properties, and a discussion of how the survey results should be integrated into the planning and design review process.
II. EXISTING SURVEYS, STUDIES, AND REPORTS

A limited number of previous surveys were conducted within the boundaries of the Arroyo Grande survey area. The following section identifies surveys and inventories on file with Arroyo Grande Community Development Department and notes whether these studies include properties in the Arroyo Grande survey area.

At the request of Page & Turnbull staff, a records search was performed by the Central Coast Information Center (Information Center) on November 19, 2010 identifying known built environment resources in the survey area. The Information Center responded by providing the California Office of Historic preservation-prepared “Directory of Properties in the Historic Property Data File for San Luis Obispo County” updated to 9 February 2010, as well as records for 22 properties in Arroyo Grande. The properties that had been previously evaluated in the survey area included 14 archaeological sites and eight built environment resources (see Table 1). Archaeological resources are not described herein.

Table 1: Previously Evaluated Built Environment Resources in the Survey Area

<table>
<thead>
<tr>
<th>Name and Address or Location</th>
<th>Date of Evaluation</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schulenburg Site no address listed</td>
<td>1994</td>
<td>7N*</td>
</tr>
<tr>
<td>various culverts Branch Mill Road</td>
<td>2007</td>
<td>3S</td>
</tr>
<tr>
<td>Arroyo Grande Bridge Bridge Street</td>
<td>1985</td>
<td>2S*</td>
</tr>
<tr>
<td>Arroyo Grande Japanese School 490 East Cherry Avenue</td>
<td>1980</td>
<td>7R</td>
</tr>
<tr>
<td>Corbett Canyon Creek Bridge Bridge #49-110</td>
<td>1978</td>
<td>7R</td>
</tr>
<tr>
<td>IOOF Hall 128 Bridge Street</td>
<td>1990</td>
<td>1S</td>
</tr>
<tr>
<td>Newsom Springs Wagon Road</td>
<td>1996</td>
<td>7R</td>
</tr>
<tr>
<td>Beckett Hall, Valley View Adventist Academy 230 Vernon Street</td>
<td>2008</td>
<td>3S</td>
</tr>
</tbody>
</table>


* Findings updated according to California Register Status Code Conversion List prepared by the California Office of Historic Preservation in 2003.

Refer to Appendix 1 for a complete listing of California Register Status Codes.

Previous Surveys for Historic Significance

Previous evaluations for historic significance have been performed in Arroyo Grande. In the following subsection, the results of those surveys are described in reverse chronological order.

The “Historical Buildings and Sites Survey,” an informal inventory of buildings and structures, was prepared by the South County Historical Society in March 1985. In that survey, 113 buildings or structures “that may have significant local historical importance” were identified. The study did not clearly identify addresses for each property, but nonetheless contains valuable information. It was not a formal inventory; its intent was strictly informational.
A Historic Resources Survey for the Village Commercial, Village Residential, and Historic Design Overlay District was completed for Arroyo Grande in 1991. The windshield survey was supported in part by a grant from the National Endowment of the Arts and was completed by a Planning Department intern. The purpose of the survey was to document historic buildings, architecture and sites in Arroyo Grande, as well as to provide information for the development of design guidelines for historic districts within the City. The survey was limited to the commercial and residential Village Core, centered on the area between Branch Street and Cherry Avenue between Traffic Way and Crown Hill. In total, 110 properties were surveyed and three-page Historic Resource Data Sheets inventory sheets. Because the 1991 Historic Resource Survey was never been officially adopted by the City of Arroyo Grande, it does not serve as a local register. Resources identified in the 1991s survey are not designated.

### Table 2: Properties Included in 1991 Historic Resource Survey

<table>
<thead>
<tr>
<th>Street Name (Direction)</th>
<th>Addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen Street</td>
<td>211, 254, 118</td>
</tr>
<tr>
<td>Branch Street (West)</td>
<td>101, 114, 116, 123, 126, 137, 139, 145</td>
</tr>
<tr>
<td>Bridge Street</td>
<td>128, 132, 137, 145, 203, 207</td>
</tr>
<tr>
<td>Crown Hill</td>
<td>439, 551</td>
</tr>
<tr>
<td>Hart Lane</td>
<td>116, 120</td>
</tr>
<tr>
<td>Ide Street</td>
<td>504, 505, 512, 513, 541</td>
</tr>
<tr>
<td>Le Point Street</td>
<td>122, 132, 202</td>
</tr>
<tr>
<td>Mason Street (North)</td>
<td>113, 117, 121, 124, 128</td>
</tr>
<tr>
<td>Mason Street (South)</td>
<td>126, 127, 131, 134, 135, 143, 200, 206, 209, 210, 215, 217, 220, 301, 302, 304, 308, 326, 331, 332</td>
</tr>
<tr>
<td>Myrtle Street</td>
<td>615</td>
</tr>
<tr>
<td>Poole Street</td>
<td>105, 112</td>
</tr>
<tr>
<td>Short Street</td>
<td>126, 133, 138, 205, 213, 225, 302, 310</td>
</tr>
<tr>
<td>Traffic Way</td>
<td>146, 154, 202, 210, 220</td>
</tr>
<tr>
<td>Whiteley Street</td>
<td>130, 136, 138, 201, 202, 206, 207, 209, 213, 214</td>
</tr>
</tbody>
</table>


In 2003, a built environment technical report was prepared as part of the Creekside Center Administrative Draft Environmental Impact Report. That technical report was prepared by Chattel Architecture, Planning & Preservation for Denise Duffy & Associates and evaluated the properties at 405, 407, 409, and 415 East Branch Street for California Register of Historical Places eligibility (see Table 3).

### Table 3: Creekside Center EIR Properties Evaluated for Historic Significance

<table>
<thead>
<tr>
<th>Name and Address or Location</th>
<th>Year Completed</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>[E.C. Loomis] Main House 409 East Branch Street</td>
<td>ca. 1882-1886</td>
<td>3CS, Found eligible for listing in California Register</td>
</tr>
<tr>
<td>[E.C. Loomis] Secondary house 407 East Branch Street</td>
<td>ca. 1895-1903; relocated 1932 or 1933</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
<tr>
<td>[E.C. Loomis &amp; Son] grain warehouse 415 East Branch Street</td>
<td>ca. 1909</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
<tr>
<td>Mineau &amp; Loomis</td>
<td>ca. late 1930s</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
<tr>
<td>Name and Address or Location</td>
<td>Year Completed</td>
<td>Finding</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------</td>
<td>---------</td>
</tr>
<tr>
<td>Lumber Co. 405 East Branch Street</td>
<td></td>
<td>Register</td>
</tr>
<tr>
<td>Storage (Back Roads Garden) 415 East Branch Street</td>
<td>1965</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
<tr>
<td>Shed A</td>
<td>ca. 1903; 1968</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
<tr>
<td>Shed B</td>
<td>ca. 1950</td>
<td>6Z, Not eligible for listing in California Register</td>
</tr>
</tbody>
</table>


The EIR was adopted by Arroyo Grande City Council in 2003, therefore the property at 409 East Branch Street has “presumptive significance” as a historical resource under the California Environmental Quality Act (CEQA, see Section III. Guidelines for Evaluation, Evaluation Criteria).

In 2007, a “Historic Structure Assessment of Two Buildings at 139 and 145 West Branch Street, Arroyo Grande, California,” was prepared by Cultural Resources Management. In that report, both properties were found eligible for listing in the California Register. The Nester Commercial Building Initial Study was prepared by the City of Arroyo Grande regarding the properties located at 139 and 145 West Branch Street. Both properties were locally designated in 2008 by Arroyo Grande City Council. 8 9

A Historical Resources Evaluation Report was prepared by Caltrans in 2008 for the State Route 227 Relinquishment Project. In that document, two resources were evaluated for historic significance. As a result of the evaluation, the Arroyo Grande Works Progress Administration Masonry Retaining Walls and Sidewalk was found or determined eligible for listing in the National Register. The Crown Hill Rubble Masonry Retaining Wall was found not eligible for listing in the California or National Registers.

The Paulding History House located at 551 Crown Hill Street was listed in the California Register in 2009. Its eligibility was under Criterion 2 for the direct connection between Dr. Edward and Clara Paulding, respectively the first area physician and noted educator.10

As of October 2011, there are 10 locally designated historical resources in the City of Arroyo Grande (refer to Table 4).

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7 For CEQA, three classes of historic significance can apply to any given property found to be significant: mandatory, presumptive, and discretionary historic significance (Public Resources Code, Section 21084.1).

If the resource is listed in (or has been found by the California Historic Resources Commission to be eligible for listing in) the California Register of Historical Resources, that property possesses mandatory or obvious significance. However, if a resource is listed in a local register or survey of historical resources it has merely presumptive, or likely historic significance.

In both cases, those resources would be presumed to be historically significant for the purposes of CEQA. In contrast, resources which have discretionary significance are those resources which, while not listed in either the California Register, or found to possess significance in a local register or survey, and may be found, at the lead agency’s discretion, based on substantial evidence (facts), to be historically significant.

8 Arroyo Grande, City of. “Resolution 4181 A Resolution of the City Council of the City of Arroyo Grande Approving Historic Resource Designation 08-01A; Designating the Structure Located at 139 West Branch Street as a Local Historic Resource” 28 April, 2008.


Table 4: Locally Designated Historical Resources in Arroyo Grande

<table>
<thead>
<tr>
<th>Name and Address or Location</th>
<th>Year Designated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former City Hall 214 East Branch Street</td>
<td>2009</td>
</tr>
<tr>
<td>Conrad House 208 East Branch Street</td>
<td>2009</td>
</tr>
<tr>
<td>Residence 145 West Branch Street</td>
<td>2008</td>
</tr>
<tr>
<td>Office 139 West Branch Street</td>
<td>2008</td>
</tr>
<tr>
<td>Santa Manuela Schoolhouse Heritage Square/Nelson Green</td>
<td>unknown</td>
</tr>
<tr>
<td>Ruby's House 134 South Mason Street</td>
<td>unknown</td>
</tr>
<tr>
<td>Heritage House 126 South Mason Street</td>
<td>unknown</td>
</tr>
<tr>
<td>Swinging Bridge Short Street, spanning Arroyo Grande Creek</td>
<td>unknown</td>
</tr>
<tr>
<td>Bridge Street Bridge Bridge Street, south of Olohan Alley</td>
<td>1985</td>
</tr>
<tr>
<td>Paulding House 551 Crown Hill Street</td>
<td>2009, California Register</td>
</tr>
<tr>
<td>IOOF Hall 128 Bridge Street</td>
<td>1991, National Register</td>
</tr>
</tbody>
</table>

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to the developmental history of the Arroyo Grande survey area and defines major property types which are representative of these themes. For each property type, the forms, styles, construction types, and significance are described. The section concludes with general guidelines for evaluating each property type for the national and state registers.

Summary of Significant Themes

This document divides the history of Arroyo Grande from pre-history to the present into six time periods or eras based on important events and development trends:

- Pre-History and Native Peoples (pre-1772)
- Spanish and Mexican Period (1773-1861)
- Village of Arroyo Grande (1862-1910)
- Incorporation of Arroyo Grande (1911-1939)
- World War II and Post-War Era (1940-1965)
- Modern Arroyo Grande (1966-present)

In each era, the following themes are discussed as they relate to the growth and evolution of the built environment in the Arroyo Grande survey area:

- Agriculture and Industry
- Transportation and Infrastructure
- Commercial Development
- Residential Development
- Civic and Institutional Development
- Ethnic and Cultural Diversity

Definition of Property Types

In the Arroyo Grande survey area, the vast majority of the development is residential and consists primarily of single-family dwellings with some multi-family dwellings. Commercial uses are primarily located along Branch Street and Highway 101. Institutional and civic properties include churches, social halls, and schools. The City includes large areas of open space in the forms of agricultural lands and a few small City parks.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

The primary building type found throughout Arroyo Grande is single-family dwellings. Most of the dwellings, built from the late nineteenth century through 1950, are small working- and middle-class homes. There are large numbers of houses constructed after 1950, mostly concentrated in large subdivisions located in the northern and eastern portions of the survey area. Single-family houses in Arroyo Grande range in size, architectural style, and construction date. Dwellings tend to be rendered in one of several common architectural styles including: various Victorian Era, Craftsman, Mediterranean Revival, and Mid-Century Ranch, or more vernacular interpretations. In most cases, they are one-story in height, of wood-frame construction, and exhibit modest to moderate levels of detailing and ornamentation. Single-family residences are most easily distinguished by single primary
entrances, yards, and driveways. This feature distinguishes single-family dwellings from apartment buildings or duplex dwellings, which often feature separate entries for each residential unit in the building.

**MULTI-FAMILY DWELLINGS**

Although less common than single-family residences, a few properties in the survey area were purpose-built as multiple-family residences, taking the form of duplexes, bungalow courts, and apartment buildings. The relative scarcity of multiple-family dwellings is likely due to the rural nature and relatively slow growth of Arroyo Grande until the mid-twentieth century.

- **Duplex:** A duplex consists of two residential units arranged side-by-side within a single building. A duplex is usually one to two stories in height, with one residential unit occupying all of the stories on each side of the building.
- **Bungalow courts:** Bungalow courts are groupings of fully- or semi-detached units arranged in parallel rows or a U-shaped configuration facing a central drive or courtyard.
- **Apartments:** Apartment buildings are typically two stories in height and feature one or more entrances to interior hallways, which lead to doors for each unit. Like single-family houses, multiple-family dwellings can exhibit any number of architectural styles, forms, construction types, and materials. Many of the multi-family dwellings in Arroyo Grande date to the latter half of the twentieth century and are rendered in Modern and Contemporary styles.

**SIGNIFICANCE OF RESIDENTIAL BUILDINGS**

Residential buildings in the Arroyo Grande survey area, especially those that were constructed at the turn of the twentieth century, can be considered very significant, as they reflect the patterns of development and the socio-economic conditions during the area’s heyday. Residential properties located downtown are likely to be significant as individual resources and potentially also as part of a historic district because of the close connection between these residential properties and the Village Commercial Core.

**COMMERCIAL PROPERTIES**

Historic commercial development in Arroyo Grande occurred primarily along Branch Street, with some examples along the Traffic Way commercial corridor. Modern commercial development is concentrated along Grand Avenue. The historic commercial buildings in the area exhibit a divergent variety of physical traits, but can be generally categorized as one- to two-story buildings. Many were constructed at the turn of the twentieth century, and feature characteristics of late nineteenth- and early twentieth-century commercial styles. Examples of Mid-Century Modern commercial buildings are primarily concentrated along the Grand Avenue commercial corridor.

**SIGNIFICANCE OF COMMERCIAL BUILDINGS**

Commercial buildings are significant for their role in providing goods and services to the growing community of Arroyo Grande. Historic commercial properties in the Arroyo Grande survey area reflect nearly every period in the area’s history, and as a property type they are capable of conveying patterns of development in the survey area and city-wide.

**CIVIC AND INSTITUTIONAL PROPERTIES**

Arroyo Grande has a long history of civic and institutional properties, some dating back to the early periods of the Village’s history and development. Today, Arroyo Grande’s historic civic and institutional properties include city service buildings, religious properties, social halls, and schools from various periods. Churches are prominent and long-standing institutions in Arroyo Grande and are important factors in the City’s cultural and social activities. Civic and institutional properties are clustered within the Village Commercial Core and on prominent hilltop or corner sites throughout
Many of the civic and institutional properties date to the late Nineteenth and early Twentieth Centuries, with some notable examples from the latter half of the twentieth century.

**SIGNIFICANCE OF CIVIC AND INSTITUTIONAL PROPERTIES**

Civic and institutional properties are likely to have significance under the themes of community development and growth identified in this context statement because they represent the establishment of Arroyo Grande as a thriving village community as well as the ethnic and cultural diversity within the community. The Arroyo Grande survey area includes a wide range of religious and social institutions and excellent examples of civic buildings constructed to provide needed services and gathering space for the Arroyo Grande community.

**AGRICULTURAL PROPERTIES**

Many agricultural properties are located within the Arroyo Grande survey area, and many date to the early establishment of the community in the late Nineteenth and early Twentieth Centuries. The Village Commercial Core developed along the Arroyo Grande Creek, which was a critical component of early agricultural industry in the area, providing much-needed irrigation to the agricultural lands surrounding the downtown. Agricultural properties are fairly large parcels and typically include vernacular buildings and structures, including farmhouses, barns, and related outbuildings.

**SIGNIFICANCE OF AGRICULTURAL PROPERTIES**

Agricultural properties are likely to have significance under the themes of development and growth identified in this context statement, because they represent large and often long-standing establishments as well as important factors in Arroyo Grande’s economy and economic viability within the surrounding region. Several historic ranches exist within the city limits, clearly evident as large areas of open land within the more densely developed residential and commercial areas of the City. Arroyo Grande was and continues to be the heart of the Central Coast’s agricultural industry, and agricultural properties in the area represent the establishments of the community’s identity and provided employment for much of the City’s populace.

**Evaluation Criteria**

The following discussion of significance and integrity of the identified property types generally guides evaluation of resources in the Arroyo Grande survey area. It is important to note that each property is unique; therefore significance and integrity evaluation must be conducted on case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource or district.

**NATIONAL REGISTER OF HISTORIC PLACES**

The National Register is the United States’ official list of districts, sites, buildings, structures, and objects worthy of preservation. Currently, the National Register includes approximately 80,000 listings, including icons of American architecture, engineering, culture, and history. According to Section 106, a “historic property” is defined as:

Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 Code of Federal
Overseen by the National Park Service (NPS), under the Department of the Interior, the National Register was authorized under the National Historic Preservation Act as amended. Its listings encompass all National Historic Landmarks as well as historic areas administered by NPS.

National Register guidelines for evaluation of significance were developed to be flexible and to recognize accomplishments of all who have made significant contributions to the nation’s history and heritage. Its criteria were designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the National Register. For a property to be listed or determined eligible for listing, it must meet at least one of the following criteria and possess integrity.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embodies 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. Has yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in National Register guidance, How to Apply the National Register Criteria, as “the ability of a property to convey its significance. To be listed in the National Register... a property must not only be shown to be significant under the National Register criteria, but it also must have integrity” (NPS 1990). The seven aspects of integrity, which are described in detail in this document, are location, design, setting, materials, workmanship, feeling, and association.

The National Register guidance asserts that properties be at least 50 years old to be considered for eligibility. Properties completed less than 50 years before evaluation must be “exceptionally important” (Criteria Consideration G) to be considered eligible for listing.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Under California Public Resources Code Section 5024.1, the California Register was established to serve as an authoritative guide to the state’s significant historical and archaeological resources. Historical resources are defined in PRC Section 21084.1 as:

A resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources... or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, [is] ... 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.
In order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria.

If the resource:
1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2) Is associated with the lives of persons important in our past.
3) 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.
4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to possessing one of the above-listed significance characteristics, to be eligible for listing in the California Register, resources must retain “substantial” integrity to their period of significance. California Office of Historic Preservation Technical Assistance Series No. 3, California Register guidance on the subject asserts “Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.”

As set forth in the National Park Service–prepared “How to Apply the National Register [of Historic Places] Criteria for Evaluation,” the seven aspects or qualities that, in various combinations, define integrity are: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects. Properties judged not to retain requisite integrity were not evaluated for historic significance.

Although the National and California Registers are roughly equivalent in many respects, the state register does not parallel the federal 50-year “age” criterion. The California Code of Regulations clarifies the issue under “Historical resources achieving significance within the past fifty (50) years:”

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance (Title 14 Section 4853 (d)(2))

A property need not possess exceptional significance to be listed in the California Register if it was completed fewer than 50 years ago.

Individual properties that may be affected by a proposed project can be part of previously identified or unidentified historic districts. “What is the California Register?” provides the following definition of California Register–eligible historic districts:

Historic Districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural or architectural background. Individual resources within an historic district may lack individual significance but be considered a contributor to the significance of the historic district.

The California Register also includes properties that:

- Have been formally determined eligible for listing in, or are listed in the National Register; (emphasis added)
- Are registered as State Historical Landmark No. 770 and all consecutively numbered landmarks above Number 770;
- Are points of historical interest that have been reviewed and recommended to the State Historical Resources Commission for listing; and
- Are city- and county-designated landmarks or districts (if criteria for designation are determined by the California Office of Historic Preservation to be consistent with California Register criteria).

With regard to surveys, or evaluations of multiple properties conducted simultaneously to establish historic significance, PRC Section 5024.1(g) states:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1) The survey has been or will be included in the State Historical Resources Inventory.
2) The survey and the survey documentation were prepared in accordance with [OHP]… procedures and requirements.
3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.

If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

ARROYO GRANDE LOCAL DESIGNATION PROCESS

In the Arroyo Grande Municipal Code, the purpose and criteria for designation of local historic resources and historic districts are described in Chapter 16 (16.16.135 - Minor use permit—Historic resource or district designation):

A. Purpose and Intent. The purpose of this section is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, features, sites, places and areas within the city that reflect special elements of the city's historical, architectural, archaeological, cultural or aesthetic heritage for the following reasons:

1. To encourage public knowledge, understanding, appreciation, and use of the city's past;
2. To foster civic pride in the beauty and character of the city and in the accomplishments of its past;
3. To enhance the visual character of the city by encouraging new design and construction that complements the city's historical buildings;
4. To increase the economic benefits of historic preservation to the city and its inhabitants;
5. To protect property values within the city;
6. To identify as early as possible and resolve conflicts between the preservation of historic resources/districts and alternative land uses;
7. To conserve valuable material and energy resources by ongoing use and
maintenance of the existing built environment.

B. Authority—Historic Resource/District Designation Criteria. The historic resources committee (HRC) is authorized to make recommendations to the community development director, planning commission or city council for minor use permit applications designating historic resource or historic district if it meets any of the following criteria:

1. It is the site of a significant local, county, state or national historic event.
2. It is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the community of Arroyo Grande, the county of San Luis Obispo, the state of California or the United States.
3. It is a particularly good example of a period of history or architectural style and a structure of significant character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation.
4. It is one of the best or few remaining examples in the area possessing distinguishable characteristics of an architectural type or specimen.
5. It is a notable work of an architect or master builder whose individual works have significantly influenced the development of the city, county, state or nation.
6. It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.
7. It has a unique location or singular physical characteristic representing an established and familiar visual feature of a district, community, county, state or nation.
8. The structure or location is located in a geographically definable area possessing a concentration of historic resources that visually contribute to each other and are unified aesthetically.

C. Applicability.

1. A historical resource review shall be conducted according to subsection D of this section.
2. Property that has been designated a historic resource or a historic district shall continue to be subject to all zoning ordinances that would apply to such property if it were not so designated or located. By designating historic resources and historic districts, the city council shall not be construed to be repealing or waiving any other portion of the zoning ordinance of the city as it applies to the designated property.

D. Designation Process. Historic resources and historic districts shall be designated by the community development director, planning commission or city council upon the recommendation of the HRC and ARC [architectural review committee] in the following manner:

1. Initiation of Designation. Designation of a historic resource or a historic district may be initiated by: (a) the owner of record of the property or resource, (b) the HRC, (c) the ARC, (d) the community development director, (e) the planning commission, (f) the city council, (g) by any resident of the city of Arroyo Grande, or (h) any organization with a recognized interest in historical preservation. Applications for designation originating from other than the HRC must be accompanied by such historical and architectural information as is required by the committee to
make an informed recommendation concerning the application, together with the fee set by the city council.

2. Notice. The HRC shall publish and transmit a notice informing property owners of historic resources proposed to be designated and all interested parties of the time and location of all meetings in which the designations will be discussed and considered.

3. Advisory Recommendations. The HRC and the ARC shall make recommendations on a proposed designation of a historic resources or historic districts to the community development director.

4. Community Development Director Decision. Except for concurrent applications… as provided for in Section 16.12.070, the community development director is authorized to approve minor use permits for historic resource and historic district designations…, subject to the appeal provisions of Section 16.12.150. The community development director shall prepare a written decision that shall contain the findings of fact upon which such decision is based. Copies of the decision shall be provided to the applicant and owners of the designated property or properties within the proposed historic district.

5. Public Hearing. A public hearing by the planning commission…, pursuant to Section 16.12.160 of this title, shall be scheduled in the event that the property owner does not consent to the application for a proposed designation.

6. Findings. The community development director or the planning commission if the property owner does not consent, may designate the listing of a property as a historic resource only if all of the following findings of fact can be made in an affirmative manner:
   a. The proposed project is consistent with the goals, objectives, policies and programs of the Arroyo Grande general plan;
   b. Based upon consideration of information submitted in the record during the Historic Resource designation process the property meets any of the criteria listed in subsection B…; of this section;
   c. The resource retains the integrity of the design, has not been inappropriately: (i) altered; (ii) relocated; (iii) added to; or (iv) remodeled.

7. Suspension of Work. While the community development director, planning commission or city council, on appeal, is considering a historic designation, all development and building work on the site proposed for historic designation shall be suspended.

E. Development and Building Permits.

1. No exterior alterations shall be made by any person to a historic resource, without a minor use permit and building permit, nor shall the building official or planning commission grant any permit to carry out such work on a historic resource, located in a historic district without the prior issuance of a minor use permit—plot plan review pursuant to Section 16.16.080 of this chapter. Decisions by the city pursuant to this section are "discretionary" and relate to “discretionary projects” as these terms are used in the California Environmental Quality Act (CEQA). Any permit, including a building permit, or other city approval that would authorize any change in the exterior of any proposed or designated historical resource, or the exterior of any structure, building or significant feature within a
designated or proposed historic district, is a discretionary permit or approval within the meaning of CEQA.

2. Ordinary Maintenance and Repair. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any exterior feature of any structure or property covered by this section, so long as such maintenance and repair does not involve a change in exterior design, material or appearance.

3. Unsafe or Dangerous Conditions. None of the provisions of this section shall prevent any measures of construction, alteration or demolition necessary to correct the unsafe or dangerous conditions of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the building official or the fire chief, and where the proposed measures have been declared necessary by such official, to correct the condition; provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. In the event any structure or other feature shall be damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws. If the condition of an unsafe or dangerous historic resource, so permits, the official in charge of overseeing correction of such a condition shall consult with the HRC, ARC and community development director before carrying out corrective measures.

4. Duty to Keep in Good Repair. The owner, lessees and any other person in actual charge or possession of a historical resource shall take all steps necessary to prevent:
   a. The substantial deterioration or decay of any exterior portion of such a resource;
   b. The substantial deterioration or decay of any interior portions thereof the maintenance of which is necessary to preserve any exterior portion.

As used in this section, the term "substantial deterioration or decay" shall refer to those conditions of the structure or improvement which threaten the structural or historical integrity of the resource or improvement.

5. Showing of Extreme Hardship. If the applicant presents evidence clearly demonstrating to the satisfaction of the HRC and community development director that failure to approve the application for a minor use permit or building permit will cause an immediate extreme hardship because of conditions peculiar to the particular structure or other feature involved, the planning commission may approve or conditionally approve such application even though it does not meet the standards set forth in subsection (E)(1) of this section. In determining whether extreme hardship exists, the HRC shall consider evidence which demonstrates:
   a. Denial of the application will diminish the value of the subject property so as to leave substantially no value;
   b. Sale or rental of the property is impractical, when compared to the cost of holding such property for uses permitted in the zoning district;
   c. Utilization of the property for lawful purposes is prohibited or impractical;
d. Rental at a reasonable rate of return is not feasible.

F. Additional Findings for the Alteration or Demolition of a Designated Historic Resource. In evaluating applications for the alteration of a designated historical resource, with a recommendation by the HRC and ARC, or the community development director, planning commission or city council, upon appeal, shall consider the architectural style, design, arrangement, texture, materials, color and other factors and shall utilize the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Proposed alterations found consistent with the Secretary of Interior's Guidelines shall be considered less than significant under the CEQA review process. The community development director, planning commission or city council, upon appeal, shall approve the issuance of a minor use permit for any proposed alteration work if and only if it finds:

1. With regard to a historical resource the proposed work will neither adversely affect the exterior architectural features of the resource nor adversely affect the character or historical, architectural or aesthetic interest or value of such resource and its site based upon consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

2. With regard to any property located within a historic district, the proposed work conforms to the standards for the district adopted by the HRC, and does not adversely affect the character of the district.

3. The work is consistent with the provisions in subsection E of this section.

4. Demolitions. When application is made for a minor use permit or demolition permit to demolish a historical resource the HRC, ARC, community development director or planning commission disapproval of the application shall mean that no development minor use permit or demolition permit shall be issued or demolition allowed until review and approval by the city is complete.12

COMPARISON OF LOCAL WITH NATIONAL AND STATE CRITERIA

The City of Arroyo Grande criteria for historic designation are generally comparable to evaluation criteria in the National and California Registers (see Table 5).

Table 5. Comparison of National and California Register Evaluation Criteria with Arroyo Grande Historic Resource/District Designation Criteria

<table>
<thead>
<tr>
<th>National and California Register Criteria</th>
<th>Arroyo Grande Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A and 1 (Associative: Events)</td>
<td>1</td>
</tr>
<tr>
<td>B and 2 (Associative: Persons)</td>
<td>2</td>
</tr>
<tr>
<td>C and 3 (Design, Engineering, Construction)</td>
<td>3, 4, 5, 6, 7</td>
</tr>
<tr>
<td>D/4 (Information Potential)</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Not directly applicable</td>
<td>8 (District)</td>
</tr>
</tbody>
</table>

According to the criteria described in the Arroyo Grande Municipal Code, nearly every local historic resource or district designation criterion is parallel to a National or California Register historic context. Exceptions include local criterion 8, which has no direct national or state counterparts, but,

like the National and California Registers, establishes a framework for designating historic districts. No local designation criterion addresses archaeological significance. Five of the eight Arroyo Grande criteria relate to the architectural significance of a resource or district.

INTEGRITY

In addition to qualifying for listing under at least one of the National or California Register criteria or under local criteria, a property must be demonstrated to possess sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource’s eligibility for listing in the National Register and/or the California Register. According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property’s integrity of location.

- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property’s integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).

- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).

- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property’s integrity of materials are its construction method and architectural details.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property’s integrity of workmanship are its construction method and architectural details.

- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property’s integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.

- **Association** is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property’s integrity of association are its use and its overall design quality.

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For evaluation purposes, a historic resource ultimately either possesses integrity or does not. A property that has *sufficient integrity* for listing in the national, state, or local historical register will generally retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. The necessary aspects of integrity depend on the reason the property is significant. Increased age and rarity of the property type may also lower the threshold required for sufficient integrity. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criteria C or 3, while for properties significant under Criteria A or 1 and B or 2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criteria A or 1, but are typically less important for properties significant under Criteria B or 2 and/or C or 3. For properties significant under all criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable alterations for district contributors, but would not be appropriate for an individually significant property that was designed by a master architect.

The California Register differs from the National Register when it comes to the question of integrity. Regulations contained in Title 14, California Code of Regulations, Division 3, Chapter 11.5, Section 4852 (c), provide, “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing on the National Register, but they may still be eligible for listing on the California Register.” The California Office of Historic Preservation (OHP) has consistently interpreted this to mean that a property eligible for listing on the California Register must retain “substantial” integrity.

Relative levels of integrity are sometimes also helpful for city planning purposes. For instance, some properties may rate highly in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction or after its identified period of significance, and normally will not have been moved from its original location. In the case of a property associated with a significant person, retention of the physical features that convey the property’s association with that person during their direct association is critical. In addition to retention of character-defining features, a property with exceptional significance must also retain the features from the period when it was associated with a significant person.
IV. HISTORIC CONTEXT

This section provides information specific to the Arroyo Grande survey area. Each historic period includes themes and property types relative to broad patterns of the City’s development.

Pre-History and Native Peoples (pre-1772)

CHUMASH INDIANS

Prior to Father Junipero Serra founding Mission San Luis Obispo in 1772, the San Luis Obispo region was inhabited by the Chumash Indians. Archeological evidence indicates that the Chumash and their ancestors thrived along the California Coast for more than 11,000 years. Chumash coastal life was highly connected to both marine and terrestrial habitats where the natural diversity and productivity of the land allowed for complex sociopolitical and technological culture.14 When California was discovered by Spanish explorers in 1542, the Chumash population—which numbered around 20,000—was one of the largest and most advanced tribes in the region, operating far-reaching trade networks throughout the region.15

The Chumash suffered unprecedented changes to their lifestyle when Europeans began settling Alta California through the Mission system in 1769.16 As a result of disease, depletion of Chumash land caused by Spanish cattle grazing, and colonial degradation, the Chumash people died by the thousands. Survivors often converted to Catholicism, and worked at the mission and in the surrounding lands. The Chumash Indians were known to inhabit the Arroyo Grande Valley although it is unclear exactly where their original village was located.

ASSOCIATED PROPERTY TYPES

No architectural resources are known to exist from Arroyo Grande’s early Native American period. Archeological artifacts have been uncovered though environmental impact research in the areas in and around Arroyo Grande.17 Artifacts discovered from this period are likely to yield information about the life and culture of the Chumash, and are thus assumed to be significant under Criterion D (Information Potential).

Spanish and Mexican Period (1773–1861)

SPANISH MISSIONS

Spanish explorers arrived in Mexico in the sixteenth century. In order to establish control over this new territory, they began using a system of missions and presidios to settle New Spain (present-day Mexico and Baja California). In 1768, King Carlos III decided to expand the mission program into Alta California. Father Junipero Serra, a Catholic Priest, was sent to Alta California to build missions between 1769 and 1823. He began building missions in San Diego, working his way up the coast, building missions one day’s horse-back ride apart. Father Serra built a total of 21 missions along

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16 Dartt-Newton and Erlandson, 416.
California’s coast. He reached the future site of San Luis Obispo in 1772. The nearest mission to Arroyo Grande was Mission San Luis Obispo de Tolosa, founded in 1772 by Father Junipero Serra. The mission church was completed in 1793.

Missions were self-sufficient communities, most included a church, residences, and support facilities. Land to the southeast of Mission San Luis Obispo, what would become Arroyo Grande was largely cattle pastures and agricultural fields known as “gardens” supporting the mission. Outside the mission, occasionally nomadic fur trappers settled for brief periods in the area, but it was not until California was made available for land grants from the Mexican government that the first modern developments in the Arroyo Grande area began.

Figure 2. Mission San Luis Obispo, surveyed by John G. Cleal, August 1854. Land Case Map D-916R:10. Source: Bancroft Library, University of California, Berkeley. Permission pending.

MEXICAN LAND GRANTS

After Mexico achieved independence from Spain in 1822, Alta California became part of the Mexican Republic. The Mexican government began issuing land grants in the early nineteenth century and created a system of large agricultural estates or ranchos. Francis Ziba Branch (1802-1874) arrived in Southern California from New York in 1831 with a fur trapping party led by William Wolfskill. In 1834, Mexican authorities instated laws asserting governmental authority over mission lands. Through secularization, the Mexican government took land from the missions and began

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redistributing it through private land grants. In 1835, Branch married Manuela Carlon, daughter of Zeferino Carlon, a soldier in Santa Barbara. Branch was granted Mexican citizenship in 1839, and he and his wife moved north to the central coast to claim their 16,954 acre land grant. Branch named the property Rancho Santa Manuela after his wife. By 1841 he completed their first adobe.

Figure 3. Hand-drawn diseño or map of Rancho Santa Manuela, circa 1840. Map is oriented with north toward top of page. It depicts landmarks, roads, and drainage and is drawn to approximate scale. Land Case Map A-977. Source: Bancroft Library, University of California, Berkeley. Permission pending.

In 1842, Zeferino Carlon was granted approximately 4,000 acres which he named Rancho Arroyo Grande. The following year, Branch increased his holdings by purchasing Rancho Arroyo Grande from Carlon. Branch also acquired the Pismo, the Huer Huero, and parts of other neighboring ranchos, assembling one of the largest ranchos in the area. Other landholders in the area included Captain William G. Dana, John Wilson, John Price, and Isaac Sparks.

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The early rancho economy was economically reliant on cattle. Hides were known as “leather dollars,” and were traded like currency.23 After acquiring his property, Branch purchased 300 cattle and 23 horses for the rancho and ordered a millstone from Mexico, which arrived via the California in 1844. By 1846, there were 80 people employed at Rancho Santa Manuela, probably mostly Chumash Indians.24

GOLD RUSH AND EARLY AMERICAN SETTLEMENT

The discovery of gold in the foothills of the Sierra Nevada in 1848 brought miners and entrepreneurs to California from all over the world. This mass migration created demand for goods and services, especially cattle, thus boosting economic development for California ranchos. Francis Z. Branch capitalized on this new economy by acquiring more cattle.

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After briefly succumbing to gold fever in 1848 and 1849, Branch returned to Arroyo Grande to grow his cattle herd to provide gold seekers with meat and hides, a more profitable venture than merely grazing. Cattle sold for up to $75 per head during this period, which was a very high profit margin for ranchers. Even after the Gold Rush, the cattle industry continued to grow in Arroyo Grande. By 1858, Branch owned a herd of more than 7,500 cattle.

In 1848, the United States and Mexico signed the Treaty of Guadalupe Hidalgo, ending the Mexican-American War. The treaty transferred Mexican land rights in Texas, California, and New Mexico to the United States, and California was admitted to the union in 1850. This change in nationality caused property rights problems for Mexican land grant holders in California, as the United States did not necessarily recognize agreements made between rancheros and the Mexican government.

San Luis Obispo County was created by the first Legislature of the State of California in 1850; Branch now officially lived in a United States territory. In 1851, the U.S. Land Commission was created by Congress to test land ownership of all the 813 Mexican land grant recipients. During the 1850s, Branch’s claim to his land in Arroyo Grande was reviewed by that commission. Branch spent thousands of dollars defending his right to the Arroyo Grande land, and eventually prevailed in court. He later sold his land in smaller units. In the 1880s, he sold to Ernest Cerf, Nathan Goldtree, Henry Sperry, and Thomas Steele. In the 1890s, he sold to Tar Springs Asphalt and Routzahn Seed Company among others.

ASSOCIATED PROPERTY TYPES

Buildings constructed during the Spanish and Mexican periods were primarily adobe or wood-frame structures, and would have likely included residential, agricultural, and religious properties. No architectural resources are known to exist from Arroyo Grande’s early Rancho period. Archeological artifacts, such as the Branch Millstone, are likely to yield information about the Rancho period, and are thus assumed to be significant under Criteria D and 4 (information potential).

Village of Arroyo Grande (1862–1910)

In 1862, Francis Branch petitioned the San Luis Obispo County Board of Supervisors to establish the political township of Arroyo Grande. Arroyo Grande derives its name from the Spanish for large watercourse or creek. At times it was referred to as the “Roaring Grande”. Branch laid out the town of Arroyo Grande on high ground near the Arroyo Grande Creek in 1867. By 1885, the village of Arroyo Grande was the second-largest town in the county. The population at this time was around 300 and the village had its own newspaper, hotel, some large stores, a church, a grade school with three teachers, and some smaller shops located along Branch and Bridge streets. The growth of the village was largely connected to the success of agriculture in the area. As the large ranchos were subdivided in the late nineteenth century, settlers moved to the area and established small family farms.

26 Tensions between the U.S. Government and rancho owners brewed even before 1848. The renowned John C. Fremont clashed with several Arroyo Grande area ranchers during his 1846 march through California. In 1846, Fremont demanded hospitality from John M. Price of Pismo Rancho after surrounding the Price Adobe with his battalion. Fremont also tried to arrest several of the Chumash Indians who worked for Price.
28 Saari, 98.
The population of Arroyo Grande doubled by 1890 and the residential development began to the south side of the Arroyo Grande Creek, where former orchards were subdivided into residential lots. The Village Core grew as the population increased through the turn of the twentieth century, evidenced by a building boom of commercial and residential properties in the early 1900s. By the end of this period, the Village of Arroyo Grande was well established and poised for annexation in 1911.

AGRICULTURE AND INDUSTRY
As a result of the high quality of the soil and temperate climate in Arroyo Grande and the surrounding valley, a booming agricultural industry evolved in San Luis Obispo County in the late
nineteenth century. In order to lay the groundwork for an agricultural industry in the Arroyo Grande Valley, the clearing of the land or “monte” was the first order of business for farmers and ranchers. The monte was a dense forest and thicket of cottonwoods, oaks, brambles, blackberries, wild hollyhocks and sycamores that covered the whole valley floor. The early settlers then established orchards and vegetable crops of many varieties. Large areas in the Arroyo Grande Valley were devoted to cattle and sheep ranches.

A severe drought in the mid-1860s induced the division and sale of valuable rancho land in Arroyo Grande at the end of the nineteenth century.\(^{31}\) In addition to the drought, taxation based on soil quality by the State Board of Equalization, administered through the County Board of Supervisors, also contributed to the decline of the ranchos. Francis Z. Branch began selling portions of his land to the Steele Brothers’ 45,000 acres in San Luis Obispo County, in the early-1870s\(^ {32}\). Thus, the opportunity arose for modest farmers to purchase land and establish small cattle farms. The cattle industry remained strong in the Arroyo Grande Valley through the turn of the twentieth century. In 1885, a *Los Angeles Times* article noted that most of Arroyo Grande’s choice agriculture land was still occupied by cattle and sheep ranges.\(^ {33}\)

The success of the vegetable farmer and fruit grower around this time began a shift from the cattle ranching based economy toward smaller farming operations, which continued well into the twentieth century. Arroyo Grande’s superior climate and soil allowed farmers to produce high crop yields on small plots of land, and the subdivision of the former ranchos created opportunities for those farmers to increase production. These pioneer farmers continued to clear the land and established small farms, which usually included a farmhouse and a cluster of auxiliary structures located on a portion of the fields. Once the land was clear, settlers planted orchards and other crops. The chief agricultural products of the region were wheat, barley, hay, beans, flowers, sugar beets, potatoes, oats, pumpkins, onions, butter, and cheese. The Burpee Seed Company praised the Arroyo Grande Valley’s rich agricultural lands and prize-winning crops by featuring examples of Arroyo Grande’s produce in its seed catalogues in the late 1880s.\(^ {34}\)

Around the mid-1850s, east of Arroyo Grande on the Branch family rancho, F.Z. Branch started and operated the Branch Mill for many decades. It was the main grinding facility in south San Luis Obispo County. The Arroyo Grande Creamery also operated east of the Village. It was co-operative of local prominent dairymen and farmers. The Creamery was incorporated in 1895. In 1901 the Creamery produced 240 pounds of butter a day\(^ {35}\).

Starting around 1887, harvest festivals, sweet pea fairs and agricultural fairs were organized to celebrate the bounty of the agricultural resources in the area. Squash weighing 205 pounds, pumpkins averaging 220 pounds and golden beets weighing 52 pounds were commonplace to Arroyo Grande farmers\(^ {36}\). These festivals have always been an important part of the cultural history of Arroyo Grande.

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\(^{31}\) Ibid, 6.


\(^{33}\) Angel, Myron. “San Luis Obispo” *Los Angeles Times*. April 19, 1885.


\(^{35}\) A.G. Herald 4-6-1901, Clevenger Clippings

\(^{36}\) A.G. Herald 10-22-1898 Clevenger Clippings
Important to local industry were several rock quarries. The most prominent was the Moore or Houghton Quarry on the southern edge of town.\textsuperscript{37} The quarried yellow sandstone (volcanic tuff) was a popular building material in Arroyo Grande in the early years. Many of the remaining buildings are made of the quarried rock; the Odd Fellows Hall, the Rice House on Myrtle Street, and the Carmen Building (now Andrienini’s) to name several.

Many of the early farmers were immigrants from Ireland, Bavaria, England, Scotland, Switzerland, the Azores, Portugal, Prussia, Japan and Germany, among others. There were many United States transplants from the Midwest, the Northeast, the South and even a few Canadians. In review of the 1880 Census, many Mexicans listed Sonora, Mexico, as their place of birth. Documentation is not available as to the number of indigenous residents for the time period 1860-1910. Many newcomers worked for the big landowners of the subdivided ranchos, such as the Steele Brothers. Newcomers became small farmers, many worked in the local oil fields, or mined chromite, onyx or asphaltium,\textsuperscript{38} they became merchants, worked at the rock quarry or slaughterhouse south of town.\textsuperscript{39} They worked on the railroads; they became blacksmiths or operated hauling and drayage companies. Many established dairies, or raised sheep, goats, or hogs. All contributed to the physical and cultural growth of the Arroyo Grande community, and their influence remains in a variety of cultural events and organizations.

During the early part of this period, farmers transported goods to market using horses and wagons. Upon the establishment of the Pacific Coast Railway in 1881, farmers were able to further expand their territory, which led to significant increases in productivity of the farming industry and consequently, their income. Many tons of local sugar beets were loaded on the Pacific Coast Railway loading dock that was near the Village Core, between Ide and Allen Streets.

\textbf{OIL}

At the turn of the twentieth century, the oil industry was in the early phases of development in Arroyo Grande. Numerous companies began drilling for oil in and around Arroyo Grande in the late 1800s, including Tally Ho, Mohawk Oil, Miramar, La Grande, Victor, Perpetual, Le Point, California, and Newlove oil companies. Some of these companies drilled test wells and others leased land in speculation of future strikes.\textsuperscript{40} The first official oil strike was made in 1900 by the Alcatraz Company, and the area appeared to be ripe for a burgeoning oil industry.\textsuperscript{41} The oil industry boomed just prior to annexation when several oil companies extracted large amounts of oil from the Arroyo Grande oil fields, including 3,000 barrels by the Standard Oil Company in 1906.\textsuperscript{42} No above ground evidence of these early oil wells in the town is extant today.

\begin{flushleft}
\textsuperscript{37} South Co. Tribune (3-1-1891)
\textsuperscript{38} San Luis Obispo Tribune 10-01-1892
\textsuperscript{39} A.G. Herald 2-28-1903
\textsuperscript{40} Ditmas, 239.
\textsuperscript{41} \textit{Arroyo Grande Herald Recorder}, March 21, 1900.
\textsuperscript{42} Saari, 116.
\end{flushleft}
INFRASTRUCTURE AND TRANSPORTATION

ARROYO GRANDE CREEK

The Arroyo Grande Creek is an important natural feature that influenced the development of the Village and City of Arroyo Grande as a whole. Because of its significance as a source of water for irrigation, early settlers created infrastructure to support its continual maintenance and accessibility. The ever-changing nature of the creek, with its period of flooding and drought, were critical in the health and vitality of the agricultural community.

Around the year 1882, the Arroyo Grande Creek was rerouted from its natural course along the south side of the valley at the base of the Newsome Hills into a man-made irrigation ditch running along the south side of Branch Street. Early settlers built levees, cleared the creek channel, and continually managed the flood plain of the Arroyo Grande Creek in order to ensure its constant flow and to minimize the impacts of flooding. Efforts to control the creek during this period were carried out by individual landowners and no larger coordinated effort was underway between neighboring landowners. Despite these efforts, the creek’s natural cycle of flooding greatly impacted agricultural lands and infrastructure in Arroyo Grande, destroying crops, bridges, houses, and commercial properties. Numerous major floods resulted in significant damage to property during the time period

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43 Ditmas, 251.
between 1862 and 1910. The floods of 1911 and 1914 resulted in the death of two people and the loss of massive amounts of topsoil. The Stanley Street Bridge was washed away in the flood of 1909 and never replaced.

Figure 8. Undated photograph of Arroyo Grande Creek. Source: South County Historical Society, 2000.006.001 Print, Photographic. Used with permission.

ROADS AND BRIDGES

During the Mexican period through the 1860s, roads developed between ranchos, which were then populated destinations between large areas of open land.

Upon the establishment of Arroyo Grande in 1867, the main streets into the village, Branch and Bridge streets became major transportation corridors connecting the village to the outside world. Early on, Branch Street was an unpaved wagon road with improvements such as sidewalks and grading made in the late nineteenth century. Branch Street was widened, on both sides of Bridge Street in 1895. Buildings and fences were said to have been moved in order to accommodate the change. The block to the east was to be paved soon afterwards. The Bridge Street Bridge was constructed across the Arroyo Grande Creek in 1908, facilitating development on both banks of the water source. It was originally a wood plank bridge.

Bridge and Branch Streets were the social and commercial heart of the early Arroyo Grande and the surrounding valley. The streets followed the old stagecoach route (El Camino Real). Most transportation in the early years was by grain wagon, lumber wagon, spring wagon, buggies and

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44 Arroyo Grande Herald Recorder, May 4, 1895.
stagecoach. The stagecoaches became defunct around 1905 due to technological advances in transportation. The Arroyo Grande Creek not only changed its course due to flooding, but it divided the Village. There were three different footbridges connecting the Village center to the residential and farming areas. Two of the footbridges are shown on the 1886 Sanborn Fire Map. Only Short’s swinging bridge remains.

![Figure 9. Excerpt from Sanborn Fire Insurance Company index map of Arroyo Grande, September 1891: Sheet 1.](image)

**RAILROADS**

Like the rest of California, the development of railroads was important factor in the growth of the community. Arroyo Grande’s agricultural industry was able to expand greatly when railroad connected farmers with distant buyers. The Pacific Coast Railway was a narrow-gauge line railroad that came to Arroyo Grande in 1881. The railway transported goods and people from as far south as Los Olivos, through Arroyo Grande to the newly constructed wharf at Pismo, and ended in San Luis Obispo to the north. In addition to carrying passengers, large volumes of grain, hogs, sugar beets and lumber were transported on the narrow gauge. Fifty carloads of grain were sent north from Arroyo Grande to Port Harford and 50,000 feet of lumber were shipped from the Arroyo Grande Lumber Yard to Santa Maria Valley Lumberyard. In Arroyo Grande, the rail bed roughly followed the current Corbett Canyon Road alignment. As recently described:

Developed areas in California experienced unprecedented growth in the late 1800s, in part because of a new network of freight and passenger railroads. After a false start as the San Luis Obispo Railroad in 1873, the San Luis Obispo & Santa Maria Valley Railroad was established in 1874, “for the purpose of constructing a [narrow gauge] railroad from San Luis Bay to the Valley of the Santa Maria River.” By 1876, Pacific Coast Steamship Company was established, to serve passenger and freight service to approximately 20 California ports. Concurrent with the construction of a shipping pier at Pismo Beach, regular passenger rail service to Arroyo Grande was announced in 1881 and commenced in April 1883. The right-of-way in Arroyo Grande ran roughly north-south [and] the Pacific Coast Railroad Freight Warehouse was located on the south side of Branch Street… The establishment of the freight
railroad meant that agricultural products from the region finally could be shipped in bulk to growing cities in southern California.\textsuperscript{47} When the Southern Pacific Railway was completed in 1889, San Luis Obispo County and its principal villages (San Simeon, Cambria, Cayucos, Morro, San Luis Obispo, Arroyo Grande, Los Berros, and Nipomo) were idealized as perfect country for agriculture, minerals, dairy, climate, and health.\textsuperscript{48} The Southern Pacific Railway connected the Central Coast to San Francisco and extended the reach of the Pacific Coast Railway farther north beyond San Luis Obispo.

![Figure 10. Photographic view of Arroyo Grande from Crown Hill with northbound train in foreground, circa 1885-1890. Source: South County Historical Society, 1996.009.041 Print, Photographic. Used with permission.](image)

**COMMERCIAL DEVELOPMENT AND BRANCH STREET**

Arroyo Grande’s agricultural prosperity led to the growth of the village as an important community in San Luis Obispo County. The success of the local agriculture industry necessitated commercial properties and services to support farming operations and the people who came to farm and live in Arroyo Grande. Commercial development during that period was focused on Branch Street near the intersection of Bridge Street.

Review of Sanborn Fire Insurance Company maps indicate that Branch Street was a moderately developed commercial area in Arroyo Grande by 1886, with a series of commercial properties clustered near the intersection of Bridge and Nevada streets. Commercial properties were one-story, wood-frame buildings likely designed in simple Western false-front styles. Early businesses on Branch Street included restaurants, saloons, general stores, a cobbler, a barber, a jewelry store, a meat market, and a hardware store. There were also two blacksmith shops located on Bridge Street. Dwellings, two public halls, a Catholic church, a Methodist church and warehouses were scattered among the commercial buildings, and some were located behind the storefronts at the rear of parcels lining Branch Street.

\textsuperscript{47} Chattel Architecture, Planning & Preservation, 4.4-12.
By 1895, new businesses were added to Branch Street, including Arroyo Grande’s first doctor’s office, a furniture store, with boot makers and harness shops. A few of the existing businesses expanded their buildings with rear additions at this time. Short’s Water Works was constructed on the hill above Branch Street. In conjunction with the water company, W.N. Short operated a barley mill in close proximity to his swinging bridge.

Several important commercial buildings were constructed at the turn of the twentieth century. In 1901, more permanent commercial development in Arroyo Grande was marked by the addition of two new buildings: the New Herald newspaper building and the Bank of Arroyo Grande building, which was established by the Commercial Bank of San Luis Obispo.49 The bank was constructed of brick and adjoined the post office. Another Bank of Arroyo Grande was constructed in 1905 and still stands today at the prominent corner of Branch and Bridge streets (100 East Branch Street). In addition to these two buildings, the 1903 Sanborn Fire Insurance Company map shows the development of a clearly defined commercial strip between Bridge and Mason streets. New storefronts included a post office, two groceries, a meat market, a bank, and an expanded harness shop. A printer and blacksmith built new storefronts along the eastern portion of Branch Street, and several warehouses, hay storage structures, and dwellings were also constructed to the east of the main commercial strip. The Arroyo Grande Water, Light & Power Company was incorporated in 1906, marking electricity available in the community. In 1886 the Sunset Telephone and Telegraph Company set up a long-distance line between Arroyo Grande and San Luis Obispo establishing the first telephone service. The first telephone in Arroyo Grande was located in the W.P. Carmen’s Drug Store, the yellow stone building built in 1904 (Pacific Telephone flyer 1963). In 1910, on East Branch Street, E.C. Loomis constructed a large feed mill next to his residence opposite the Pacific Coast Railway freight warehouse (lumberyard). The Loomis feed mill is the last remaining building related to the Pacific Coast Railway.

A major increase in commercial development occurred during the first decade of the twentieth century. By 1909, more than 15 new buildings were constructed along Branch Street on vacant lots or to replace or upgrade existing buildings. These new businesses included the bank, a large storage and telephone exchange building, buggies and implements, a large general store, two saloons, a confectionery, a notions shop, a new enlarged post office, a hardware store, a bakery, a barber, and

49 “San Luis Obispo.” Los Angeles Times, August 13, 1901.
various offices. This heightened commercial development corresponded with the dramatic growth of the residential neighborhood south of Branch Street.

RESIDENTIAL DEVELOPMENT

The success of agriculture in Arroyo Grande led to the growth of the village during this period into the second-largest town in San Luis Obispo County toward at the end of the 1800s. Following the subdivision of many of the large ranches, an increasing number of farmers settled in Arroyo Grande. The close proximity between Arroyo Grande’s farm properties and the Village Core provided an important connection between the farmer and necessary commercial services. Commercial and residential development, therefore, occurred near the Village Core, as did the growth and expansion of farms and homesteads farther from the center of town.

By the turn of the twentieth century, Arroyo Grande underwent a building boom and the population rose to approximately 800 persons. In 1893, an article in the Arroyo Grande Herald observed the rise in development stating, “Every store building in town is occupied now and an empty dwelling would be hard to find. The increase of population is beginning to tell.” This period saw growth in both commercial and residential development in Arroyo Grande leading to its incorporation in 1911.

Sanborn Fire Insurance Company maps show only a scattering of dwellings located within the Village Core in 1886, largely concentrated at the edges of Branch Street, outside of the main commercial core. The majority of these early residences were one-story buildings with storage sheds and outhouses at the rear backs of the parcels.

Residential improvements constructed near the Village Core during this period were mostly one-story cottages for middle- and working-class families. Residential properties at the farther reaches of the City included larger farmhouses and supporting structures for Arroyo Grande’s many family farms. Some larger dwellings were constructed for affluent Arroyo Grande citizens in the late nineteenth century. These properties include the construction of the Conrow Mansion built by Charles Pitkin (1887), the Paulding House on Crown Hill built by Mr. Morrison (1889), and the two-story Arroyo Grande yellow rock house on Myrtle Street built for the Rice family.

In 1887, a new addition to the town of Arroyo Grande was announced: “Four local men had formed a ‘syndicate’ to sell about five hundred lots above and around the main street of town. This property was promoted as Arroyo Grande’s ‘Knob Hill’, it is now Miller Way.”

In April 1894, Apsey and Barnett placed a new subdivision on the market which they called “Western Addition to Arroyo Grande.” This is a subdivision of part of Lot No. 105 of Rancho Corral de Piedra, and was centrally located for commercial and residential purposes. It was bordered by Branch Street to the north and Grand Avenue to the south. The area boasted magnificent views of the entire valley and 25- by 125-foot lots, and was said to have been so popular that 20 of the lots had been sold when the subdivision was recorded. Properties could be improved on at the new owners’ discretion for either commercial or residential uses.

By 1895, one-story dwellings are shown to the south of the Arroyo Grande Creek along Nelson and Allen streets between Bridge and Whiteley streets. This area was to become Arroyo Grande’s first residential neighborhood with a concentration of residences located just south of the creek.

50 San Luis Obispo County Library Archive, History folder.
52 San Luis Obispo County Library Archive, History folder.
53 Nicholson, 81.
54 “Western Addition” Arroyo Grande Herald Recorder, April 21, 1894.
Residences to the west of Bridge Street were larger in size and located on more generous lots. Sanborn Fire Insurance Company maps prior to 1895 depict several undeveloped lots between residences to the east of Bridge Street, evidence that this area was already subdivided and ready for the residential development that would fill in the neighborhood through the turn of the twentieth century.

The 1903 Sanborn Fire Insurance Company maps reveal an increase in the number of dwellings along the eastern portion of Branch Street and many dwellings constructed on lots along Nelson Street. A few residences had also been constructed along Allen Street by that time.

By 1909, over 20 new dwellings were constructed within the eastern portion of the neighborhood to the south of the creek between Short and Whiteley streets. Those dwellings were each a single story in height and many included small storage structures at the backs of the lots. A few dwellings were constructed on the hill above Branch Street along Le Point Street. Around this time, the Crown Hill neighborhood started to develop to the northeast of the Village Core and to the east of the Pacific Coast Railway tracks. The Crown Hill Addition was platted in 1897 in an area that already contained a few residences. The Paulding House was one of the early residences on the hill that pre-dated the development of the addition. Two residences are known to have been constructed by 1900 (the houses at 523 and 551 East Branch Street), and at least 11 residences were located on the hill by 1909.55

INSTITUTIONS

SCHOOLS

School classes were first held in the Mallagh or Stanley Adobe that was located on the lower athletic fields of Pauling Junior High School around 1864. The first school was probably built on the rear of the Ryan Hotel Annex that is now the old Bank of America building on the corner of Branch and Bridge Streets. Francis Z. Branch built the Santa Manuela Schoolhouse in 1867 and it was named for his wife, Manuela Carlton Branch56. One of the early well-known teachers was Clara Edwards Paulding (1855-1946), arrived in 1883. She was later remembered as a “teacher extraordinaire, free thinker, strong-minded [and] years ahead of her time.”57

A grammar school was completed by 1891 at the intersection of Valley Road (now Fair Oaks Avenue) and Traffic Way (now U.S. Highway 101) south of the Village Core. It was Arroyo Grande’s first public school, built by W. J. Smith and designed by architect and Reverend W. B. Bell. That school burned in 1899.58 In 1900, a school was rebuilt on the same site based on the original plans, with changes to the design of the roofline, bell tower, and trim.59

In 1905, the Arroyo Grande School District purchased property on Crown Hill to construct a high school, which was completed in 1906. The Arroyo Grande Union High School building was located east of the easternmost residence on Branch Street. The Arroyo Grande Union High School campus was modified around 1915 and a new brick building was constructed on the same Crown Hill site.60 That building was demolished in 1961.61

55 Carr, Paula Juelke and Christina Macdonald, 10.
58 Arroyo Grande Herald Recorder, October 14, 1899.
59 Arroyo Grande Herald Recorder, March 17, 1900.
60 Carr, Paula Juelke and Christina Macdonald, 10-11.
CHURCHES
A number of places of worship were built in Arroyo Grande in the late nineteenth century. The Cumberland Presbyterian Church (227 Bridge Street, no longer extant) was founded in Arroyo Grande in 1876. It was the first Protestant church in south San Luis Obispo County. Saint Patrick’s Catholic Church (no longer extant) was erected on West Branch Street in 1886.

In 1884, the Methodist Episcopal congregation was formed, and in 1887 a church was constructed at 128 West Branch Street (extant). In 1960, the Methodist congregation moved to a property on Halcyon Road.

In 1897, the 12-sided Methodist tabernacle was built on 15 acres donated by John F. Beckett as part of the Methodist campground. W.B. Bell, the Methodist minister who designed the first grammar school, designed the building. The Methodist campground hosted many revivals and also chautauquas (an adult education movement started in the 1880s at Chautauqua Lake, New York) and attracted many locals and visitors.

CIVIC AND INSTITUTIONAL DEVELOPMENT
Several civic buildings were constructed between 1862 and 1910 to support the town’s growing population. In 1896, the Arroyo Grande Public Library opened. Following the establishment of a local postal service in 1869, Arroyo Grande generated an increasing volume of mail. Urgent postal correspondences and transactions impelled the construction of a local post office in 1898. The brick building was said to have been completed in 30 days by architect W.C. Phillips and planned by local resident, Peter Olohan. A one-room jail was built on Le Point Street in 1910 and was known as “the Hosegow.” Its nickname was a popular slang interpretation of the Spanish word juzgado.

The Odd Fellows Hall (IOOF, 128 Bridge Street) was constructed in 1902 and remains an iconic two-story building. There were several newspapers in early Arroyo Grande. Some of the other fraternal organizations in Arroyo Grande were the Woodmen of the World, the Knights of Pythias, and the Masons. The town Brass Band and literacy clubs also enlivened the cultural and social environment. Along with the churches and the Temperance Movement, these groups helped to “civilize” early Arroyo Grande.

There were several newspapers in early Arroyo Grande. The first newspaper was the Arroyo Grande Register, published from 1885 to 1887 by H.H. Doyle. In 1887, the Arroyo Grande Herald took over the Register and continued publication, and in 1911 it combined with the Recorder to become the Herald-Recorder. It still publishes as the Times Press Recorder. The first Herald office was constructed on East Branch Street in 1887 (no longer extant). The newspaper eventually outgrew the small office and a new building was constructed in 1901.

ETHNIC AND CULTURAL DIVERSITY

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62 Hubbard, Jean and Gary Hoving, 52.
63 Hubbard, Jean and Gary Hoving, 48.
64 Arroyo Grande Herald, May 23, 1896.
65 Hubbard, Jean and Gary Hoving, 65.
66 Arroyo Grande Herald, July 9, 1898.
67 Hubbard, Jean and Gary Hoving, 60. The Hosegow is identified in the 1909 Sanborn Fire Insurance Company map. Publication dates of Sanborn maps are not always accurate, and a building’s construction date should be confirmed with supplemental documentation.
68 The Weekly Mirror, SLO 01-22-1885
69 The Daily Republic, SLO 10-26-1887

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CHINESE

The first Chinese immigrants appeared on the 1870 Census for the Arroyo Grande Township, demonstrating that they arrived in the area during the 1860s. They were laborers, shepherders, anglers, cooks, servants, and a few laundymen. Chinese immigrants also contributed to the infrastructure of the county when they helped build the narrow-gauge railroad from Port Hartford to San Luis Obispo. The fact that the railroad enabled the shipment of goods into and out of the area demonstrates that the Chinese contributed to agriculture in direct and indirect ways. In 1884, Dr. Edwin Paulding wrote in a letter to his sister, “The Chinese are having their New Years, but they make it more like the fourth of July than anything else. They treat their friends, white and bronze, to liquors, cigars, fruits, etc., and fire off lots of crackers.” Despite this prosperity, the Chinese population in Arroyo Grande dwindled after 1882. On a national level, anti-Chinese sentiments reached a crisis in 1882 when Congress passed the Chinese Exclusion Act barring Chinese laborers from entering the United States for ten years. Further restrictions were added in 1884. In 1886, anti-Chinese riots in the Washington Territory forced hundreds of Chinese laborers out of their homes and onto ships to “send them back to China.” This national movement was experienced on a local level in Arroyo Grande. On 5 February 1886, the Anti-Chinese Club of Arroyo Grande ordered the Chinese population to leave town within 20 days. When they did not comply, their camps were burned and the Chinese were placed on a flat car and deported. Within ten years, Chinese immigrants had slowly returned to the valley. At this time, the Improvement Club of Arroyo Grande and concerned citizens again rose up against the Chinese, condemning any local businesses or ranch owners (including Steele Ranch) who hired Chinese laborers as un-American and commending the McClure Seed Company for employing only American laborers.

JAPANESE

Japanese immigrants came to the United States in large numbers following the Chinese Exclusion Act, which opened up the labor market for Japanese workers. According to a 2008 interview with Tom Ikeda, a third-generation Japanese American farmer in the Arroyo Grande Valley, his Japanese grandfather moved to Hawaii around 1910 to harvest sugar cane. From there, he moved to California in search of employment in the sugar beet farming industry, and he ultimately settled in the agricultural village of Arroyo Grande and established his own farm. Early Japanese farmers experienced racial tensions similar to the Chinese. In 1902, Japanese farm laborers were notified that they should not seek employment in the Arroyo Grande Valley. However, the Japanese held their ground and remained despite the opposition. These farmers worked the land, harvesting peas and other crops until the onset of World War II.

Japanese-Americans were critical to early Arroyo Grande agricultural development. They provided labor and developed farmland throughout the Arroyo Grande Valley. The agricultural industry was partly established by these early farmers and continues to be an important factor of Arroyo Grande’s current economy. Today, several Japanese American families still farm the same land that was settled in the 1890s, rebuilding their family farms after the Japanese internment during World War II.

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72 “Most Do in Twenty Days.” Los Angeles Times. February 6, 1886.
PORTUGUESE

Portuguese immigration to San Luis Obispo County stemmed from the California Gold Rush and the whaling industry along the coast. Arroyo Grande attracted large numbers of Portuguese immigrants after the Gold Rush, largely from the Azores. When the “magic promise of gold failed to materialize” and the whaling industry died, the Portuguese turned their collective focus to “sheepherding, fishing and farming.” 78 Like their neighbors in Arroyo Grande, they had families, farmed, constructed buildings and participated in civic and community affairs. The Portuguese became known for hosting cultural celebrations or fiestas for the larger Arroyo Grande community. 79 Those who settled in the valley established and continued an annual celebration on the seventh Sunday after Easter; the Annual Portuguese Celebration has been held in Arroyo Grande for more than a century. During the spring of 1904, it included 5,000 people from Santa Barbara and San Luis Obispo counties. 80 The celebration included a march down Branch Street to the Methodist Church, a mass, and the parade culminated at the Irmandade do Divino Espiritu Santa (or IDES) Hall. 81 The IDES group may have been a burial society, paying benefits to widows.

Figure 12. Photograph of Branch Street during a Portuguese Pentecost celebration, circa 1908-1912. Source: South County Historical Society, 1983.074.001V Newspaper. Used with permission.

ASSOCIATED PROPERTY TYPES

Remaining buildings in the Village of Arroyo Grande from the period between 1862 and 1910 are primarily single-family residential and one-story commercial buildings. Most of those are located in the vicinity of Branch and Bridge streets, and on family farms outside the Village Core. Based on a reconnaissance-level survey of the City, a few institutional buildings (mostly churches) appear to have survived from this period. No industrial properties from this period appear to be extant.

RESIDENTIAL PROPERTIES: SINGLE-FAMILY RESIDENCES

80 “San Luis Obispo Portuguese Celebration.” *Los Angeles Times,* May 24, 1904.
As the Village of Arroyo Grande grew prior to incorporation, former ranchos were subdivided and settlers moved into the area to build small farms and establish businesses along Branch Street. These early residents either built small cottages in the Village Core or constructed dwellings on their farms. Based upon a reconnaissance-level survey of the City, several of these properties appear to remain.

The single-family residences tend to be modest in size, built of wood-frame construction, and feature exterior wood cladding. The majority of the homes had front-facing or side gables and/or hipped roofs. The homes are slightly set back on the lots from the street and many feature small front porches. Many of the homes are constructed with little or no ornamentation and are vernacular in style.

**Character-Defining Features**

Single family homes in Arroyo Grande constructed during this period feature the following character-defining features:

- Modest in size
- Vernacular, Queen Anne, Italianate, or Craftsman style
- Wood-frame construction
- One story (two on rare occasion) in height
- Small front porch
- Wood cladding
- Wood sash windows (typically double-hung or casement)
- Vent pipe chimneys

**Significance**

Single-family residences from this period are likely to be significant because they illustrate the growth of Arroyo Grande as a successful agricultural community, are associated with one of the town's founders, or are rare examples of early local residential construction methods. In order to be considered eligible for listing in the national, state, or local historical registers, single-family residences from this period must be significant for their association with at least one of the following criteria:

**National Register Criterion A/California Register Criterion 1 (Event)**

A single-family residence from this period may be significant under Criteria A/1 for its association with the development of Arroyo Grande as an agricultural community, reflecting the success of the agricultural industry through the development of a thriving Village Core at the time. Intact groups of homes appear to be located in the vicinity of Branch and Bridge streets, and in the neighborhood north of Allen Street to Arroyo Grande Creek. They may be eligible as a historic district for their association with the early development of the Village.

**National Register Criterion B/California Register Criterion 2 (Person)**

A single-family residence from this period may be eligible under Criteria B/2 if it is found to be associated with a significant or prominent individual who contributed to the development of Arroyo Grande, such as Francis Ziba Branch, Clara and Edwin Paulding, or Frank E. Bennett.

**National Register Criterion C/California Register Criterion 3 (Design/Construction)**

Due to the rarity of resources from this period, a single-family residence from this period may be eligible under Criteria C/3 as an example of a vernacular bungalow/farmhouse type or as an example of an architectural style or method of construction. The significance of the home would likely be at the local or regional level and may not rise to the level or significance required for the National Register or California Register. Homes built in Arroyo Grande during this period are not likely to be
eligible for their association with a master architect, builder, or craftsman as most homes were vernacular in nature and did not involve the work of a master.

**Integrity Considerations**

A single-family residence from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state, or national registers. A residential building from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A residence significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A residence significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A residence significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of wood siding, addition of stucco, or a second story addition.

**AGRICULTURAL PROPERTIES: FAMILY FARMS**

Arroyo Grande’s history is strongly tied to its agricultural roots, which began with the Mexican ranchos in the early nineteenth century. The survey area was and continues to be an important agricultural center for the Arroyo Grande Valley. Individual examples of agricultural properties can be found throughout the City and represent the early farmsteads from which the Village Core eventually evolved. Early agricultural properties are rare in Arroyo Grande and are largely concentrated at the eastern and southern edges of the city limits.

The most prominent agricultural properties in Arroyo Grande are family farms, which feature large areas of farmland with a select number of residential and industrial structures.

**Character-Defining Features**

Family farms in Arroyo Grande constructed during this period feature the following character-defining features:

- Associated with farming, ranching, or wine-making
- Location on agricultural complex (typically surrounded by twentieth-century residential neighborhoods)
- Large lots with agricultural use
- Small clusters of one- to three-story buildings including a farm house and support structures
- Vernacular architectural style and form
- Wood-frame construction
- Gable roof
- Wood siding
- Limited ornamentation

**Significance**

Family farms from this period are likely to be significant because they illustrate Arroyo Grande’s successful agricultural industry, are associated with Japanese families, or are rare examples of early agricultural complexes. In order to be considered eligible for listing in the national or state historical registers, family farms from this period must be significant for their association with at least one of the following criteria:
National Register Criterion A/California Register Criterion 1 (Event)
A family farm from this period may be significant under Criteria A/1 for its association with the development of Arroyo Grande's agricultural industry during the Village of Arroyo Grande period. Intact properties of this type appear to be located at the eastern edge of the City south of Huasna Road, select examples closer to the Village Core just south of Cherry Avenue, and south of Highway 101 near Fair Oaks Avenue. Because family farms have generally been enveloped by later twentieth-century development, it is not likely that these properties will be eligible as a historic district.

National Register Criterion B/California Register Criterion 2 (Person)
A family farm from this period may be eligible under Criteria B/2 if it is found to be associated with a significant or prominent farmer who contributed to the development of Arroyo Grande, or for association with important Japanese farming families.

National Register Criterion C/California Register Criterion 3 (Design/Construction)
Due to the rarity of family farms from this period, these properties may be eligible under Criteria C/3 as examples of agricultural complexes. The significance of the farm would likely be at the local or regional level and may not rise to the level or significance required for the National Register or California Register. Family farms established in Arroyo Grande during this period are not likely to be eligible for their association with a master architect, builder, or craftsman as most were vernacular in nature and did not involve the work of a master.

Integrity Considerations
A family farm from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state, or national registers. A family farm from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A family farm significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A family farm significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A family farm significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (replacement of windows, additions of buildings of similar type and design) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include dense development of building clusters or major additions to farmhouses or other integral buildings.

COMMERCIAL PROPERTIES
Commercial development in Arroyo Grande during this period reflected the economic success of the City and its role as the commercial center of the Arroyo Grande Valley. The Village Core was home to all of the City's businesses and services, including groceries, general stores, saloons, hotels, restaurants, and other businesses. A financial institution was located at the heart of the Village Core at the intersection of Branch and Bridge streets. Most early commercial buildings were simple one- to two-story wood-frame buildings. The late Victorian era saw a transition from the wood-frame false-front Italianate style commercial buildings of the 1850s to 1870s to more permanent buildings of brick and stone by the turn of the twentieth century.

The Village Core developed as the commercial center of Arroyo Grande in the late nineteenth century. Initially, commercial development was limited to a small area along Branch Street at the
intersection of Bridge and Nevada streets. The commercial core expanded east along Branch Street during this period and a few commercial buildings were constructed along Bridge Street just across Arroyo Grande Creek to the south. Commercial properties from this period were primarily retail properties and included restaurants, a bank, and various stores.

Commercial properties from this period are located along Branch and Bridge streets as part of the Village Core. Buildings of this type are typically small in scale and rendered in vernacular, Western False-Front, False-Front Italianate, or twentieth-century commercial styles. These commercial properties are typically sited on the property line and are located in close proximity to other commercial building on Branch Street.

**Character-Defining Features**
Commercial retail properties in Arroyo Grande constructed during this period feature the following character-defining features:

- Commercial use
- Located along Branch Street or Bridge Street
- Vernacular, Western False-Front, False-Front Italianate, or twentieth-century commercial style
- Modest in size
- Sited on property line, no setback
- Wood-frame or masonry (brick or stone) construction
- One or two stories in height
- Wood, stone, or brick cladding
- Glass storefronts with wood sash windows (typically fixed, double-hung or casement)
- Flat, pent, or gable roof with parapet

**Significance**
Commercial buildings from this period reflect the economic success of the City and its role as the commercial center of the Arroyo Grande Valley. In order to be considered eligible for listing in the national or state historical registers, commercial properties from this period must be significant for their association with at least one of the following criteria:

**National Register Criterion A/California Register Criterion 1 (Event)**
A commercial retail property from this period may be significant under Criteria A/1 for its association with the development of Arroyo Grande as an agricultural community reflecting the success of the agricultural industry through the development of a thriving Village Core at the time. Intact groups of commercial properties appear to be located along Branch Street near the intersection of Bridge Street. This area may be eligible as a historic district for its association with the early commercial development of the Village Core.

**National Register Criterion B/California Register Criterion 2 (Person)**
A commercial retail property from this period may be eligible under Criteria B/2 if it is found to be associated with a significant or prominent individual who contributed to the development of Arroyo Grande, such as Francis Ziba Branch, Clara and Edwin Paulding or Frank E. Bennett.

**National Register Criterion C/California Register Criterion 3 (Design/Construction)**
Due to the rarity of resources from this period, a commercial retail property from this period may be eligible under Criteria C/3 as an example of a late-nineteenth or early twentieth-century commercial property or as an example of an architectural style or method of construction. The significance of the property would likely be at the local or regional level and may not rise to the level or significance
required for the National Register or California Register. Commercial retail properties built in Arroyo Grande during this period are not likely to be eligible for their association with a master architect, builder, or craftsman as most buildings were vernacular in nature and did not involve the work of a master.

**Integrity Considerations**

A commercial retail property from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state or national registers. A commercial retail building from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A commercial property significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A commercial property significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A commercial property significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (minimal replacement of storefronts, a small rear addition) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

**CIVIC AND INSTITUTIONAL PROPERTIES**

As the Village expanded during this period, civic and institutional uses were needed to support the growing community. Construction of churches, schools, government buildings, and social halls paralleled both residential and commercial development. Early institutional developed during this period was dominated by religious institutions. Citizens donated land to establish church parishes, which became prominent fixtures in the community.

Most of the institutional buildings in Arroyo Grande are one or two stories in height and are located on prominent hillside or corner sites. Examples of institutional properties constructed during the Village period include the Methodist Church (now called Harvest Church) at 128 West Branch Street and the Methodist Camp tabernacle, located on the hill above Branch Street at the approximate location of Wesley Avenue.

**Character-Defining Features**

Civic or institutional buildings constructed during the Village period typically exhibit the following character-defining features:

- Civic or public use
- Location in the Village Core
- Classical or Victorian-era architectural style and form
- One to three stories in height
- Wood-frame or masonry (brick) construction

**Significance**

Civic or institutional buildings from this period are likely to be significant because they illustrate the growth of Arroyo Grande’s Village Core prior to incorporation, are associated with a prominent individual, or are rare examples of early institutional buildings in Arroyo Grande or a particular style.
or method of construction. In order to be considered eligible for listing in the national or state historical registers, civic or institutional buildings from this period must be significant for their association with at least one of the following criteria:

**National Register Criterion A/California Register Criterion 1 (Event)**
Civic and institutional buildings of the Village period are particularly significant as resources that demonstrate the City’s explosive growth at the turn of the twentieth century. Specifically, a late nineteenth- or early twentieth-century civic or institutional building located in the Village may be significant under Criteria A/1 (Event) as an example of the City’s early community development. A civic or institutional property may also be significant under Criteria A/1 if it is associated with other themes, such as ethnic and cultural diversity.

**National Register Criterion B/California Register Criterion 2 (Person)**
A civic or institutional building may be significant under Criteria B/2 (Person) if it is found to be associated with the life of a significant member of Arroyo Grande’s community, such as a prominent civic or religious leader.

**National Register Criterion C/California Register Criterion 3 (Design/Construction)**
A civic or institutional building is likely to be significant under Criteria C/3 (Design/Construction) as a high-style example of one of the popular architectural styles (i.e. Gothic Revival, Italianate, Classical Revival); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Arroyo Grande’s late nineteenth- or early twentieth-century civic or institutional architecture. Most civic or institutional buildings constructed during this period were architect-designed, and thus are likely to also be significant under this criterion as the work of a local master.

**Integrity Considerations**
A civic or institutional property from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state, or national registers. A civic or institutional building from this period that has sufficient integrity will retain a majority of the character-defining features listed above. In detail:

- A civic or institutional property significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A civic or institutional property significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A civic or institutional property significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (minimal replacement of historic materials, a small addition, etc) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

Incorporation of Arroyo Grande (1911–1940)

ROAD TO INCORPORATION

In 1911, the residents of Arroyo Grande were not immune from the social and political currents of the nation and of California. Among those most prominent were women’s suffrage and the temperance movements. Starting years before, temperance organizations such as The Good Samaritan Lodge and other organizations promoting suffrage were very visible in Arroyo Grande. In fact, prior to the California election of 1896, Susan B. Anthony made a whistle train stop on October 14 to address the citizen of Arroyo Grande on the woman’s right to vote. The suffrage bill, though both endorsed and supported in the local elections, the lost the election on the state level in ‘96, but was narrowly won fifteen years later in 1911.

In addition to suffrage, the issue of prohibition was at the forefront of Arroyo Grande’s incorporation election of 1911. Though prohibition divided the city, the elections also debated the tax burdens of forming a new city and the impact of incorporation on the already established businesses in Arroyo Grande. Though the election was hotly contested, Incorporation won by a vote count of 88 to 86, Arroyo Grande seemed to settle into their newly appointed status as a “dry” city. Not surprisingly, the local chapter of the Good Samaritan Lodge, a dry organization, donated their Branch Street building to the newly formed city—creating Arroyo Grande’s first City Hall.

The vocal factions in Arroyo Grande opposed to prohibition and the economic fallout of the disastrous flood 1914 led to a movement for the disincorporation of Arroyo Grande. The election of April 1, 1914 shows that the movement for disincorporation of Arroyo Grande did have a voting majority—the vote tallied 179 to 172—but the two-thirds majority needed for disincorporation was not attained.

AGRICULTURE AND INDUSTRY

The success of agriculture in Arroyo Grande in the Twentieth Century is largely due to the fertility of the soil and the micro climate which is ideal for successful specialty crops. A University of California soil study at the turn of the Twentieth Century identified Arroyo Grande valley as one of two of the most fertile soils in the state. Along with the presence of the railroad and proactive efforts by local farmers to diversify their crops, the valley gained a far reaching reputation that beckoned farmers far and wide. The railroad, in particular, allowed farmers to more readily transport their products to markets without perishing. The railroad was thus a significant contribution to the diversification of agricultural production in Arroyo Grande Valley. Diversification was further fueled by the establishment of co-operatives by groups of farmers selling their products together to negotiate

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82 Gullott, Gayle; Constructing the Woman citizen and Struggling for the Vote in California, 1896-1911; University of California Press.
83 Clevenger, Steve; The Arroyo Grande Herald, Oct 17, 1896, The Clevenger Clippings, Vol. # 1, pg 188 published privately
84 Clevenger, Steve; The Arroyo Grande Herald; July 1, 1911; The Clevenger Clippings, Vo. # 3, pg 33. Privately published.
85 Morrison, Annie L & Haydon, John H ; History of San Luis Obispo County and Environs, Historic Record Co. los Angeles, 1917; pg 178-179
86 Clevenger, Steve; The Arroyo Grande Herald Recorder; April 4, 1914; The Clevenger Clippings, Vol. # 3, pg 111; Privately published.
87 Jenzen, Douglas, Growing Conflict, Agriculture, Innovation, and Immigration in San Luis Obispo County, California Polytechnic State University Library, 2011 Master Thesis

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better pricing88. A newspaper article from 1915 listed the crops grown in Arroyo Grande at this
time, which included beets, lettuce, onions, radishes, turnips, squashes, pumpkins, cabbage,
cauliflower, peas, parsnips, tomatoes, asparagus, and flowers89.

During the early nineteen hundreds, the agricultural industry continued to show changes as animal
husbandry of the large ranches gave way to the intense row and tree crops that were supported by the
extreme high quality of soil. Vegetable crops became abundant and in Festivals and Fairs, many of
the entries cultivated in Arroyo Grande Valley won prizes for both size and quality. Another
important crop was flower seed production introduced by Lutheran Minister, Lewis C. Routzhan.
Many fields in the lower valley were blanketed with a colorful array of flowers. He developed many
strains and varieties of flower seeds for the Burpee Seed Company which are still used today90.

By the time of the Great Depression, specialty farms were well established. South San Luis Obispo
County was well known for pea production. Many of the immigrants as well as refugees from the
mid-west were lured to the area by jobs in pea harvesting. Camps in Arroyo Grande as well as other
parts of the county were set up by labor contractors who followed crop harvests.

Strawberries, a crop that is important today, were first grown in the Los Berros and Nipomo regions
just south of Arroyo Grande by the Kinzu Saruwatari family beginning in 1922. The strawberry
industry made good progress throughout the Arroyo Grande region during the 1920s and 1930s.
Eventually disease overtook production leading up to World War II and was not started again until
after the war when Japanese farmers developed disease resistant varieties.91

The agriculture community continued to evolve and in 1936, the first annual Arroyo Grande Harvest
Festival was established by the Women’s Club to highlight the great variety and high quality of
specialty crops. This marked the beginning of an important cultural and social event that continues
to this day.

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88 Ella Honeycutt, Director. “History of Farm Families in Arroyo Grande: Coastal Resource Conservation
District: Arroyo Grande Valley Prime Farmland a National Treasure to protect” Available online
89 “San Luis Obispo County California: Its Climate, Scenery, Soil, Resources and Opportunities” 1915. Available
in the South County Historical Society Archives.
90 Honeycutt, Ella, Director, “Arroyo Grande Valley Prime Farmland a National Treasure to Protect.” In the
archives of the South County Historical Society.
91 Honeycutt, Ella, Director, “History of Farm Families in Arroyo Grande: Coastal Resource Conservation
District: Arroyo Grande Valley Prime Farmland a National Treasure to Protect” Available online.
Library.
TRANSPORTATION AND INFRASTRUCTURE

During the early years of Arroyo Grande, fires were always a constant threat. The first Fire Department was formed on December 5, 1898—a subscription fire company called the Arroyo Grande Fire Company. Their first matter of business was to raise money for the purchase of a fire bell. Support was also raised through subscriptions and the annual fundraiser, Fireman’s Ball Dance92. On January 2, 1915, a catastrophic fire destroyed the iconic Ryan Hotel and 3 other wooden buildings on Branch Street93. At their May 9, 1929 meeting, the fire company moved to ask the City of Arroyo Grande to reorganize them as part of the City services94.

The agricultural prosperity of the early 20th century was also offset by several natural disasters. Severe flooding took its toll on the community during the floods of 1911 and 1914. The town was divided by the deepening creek as well as the loss of buildings, bridges, streets, electricity, potable water and natural gas95. Reports of the community devastation reached the Los Angeles Times96 who also reported the destruction of the Pacific Coast Railway steel bridge.

Though the floods devastated the farmlands of Arroyo Grande, its effects also were seen in the destruction of roads and railways. While the large scale agriculture depended on the railway,

92 Arroyo Grande Fire Company Book of Records; 1898 – 1941; South County Historical Society data collection
93 Clevenger, Steve; Arroyo Grande Herald Recorder, January 2, 1915; The Clevenger Clippings, Vol 3, pg 139; privately published
94 Arroyo Grande Fire Company Book of Records; 1898-1941; South County Historical Society data collection
96 Los Angeles Times, Jan 28, 1914

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individuals often found the automobile an acceptable alternative. In the first half of the twentieth century, the popularity of the automobile resulted in significant changes to the commercial and residential development of towns and cities across California. In 1917, a bond was created to fund completion of Highway 101 between Arroyo Grande and Santa Barbara. The highway was planned to stretch north from San Diego to the Canadian border. Construction of Highway 101 in Arroyo Grande began in 1921 and was completed by 1932. When built, Highway 101 bypassed the downtown at the west side of Branch Street and connected Arroyo Grande to neighboring towns.

Branch Street remained relatively unimproved during this period, with wooden plank sidewalks and little infrastructure until about 1920 when the street was paved and concrete sidewalks were built. In 1933, the improved county road was adopted as part of the State Highway System, and renamed Legislative Route No. 147 (later State Route 227). The rubble stone wall near the Arroyo Grande High School was constructed along the new State Route 227 by the Public Works Administration (PWA) in 1937. Similar walls were constructed by the Works Progress Administration (WPA) along East Branch Street in 1940 and around the Arroyo Grande Cemetery District in 1936, both likely improving an existing wall built at an earlier unknown date. The PWA and WPA constructed a gymnasium, shower building and tennis court at the Arroyo Grande High School campus in the mid 1930s. Street improvements and other infrastructure projects were planned by the PWA and WPA in the 1930s and 1940s, but it is unknown the extent to which these projects were carried out, as funding was cut for other New Deal programs in 1940.

With the introduction of reliable surface roads and highways, the reliance on the railroads to transport fresh produce to market gave way to the trucking industry and their refrigerated units. This allowed more specialty crops to reach markets sooner, enhancing the economic vitality of the Arroyo Grande Valley. The changing profile of transportation caused the closure of the Pacific Coast Railway in 1936, and its removal in 1940. Today, little physical evidence remains of the railroad in Arroyo Grande; however, its influence is seen in the continued success of the agriculture industry which it supported.

With the introduction of reliable surface roads and highways, the reliance on the railroads to transport fresh produce to market gave way to the trucking industry and their refrigerated units. This allowed more specialty crops to reach markets sooner, enhancing the economic vitality of the Arroyo Grande Valley. The changing profile of transportation caused the closure of the Pacific Coast Railway in 1936, and its removal in 1940. Today, little physical evidence remains of the railroad in Arroyo Grande; however, its influence is seen in the continued success of the agriculture industry which it supported.

Figure 14. Detail of Arroyo Grande area from Road Map of California, 1936. California Department of Public Works, Division of Highways. Source: Private Collection, Used with permission.

COMMERCIAL AND INSTITUTIONAL EXPANSION

During this time, the Village of Arroyo Grande continued to grow and expand as its population increased. Development continued to occur along Branch Street in the Village Core, as it had in previous eras, and spread west along Grand Avenue. The new businesses and institutional buildings that were constructed during this period included several auto repair shops, a movie theater, a pool
hall, storage, various stores, a tin shop, a general store, a blacksmith’s shop, and a few new warehouses. (Need a citation from consultant.

After its incorporation in 1911, new commercial building types were introduced to Arroyo Grande along Branch and Bridge Streets. The first automobile service station in Arroyo Grande was opened by Lee Brisco at Bridge and Nelson streets in the 1920s. In 1923, the Mission Theater was built on West Branch Street (later known as the Mosher Building) and the theater was later named the Grande Theater. The iconic Log Cabin Market also dates to the early years of Arroyo Grande, and was constructed by C.J. Merry of Fresno in 1933.

RESIDENTIAL GROWTH

The 1909-1930 Sanborn Fire Insurance Company map tracks the continual development of properties around the Village Core during this time. Between 1909 and 1931, many extant residences were improved with front, side, or rear additions. New dwellings were typically one story in height, rectangular or L-shape in plan, and featured covered porches.

By 1931, dozens of new dwellings were constructed in the City, including clusters along Mason and Le Point streets to the north of Branch Street, along Nelson and Allen streets, and along the eastern portion of Branch Street approaching Crown Hill. Also, after the 1920s, residences on Branch Street near the Village Core began to be used as offices. In the 1920s, the Larchmont Neighborhood was developed. By 1931, the large lots to the west of Branch Street were subdivided into smaller lots and about five new dwellings were constructed in this area. Approximately five new dwellings were also constructed in the Crown Hill neighborhood by 1931.

Despite the residential growth in Arroyo Grande, several neighborhoods remained largely undeveloped in 1931. These included the area east of the railroad tracks and the area south of East Branch Street, which contained dozens of empty lots in the early 1930s. Settlement patterns were denser on Nelson, Allen, and Mason Streets.

ETHNIC AND CULTURAL DIVERSITY

JAPANESE

With the change in crops grown in Arroyo Grande Valley, farm labor was in demand. By 1912, over 50% of the farm labors were of Japanese descent. Early Japanese immigrants banded together to form a close knit community that was largely centered on farming. Their primary crops included bush peas and head lettuce. As their community grew, new crops were introduced such as celery, broccoli, and Napa cabbage with upwards 60 families farming. Although under the California Alien Land Law they were not allowed to own land, unlike other immigrant groups, many Japanese laborers had wives in the United States. Their children were citizens of the United States, and were thereby allowed to own land. By the 1920s, many Japanese families were landowners causing San Luis County to be one of the few counties in California that showed gains in population and ownership of acreage. Such was their presence in Arroyo Grande Valley that by the 1930s, Japanese farmers were recognized as a vital part of the agriculture industry.

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97 Hubbard, Jean and Gary Hoving, 86.
PORTUGUESE

Though arriving to the Central Coast in the mid 1800s largely as a product of the whaling industry, by the turn of the century many of the Portuguese families were already well established in the agricultural communities of South County. Their presence in the Central Coast was largely welcomed as a 1901 article in the San Luis Tribune attests. The Portuguese community continued to grow as immigrants, predominantly from the Azores, were sponsored by friends and family members in the area. In 1913, Oceano hosted the largest gathering to date, over 2000 Portuguese celebrating an I.D.E.S. festival. By 1925 community members were able to secure the purchase of the old Opera Hall building on Branch Street on move it to property east of the High School. Local Portuguese fraternal organizations such as the I.D.E.S. Association utilized and supported the used of this building as a location for their festivals.

FILIPINO

Filipino immigration peaked in the 1920 largely due to restriction placed on other ethnic groups and the unique relationship of the Philippines as a protectorate. Many Filipinos were issued U.S. passports, though because they were not issued citizenship, the mostly male population came to work as agricultural laborers. Workers were in demand for picking of nut, row crops and fruits. Not able to vote or to own property, many of these men lived on the farms or at labor camps. It was not until decades later that Filipino women were allowed to immigrate in large numbers and offspring produced. One long time Filipino resident reflected of those years were “work, work day and night” to save money from family members abroad. By the 1970s, Filipinos had integrated into Arroyo Grande’s agriculture community to the extent that one of its own members, Gabe De Leon was elected to the City Council and then became Mayor in 1976. He was honored by the Philippine Consulate General in both San Francisco and Los Angeles as being the first Filipino to become a Mayor of any American city.

ASSOCIATED PROPERTY TYPES

Properties dating to the Incorporation of Arroyo Grande period from 1911 to 1940 are primarily single-family residential and one-story commercial buildings located in the vicinity of Branch and Bridge streets and the neighborhood south of the creek. Based on a reconnaissance-level survey of the City, a few institutional buildings (mostly schools) appear to have survived from this period.

RESIDENTIAL PROPERTIES: SINGLE FAMILY RESIDENCES

During the early twentieth century, residential development continued within the Village Core and the residential neighborhood south of the Arroyo Grande Creek. The area of residential development was roughly bounded by the creek to the north, Crown Hill to the east, Allen Street to the south, and Bridge Street to the west. A post-incorporation building boom resulted in a large number of residences constructed in the size, style, and layout of the California bungalow design trends of the 1910s through 1930s. As Arroyo Grande grew after incorporation, large lots continued to be subdivided to allow for greater residential and commercial density within the city limits.

100 Quoted in Jenzen’s Growing Conflict: Agriculture, Innovation, and Immigration…, p. 67-68.
101 Cleenger, Steve; Arroyo Grande Herald Recorder; The Cleenger Clippings, Vol 3, pg 86
102 I.D.E.S. is the acronym for the Irmandade do Divino Espirito Santo, a social and economic society for those of Portuguese descent.
103 South County Historical Society; Filipino Community display and data base; Arroyo Grande, Ca.
104 Betita, Philip; Oral history; South County Historical Society;
Corresponding religious, civic, and social institutions were also constructed as neighborhoods became more densely populated. Arroyo Grande’s oldest neighborhoods—which were south of the creek and around Crown Hill—still had room to grow by the end of this period.

**Character-Defining Features**

Single-family homes in Arroyo Grande constructed between 1911 and 1940 feature the following character-defining features:

- Modest size
- Located in a residential neighborhood such as Crown Hill or the area south of Arroyo Grande Creek
- Craftsman Bungalow or Mediterranean Revival style
- Slightly set back from lot line
- Wood-frame construction
- One story (two on rare occasion) in height
- Front porch
- Wood or stucco cladding
- Wood sash windows (typically double-hung or casement)
- Angled bay windows (optional, but common feature)
- Brick or vent pipe chimney
- Simple or minimal ornamentation
- Detached garage of similar style and form as house

**Significance**

Single-family residences from this period are likely to be significant because they illustrate the continuing growth of Arroyo Grande as a successful community after annexation, are associated with one of the town’s prominent residents, or are rare examples of local residential construction methods. In order to be considered eligible for listing in the national or state historical registers, single-family residences from this period must be significant for their association with at least one of the following criteria:

**National Register Criterion A/California Register Criterion 1 (Event)**

A single-family residence from this period may be significant under Criteria A/1 for its association with the development of Arroyo Grande’s residential neighborhoods outside of the Village Core at the time. Intact groups of homes appear to be located in the neighborhood north of Allen Street to the Arroyo Grande Creek, on Crown Hill, and other areas just outside the Village Core. These neighborhoods may be eligible as a historic district for their association with the early development of Arroyo Grande after annexation.

**National Register Criterion B/California Register Criterion 2 (Person)**

A single-family residence from this period may be eligible under Criteria B/2 if it is found to be associated with a significant or prominent individual who contributed to the development of Arroyo Grande. For example, a single-family residence associated with a prominent merchant or City leader may be eligible under this criterion.

**National Register Criterion C/California Register Criterion 3 (Design/Construction)**

Due to the proliferation of single-family residence from this period, these properties are most likely to be found eligible under Criteria C/3 as an example of an architectural style or method of construction. The significance of the home would likely be at the local or regional level and may not rise to the level or significance required for the National Register or California Register. More modest homes may not qualify individually, but could be considered contributors to a historic
district. A residence may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder.

**Integrity Considerations**

A single-family residence from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state or national registers. A residential building from this period that has sufficient integrity will retain a majority of the character-defining features listed above. In detail:

- A residence significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A residence significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A residence significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the number of properties of this type, examples should be intact with few alterations and the property should retain its essential features and overall form/massing.

**COMMERCIAL PROPERTIES**

Commercial development in Arroyo Grande during this period reflected the economic success of the City and its role as the commercial center of the Arroyo Grande Valley. The Village Core was home to all of the City’s businesses and services, including groceries, general stores, saloons, hotels, restaurants, and other businesses. The town grew rapidly in the beginning of the twentieth century and began to expand beyond the Village Core. Commercial properties were developed further along Branch Street to Grand Avenue at this time. Commercial properties from this period include commercial retail buildings and auto related businesses.

**Character-Defining Features**

Commercial retail properties in Arroyo Grande constructed during this period feature the following character-defining features:

- Commercial use
- Located along Branch Street or Grand Avenue
- Vernacular, Twentieth-Century Commercial, or Art Deco or Moderne architectural style
- Located on property line, no setback
- One or two stories in height
- Wood-frame or masonry (brick or stone) construction
- Wood, stone, or brick cladding
- Fully glazed storefronts with fixed, wood sash windows, some with divided, wood sash transoms
- Recessed or flush but prominent entrances
- Flat, pent, or gable roof

**Significance**

Commercial buildings from this period reflect the economic success of the City and its role as the commercial center of the Arroyo Grande Valley. In order to be considered eligible for listing in the national or state historical registers, commercial properties from this period must be significant for their association with at least one of the following criteria:
National Register Criterion A/California Register Criterion 1 (Event)
A commercial retail property from this period may be significant under Criteria A/1 for its association with the rapid commercial expansion of Arroyo Grande at this time.

National Register Criterion B/California Register Criterion 2 (Person)
A commercial retail property from this period may be eligible under Criteria B/2 if it is found to be associated with a significant or prominent individual who contributed to the development of Arroyo Grande.

National Register Criterion C/California Register Criterion 3 (Design/Construction)
A commercial retail property from this period may be eligible under Criteria C/3 as an example of an early twentieth-century commercial property or as an example of an architectural style or method of construction. The significance of the property would likely be at the local or regional level and may not rise to the level or significance required for the National Register or California Register. Commercial retail properties built in Arroyo Grande during this period are not likely to be eligible for their association with a master architect, builder, or craftsman as most buildings were vernacular in nature and did not involve the work of a master.

Integrity Considerations
A commercial retail property from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state, or national registers. A commercial retail building from this period that has sufficient integrity will retain a majority of the character-defining features listed above. In detail:

- A commercial property significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A commercial property significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A commercial property significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (minimal replacement of storefronts, a small rear addition) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

CIVIC AND INSTITUTIONAL PROPERTIES
As the City grew and expanded during this period, some civic and institutional buildings were needed to support the growing community. Construction of schools and City service buildings occurred during this period. For example, the Arroyo Grande City Hall (200 block of East Branch Street) was completed at this time, as well as establishment of the Cherry Lane School House (now the Boy Scouts Building). Most of the civic and institutional buildings in Arroyo Grande are one or two stories in height and are located within the Village Core or on prominent corner sites in other areas of the City.

Character-Defining Features
Civic and institutional properties in Arroyo Grande constructed during this period feature the following character-defining features:
- Civic or institutional use
- Located along Branch Street, Grand Avenue, or at prominent locations throughout residential areas
- Art Deco or Moderne architectural style
- One or two stories in height
- Wood-frame or masonry (brick or stone) construction
- Wood, stone, brick, or stucco cladding
- Prominent entrance, often recessed
- Flat roof

**Significance**
Civic or institutional buildings from this period are likely to be significant because they illustrate the growth of Arroyo Grande after incorporation, are associated with a prominent individual, or are rare examples of institutional buildings in Arroyo Grande or a particular style or method of construction. In order to be considered eligible for listing in the national or state historical registers, civic or institutional buildings from this period must be significant for their association with at least one of the following criteria:

**National Register Criterion A/California Register Criterion 1 (Event)**
Civic and institutional buildings of the incorporation period are particularly significant as resources that demonstrate the City’s explosive growth at the turn of the twentieth century. Specifically, early twentieth-century civic or institutional buildings located in the Village may be significant under Criteria A/1 (Event) as an example of the City’s community development after annexation. A civic or institutional property may also be significant under Criteria A/1 if it is associated with other themes, such as ethnic and cultural diversity.

**National Register Criterion B/California Register Criterion 2 (Person)**
A civic or institutional building may be significant under Criteria B/2 (Person) if it is found to be associated with the life of a significant member of Arroyo Grande’s community, such as a prominent civic or religious leader.

**National Register Criterion C/California Register Criterion 3 (Design/Construction)**
A civic or institutional building is likely to be significant under Criteria C/3 (Design/Construction) as a high-style example of one of the popular architectural styles (i.e. Classical Revival, Art Deco, or Moderne). The architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Arroyo Grande’s twentieth-century civic or institutional architecture. Most civic or institutional buildings constructed during this period were architect-designed, and thus may also be significant under this criterion as the work of a local master.

**Integrity Considerations**
A civic or institutional property from this period must retain sufficient integrity to convey its significance to be eligible for listing in the state or national registers. A civic or institutional building from this period that has sufficient integrity will retain a majority of the character-defining features listed above. In detail:

- A civic or institutional property significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A civic or institutional property significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A civic or institutional property significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the
property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable (minimal replacement of historic materials, a small addition, etc.) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

World War II and Post–War Era (1941–1965)

The United States entered World War II in 1941 and caused significant, lasting changes across the nation, including changes in the population demographic in Arroyo Grande. The City’s lengthy history with Japanese and Japanese-American farmers was forever changed by the war, the relocation of Japanese families from the area and the removal of Japanese farmers which left farmland and local businesses unattended. At the same time, young men were sent off to war, leaving Arroyo Grande in the hands of the women, children, and elderly members of the community. Women contributed by working and volunteering. Upon the war’s conclusion in 1945, men returned home from abroad, but few Japanese-Americans returned to Arroyo Grande or its environs.

Arroyo Grande, like most of the country, experienced a period of growth in the post-war period. There was a population boom resulting from soldiers returning from the war to start families. The surge in the local workforce led to tremendous developments in building technology: new commercial and residential projects developments were planned, schools and churches were erected, built and land was subdivided to accommodate increased density. Significant mid-century commercial development occurred along East Grand Avenue, and many residential subdivisions were built north and south of East Grand Avenue. While mid-century development dominated much of the area west of Highway 101, post-war development did not significantly alter the commercial core along East Branch Street, the area east of the Highway 101, or and the residential neighborhoods north and south of East Branch Street. These development patterns continued after the war until the 1970s.

AGRICULTURE AND INDUSTRY

Wartime industry in Arroyo Grande took advantage of the existing agriculture and oil industries. Local oil companies contributed to the wartime oil production that supported United States Armed Forces at home and abroad. Due to the high demand for navy beans and other food crops to support the war effort, Arroyo Grande experienced an economic boom during World War II. Farming in the Arroyo Grande Valley changed significantly during this time as the relocation of Japanese citizens from the West Coast abruptly ceased operations of many of the area’s family farms.105

The Pismo Oceano Vegetable Exchange (POVE) dwindled to ten members just after the war. Many of the pioneer Japanese-American farmers did not own their homes or families to come back to and did not return to the Arroyo Grande Valley.106 Those who did return rebuilt and replanted their farms, focusing on growing Chinese cabbage, bok choy, and other specialty “niche” crops.107 After the war, the POVE main crop shifted from pole beans, which had developed disease and became difficult to grow, to celery. Second-generation Japanese farmers assisted in rebuilding the community, and POVE once again became one of the most influential vegetable-shipping companies on California’s Central Coast.108

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105 Honeycutt.
106 Ikeda, Tom and Vard Ikeda. Interview by Craig Rock.
107 Ibid.
108 Honeycutt.
Major flooding in 1943 and 1952 resulted in significant damage to property and explorations into the feasibility of the Lopez Dam project.\(^{109}\) The Arroyo Grande Flood Control and Water Conservation District formed to study flooding and drought problems.\(^{110}\)

**CAR CULTURE AND COMMERCIAL DEVELOPMENT**

Across the United States after World War II, industrial development celebrated the automobile and the emerging “car culture” beginning in the 1950s. In the mid-twentieth century, the automobile superseded earlier forms of transportation and shipping. As described in a recent environmental document:

> At the dawn of World War II, it was finally concluded that the narrow gauge railroad was obsolete and the railroad tracks … were abandoned from San Luis Obispo through Arroyo Grande to Southern Pacific Junction. In January 1942, the track was “taken up,” and equipment was sold for reuse and scrap. The San


Luis Obispo & Santa Maria Valley Railway was sold to the Los Angeles-based Alphonzo E. Bell Corporation and re-christened the Port San Luis Transportation Co.\textsuperscript{111}

Commercial building typologies changed as designers began to reject the forms of pre-war building and embrace modern design aesthetics. These modern “stripped down” aesthetics were coupled with car-oriented design, with parking lots placed near the front entries to commercial buildings along main roads. In Arroyo Grande, these modern commercial building types were being built along main corridors and intersections. Examples can be found on Traffic Way and west of US Highway 101 along East Grand Avenue. New building types emerged, including shopping centers, restaurants and auto repair shops.

In the Village Core, evidence of the modern design aesthetic in commercial buildings can be found in the 1950s remodel of the former 1917 Arroyo Grande Commercial Company to the present JJ’s Market building at 303 East Branch Street (now vacant). Another and more important example is the 1950s building, not longer extant, that was built at 200 East Branch Street. Among its many uses was a hair salon, a malt shop and in its later years the Arroyo Grande Building Department.

\begin{figure}
\centering
\includegraphics[width=\textwidth]{figure15.png}
\caption{Detail of Arroyo Grande highways from Road Map of California, 1956. California Department of Public Works, Division of Highways. Private collection, used with permission.}
\end{figure}

In 1963, the highway was known as State Route 227. The area from Route 1 to Route 101 was officially added four years later. In 2004, by adoption of Assembly Bill 3047 the California Transportation Commission relinquished the portion of Route 227 that was located in the Arroyo Grande city limits to the City.\textsuperscript{112}

One exceptional Mid-Century modern style civic building was constructed in the village core; the Arroyo Grande City Council Chambers, built circa 1958 at 215 East Branch Street, extant (formerly the City’s Fire Department building).

\begin{footnotes}
\item[111] Chattel Architecture, Planning & Preservation, 4.4-16.
\item[112] “California Highways, Routes 225 through 232, Post-1964 Routing: State Route 227”
\end{footnotes}
RESIDENTIAL AND COMMUNITY DEVELOPMENT

Growth in Arroyo Grande during the post-war era was typical of other small cities in California. The population of Arroyo Grande had risen to 12,000 persons in 1960. Significant post-war residential development occurred south of Highway 101, north of The Pike, and west of South Halcyon Road. Typical of post-war residential subdivisions throughout California, the ranch house was the most popular architectural style in these single-family dwelling developments. Subdivisions in the 1950s and early 1960s included the Swall subdivisions in 1959; Tract 283, a 49-lot subdivision on Farrel Road and Elm Street in 1963; and Oak Valley Terrace, a 47-lot development between 8th and 12th streets and Ritchie and Frontage roads, approved for $1 million in 1964.

The active presence of community and social clubs continued to shape the City’s culture. In 1945, the Rotary Club of Arroyo Grande was founded. This community social club quickly became a dynamic active volunteering organization, taking on a variety of improvement projects in the City.

INSTITUTIONAL DEVELOPMENT

Institutions and community groups were developed in Arroyo Grande to support the war effort. During World War II, the United States Army built a rest camp for ill and wounded soldiers between Grover City and Pismo Beach. Women of Arroyo Grande played a significant role at the camp, working and volunteering from 1942 until the end of the war in 1945. In Arroyo Grande, an air raid warning shack was built near Arroyo Grande High School. This wood shack was manned by local volunteers on a 24-hour basis in the event of an attack. The air raid siren system was typical wartime infrastructure used to alert citizens.

Wartime also initiated changes in United States homeland security. A U.S. Army Airbase was constructed during the war to the south in Santa Maria, which tested airplanes above the Arroyo Grande Valley. Camp Cooke, an Army training center built at the onset of the war near Lompoc, was a test site for missiles. In 1957, 64,000 acres of the camp was transferred to the U.S. Air Force and it was renamed Cooke Air Force Base. In 1958, it was rechristened Vandenberg Air Force Base, the name by which it is known today.

A few exceptional Mid-Century Modern style civic buildings were constructed in the Village Core between 1941 and 1965. These included the Arroyo Grande Post Office building (built in the 1950s at 200 East Branch Street, no longer extant; formerly City of Arroyo Grande Building and Life Safety Division building) and the Arroyo Grande City Council building (built in 1954 at 215 East Branch Street, extant; formerly City Hall and Fire Department building).

During the post-war period in Arroyo Grande, the majority of institutional development was reserved for educational facilities and churches. Due to the population boom, both of these

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113 Ibid.
114 Ibid.
115 Rotary Club of Arroyo Grande.
117 Loomis, John and Gordon Bennett, 81.
118 Loomis, John and Gordon Bennett, 119.
120 San Luis Obispo County Library Archives, Arroyo Grande Folder.
institutional building types faced overcrowding because of the attendant population boom and required additional space to accommodate the users.

In 1953, the Arroyo Grande School Board voted to build a new elementary school to meet modern demands. In September of 1955, the Margaret Harloe Elementary School was opened for classes. The same year, Arroyo Grande Union High School replaced the old Valley Road Campus.\textsuperscript{121} In 1960, a five-year plan for another an elementary school was voted on and a $400,000 bond measure was adopted.\textsuperscript{122}

In 1961, St. Barnabas Catholic Church relocated to Oceano and opened as St. Francis. A new school was built in 1963 for St. Patrick’s Parish in Arroyo Grande for the cost of $165,000 and included housing for nearly 300 students.\textsuperscript{123} The new facility was built at the northeast corner of the Highway 101 at Brisco Road.\textsuperscript{124}

The Arroyo Grande Methodist Church moved from its historic 1887 church building on Branch Street to a modern church, which was completed in 1960. It was remodeled and reopened in 1968.\textsuperscript{125}

The Arroyo Grande Community Hospital opened in 1962 on South Halcyon Road. In 1963, Ocean View School opened on Brisco Hill and students were moved from their former classrooms at the Margaret Harloe Elementary School.\textsuperscript{126} That same year, the Adventist parish in Arroyo Grande found the 125-member student body had outgrown its 1937 Streamline Moderne style elementary school on Vernon Street. The church purchased a five-acre site on Huasna Road with plans for construction.\textsuperscript{127}

Other institutional buildings constructed during the wartime and post-war period include the Gospel Lighthouse Church, the First Assembly of God Church at 207 Pilgrim Way, and the Berean Bible Church at 310 North Halcyon Road.

**ETHNIC AND CULTURAL DIVERSITY**

World War II brought hardship for the Japanese in the United States. On 19 February 1942, President Franklin D. Roosevelt issued Executive Order 9066, authorizing the relocation of Japanese Americans on the West Coast to internment camps.\textsuperscript{128} The Japanese in Arroyo Grande were included in of the national relocation effort, causing an abrupt halt to their lives in the valley. Valley crops were left unattended and were not harvested. Many Japanese-owned buildings were destroyed or burglarized, with the exception of the few guarded by benevolent neighbors (like the Loomis family) who watched over those farms until the owners were allowed to return.\textsuperscript{129} The Eto and Ikeda families successfully returned to farming in Arroyo Grande, but many other Japanese American farming families did not return after their properties were looted and vandalized during their absence.\textsuperscript{130} Those who did return rebuilt and replanted, focusing on specialty crops.\textsuperscript{131}

\textsuperscript{121} Ibid.
\textsuperscript{123} San Luis Obispo County Library Archives, Schools Folder.
\textsuperscript{128} “Database: America: History & Life – Clio Notes.”
\textsuperscript{129}蜜川公三. ([2010].
\textsuperscript{130} Ikeda, Tom and Vard Ikeda. Interview by Craig Rock.
\textsuperscript{131} Ibid.
The Portuguese Hall, which originally occupied Arroyo Grande’s at the opera house, was condemned and relocated to a new building in the early 1950s. The Portuguese community was influential in the local dairy and farming industries, and remains an important part of the Arroyo Grande community today.

ASSOCIATED PROPERTY TYPES

RESIDENTIAL PROPERTIES

Little residential development occurred in Arroyo Grande during World War II, but like the rest of California, home-building efforts were renewed in great numbers in the post-war era. Suburban development was the primary force that shaped Arroyo Grande’s built environment after the war. Increase in population created a demand for housing, and the availability of land provided for future development. Subdivisions were constructed outside the Village Core with Ranch or Modern style residences. Occasionally, small- to medium-sized apartment buildings or bungalow court apartments were built. These were designed in the same popular mid-century styles and were often located on the perimeters of residential subdivisions or near a commercial area. With vast amounts of available land, developers offered new homes on spacious lots with driveways and garages for the growing car culture. As a result of wartime innovation in building technology, post-war residential development offered affordable housing by means of cheap and prefabricated construction building materials. Planned subdivisions continued to dominate residential development through the mid-1970s in Arroyo Grande.

Post-war era homes were one-story, wood-frame single-family residences clad in either wood or stucco. Houses became horizontal in orientation: longer and lower, with attached garages and vehicular entrances more prominently situated on the primary façade. The new designs abandoned the use of front porches, featured large rear yards, and were increasingly placed set back from the streets. Houses in post-war subdivisions were typically designed in popular mid-century architectural styles, including Minimal Traditional, Ranch (including both Contemporary Ranch and Traditional Ranch), and Modern styles. Post-war homes were typically set farther away from the streets with front and/or rear yards, but were situated in closer proximity to one another than older residences. Many post-war neighborhoods in Arroyo Grande were the results of the wholesale development of a large area, often by a single developer or builder, who constructed numerous houses of the same general scale and style, resulting in homogenous neighborhoods with identical houses arranged along curvilinear streets and cul-de-sacs.

Some apartment buildings were built in the 1950s and early 1960s, but most of the new subdivisions were single-family types. Most apartment buildings in Arroyo Grande were small- to medium-sized buildings (containing approximately four to 50 residential units), some in two-building groupings. Larger apartment buildings and multiple-building apartment complexes are typically of modern construction. Apartment buildings feature a variety of architectural styles, but due to the fact that most in Arroyo Grande were constructed in the mid-twentieth century, Modernist and Contemporary styles are most prevalent. Occasionally bungalow court apartment buildings in the Ranch style appear on the edge of subdivisions. A bungalow court consists of several detached one or two unit buildings on a single or double parcel. Apartment building construction is usually wood frame, like most other residential buildings, and cladding materials include more modern forms of wood siding, stucco, and decorative materials like pebbledash, brick veneer, and Formstone. Multiple types of cladding materials are commonly applied to single buildings, either in panels or in distinct sections of the exterior walls.
Character-Defining Features
Residential buildings associated with World War II and post-war residential development patterns typically exhibit the following character-defining features:

- Single-family home (or apartment building)
- Location away from City center, typically in a formally developed tract
- Location on curvilinear street or cul-de-sac
- Small setback from lot line, with large rear yard
- Mid-century style and form (post-war homes)
- One story in height
- Wood-frame construction
- Gable or hipped roof
- Stucco or wood cladding
- Integral garage on primary façade

Significance
Single-family residences from this period are likely to be significant for their association with subdivision development as a result of the post-war population boom in Arroyo Grande; for association with one of the town’s prominent residents, builders, or developers; or are rare examples of local residential construction methods. Due to the vast number of residential properties from this period and the development of these properties in distinct tracts, it is unlikely that single-family properties will be found to be individually eligible. It is possible that entire tracts of these properties may be found to be eligible as historic districts. In order to be considered eligible for listing in the national or state historical registers, single-family residences from this period must be significant for their association with at least one of the following criteria:

National Register Criterion A/California Register Criterion 1 (Event)
A residence from the Post-War era may be significant under Criteria A/1 (Event) as a representation of suburban development patterns in Arroyo Grande. Single-family residences are unlikely to be individually significant under this criterion, but groups of residences that were all formally developed as a tract may be eligible as a district.

National Register Criterion B/California Register Criterion 2 (Person)
A residence may be significant under Criteria B/2 (Person) if it is found to be associated with the life of a significant member of Arroyo Grande’s community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person’s influence or achievements and not simply their place of residence. A residence or tract could also be significant under this criterion for its association with a prominent real estate developer.

National Register Criterion C/California Register Criterion 3 (Design/Construction)
A residence may be significant under Criteria C/3 (Design/Construction) as an example of one of the popular mid-century architectural styles (e.g. Minimal Traditional, Ranch, Contemporary, or Modern); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Arroyo Grande’s residential architecture during this period. Because the theme of suburban development is best exemplified by homogenous housing tracts, homes from this era would most likely be significant under this criterion as contributors to a district, rather than as individual resources. A residence or district may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder.
Integrity Considerations
A property must retain sufficient integrity to convey its significance as part of World War II or post-war residential development themes. A residence from this era that has sufficient integrity will retain a majority of the character-defining features listed above.

- A residence significant under Criteria A/1 (Event) should retain integrity of location, setting, feeling, and association.
- A residence significant under Criteria B/2 (Person) should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A residence significant under Criteria C/3 (Architecture/Design) should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the number of properties of this type, examples should be intact with few alterations and the property should retain its essential features and overall form/massing.

COMMERCIAL PROPERTIES
With increased availability of automobiles, commercial development patterns in Arroyo Grande adjusted to accommodate the mobile population. Grand Avenue became the City's post-war commercial corridor and was lined with car-oriented businesses and automotive uses. Post-war suburbanization further impacted this trend, and new commercial development—taking the form of shopping centers and strip malls—was found on major thoroughfares and in outlying areas, but not in the historic downtown core. By the 1950s, everything from architecture to leisure activities revolved around cars, and Arroyo Grande saw a shift toward lower density residential and commercial development surrounded by acres of surface parking. Widespread availability of large pieces of glass allowed visibility from the street; commercial properties were often designed to attract people driving in or parking cars.

Commercial properties from this era are commonly dispersed through the outlying areas of the City, primarily west of Highway 101 on Grand Avenue, and this reflects reflecting patterns of progressive growth and sprawl.

In the post-war era, commercial properties adjusted to accommodate the growing car culture. Commercial properties are often surrounded by paved surface parking lots and consist of a series of attached retail spaces, one to two stories in height, with prominent storefronts and a generally homogenous design. Modern commercial buildings are generally oriented facing streets and consist of a steel or wood frame, flat or shed roofs, and full-height glass storefront.

Character-Defining Features
Commercial buildings associated with World War II and post-war commercial development patterns typically exhibit the following character-defining features:

- Commercial use
- Location along major automobile thoroughfare such as Grand Avenue
- Mid-century architectural style and form
- One to two stories in height
- Concrete construction
- Prominent storefronts with large expanses of windows (often full-height)
- Surrounded by surface parking
- Multiple units arranged horizontally (strip malls only)
- Flat, pent, or gable roof
Significance
Commercial buildings from this period reflect the economic success of the City and its role as the
commercial center of the Arroyo Grande Valley. Commercial buildings may be significant for their
association with World War II and post-war residential housing tracts, for association with
prominent builders or developers, or as rare examples of an architectural building type or style. In
order to be considered eligible for listing in the national or state historical registers, commercial
properties from this period must be significant for their association with at least one of the following
criteria:

National Register Criterion A/California Register Criterion 1 (Event)
A commercial building from this era may be significant under Criteria A/1 (Event) as an example of
automobile-related commercial development trends and the accompanying cultural shift towards
cars. For example, a car-repair business on Grand Avenue would exemplify the auto-related
commercial development on Grand Avenue. A property associated with a prominent post-war
business may also qualify under this criterion. A commercial property from this era may also be
significant under Criteria A/1 if it is associated with other themes, such as industrial development or
suburban residential development.

National Register Criterion B/California Register Criterion 2 (Person)
A commercial building may be significant under Criteria B/2 (Person) if it is found to be associated
with the life of a significant member of Arroyo Grande’s community, such as a prominent merchant
or professional or an influential civic or community leader.

National Register Criterion C/California Register Criterion 3 (Design/Construction)
A commercial building may also be significant under Criteria C/3 (Design/Construction) as an
example of one of the popular mid-century architectural styles (e.g. Art Moderne or Streamline
Moderne, Googie, or Ranch styles) Architectural merit of these resources should be judged by
traditional standards, as there are no notable local architectural trends specific to Arroyo Grande’s
World War II and post-war era commercial architecture. A commercial building from this era may
also be significant under this criterion as the work of a master architect or builder if it was architect-
designed.

Integrity Considerations
In order to be eligible for listing in the local, state, or national historic register, a property must retain
sufficient integrity to convey its significance as part of the automobile-related commercial
development theme during World War II or the post-war era. A commercial property from this era
that has sufficient integrity will retain a majority of the character-defining features listed above. In
detail:

- A commercial property significant under Criteria A/1 should retain integrity of location,
  setting, feeling, and association.
- A commercial property significant under Criteria B/2 should retain integrity of location,
  design, feeling, and association as the physical fabric and function that conveys the
  connection to the individual is critical.
- A commercial property significant under Criteria C/3 should retain integrity of design,
  materials, workmanship, and feeling as these aspects of integrity are necessary for the
  property to convey its significance. Some alterations may be acceptable (minimal
  replacement of storefronts, a small rear addition) as long as the property retains its essential
features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

CIVIC AND INSTITUTIONAL PROPERTIES

The post-war population boom associated with returning soldiers created demand for civic and institutional development. In Arroyo Grande, significant development was seen in schools and churches, as well as a few civic buildings.

Schools built in the post-war era usually were designed in a Modern-era style. Modern style schools were often multiple single-story concrete buildings that formed sprawling campuses and were linked to a playground area. Strong examples of Modern-era school buildings are the Margaret Harloe Elementary School and the Paulding Middle School.

Character-Defining Features

Civic or institutional buildings constructed during World War II and the post-war era typically exhibit the following character defining features:

- Civic or public use
- Location in residential neighborhoods (sometimes included as part of master tract planning)
- Mid-century architectural style and form
- One or two stories in height
- Concrete construction
- Stucco, wood, or other contemporary cladding (such as pebbledash or Formstone)
- Multiple buildings linked by covered walkways (especially schools)

Significance

Civic or institutional buildings from this period are likely to be significant because they illustrate the rapid growth of Arroyo Grande during the post-war period, are associated with a prominent civic or religious leader, and are rare examples of institutional building types in Arroyo Grande or a particular style or method of construction. In order to be considered eligible for listing in the national or state historical registers, civic or institutional buildings from this period must be significant for their association with at least one of the following criteria:

National Register Criterion A/California Register Criterion 1 (Event)

A World War II or post-war civic or institutional building located in a historic residential neighborhood may be significant under Criteria A/1 (Event) as an example of the community growth and master planning which accompanied the theme of post-war suburban development. This may be as an individual property or as part of a larger residential district. In addition, a World War II or post-war civic or institutional property may be significant under Criteria A/1 if it is associated with other themes, such as automobile-related development.

National Register Criterion B/California Register Criterion 2 (Person)

A World War II or post-war civic or institutional building may be significant under Criteria B/2 (Person) if it is found to be associated with the life of a significant member of Arroyo Grande’s community, such as a prominent civic or religious leader.

National Register Criterion C/California Register Criterion 3 (Design/Construction)

A World War II or post-war civic or institutional building is likely to be significant under Criteria C/3 (Design/Construction) as a high-style example of one of the popular mid-century architectural styles (e.g. Modern or Contemporary styles). The architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Arroyo.
Grande’s wartime or post-war civic or institutional architecture. An architect-designed civic or institutional building from this era might also be significant under this criterion as the work of a master architect or builder.

**Integrity Considerations**

In order to be eligible for listing in the local, state, or national historic register, a civic or institutional property must retain sufficient integrity to convey its significance. A wartime or post-war civic or institutional property that has sufficient integrity will retain a majority of the character-defining features listed above, especially its civic or institutional function. In detail:

- A civic or institutional property significant under Criteria A/1 should retain integrity of location, setting, feeling, and association.
- A civic or institutional property significant under Criteria B/2 should retain integrity of location, design, feeling, and association as the physical fabric and function that conveys the connection to the individual is critical.
- A civic or institutional property significant under Criteria C/3 should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (minimal replacement of storefronts, a small rear addition) as long as the property retains its essential features and overall form/massing. Alterations that would not be acceptable include removal of exterior cladding materials, addition of stucco, or a second story addition.

**Modern Arroyo Grande (1966–present)**

Arroyo Grande in the modern era faced serious challenges balancing the preservation of historic buildings, the retention of agricultural land, demolition, and new construction. New construction continued to replace old or original buildings and agricultural landscapes were threatened by development throughout the City. In the wake of these projects, modernization of the historic commercial core and loss of agricultural land became areas of contention for concerned citizens. Since the 1960s, planners and developers have examined methods to modernize historically significant buildings on Arroyo Grande’s East Branch Street. Pressure from such plans has lead to grassroots preservation campaigns and the adoption of design guidelines to protect the historic character in Arroyo Grande Village for future generations. In 1976, the South County Historical Society was founded to educate citizens about the history of southern San Luis Obispo County. Additionally, citizens and planners have sought ways to preserve and protect Arroyo Grande’s agricultural land, which originated the historic City. These persisting debates between modernization and preservation continue to shape Arroyo Grande today.

**SUBDIVISIONS AND ANNEXATIONS**

After 1966, Arroyo Grande was active in both annexation and development. In 1969, Oak Park Number One, which was part of Rancho Corral de Piedra, was annexed into Arroyo Grande. In the 1970s, the Valley Gardens and Greenwood housing tracts were developed on prime farmland. The 1973 proposal for the Arroyo Hills Development included 660 acres of development. In 1974, 55 acres of Corbett Canyon was annexed, and the Walnut Creek Subdivision was approved. Developer Reuben Kvidt built Oak Park Acres, a 278-acre residential subdivision at the intersection of Noyes Road (now Oak Park Boulevard) and Highway 101 in 1977. This residential development...
was part of a larger, long-range development plan that included commercial, office, and additional residential construction. In 1978, the Rancho Grande development was planned. This project included 464 acres over ten years, including four housing projects that would significantly boost the City’s population (by 15,000 persons).\footnote{Ibid.} The same year, another annexation was approved for the Highlands, where developer Eldon Gearing planned to build 300 units on 47.5 acres south of Valley Road High School and three other potential residential developments that would create more than 1,000 new housing units.

In the late 1970s, the Arroyo Grande City Council began to express concern over the tremendous amount of new development. In 1978, the council disapproved an annexation that included a 40-home development, arguing that there were already a sufficient number of subdivisions in the City. Councilman Matthew P. Gallagher, Jr., stated that annexation of another piece of property would only further complicate measures intended to control the amount of growth in the City.\footnote{Ibid.}

Despite the 1978 council decision, development continued. Kvildt expanded Oak Park with a residential townhome development, Oak Park Leisure Gardens, which included 117 condominiums and a clubhouse. Then, after a lengthy battle between the Brisco Road residents and the City, the area known as “Brisco Island” was annexed into Arroyo Grande in 1981 by popular vote.\footnote{Read, John A. Five Cities Times Press Recorder. “Brisco Island” March 4, 1981.}

Other residential subdivisions developed at that time, including Castillo Del Mar, Berry Street, and Victorian Court.

**Preservation of Agricultural Lands**

Agriculture has provided both economic and cultural value to the Arroyo Grande Valley since its earliest settlement. During the modern era, significant acreage of agricultural land has been replaced by new subdivisions and construction. In the 1970s, anti-development movements began a battle to proactively save farmland.\footnote{San Luis Obispo County Library Archives, Arroyo Grande Annexations folder.} In 1980, San Luis Obispo County adopted the Land Use Element and Land Use Ordinance based on recommendations in a planning report. In 1988, the Arroyo Grande City Council adopted the “Right to Farm Ordinance,” as part of a City plan to protect disappearing farmland.\footnote{Honeycutt.}

Agriculture continues to be an important industry to the local economy. In 1998, the vegetable industry grossed $132.9 million in San Luis Obispo County, outperforming vineyards that produced $74 million.

**Commercial Development**

Commercial projects developed at the same rate as residential projects during this period. In 1966, Hahn, Wise & Associates produced a 20-year master plan for Arroyo Grande that focused on modernization of the Central Business District, Arroyo Grande’s historic commercial core. The plan included demolition of historically significant buildings and their replacement with modern construction and landscape architecture.\footnote{Hahn, Wise & Associates. “Arroyo Grande Central Business District” 1966. From the South County Historical Society Archives.} Although this plan never came to fruition, it indicates the direction of development sentiments at the time. From 1966 onward, large-scale commercial developments were built with rapid speed in Arroyo Grande. Thousands of acres of agricultural land...
were transformed into shopping plazas, office complexes, and residential subdivisions at the outskirts of the city limits.

In 1970, the Pacific Telephone Company initiated a $1.4 million construction project in the 100 block of North Halycon Road. This project brought direct distance dialing in the South County using modern automatic electronic switching equipment. 141

Oak Park Plaza, the commercial counterpart to Oak Park Acres, began construction in 1978. In addition to the plaza which included a department store, drugstore, markets, restaurants, and shops, Reuben Kvidt also planned 93-acres of greenbelt, a 10,000-square foot medical-dental facility, a 10,000-square foot office plaza, and racquetball and tennis courts. 142 The massive scale of these projects had never before been proposed in Arroyo Grande.

In addition to new development threatening older buildings and farmland, 21 buildings in the historic Village Core were classified as “potentially hazardous” in 1990, including the International Order of Odd Fellows (IOOF) Building. That year, City staff began drafting design guidelines for residential and commercial structures in an effort to preserve Arroyo Grande’s “unique historic and archaeological resources for future generations.” 143 The following year, Arroyo Grande conducted a windshield Historic Resources Survey, identifying historic buildings throughout the City. In 1994, the City of Arroyo Grande approved design guidelines for the Village Core and surrounding neighborhoods. 144

Arroyo Grande’s citizens showed continued support to preserve of the City’s historic core when more than 300 people signed a petition drafted by the local preservation group “Preserve the Village.” The petitioners were, dedicated to protecting the 95-year-old E.C. Loomis & Son Feed Store, which was slated for demolition. “Preserve the Village” was formed to prevent the demolition of historic buildings and construction of large modern buildings like those along West of Branch Street. 145 Both City planners and local citizens worked to preserve the historic character of Arroyo Grande in the wake of large-scale commercial development. These efforts are evident in the Village Core today, and it continues to be, characterized by many historic buildings that are still in use.

INSTITUTIONAL DEVELOPMENT

Arroyo Grande was historically home to a variety of religious organizations. Post-war population growth continued to influence institutional development into the late 1960s and early 1970s. Some churches reached maximum capacity, and this prompted the construction of new churches. The United Methodist congregation’s new church was consecrated in 1968. The church, which seats 240, was built at a reported cost of $90,000 and required 2,000 hours of volunteer labor. Reverend William Black became the new pastor after the consecration, replacing Reverend Kenneth Criswell. 146 During the spring of 1970, St. Patrick’s Catholic Church was deconstructed, leaving only the front façade of the church that had been part of the community for more than 80 years. 147

In 1981, the new Arroyo Grande Fire Station on Traffic Way was dedicated.
PARKS AND RECREATION

Lopez Dam and Recreation Project significantly impacted the flood patterns pattern of Arroyo Grande Creek and provided a new recreation area for the South County. In 1967, work commenced on a dam on Arroyo Grande Creek, flooding Routzahn Park. The project was completed in 1968 at a reported cost of $16 million. The resulting reservoir, thereafter known as Lopez Lake, provided water to the Arroyo Grande Valley and was intended to control flooding. The valley avoided flood damage in 1969, 1983, and 1997, when weather patterns affected other areas in the region. Lopez Lake includes a recreation area with a waterslide and permits sailing, camping, and other outdoor activities.

In 1983, Strother Park was dedicated to the City. The park was a gift of Newell Strother, the longtime editor and owner of the Arroyo Grande Herald Recorder, and Virginia Strother, the former president of the City’s Women’s Club. Despite the presence of Lopez Dam, a levee system failed during a 2001 storm, causing flooding over hundreds of acres and in several homes. Managing flooding from the Arroyo Grande Creek continues to challenge Arroyo Grande planners and farmers today.

HERITAGE SQUARE

Heritage Square is a center of education and history created and maintained by the South County Historical Society (SCHS). It includes a park, two museums, a research library, and a reconstructed barn. These relocated historic buildings and park constitute an important point of historic and tourism in Arroyo Grande. The museums are housed in restored historic Arroyo Grande buildings: the Santa Manuela Schoolhouse, now a schoolhouse museum, and the Heritage House. The Santa Manuela Schoolhouse was originally located on the Joseph Jatta property, an area permanently flooded when Lopez Dam was built. The house was subsequently moved to East Branch and Stanley streets, and finally relocated to its present location on Short Street. The Heritage House was built around 1865, acquired by the SCHS in 1997 and restored. At the turn of the twenty-first century, the still-active Rotary Club of Arroyo Grande built the bandstand in the center of Heritage Square. Ruby’s House, now occupied by the Patricia Loomis Library, was acquired by the SCHS, restored, and reopened in 2006 on Mason Street as a library and research center.

ETHNIC AND CULTURAL DIVERSITY

The Pismo Oceano Vegetable Exchange (POVE) continues to be an influential Japanese American agricultural organization today despite its small size. Members are both advocates for the agriculture industry in Arroyo Grande Valley as well as involved in other community and youth organizations. As of 2008, POVE had five members. The Eto and Ikeda families continued to farm in the region, and Japanese Americans own and farm approximately 2,000 acres of land in the Arroyo Grande Valley.

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148 Hubbard, Jean and Gary Hoving, 83.
149 “Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study.” Prepared for Coastal San Luis Obispo County Board of Supervisors, State Coastal Conservancy and CA Department of Parks and Recreation. January 4, 2006.
150 Hubbard, Jean and Gary Hoving, 76.
151 “Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study.” Prepared for Coastal San Luis Obispo County Board of Supervisors, State Coastal Conservancy and CA Department of Parks and Recreation. January 4, 2006.
153 Ikeda, Tom and Vard Ikeda. Interview by Craig Rock.
Although the Portuguese population in Arroyo Grande has dwindled, the existing Portuguese community is a close-knit group. Early Portuguese settlers were influential in farming and dairy, but few continue to farm in modern Arroyo Grande.
V. SURVEY REPORT AND RECOMMENDATIONS

The Survey Report section was prepared as a component of the Historic Context Statement. It contains evaluation for historic significance with recordation on State of California, Department of Parks & Recreation series 523 forms (DPR 523). This Survey Report section addresses survey objectives, surveyed properties, research design, and methodology. It builds on the foundation created by the research synthesized in the Historic Context Statement and presents the resulting survey findings.

Once the results of this survey are adopted, it is recommended that these data are entered in a comprehensive City of Arroyo Grande Historic Resources Database. It is further recommended that these complete results be provided to the Central Coast Information Center for inclusion in the California Historical Resources Information System and the statewide Historical Resources Inventory database maintained by the California Office of Historic Preservation (OHP). The OHP-maintained Historical Resources Inventory is limited to historical resources that have been identified and evaluated through one of the programs that OHP administers under the National Historic Preservation Act or the California Public Resources Code. It normally includes data regarding resources evaluated in local government historical resource surveys partially funded through Certified Local Government grants or in surveys local governments have submitted for inclusion in the statewide inventory.

Because the project was a survey of a circumscribed area for historical resources, a two-step process was used. To commence work, comments from the City of Arroyo Grande staff were taken into consideration, including the limits of the properties being evaluated. Once the initial survey population was narrowed, historic and current maps were studied, marked, and the preliminary field survey was undertaken. Surveys for historic significance are generally prepared at either a reconnaissance or an intensive level. Reconnaissance-level surveys are less detailed than intensive surveys, but normally do not provide definitive findings of historic significance. Intensive-level surveys yield findings, but are more time-consuming and costly than reconnaissance surveys. In “Archeology And Historic Preservation: Secretary of the Interior's Standards and Guidelines” [as amended and annotated] under Secretary of the Interior's Standards for Identification, the two processes are outlined:

**Reconnaissance** surveys create a record that describes:

1. types of properties in survey area (e.g. residential single- or multi-family, commercial retail or office, industrial)
2. limits of area surveyed
3. methodology used in survey (including the extent of coverage)
4. properties identified with categories of information collected
5. areas surveyed that may contain historic properties or historical resources.

**Intensive** surveys are far more specific, and entail performing research, analysis justified professional opinions or findings regarding historic significance. Those records typically include items 1-5 above, as well as:

1. A complete, research-based evaluation of each property, including a description of its appearance, any alterations, and assessment of integrity.
2. Findings include application of appropriate criteria and clear explanations, with well-justified evaluation of historic significance.
3. If properties are found to be significant, boundaries of the historical resource or historic property are included.

**RECONNAISSANCE-LEVEL SURVEY**

The evaluation for historic significance considered all properties in the study area. To commence the effort, a reconnaissance-level survey was undertaken that included a brief review of all parcels in the Village Core. This partially established the properties to be studied in further detail. Additional background research to confirm and/or corroborate building construction dates was performed using City of Arroyo Grande building permit records, augmented by San Luis Obispo County Tax Assessor’s records and review of historic maps. Properties with improvements completed before 1961 (more than 50 years before 2011) which had not been substantially altered and were recognizable to what may have been their original appearances were evaluated for historic significance under Federal, state, and local criteria. Those properties became the reconnaissance survey population for the purposes of this report. In consultation with the City of Arroyo Grande staff, the survey population was narrowed to 25 properties, some of which are comprised of more than one parcel and/or more than one building. Properties in the study area which contained improvements completed after 1966 or were significantly altered were not intensively surveyed. Refer to Table 6 for a complete listing of all properties considered in this survey effort.

**INTENSIVE-LEVEL SURVEY**

The intensive survey phase was conducted after the reconnaissance survey had identified properties that met the City staff’s basic survey requirements. Properties containing improvements that were found to be significantly altered but warranted additional research were recorded in DPR series 523 Primary and Building Structure or Object forms. All properties recorded for this survey are appended to this report, in accordance with California Office of Historic preservation-prepared “Instructions for Recording Historical Resources” (1995). The survey included properties which were found to warrant require evaluation for historic significance, including borderline properties, which may or may not ultimately be considered historically significant and properties that were clearly not significant in order to provide a broad sample. For properties being evaluated for historic significance, existing building permits, including original “core and shell” permits and those for significant exterior alterations, were reviewed and noted.

Original ownership, tenants, and uses as available were reviewed and noted. Identities of builders, architects, developers, and other persons who may have been associated with the properties were noted and researched where warranted. Properties and their settings were digitally photographed and recorded in field notes. Other properties in Arroyo Grande, the greater region, and elsewhere were considered toward making these professional judgments.

In order to arrive at professional judgments regarding historic significance, National Register and California Register criteria for evaluation as well as local landmark standards were considered. Integrity assumptions regarding previous alterations were made and double-checked though permit history, aerial photographs, and other sources. For this project, properties that may have been previously identified as well as previously unidentified properties were field-checked and evaluated for historic significance, according to Federal, state, and local landmark criteria. Those thresholds for significance are described in Section III of this report. Resources subject to review were not limited to buildings but considered the existence of a larger, heretofore unidentified historic district.

For the proposed project, the 536 properties in the Village Core were briefly surveyed at the reconnaissance level. Once additional professional judgments were made, 25 parcels were proposed to the City of Arroyo Grande for intensive survey. Table 6 contains an overview of the complete...
survey, with addresses, San Luis Obispo County tax assessor’s parcel numbers and historic significance findings.

Table 6: Intensively Surveyed Built Environment Properties

<table>
<thead>
<tr>
<th>Property Number</th>
<th>Address</th>
<th>Assessor's Parcel Number</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>215 East Branch Street</td>
<td>007192026</td>
<td>5B</td>
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<tr>
<td>2</td>
<td>123-131 East Branch Street</td>
<td>007192066</td>
<td>5B</td>
</tr>
<tr>
<td>3</td>
<td>114-116 West Branch Street</td>
<td>007191027</td>
<td>5B</td>
</tr>
<tr>
<td>4</td>
<td>118-124 West Branch Street</td>
<td>007191036</td>
<td>5B</td>
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<tr>
<td>5</td>
<td>100 East Branch Street</td>
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</tr>
<tr>
<td>6</td>
<td>102 East Branch Street</td>
<td>007491002</td>
<td>6Z</td>
</tr>
<tr>
<td>7</td>
<td>112 East Branch Street</td>
<td>007491053</td>
<td>7N1</td>
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<tr>
<td>8</td>
<td>118-120 East Branch Street</td>
<td>007491044</td>
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<tr>
<td>9</td>
<td>408-410 East Branch Street</td>
<td>007494014</td>
<td>6Z</td>
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<tr>
<td>10</td>
<td>203 East Branch Street</td>
<td>007192022</td>
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<td>11</td>
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<td>13</td>
<td>134 East Branch Street</td>
<td>007491051</td>
<td>6Z</td>
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<tr>
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<td>404 East Branch Street</td>
<td>007494011</td>
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<tr>
<td>25</td>
<td>145 West Branch Street</td>
<td>007481009</td>
<td>5B</td>
</tr>
</tbody>
</table>

Refer to Figure 16 for an annotated aerial photograph of the survey area with property boundaries and numbers shown graphically.
Of the 25 properties evaluated, two (2) were previously designated as a local landmark, and thirteen (13) resources were found to contribute to the historic significance of the Arroyo Grande Village Core Historic District. Those contributing properties are #1, #2, #3, #4, #5, #7, #8, #11, #14, #15, #17, #18, #20, #21, #22, #23 and #25. Properties #6, #9, #10, #12, #13, #16, #19, #12, and #24 do not contribute to the significance of the identified historic district. Refer to Appendix 2 for California Department of Parks and Recreation (DFR series 523) survey forms for each intensively surveyed property.

RECOMMENDATIONS

It is recommended that the Arroyo Grande Community Development Department pursue the following recommendations, some of which would require adoption by City Council or other action.

- **Recommendation 1:** It is recommended that the City of Arroyo Grande adopt the findings in this Historic Context Statement.

  Properties designated under a local ordinance are presumed to be eligible for listing in the California Register unless there is a preponderance of evidence to the contrary. Properties that are identified as significant in an adopted local survey have this same presumption of significance.

- **Recommendation 2:** It is recommended that the City of Arroyo Grande submit these survey findings to the Central Coast Information Center.

  By submitting these adopted survey findings to the Central Coast Information Center, reviewers' professional judgments will be added to the California Historical Resources Information System, which includes the statewide Historical Resources Inventory database maintained by the California Office of Historic Preservation. Those records
include the information and managed, under contract, by the independent regional
Information Centers.

The Historic Context Statement and Survey Report and all DPR 523 forms should be
included in the transmittal. They are normally submitted as both one complete paper
copy with an electronic copy on disc. The final results should be sent, with a detailed
transmittal to:

Central Coast Information Center
Attn. Ms. Kristina Gill, Assistant Coordinator
University of California, Santa Barbara
Department of Anthropology
Humanities and Social Sciences Building, Room 2211
Santa Barbara, CA 93106-3210
Phone: (805) 893-2474
Fax: (805) 893-8707

It is recommended that Information Center staff be contacted in advance of the
submittal to ensure that the contents comply with their latest requirements.

- **Recommendation 3:** It is recommended that the City of Arroyo Grande pursue
status as a Certified Local Government.

Certification of local historic preservation programs by State Historic Preservation Officers
(SHPO) and the Secretary of the Interior is among the programs promulgated by the National
Historic Preservation Act of 1966 (as amended). Such certification of local programs may allow
local program to apply for grants-in-aid from the Historic Preservation Fund, administered by
the Secretary of the Interior (through the SHPO). Refer to Appendix 3 for additional
information regarding CLG requirements.

In order to achieve certification, local government programs must enforce appropriate state
regulations and local preservation ordinances. As a CLG, a local government is required to:

1) enforce appropriate State or local legislation for the designation and protection of
historic properties;
2) establish an adequate and qualified historic preservation review commission by
State or local legislation;
3) maintain a system for the survey and inventory of historic properties;
4) provide for adequate public participation in the local historic preservation
program; and
5) satisfactorily perform the responsibilities delegated to them under the Act. 154

Local governments may apply to become a Certified Local Government by submitting
appropriate applications, endorsed by the chief elected official of the applying local government,
to the California office of Historic Preservation. If the applicant meets the criteria, OHP will
forward the application and recommend certification to the National Park Service, which will
make the final certification decision. When the Park Service is in agreement with the OHP
recommendation, a certification agreement is signed by OHP and the local government,

completing the certification process. It is the local government itself that is certified, not merely the preservation commission.

- **Recommendation 4:** It is recommended that the City of Arroyo Grande adopt and enact a Mills Act ordinance.

The Mills Act is a self-directed economic incentive program for owners of qualified historic properties. In 1972, San Diego State Senator James Mills first introduced Senate Bill 357; seven years later the Mills Act became California’s leading financial incentive program for historic buildings.

The Mills Act provides motivation for restoring, rehabilitating and maintaining eligible properties to promote appreciation of a City’s architecture, history and culture. This legislation grants participating local governments the authority to enter into contracts with qualified historic property owners who agree to preserve and maintain their historic properties while receiving property tax relief. Nearly 100 communities in California have adopted Mills Act programs. Historic preservation can play an important role revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with a community's past.

- **Recommendation 5:** It is recommended that the City of Arroyo Grande continue systematically identifying historical resources and historic properties, surveying and adopting the findings for at least 25 additional properties each year.

Surveys are crucial to planning for future development. They can be a principal planning tool that would identify, record and evaluate significant and non-significant properties and historic districts throughout the community. Those surveys form part of the foundation for a proactive and comprehensive municipal historic preservation program. Because so few surveys have been completed in Arroyo Grande, users including agency staff, preservation advocates and community leaders do have not have the benefit of complete record of significant historical resources. In addition, surveys, once completed require periodic updating.

The current system can result in triage-focused approaches that do not effectively accommodate change. If, from the outset, project proponents know the historic significance of properties under consideration, they can freely pursue the most effective, reasonable and rational projects, without costly mistakes that currently hinder these entitlement processes. Effective surveys are essential to balanced community planning effort that will preserve significant properties, and can effectively accommodate growth.
VI. CONCLUSION

The City of Arroyo Grande Village Core survey area has a long and important history associated with the growth and development of the Arroyo Grande Valley. The City is one of the most prominent and populated areas in San Luis Obispo County, and is most notable for its rich agricultural resources.

The historical narrative and property types guide presented in this Historic Context Statement provide a foundation on which future Historic Resources Survey work and documentation can be conducted. Using the information contained herein, it will be possible for the City of Arroyo Grande staff, historical consultants, and community parties to connect a known historic property in Arroyo Grande to its appropriate social, cultural, commercial, or developmental context. A property’s historic significance and integrity may also be evaluated to determine the resource’s eligibility for designation at the national, state, or local levels. The goal of the guide is to facilitate, standardize, and encourage the recognition, continued documentation, and preservation of Arroyo Grande’s unique cultural resources.
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University of Southern California Digital Library.

APPENDIX 1

CALIFORNIA HISTORICAL RESOURCE STATUS CODES
CALIFORNIA OFFICE OF HISTORIC PRESERVATION, 2003
California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)
   1D Contributed to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
   1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
1CS Listed in the CR as individual property by the SHRC.
1CL Automatically listed in the California Register — Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1977 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
   2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
   2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
   2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
   2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
   2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
   2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
   2S2 Individual property determined eligible for NR by consensus through Section 106 process. Listed in the CR.
   2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
   2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
   3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
   3D Appears eligible for NR as an individual property determined eligible by survey evaluation.
   3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3SC Appears eligible for CR as an individual property determined eligible by survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation
   4CM Market List - State Owned Properties - FRC §5024.

5 Properties Recognized as Historically Significant by Local Government
   5D1 Contributor to a district that is listed or designated locally.
   5D2 Contributor to a district that is eligible for local listing or designation.
   5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified
   6C Determined ineligible for or removed from California Register by SHRC.
   6J Landmarks or Points of Interest found ineligible for designation by SHRC.
   6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
   6T Determined ineligible for NR through Part I Tax Certification process.
   6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
   6W Removed from NR by the Keeper.
   6X Determined ineligible for the NR by SHRC or Keeper.
   6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
   6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation
   7J Received by OHP for evaluation or action but not yet evaluated.
   7K Resubmitted to OHP for action but not reevaluated.
   7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
   7M Submitted to OHP but not evaluated - referred to NPS.
   7N Needs to be reevaluated (Formerly NR Status Code 4)
   7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/RESTORATION or when meets other specific conditions.
   7R Identified in Reconnaissance Level Survey: Not evaluated.
   7W Submitted to OHP for action – withdrawn.

12/3/2003
APPENDIX 2

CALIFORNIA OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS & RECREATION
SERIES 523 FORMS
**P1. Other Identifier:** City of Arroyo Grande Fire Department, Arroyo City Council Building

**P2. Location:** Not for Publication
- **a. County:** San Luis Obispo
- **b. USGS 7.5’ Quad:** Oceano
- **c. Address:** 215 East Branch Street
- **City:** Arroyo Grande
- **Zip:** 93420

**P3a. Description:**
- **Architectural style:** Mid-Century Modern
- **Exterior wall finishes:** Stucco and clapboard with concrete
- **Roof:** Likely flat, various levels
- **Windows:** Tinted (black-out), decorative metal-frame storefront, side bay has arched windows
- **Primary entrance:** Single-leaf, metal-frame, storefront-types, (2) with sidelights
- **Chimney:** N/A
- **Garage:** N/A
- **Other notable features:** Incised main bay higher than side bay with decorative graphic clock, and storefront lights arranged in decorative stagger pattern, flagpole between entance and side bays on roof
- **Plan:** Rectangular
- **No. stories:** 1
- **Condition:** Intermediate
- **Alterations:** see B6.

**P3b. Resource Attributes:** (list attributes and codes) HP14. Government building

**P4. Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District

**P5a. Photo or Drawing:**

Significance, Page & Turnbull, 2011

**P5b. Photo:**
View northwest, 9/9/10, photograph #DSC 00613

**P6. Date Constructed/Age and Sources:**
- **Historic:** ca. 1950 (exact date unknown)

**P7. Owner and Address:**
- **Unknown**

**P8. Recorded by:**
- R. Imboden, J. Kahn, F. Smith
- Page & Turnbull, Inc.
- 417 S. Hill Street, # 211
- Los Angeles, CA 90013

**P9. Date Recorded:**
- November 23, 2011

**P10. Survey Type:**
- Intensive

**P11. Report Citation:**
- (Cite survey report and other sources, or enter “none”)
- Arroyo Grande Survey for Historic

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

DPR 523A (1/95)

*Required information*
B1. Historic name: City of Arroyo Grande Fire Station
B2. Common name: Arroyo Grande City Council Building
B3. Original Use: Institutional, government  
B4. Present use: Institutional, government

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was originally constructed to house the Arroyo Grande Fire Department. The exact date of construction is unknown. The earliest building permit on file is an electrical permit from 1954 (#1323). After 1983, the building was converted for use as the Arroyo Grande City Council Building.

*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:
B9a. Architect: unknown  
b. Builder: unknown

*B10. Significance: Theme World War II and Post-War Era  
Area Village Core  
Period of Significance 1941-1965  
Property Type Institutional  
Applicable Criteria C/3

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

The subject property, Arroyo Grande City Council building was originally constructed ca. 1950 as the Arroyo Grande Fire Station. The contemporary style fire station was built on former property of Good Samaritan Hall. The date of its demolition is not known (South County Historical Society). In 1983, a new fire department building was constructed on Traffic Way and the agency moved to the new location. Sometime after that, the building was used by the Arroyo Grande City Council.

The building has had few alterations. As a part of the conversion, from use as a fire station to offices, the doors garage bay doors were removed and replaced with arched, multi-pane windows. Tinting (black-out) was also applied to the large window. Those alterations do not significantly affect the integrity of the building design, materials, workmanship, location, setting, feeling or association.

The building was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district under Criteria 3. Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the Mid-Century Modern style of architecture (e.g. stucco and concrete exterior, decorative metal-frame storefront, graphic clock) and is therefore significant under Criteria C/3. There is no reason to believe that it may be eligible under Criteria D/4.

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

*B12. References:

B13. Remarks: Located across the street from Arroyo Grande City Hall (214 East Branch Street)

*B14. Evaluator: Francesca Smith  
*Date of Evaluation: November 23, 2011

Sketch Map  
no scale  
subject property illustrated in diagonal lines

DPR 523B (1/95)  
*Required information
**P1. Other Identifier:** Brisco’s Village Gift Shop, Brisco’s Village Hardware, Verena’s Go Gourmet, Arroyo Grande Counseling Community and Social Services, Café Andreini, Spencer Records Building, Brisco Hotel, Brisco Building

**P2. Location:**
- **b.** USGS 7.5’ Quad: Oceano
- **c.** Address: 123-131 East Branch Street
- **a.** County: San Luis Obispo
- **d.** Date: 1965 revised
- **e.** Other Locational Data:
  - City: Arroyo Grande
  - Zip: 93420

**P3a. Description:**
(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Commercial Vernacular (123 East Branch); Romanesque-influenced commercial block (125-131 East Branch)

Exterior wall finishes: Ashlar stone, likely “Los Berros sandstone”

Roof: Likely flat, material unknown

Windows:
- Ground Floor: Metal-frame glass storefront with replacement metal-frame transom (123 East Branch); metal-frame glass storefront with replacement metal-frame transom over stone bulkhead (125 East Branch); painted wood-frame glass storefront with primarily single-sash, painted wood transoms (127-131 East Branch).
- Second Floor: Paired wood-frame, double-hung with semicircular two-light transoms (125-131 East Branch).

Primary entrance:
- Recessed metal-frame glass door (123 East Branch). Recessed painted wood, glazed pair of doors, likely replaced (125 East Branch). Recessed painted, wood-frame glazed door with sidelights (127 East Branch). Single arched opening with stained wood-frame, glazed door (129 East Branch). Broad, centered Romanesque-influenced, key-ed archway supported by stone columns with glazed storefront beyond, flanked on both sides by painted, wood-frame glass storefront, with primarily single-sash, painted, wood transoms (131 East Branch).

Chimney: N/A

Garage: N/A

Other notable features:
- Pronounced single-course, stone cornice spanning the top of 123 East Branch.
- Pronounced stepped two-course stone cornice spanning the top of the building; centered below the cornice is a date stone inscribed “1904;” upper floor includes five regularly spaced, keystone-arched window openings; lower level is irregular and asymmetrical in the placement and size of storefronts (125-131 East Branch).

Plan: Rectangular

No. stories: 1 (123 East Branch); 2 (125-131 East Branch)

Condition: Fair (123 East Branch); good (135-131 East Branch)

Alterations: See B6.

**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

**P5a. Photo or Drawing:**
(Photo required for buildings, structures, and objects.)

**P5b. Photo:**
View northwest, 9/9/10, photograph #DSC 00618

**P6. Date Constructed/Age and Sources:**
- Historic
- 1904, inscription on building

**P7. Owner and Address:**
unknown

**P8. Recorded by:**
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

**P9. Date Recorded:**
November 23, 2011

**P10. Survey Type:**
Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (list)
**Resource Name or #** Property 2

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<td>B2. Common name:</td>
<td>Brisco Building</td>
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<td>B4. Present use:</td>
<td>Commercial/Retail</td>
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<td>B5. Architectural Style:</td>
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<td>B7. Moved?</td>
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<td>B14. Evaluator:</td>
<td>Robert Imboden</td>
</tr>
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<td>Date of Evaluation:</td>
<td>November 23, 2011</td>
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Resource name(s) or number (assigned by recorder): Property 3

P1. Other Identifier: Donati Company, Doc Burnstein's Ice Cream Lab

P2. Location: [ ] Not for Publication [X] Unrestricted
   *b. USGS 7.5' Quad Oceano
   *c. Address 114-116 West Branch Street
   *d. County San Luis Obispo
   *e. City Arroyo Grande
   *f. Zip 93420

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Classical Revival Commercial
Exterior wall finishes: Incised plaster over masonry
Roof: Likely flat, material unknown
Windows: Painted, wood-framed glass storefront first floor, with multi-light, painted wood transoms (10 lite). Some portions recessed
Primary entrance: Central arch, recessed entrance with pair of painted wood, single-lite glazed doors
Chimney: N/A
Garage: N/A
Other notable features: Symmetrical façade with central, recessed entrance and decorative scrolls on springers, high parapet with classical cornice, gooseneck lamps illuminate incised sign band, storefront recessed on right side, blade sign left-hand side
Plan: Rectangular
No. stories: 1
Condition: Excellent
Alterations: See B6.

P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building


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

P5b. Photo: (view and date)
View northwest, 9/9/10, photograph #DSC 00628

P6. Date Constructed/Age and Sources: [X] historic
   c. 1906, City of Arroyo Grande Historic Resource Data Sheet (1991)

P7. Owner and Address: unknown

P8. Recorded by:
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

P9. Date Recorded: November 23, 2011

P10. Survey Type: Intensive

P11. Report Citation: (Cite survey report and other sources, or enter “none”)
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: [ ] None [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [X] Building, Structure, and Object Record
[ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
[ ] Artifact Record [ ] Photograph Record [ ] Other (list)
**NRHP Status Code**: 5B

**Resource Name or #**: Property 3

**B1. Historic name**: Donati Company, Greyhound Bus Depot, Arden Farms, Burnardoz, Village Ice Cream & Eatery

**B2. Common name**: Doc Burnstein's Ice Cream Lab

**B3. Original Use**: Commercial

**B4. Present use**: Commercial

**B5. Architectural Style**: Classical Revival


**B7. Moved?**: No

**B8. Related Features**:

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<thead>
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<th>Code</th>
<th>Description</th>
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<td>B9a</td>
<td>Architect: unknown</td>
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| B10  | Theme: Arroyo Grande Incorporation Period

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


AG Historic Buildings. "1988.004.002 Map", South County Historical Society

Polk’s Crocker-Langley-San Francisco City Directory. 1946: 1086.


**B13. Remarks**: The building has undergone the following known exterior alterations: a small addition was added in 1952, a “total exterior remodel” in 1987, because of its unreinforced masonry construction, it was retrofitted in 2000 and some storefront glass was replaced with decorative glass (year unknown). Those alterations do not significantly affect the integrity of the building design, materials, workmanship, location, setting, feeling or association.

**Sketch Map**

*Required information*
**P1. Other Identifier:** Harvest Church

**P2. Location:**
- *Not for Publication* ☐
- *Unrestricted* ☑
- *a. County* San Luis Obispo
- *b. USGS 7.5’ Quad* Oceano
- *Date* 1965 revised
- *c. Address* 118-124 West Branch Street
- *City* Arroyo Grande
- *Zip* 93420

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Folk Victorian/Carpenter Gothic
Roof: High-pitched, asphalt composition tab shingle. Ornamental shingles at spire.
Windows: Painted, wood-sash, 4 over 6, double hung with pointed tops (predominant throughout). Round “rose-style” window at front façade.
Primary entrance: Broad staircase (6 steps) with sloped bulkhead lead to entry terrace. The primary, side facing entrance door is painted wood, raised-panel type with triangular transom above.
Chimney: N/A
Garage: N/A
Other notable features: Entrance doors are flanked with wood buttress elements. Remnants of now lost decorative wooden tracery element present in upper-most portion of front gable. Asymmetrically located bell tower at front façade with carpenter gothic-style bracketing which supports elongated pinnacle roof spire topped with the western-style Christian cross.
Plan: Irregular T-shaped plan
No. stories: 1
Condition: Excellent
Alterations: See B6.

**P3b. Resource Attributes:** (list attributes and codes) HP16. Religious building

**P4. Resources Present:** ☑ Building  Structure  ☐ Object  ☐ Site  ☑ District  ☑ Element of District  ☐ Other

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

[Photo of the building]

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**P5b. Photo:** (view and date)
View north, 9/9/10, photograph #DSC 00630

**P6. Date Constructed/Age and Sources:** ☑ historic 1887, www.agharvest.com

**P7. Owner and Address:**
unknown

**P8. Recorded by:**
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

**P9. Date Recorded:**
November 23, 2011

**P10. Survey Type:**
Intensive

**P11. Report Citation:** (Cite survey report and other sources, or enter “none”)
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:** ☐ None  ☑ Location Map  ☐ Sketch Map  ☐ Continuation Sheet  ☑ Building, Structure, and Object Record  ☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record  ☐ Other (list)
Historic name: Arroyo Grande Methodist Episcopal Church
Common name: Harvest Church
Original Use: Religious (Church)

Architectural Style: Folk Victorian/Carpenter Gothic

Construction History: Construction began on the church in 1886, and was officially dedicated in September of 1887. Construction cost was $2500. A substantial addition with mezzanine at the east side of the church constructed sometime between 1902 – 1910. A Social Hall was constructed directly behind church around 1909. Extensive remodeling of parsonage also occurred sometime between 1902-10. The church has had few late alterations. The church building has lost a decorative gable feature from the front (southern) facade which is evident in early photographs.

Moved? No

Related Features: c. 1909 Social Hall (extant) located immediately behind church. Church parsonage (extant) located at rear of subject property.

Architect: Unknown
Builder: Unknown

Significance: Village of Arroyo Grande
Theme: Village Core
Period of Significance: 1862-1910
Property Type: Religious

Applicable Criteria: C/3

The group of Methodists had become organized in Arroyo Grande as early as 1878, and official independent charter was granted to 24 members in September of 1884. In that same month, H.J. Crall became the first pastor to serve the congregation. Services were initially held in the Good Samaritan Hall located on Branch Street. Construction began on the Arroyo Grande Methodist Episcopal Church in 1886 and the building was first dedicated in September of 1887, having cost $2500 to construct. During the tenure of Rev. S. S. Sampson (1902-10), significant changes were brought to the property, including a substantial addition to the church, construction of a Social Hall, and extensive remodeling of the parsonage (all extant). In 1960, the Methodist congregation moved to a property on Halcyon Road. A temporary building was constructed on the Halcyon Road property at this time and a new modern style Methodist Church was constructed there in 1968.

The church has had few late alterations. The church building has lost a decorative gable feature from the front (southern) facade which is evident in early photographs. The described alterations do not significantly affect the integrity of the original building design, materials, workmanship, location, setting, feeling or association.

The building was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unaevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district under Criteria 3. Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the style Folk Victorian/Carpenter Gothic style of architecture (e.g. wood buttress, decorative wooden tracery elements, fish scale siding pointed top windows) and is therefore significant under Criteria C/3. There is no reason to believe that it may be eligible under Criteria D/4.

References:

Evaluator: Robert Imboden
Date of Evaluation: November 23, 2011

P2. Location: □ Not for Publication  ☑ Unrestricted  *
   *a. County  San Luis Obispo
   *b. USGS 7.5' Quad Oceano  Date: 1965 revised
   *c. Address  100 East Branch Street  City Arroyo Grande  Zip 93420
   *e. Other Locational Data: Assessors Parcel Number 007-491-039

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Brick Commercial Block.
Exterior wall finishes: Brick with stone arch at corner doorway.
Roof: Likely flat, material unknown.
Windows: Painted, wood framed, “Chicago-style” windows (large, fixed center sash flanked on both sides with narrower double-hung windows). Each component of the window is topped with a single-pane transom.
Primary entrance: Glazed, metal-framed door (replacement) flanked with side-lights, with circle-top transom above. Entry door located beneath large arched opening, framed with rusticated ashlar-stone surround.
Chimney: N/A
Garage: N/A
Other notable features: The primary façade materials are red brick, stucco and ashlar-cut stone. A double cornice is located above the second-floor windows, topped with a parapet. The building also has several secondary entrances at the first level.
Plan: Rectangular with clipped corner at primary entrance (northwest corner).
No. stories: 2
Condition: Good
Alterations: See B6.

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

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

View southeast, 9/9/10, photograph #DSC 00643

P5b. Photo: (view and date)

P6. Date Constructed/Age and Sources: ☑ historic
Ca. 1905, South County Historical Society Historical Buildings & Site Maps

P7. Owner and Address: unknown

P8. Recorded by:
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

P9. Date Recorded: November 23, 2011

P10. Survey Type: Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: □ None  □ Location Map  □ Sketch Map  □ Continuation Sheet  ☑ Building, Structure, and Object Record  □ Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record  □ Artifact Record  □ Photograph Record  □ Other (list)
**B1.** Historic name: Bank of Arroyo Grande
**B2.** Common name: Guitar Heaven
**B3.** Original Use: Bank/Commercial
**B4.** Present use: Commercial

**B5.** Architectural Style: Brick Commercial Block.

**B6.** Construction History: (Construction date, alterations, and date of alterations)
The building was constructed in 1905 (South County Historical Society Historical Buildings & Site Maps) to house the Bank of Arroyo Grande Arroyo Grande. The building has relative few alterations. A first floor window on the north side (originally matched those on the west) has been enlarged and now includes metal storefront (year unknown).

**B7.** Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

**B8.** Related Features:
  a. Architect: unknown
  b. Builder: unknown

**B10.** Significance: Theme Village of Arroyo Grande Area Village Core

**Period of Significance** 1862-1910
**Property Type** Commercial

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
The subject property was completed in the year 1905 to house the Bank of Arroyo Grande. The Bank of Arroyo Grande was established by the Commercial Bank of San Luis Obispo in order to provide service to the residents of Arroyo Grande. Matthius R Swall, president of the Bank of Arroyo Grande in 1910, also owned and operated the Central Meat Market located at 120 E. Branch Street.

The building retains a high level of integrity. One window of the northern façade has been enlarged and converted to an entrance (possibly 1960 – City of Arroyo Grande Building Permit #2383). The effect of the alteration is less than substantial within the context of the size of the building, and does not significantly detract from the overall integrity building design, materials, workmanship, location, setting, feeling or association.

A group of Methodists had become organized in Arroyo Grande as early as 1878, and official independent charter was granted to 24 members in September of 1884. In that same month, H.J. Crall became the first pastor to serve the congregation. Services were initially held in the Good Samaritan Hall located on Branch Street. Construction began on the Arroyo Grande Methodist Episcopal Church in 1886 and the building was first dedicated in September of 1887, having cost $2500 to construct. During the tenure of Rev. S. S. Sampson (1902-10), significant changes were bought to the property, including a substantial addition to the church, construction of a Social Hall, and extensive remodeling of the parsonage (all extant). In 1960, the Methodist congregation moved to a property on Halcyon Road. A temporary building was constructed on the Halcyon Road property at this time and a new modern style Methodist Church was constructed there in 1968.

The building was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district under Criteria 3.

Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the Brick Commercial Block vernacular style of architecture (e.g., brick and stone, wood framed “Chicago-style” windows, transoms, rusticated ashlar-stone) and is therefore significant under Criteria C/3. There is no reason to believe that it may be eligible under Criteria D/4.

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


“San Luis Obispo.” Los Angeles Times, August 13, 1901.

**B13.** Remarks:

**B14.** Evaluator: Robert Imboden

**Date of Evaluation:** November 23, 2011

P2. Location: ☑ Not for Publication ☑ Unrestricted

a. County: San Luis Obispo

b. USGS 7.5’ Quad: Oceano

d. Date: 1965 revised

c. Address: 102 East Branch Street

e. Address: Arroyo Grande

ZIP: 93420

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property, a one-story commercial, vernacular commercial building has undergone extensive exterior remodeling. The alterations have significantly changed the appearance of the building. Because it was significantly altered, the building lacks integrity of design, materials, workmanship, feeling, and association. No evidence was found to demonstrate associative importance, therefore it was not intensively evaluated for historic significance as part of this survey.

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

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

P5b. Photo: (view and date)

View southeast, 9/9/10, photograph #DSC 00644

P6. Date Constructed/Age and Sources: ☑ historic

(undetermined)

P7. Owner and Address: unknown

P8. Recorded by: R. Imboden, J. Kahn, F. Smith

Page & Turnbull, Inc.

417 S. Hill Street, #211

Los Angeles, CA 90013

P9. Date Recorded: November 23, 2011

P10. Survey Type: Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: ☑ None ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record

☐ Archaeological Record ☑ District Record ☑ Linear Feature Record ☑ Milling Station Record ☑ Rock Art Record

☐ Artifact Record ☑ Photograph Record ☑ Other (list)
**Resource name(s) or number** (assigned by recorder): Property 7

**Other Identifier:** Bill’s Place, Phillips Brothers’ Furniture

**Location:**
- Not For Publication
- Unrestricted

**USGS 7.5' Quad:** Oceano

**Address:** 112 East Branch Street

**City:** Arroyo Grande

**Zip:** 93420

**County:** San Luis Obispo

**Date:** 1965 updated

**Architectural style:** Italianate Western false-front commercial

**Exterior wall finishes:** Painted wood

**Roof:** Pitched behind front parapet wall, material unknown

**Windows:** Painted wood-framed glass storefront, (later replacement)

**Primary entrance:** Centered, recessed bay with wood slab-type door (later replacement)

**Chimney:** N/A

**Garage:** N/A

**Other notable features:** Prominent and elaborately decorated, bracketed, Italianate-styled cornice. Fluted engaged columns at outermost edges of front façade.

**No. stories:** 1

**Condition:** Fair/Poor

**Alterations:** see B6.

**Resource Attributes:** (list attributes and codes)

- HP6. 1-story commercial building.

**Resources Present:**
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other

**Photo or Drawing:** (Photo required for buildings, structures, and objects.)

**Photo:** (view and date)

View southeast, 9/9/10, photograph #DSC 00647

**Date Constructed/Age and Sources:** 1895, Arroyo Grande Village Improvement Association

**Owner and Address:** unknown

**Recorded by:**
- Robert Imboden, Francesca Smith
- Page & Turnbull, Inc.
- 417 S. Hill Street, # 211
- Los Angeles, CA 90013

**Date Recorded:** November 23, 2011

**Survey Type:** Intensive

**Report Citation:** (Cite survey report and other sources, or enter “none”)

- Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (list)
**Resource Name or #** Property 7

| B1. Historic name: | Phillips Brothers' Furniture store |
| B2. Common name:   | Phil's Place                      |
| B3. Original Use:  | Commercial                       |
| B4. Present use:   | Drinking Establishment            |

**Architectural Style:** Western false-front commercial

**Construction History:**
The building was completed in 1895 and later housed Phillips Brothers' Furniture store. The storefront has been altered/replaced (date unknown).

**Moved?** No  Yes  Unknown  Date: Original Location:

**Related Features:**
- Architect: unknown
- Builder: unknown

**Significance:**
- Theme: Village of Arroyo Grande
- Property Type: Commercial
- Area: Village Core
- Period of Significance: 1862-1910
- Applicable Criteria: C/3

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

The subject property is one of the best and few remaining examples of the early wood framed Western false-front facades that were the predominant building type along Branch Street during the last decades of the 19th century. Sources indicate that the store was originally owned by Adolph Breiger, who later sold it to the Phillips Brothers.

While portions the building possess relatively good integrity; the historic storefront has been removed and replaced with a storefront which is incompatible with the historic portions of the façade. The effect of the alteration is substantial within the context of the overall building, and does significantly detract from the overall integrity building design, materials, workmanship, location, setting, feeling or association. The building does however remain as one of the last surviving examples of early, Western false-front façade commercial buildings in the City of Arroyo Grande. The building has also been assessed as a resource that needs to be reevaluated in the future, as it may become eligible for re-designation with restoration of the storefront or when it meets other specific conditions.

The building was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district under Criteria 3. Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the Italianate Western False-front Commercial style of architecture (e.g. elaborately decorated, bracketed, Italianate-styled cornice with fluted engaged columns) and is therefore significant under Criteria C/3. There is no reason to believe that it may be eligible under Criteria D/4.

**Additional Resource Attributes:**

**References:**

**Evaluator:** Robert Imboden
**Date of Evaluation:** November 23, 2011
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

NRHP Status Code 5B

<table>
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<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

Page 1 of 2

Resource name(s) or number (assigned by recorder) Property 8

P1. Other Identifier: Arroyo Grande Meat Co., Central Meat Market, Swall’s Meat Market,

*P2. Location: ☑ Not for Publication ☑ Unrestricted *a. County San Luis Obispo
*b. USGS 7.5’ Quad Oceano Date: 1965 revised
*c. Address 118-120 East Branch Street City Arroyo Grande Zip 93420
*d. Other Locational Data: Assessors Parcel Number 007-491-044

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Brick Commercial
Exterior wall finishes: Common brick (front façade), “Los Berros” stone at rear façade
Roof: Flat
Windows: Painted, wood-framed glass storefront
Primary entrance: The larger building is divided into four even bays, each with its own entrance. The outer bays have recessed entrances with painted, wood-framed glazed pairs of doors. The center bays (118-120 E. Branch) have centrally located pairs of painted, wood-framed single-lite glazed doors. Entrances at the center bays are not recessed.
Chimney: N/A
Garage: N/A
Other notable features: Pairs of cast iron columns support the masonry lintels of each bay. Decorative brick course-work forms a tall but shallow cornice across the top of the façade. The outer-most bay storefronts are most likely original (116 and 122).
Plan: Rectangular
No. stories: 1
Condition: Good
Alterations: See B6.

*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

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*P5b. Photo: (view and date)
View southeast, 9/9/10, photograph #DSC 00649

*P6. Date Constructed/Age and Sources: ☑ historic

*P7. Owner and Address: unknown

*P8. Recorded by:
R. Imboden, J. Kahn, F. Smith Page & Turnbull, Inc. 417 S. Hill Street, # 211 Los Angeles, CA 90013

*P9. Date Recorded:
November 23, 2011

*P10. Survey Type:
Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

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

*Required information
B1. Historic name: Central Meat Market, Swall’s Meat Market
B2. Common name: 118; South County Historic Society, 120; Arroyo Grande Meat Co.
B3. Original Use: Meat Market
B4. Present use: Commercial

*B5. Architectural Style: Brick Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building(s) (118-120 Branch Street) are part of a larger building which includes 116 and 122 East Branch Street and was completed in 1897 for Mattius Swall to house (Swall’s) Central Meat Market. The storefronts of both 118 and 120 East Branch Street have had alterations to the storefronts (date unknown).

*B7. Moved? ☑No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: 116 and 122 East Branch Street are part of the same building

B9a. Architect: unknown
b. Builder: unknown

*B10. Significance: Theme Village of Arroyo Grande Area Village Core
Period of Significance 1862-1911 Property Type Commercial Applicable Criteria C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
The portions of larger building that were surveyed (118 and 120 E. Branch Street) originally housed the Central Meat Market owned and operated by butcher Mattius J. Swall, who later became president of the Bank of Arroyo Grande. Neither architect, nor builder, have been identified. The building has had some alterations to the storefronts at 118&120 East Branch Street (116 and 122 East Branch Street still retain the original storefronts). The effect of the alteration is less than substantial within the context of the overall building, and does not significantly detract from the overall integrity building design, materials, workmanship, location, setting, feeling or association.

The building was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unevauated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district under Criterion 3. Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the Brick Commercial Block vernacular style of architecture (e.g. brick, wood-framed glass storefront, transoms,) and is therefore significant under Criterion C/3. There is no reason to believe that it may be eligible under Criterion D/4.

Sketch Map no scale ☐ N
subject property indicated with diagonal lines

B11. Additional Resource Attributes: (List attributes and codes)  
*B12. References:

B13. Remarks:

*B14. Evaluator: Francesca Smith
*Date of Evaluation: November 23, 2011
Resource name(s) or number (assigned by recorder) Property 9

**P1. Other Identifier:** A Glance into the Past

**P2. Location:**
- Not for Publication ☐
- Unrestricted ☒
- a. County San Luis Obispo
- b. USGS 7.5' Quad Oceano Date: 1965 updated
- c. Address 410 East Branch Street City Arroyo Grande Zip 93420
- e. Other Locational Data: Assessors Parcel Number 007-494-014

**P3a. Description:**
Architectural style: Utilitarian, of the type built by the Butler Manufacturing Company
Exterior wall finishes: Vertical steel siding
Roof: Metal, two parallel gables
Windows: Various: multi-light, industrial steel sash windows (some have been painted over), steel skylights
Primary entrance: Double doors, each with a single light, under a central awning and accessible by wood steps
Chimney: N/A
Garage: N/A
Other notable features: Mural on primary façade, skylights in roof (some are not visible from the street), large parking lot
Plan: L-shaped
No. stories: 1
Condition: Good
Alterations: See B6.

**P3b. Resource Attributes:** HP6. 1-3 story commercial building

**P4. Resources Present:**
- Building ☒
- Structure ☒
- Object ☐
- Site ☐
- District ☐
- Element of District ☒
- Other ☐

**P5a. Photo or Drawing:**
(Photo required for buildings, structures, and objects.)

**P5b. Photo:** View southwest, 9/9/10, photograph #DSC 00649

**P6. Date Constructed/Age and Sources:**
Post-1941, Chattel Architecture, Planning & Preservation

**P7. Owner and Address:**
unknown

**P8. Recorded by:**
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

**P9. Date Recorded:**
November 23, 2011

**P10. Survey Type:**
Intensive

**P11. Report Citation:**
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments:*
- None ☐
- Location Map ☐
- Sketch Map ☐
- Continuation Sheet ☐
- Building, Structure, and Object Record ☒
- Archaeological Record ☐
- District Record ☐
- Linear Feature Record ☐
- Milling Station Record ☐
- Rock Art Record ☐
- Artifact Record ☐
- Photograph Record ☐
- Other (list) ☒
B1. Historic name: Unknown
B2. Common name: A Glance into the Past
B3. Original Use: Unknown
B4. Present use: Commercial

B5. Architectural Style: Utilitarian, of the type built by the Butler Manufacturing Company


B7. Moved? No
B8. Related Features:
   B9a. Architect: Unknown
   b. Builder: Unknown

B10. Significance: Theme World War II and Post-War Era
   Area Village Core
   Period of Significance 1940-1965
   Property Type Utilitarian
   Applicable Criteria C/3

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

   The subject property was completed sometime after January 1942, when railroad tracks running through the site were demolished (Chattel Architecture, Planning & Preservation). The architect and builder are unknown.

   The building has undergone the following known alterations: unspecified minor alterations (1975), mural painted on primary façade (year unknown). The described alterations do not significantly affect the integrity of the original building design, materials, workmanship, location, setting, feeling, or association.

   The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events, although it may provide insight into wartime industries in Arroyo Grande. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. Because it embodies the distinctive characteristics of utilitarian buildings constructed during World War II and/or the post-war era and because it retains a high degree of integrity, it is significant under Criteria C and 3. There is no reason to believe that it may be eligible under Criteria D or 4.

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

B12. References:
   Chattel Architecture, Planning & Preservation, for Denise Duffy & Associates. 
   Creekside Center, Administrative Draft EIR (2003): 4.4-16.

B13. Remarks:

B14. Evaluator: Francesca Smith
Date of Evaluation: November 23, 2011

Sketch Map: No scale
Subject property illustrated in diagonal lines
**P1. Other Identifier:** Branch Street Deli

**P2. Location:** Not for Publication ☑Unrestricted

* a. County San Luis Obispo

*b. USGS 7.5’ Quad Oceano Date: 1965 updated

*c. Address 203 East Branch Street City Arroyo Grande Zip 93420

*e. Other Locational Data: Assessors Parcel Number 007-192-023

**P3a. Description:**

Architectural style: Modern Commercial Vernacular
Exterior wall finishes: Red brick, painted concrete masonry unit
Roof: Likely flat, materials unknown
Windows: Metal-framed glass storefront
Primary entrance: Recessed with single, glazed metal door
Chimney: N/A
Garage: N/A
Other notable features: Continuous awning, mural spanning awning and east façade, large patio on east portion of the parcel
Plan: Rectangular
No. stories: 1
Condition: Good/fair
Alterations: see B6.

**P3b. Resource Attributes:** HP6. 1-3 story commercial building

**P4. Resources Present:** ☑Building ☑Structure ☑Object ☑Site ☑District ☑Element of District ☑Other

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.) View northwest, 9/9/10, photograph #DSC 00615

**P5b. Photo:** (view and date)

**P6. Date Constructed/Age and Sources:**

1954, City of Arroyo Grande Building Permit

**P7. Owner and Address:**

unknown

**P8. Recorded by:**

R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

**P9. Date Recorded:**

November 23, 2011

**P10. Survey Type:** Intensive

**P11. Report Citation:** Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Required information*
The building has undergone the following known exterior alterations: aluminum awning erected in 1959, remodel and addition in 1960, walls waterproofed in 1973, storage mezzanine added in 1977, URM retrofit in 1997-98, patio covered in 2007. When considered in conjunction with the 1987 demolition of the Brooks-Zeyen House on the same parcel at 207 East Branch, the described alterations significantly affect the integrity of the original building design, materials, workmanship, location, setting, feeling, or association.

The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is not eligible for local landmark designation. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It is not significant for its architecture, design, engineering or construction methods (Criteria C and 3). There is no reason to believe that it may be eligible under Criteria D or 4.

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

*B12. References:
Arroyo Grande, City of. Building permits.
**P1. Other Identifier:** The Chocolate Sheep

*P2. Location:* ☐ Not for Publication ☑ Unrestricted  
*  
*a. County* San Luis Obispo  
*b. USGS 7.5’ Quad* Oceano  
*  
*c. Address* 201 East Branch Street  
  
*City* Arroyo Grande  
*Zip* 93420  

*P3a. Description:* (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Brick commercial vernacular  
Exterior wall finishes: Painted brick  
Roof: Likely flat, materials unknown  
Windows: Anodized aluminum storefront with red brick bulkhead (later replacement)  
Primary entrance: Recessed, anodized aluminum-frame, single lite glazed door (later replacement)  
Chimney: N/A  
Garage: N/A  

*Other notable features:* Stepped parapet at front façade, continuous waterfall awning  
Plan: Rectangular  
No. stories: 1  
Condition: Good/fair  
Alterations: See B6.

*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

*P5a. Photo or Drawing:* (Photo required for buildings, structures, and objects.)

[Photo of The Chocolate Sheep]

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*P5b. Photo:* (view and date)  
View northeast, 9/9/10, photograph #DSC 00616

*P6. Date Constructed/Age and Sources:*  
ca. 1930s (exact date unknown), Sanborn Fire Insurance Company maps, historic photographs

*P7. Owner and Address:* unknown

*P8. Recorded by:*  
R. Imboden, J. Kahn, F. Smith  
Page & Turnbull, Inc.  
417 S. Hill Street, # 211  
Los Angeles, CA 90013

*P9. Date Recorded:*  
November 23, 2011

*P10. Survey Type:*  
Intensive

*P11. Report Citation:* (Cite survey report and other sources, or enter “none”)  
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments:* ☐ None  ☑ Location Map  ☐ Sketch Map  ☐ Continuation Sheet  ☑ Building, Structure, and Object Record  
☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  
☐ Artifact Record  ☐ Photograph Record  ☐ Other (list)

DPR 523A (1/95)  
*Required information*
**Resource Name or #** Property 11

**NRHP Status Code** 6Z

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<td>B2. Common name</td>
<td>The Chocolate Sheep</td>
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<td>B3. Original Use</td>
<td>Unknown</td>
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<tr>
<td>B4. Present use</td>
<td>Commercial</td>
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**Architectural Style:** Brick Commercial Vernacular

**Construction History:** The building was completed ca. 1931 (Sanborn Fire Insurance Company map, historic photographs). Alterations: URM retrofit in 1997-98 (Building Permit #8697); awning installed in 1995 (letter from planning department). Original storefront replaced with contemporary glass/anodized aluminum storefront (year unknown).

**Moved?** No

**Related Features:** Other half of building is 203 East Branch Street

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<th>B9a. Architect</th>
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<tr>
<td>B9b. Builder</td>
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**Significance:** Theme Area

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<th>Property Type</th>
<th>Applicable Criteria</th>
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</table>

The subject property was likely constructed sometime around 1931 (Sanborn Fire Insurance Company map, historic photographs). The architect, builder, and original owner are unknown.

The building has undergone the following known exterior alterations: URM retrofit in 1997-98, awning installed in 1995, original storefront replaced with contemporary glass/anodized aluminum storefront (year unknown). The described alterations, in particular the complete removal and replacement of the earlier storefront, although easily reversible, do significantly affect the integrity of the original building design, materials, workmanship, feeling, and association.

The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is eligible for local landmark designation. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It is not significant for its architecture, design, engineering or construction methods (Criteria C and 3). There is no reason to believe that it may be eligible under Criteria D or 4.

**References:**
- Arroyo Grande, City of. Building permits.
- South County Historical Society. "1983.074.001U Newspaper."

**Remarks:**

**Evaluator:** Francesca Smith

**Date of Evaluation:** November 23, 2011
**P1.** Other Identifier: The Wardrobe, Bank of America Building

**P2. Location:**
- Not for Publication
- Unrestricted
- **a. County** San Luis Obispo
- **b. USGS 7.5’ Quad** Oceano
- **c. Address** 102 West Branch Street
- **City** Arroyo Grande
- **Zip** 93420

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

- **Architectural style:** Commercial vernacular
- **Exterior wall finishes:** Stucco, brick, ceramic tile
- **Roof:** Likely flat, materials unknown
- **Windows:** Fixed, multi-light aluminum frame windows on primary façade; four expanses of glass block on east façade
- **Primary entrance:** Recessed, stepped brick surround with glazed double doors (replaced) and multi-light sidelights and transom
- **Chimney:** N/A
- **Garage:** N/A
- **Other notable features:** Standing seam metal canopies on primary (south) and west façades, canvas awnings, medallion to the west of the primary entrance
- **Plan:** Rectangular
- **No. stories:** 1
- **Condition:** Good
- **Alterations:** See B6.

**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

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

View northwest, 9/9/10, photograph #DSC 00625

**P6. Date Constructed/Age and Sources:**
- **1953,** City of Arroyo Grande Building Permit

**P7. Owner and Address:**
- unknown

**P8. Recorded by:**
- R. Imboden, J. Kahn, F. Smith
- Page & Turnbull, Inc.
- 417 S. Hill Street, # 211
- Los Angeles, CA 90013

**P9. Date Recorded:**
- November 23, 2011

**P10. Survey Type:**
- Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (list)
Investigations indicate that the subject property was completed in 1953 as a branch of the Bank of America. The building “was built to the highest standards known at that time by the C. C. Sharps Company of Arroyo Grande. This company was chosen for its quality work by the Capital Company of San Francisco, who represented Bank of America” (1991 letter from chief building official). The architect is unknown.

The building has undergone the following known exterior alterations: addition in 1971-72, teller window removed from west façade and two doors installed in 1988, UMB retrofit in 1989, two windows installed in primary façade in 1991, concrete steps and handrails installed in 2004, doors and windows of primary entrance replaced (year unknown), and a gate was installed along West Branch Street (year unknown). The described alterations significantly affect the integrity of the original building design, materials, workmanship, and feeling.

The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is not eligible for local landmark designation. Under National and California Register Criteria A and 1, it was found to have been directly associated with community growth during the post-war era, but it does not possess sufficient integrity to convey this significance. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It is not significant for its architecture, design, engineering or construction methods (Criteria C and 3). It was not evaluated under Criteria D or 4.

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

*B12. References:
Arroyo Grande, City of. Building permits and various records.

B13. Remarks:

*B14. Evaluator: Francesca Smith
*Date of Evaluation: November 23, 2011
Resource name(s) or number (assigned by recorder)  Property 13

P1. Other Identifier:  Willis & Bennett, Inc., 129 Olohan Alley

P2. Location:  [Not for Publication]  [Unrestricted]
   a. County  San Luis Obispo
   b. USGS 7.5' Quad  Oceano
   Date:  1965 updated
   c. Address  134 East Branch Street
   City  Arroyo Grande
   Zip  93420

P3a. Description:  (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The subject property, a one-story commercial, vernacular building, was completed in 1946. The building was remodeled multiple times, most recently in 2004, when alterations were made that significantly changed the appearance of the building. Because it was significantly altered, the building lacks integrity of design, materials, workmanship, feeling, and association. No evidence was found to demonstrate associative importance, therefore it was not intensively evaluated for historic significance as part of this survey.

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

P5a. Photo or Drawing:  (Photo required for buildings, structures, and objects.)
   View southeast, 9/9/10, photograph #DSC 00652

P5b. Photo:  (view and date)

P6. Date Constructed/Age and Sources:  historic 1946, San Luis Obispo County Assessor

P7. Owner and Address:  unknown

P8. Recorded by:  R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

P9. Date Recorded:  November 23, 2011

P10. Survey Type:  Intensive

P11. Report Citation:  (Cite survey report and other sources, or enter “none”)
   Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments:  ☑None  ☐Location Map  ☐Sketch Map  ☐Continuation Sheet  ☑Building, Structure, and Object Record
   ☐Archaeological Record  ☐District Record  ☐Linear Feature Record  ☐Milling Station Record  ☐Rock Art Record
   ☐Artifact Record  ☐Photograph Record  ☐Other (list)

DPR 523A (1/95)  *Required information
*P1. Other Identifier: t eVelde Shool of Music

*P2. Location: ☑ Not for Publication ☑ Unrestricted ☑ a. County San Luis Obispo
   *b. USGS 7.5’ Quad Oceano Date: 1965 updated
   *c. Address 404 East Branch Street City Arroyo Grande Zip 93420
   *e. Other Locational Data: Assessors Parcel Number 007-494-011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Post-Craftsman/Ranch
Exterior wall finishes: Brick, wood trim, vertical wood siding
Roof: Hipped with Dutch gables, low pitch, kickers at eave, concrete composition tiles
Windows: Plate glass around primary entrance, fixed ribbon windows above vertical wood siding
Primary entrance: Single-leaf door beneath deep eaves
Chimney: N/A
Garage: N/A
Other notable features: Vertical slats in gable ends
Plan: Irregular
No. stories: 1
Condition: Excellent
Alterations: see B6.

*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

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

P5b. Photo: (view and date)
View south, 9/9/10, photograph #DSC 00661

*P6. Date Constructed/Age and Sources: ☑ historic
Post-1953 (exact date unknown), Sanborn Fire Insurance Company maps and building permits

*P7. Owner and Address: unknown

417 S. Hill Street, # 211
Los Angeles, CA 90013

*P9. Date Recorded: November 23, 2011

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter “none”)
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: ☑ None ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
   ☑ Archaeological Record ☑ District Record ☑ Linear Feature Record ☑ Milling Station Record ☑ Rock Art Record
   ☑ Artifact Record ☑ Photograph Record ☑ Other (list)
B1. Historic name: Unknown
B2. Common name: teVelde Shool of Music
B3. Original Use: Unknown (likely commercial)
B4. Present use: Commercial

*B5. Architectural Style: Post-Craftsman/Ranch

*B6. Construction History: Completed sometime after 1953, exact date unknown (Building Permit #879 (1950) was for alterations to former cottages and garage at 404 ¾ East Branch that are shown in the 1931 Sanborn Fire Insurance Company map); building permits from 1950, 1951, and 1953 are also for 404 ¾ East Branch. Alterations: unspecified alterations costing $1,500 were made in 1977 (Building Permit #1529); property was re-wired and brought to code in 1978 (Building Permit #1731).

*B7. Moved? No

*B8. Related Features:

B9a. Architect: unknown
b. Builder: unknown

*B10. Significance: Theme World War II and Post-War Era Area Village Core

Period of Significance 1940-1965 Property Type Unknown (likely commercial) Applicable Criteria C/3

(The subject property was built sometime after 1953, according to a building permit from that year documenting alterations to buildings no longer extant. The architect and builder are unknown. Since the date of construction is unknown, the original owner may have been Harry Hart (listed on 1950, 1951, and 1953 building permits). Hart (1911-1959) was a foreman for the Arroyo Grande Water Department (Find a Grave). The building has been owned by Dr. Manferd Shower and Anita Shower and their trustees since 1977 (SLO County Clerk-Recorder). Dr. Manferd Shower, who moved to the Five Cities area in 1968, was the “area’s first full-time, exclusive orthodontist” (Shower).)

The building has undergone the following known exterior alterations: unspecified alterations costing $1,500 in 1977. The described alterations do not significantly affect the integrity of the original building design, materials, workmanship, location, setting, feeling, or association.

The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district. Under National and California Register Criteria A/1, it was not found to have been directly associated with important events. It is not significant under Criteria B/2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It embodies distinctive characteristics of the Post-Craftsman/Ranch style of architecture (e.g. irregular plan, low-pitch hipped roof, wood and brick cladding, ribbon windows) and is therefore significant under Criteria C/3. There is no reason to believe that it may be eligible under Criteria D/4.

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

*B12. References:
Arroyo Grande, City of. various building permits.
San Luis Obispo, County of. Clerk-Recorder’s Office.
“Harry Lloyd Hart.” Find a Grave, web site accessed 10 Nov. 2011 from:
http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&G Rid=74133501.

B13. Remarks:
*B14. Evaluator: Johanna Kahn
*Date of Evaluation: November 23, 2011

Sketch Map no scale
subject property indicated in diagonal lines

DPR 523B (1/95) *Required information
**P1. Other Identifier:** E.C. Loomis & Son Grain Warehouse, Chameleon, Fabric, Furniture, Design

**P2. Location:**
- Not for Publication
- Unrestricted

- **a. County** San Luis Obispo
- **b. USGS 7.5' Quad** Oceano
- **c. Address** 415 East Branch Street
- **City** Arroyo Grande
- **Zip** 93420

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

- **Architectural style:** Vernacular
- **Exterior wall finishes:** Unpainted wood, board and batten siding (over corrugated metal)
- **Roof:** Front gabled flat, shed roofed porch on front and sides, asphalt shingled
- **Windows:** Various: fixed and aluminum sliders infilled on porch
- **Primary entrance:** Recessed (front) and side
- **Chimney:** Side, brick
- **Garage:** N/A, one-story support building on side
- **Other notable features:** Large painted wood sign at main gable, continuous awning wraps around front porch

**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

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

*P5b. Photo:* (view and date)
View northeast, 9/9/10, photograph #DSC 00606

**P6. Date Constructed/Age and Sources:**
- Historic
- ca. 1910, Sanborn Fire Insurance Map

**P7. Owner and Address:**
- Unknown

**P8. Recorded by:**
- R. Imboden, J. Kahn, F. Smith
- Page & Turnbull, Inc.
- 417 S. Hill Street, # 211
- Los Angeles, CA 90013

**P9. Date Recorded:**
- November 23, 2011

**P10. Survey Type:**
- Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**
- [ ] None
- [ ] Location Map
- [ ] Sketch Map
- [ ] Continuation Sheet
- [ ] Building, Structure, and Object Record
- [ ] Archaeological Record
- [ ] District Record
- [ ] Linear Feature Record
- [ ] Milling Station Record
- [ ] Rock Art Record
- [ ] Artifact Record
- [ ] Photograph Record
- [ ] Other (list)
B1. Historic name: E.C. Loomis & Son Grain Warehouse
B2. Common name: Chameleon, Fabric, Furniture, Design
B3. Original Use: Commercial
B4. Present use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Built around 1910 (Sanborn). Addition of rear lean-to (c. 1931-1942), enclosed front porch (1942), wagon scale removed (c. 1942), extensions and additions to warehouse (1952, 1968, and 1975)

*B7. Moved? ☑No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: houses at 407 East Branch Street (ca. 1995, relocated ca. 1932) and 409 East Branch Street (ca. 1882). Other: 405 East Branch Street (ca. late 1930s) and 415 East Branch Street Sheds A (ca. 1903, 1968) and B (ca. 1950).

*B9a. Architect: unknown
b. Builder: unknown

*B10. Significance: Theme

<table>
<thead>
<tr>
<th>Period of Significance</th>
<th>Property Type</th>
<th>Area</th>
<th>Applicable Criteria</th>
<th>N/A</th>
</tr>
</thead>
</table>

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

The subject property, historically known as E.C. Loomis & Son Grain Warehouse was completed in about 1910. The owner, Edward C. Loomis (b. 1867) married a community founder’s daughter (Wachenheim) and started a feed store in 1905. He purchased the subject property, improved with a house (409 East Branch) and various other buildings in 1910 (Ditmas). Likely soon after the land sale, a new grain warehouse was completed (Sanborn). After a son bought into the company, it became: E.C. Loomis & Son (Wallace’s). Despite region-wide effects of the Depression, the company expanded in the 1930s. Loomis died in 1937 (California). After his death, other sons purchased the founding Loomis’ portion of the business and his (second) wife assembled the current larger parcel (various).

The known significant alterations to the building include: office addition (enclosed front porch with shed roof, 1942), addition of rear, lean-to (c. 1931-42), wagon scale removed (c. 1942, Loomis), addition (1952), large lean-to addition (1959), board and batten siding added to exterior (1964). The final alteration changed the appearance of the building drastically, from the original utilitarian, corrugated metal exterior to the current rustic, unpainted wood. The first of two eastern extensions were made to the grain warehouse (1968), wood siding to side addition and part of area, new shed roof (1970), second side extension added (1975). The cumulative effect of those alterations significantly reduces its integrity of original design, materials, workmanship, setting, feeling and association.

To be eligible under Criteria A/1, a property must possess sufficient integrity to impart its significance during the period of its important association. Alterations made after Loomis’ death, make the building longer recognizable to its 1910-1937 design. It does not retain the physical qualities or visual appearance from that period, and thus is not considered under Criteria B/2 or C/3. It was not evaluated under Criteria D/4. It is not eligible as a contributor to a National or California Register historic district. Because of those alterations it is also not eligible for local landmark designation.

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

*B12. References:
Arroyo Grande, City of. Building Permit No. 3269, 28 February 1964.
Wallace’s Tri-County Ranchero “Arroyo Grande’s E.C. Loomis & Son Active in Feed, Eggs, Beef, Turkeys” August 1959, 5.

B13. Remarks:
*B14. Evaluator: Francesca Smith
*Date of Evaluation: November 23, 2011

*Required information
P1. Other Identifier: Arroyo Grande Realty, Act II Boutique

*P2. Location: ☐ Not for Publication ☒ Unrestricted
   *a. County San Luis Obispo
   *b. USGS 7.5' Quad Oceano Date: 1965 revised
   *c. Address 405 East Branch Street City Arroyo Grande Zip 93420
   *e. Other Locational Data: Assessors Parcel Number 007-203-018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: California ranch-influenced
Exterior wall finishes: Painted board and batten siding, brick
Roof: Hipped, wood shingles, visible rafter tails
Windows: Aluminum sliders (replaced)
Primary entrance: Recessed entry in center of building front with single, glazed aluminum door with sidelights; covered porch at east end of building front with single, glazed aluminum door
Chimney: N/A
Garage: N/A
Other notable features: Wood deck overlooking Tally Ho Creek on west side, flagpole at southeast corner of property
Plan: Irregular L-shaped
No. stories: 1
Condition: Good/fair
Alterations: See B6. and B8.

*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

*P5a. Photo or Drawing: (Photo required for buildings, structures, and objects.)

*P5b. Photo: (view and date) View northwest, 9/9/10, photograph #DSC 00608

*P6. Date Constructed/Age and Sources: ☒ historic ca. 1938, Chattel Architecture, Planning & Preservation

*P7. Owner and Address: unknown

*P8. Recorded by: R. Imboden, J. Kahn, F. Smith Page & Turnbull, Inc. 417 S. Hill Street, # 211 Los Angeles, CA 90013

*P9. Date Recorded: November 23, 2011

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter “none”) Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
   ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

DPR 523A (1/95) *Required information
**B1. Historic name:** Mineau & Loomis Lumber Company

**B2. Common name:** Arroyo Grande Realty, Act II Boutique

**B3. Original Use:** commercial

**B4. Present use:** commercial

**B5. Architectural Style:** commercial vernacular

**B6. Construction History:** (Construction date, alterations, and date of alterations) Built circa 1938 (Chattel). Alterations: remodeled in 1951 (Building Permit #941); 8’x12’ addition in 1952 (Building Permit #1031); remodel costing $1,000 in 1957 (Building Permit, no number); replacement aluminum windows in the late 1950s or 1960s (Chattel); a “liquid fertilizer storage tank” was installed in 1962 (Building Permit #2564); remodeled as “insurance offices” costing $17,000 in 1963 (Building Permit #2933); office addition in 1977 (Building Permit #1292).

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: Original Location:

**B8. Related Features:** houses at 407 East Branch Street (c. 1995, relocated c. 1932) and 409 East Branch Street (c. 1882). Other: 415 East Branch Street (c. 1910), 415 East Branch Street Sheds A (c. 1903, 1968) and B (c. 1950).

**B9a. Architect:** unknown

**b. Builder:** unknown

**B10. Significance: Theme**

Period of Significance

Property Type

Applicable Criteria

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

The subject property, historically known as Mineau & Loomis Lumber Company, was likely completed around 1938 as a commercial building. The company was established by Russell Brown Mineau (1901-1957) and “various sons of E.C. Loomis,” an early business owner in Arroyo Grande, shortly after Loomis’ death in 1937 (Chattel).

The building has undergone the following known exterior alterations: remodeled in 1951, addition in 1952, remodeled in 1957, replacement aluminum windows in late 1950s or 1960s, a storage tank was installed in 1962, remodeled in 1963, office addition in 1977. The cumulative effect of those alterations significantly reduces its integrity of original design, materials, workmanship, setting, feeling, and association.

The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is not eligible for local landmark designation. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It is not significant for its architecture, design, engineering or construction methods (Criteria C and 3). There is no reason to believe that it may be eligible under Criteria D or 4.

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

**B12. References:**

Arroyo Grande, City of. Building Permits.


**B13. Remarks:**

**B14. Evaluator:** Johanna Kahn

**Date of Evaluation:** November 23, 2011

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[Sketch Map]

Sketch Map no scale

subject property indicated with diagonal lines

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DPR 523B (1/95)
**P1. Other Identifier:** Phantom Rivers Wine

**P2. Location:** □ Not for Publication  □ Restrict ed  □ Unrestricted

□ a. County  San Luis Obispo

□ b. USGS 7.5’ Quad  Oceano  Date: 1965 revised

□ c. Address  211 East Branch Street  City  Arroyo Grande  Zip  93420

□ e. Other Locational Data: Assessors Parcel Number 007-192-039

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Folk Victorian cottage with modest Classical Revival details
Exterior wall finishes: Painted clapboard
Roof: Combination hipped and gabled
Windows: Various, double-hung, one-over-one and fixed, wood sash
Primary entrance: Single-leaf door beneath covered porch with classical columns, accessible by tiled steps
Chimney: Not visible
Garage: Unknown
Other notable features: Angled bay windows on front and side façades, gable end vent, set back from East Branch Street
Plan: Irregular
No. stories: 1
Condition: Excellent
Alterations: See B6.

**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

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

[Image of the building]

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**P5b. Photo:** (view and date)
View north, 9/9/10, photograph #DSC00614

**P6. Date Constructed/Age and Sources:** Ca. 1903-09, Sanborn Fire Insurance Company maps

**P7. Owner and Address:** unknown

**P8. Recorded by:** R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, #211
Los Angeles, CA 90013

**P9. Date Recorded:** November 23, 2011

**P10. Survey Type:** Intensive

**P11. Report Citation:** (Cite survey report and other sources, or enter “none”)
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:** □ None  □ Location Map  □ Sketch Map  □ Continuation Sheet  □ Building, Structure, and Object Record
□ Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record
□ Artifact Record  □ Photograph Record  □ Other (list)
**B1. Historic name:** Dental office of Dr. Noble, Quaresma Family House

**B2. Common name:** Phantom Rivers Wine

**B3. Original Use:** Residential

**B4. Present use:** Commercial

**B5. Architectural Style:** Folk Victorian cottage

**B6. Construction History:** Completed between 1903 and 1909 (Sanborn Fire Insurance Company maps). Alterations: The occupancy of the building changed from residential to commercial around 1974 (letter from Building Inspector dated 27 August 1974); unspecified repairs costing $500 were made in 1975 (Building Permit #623); the foundation under the front portion of the building was repaired and reinforced in 2006-2007 (Building Permit #13877).

**B7. Moved?** No

**B8. Related Features:**

- **B9a. Architect:** unknown
- **b. Builder:** unknown

**B10. Significance:**

- **Theme:** Village of Arroyo Grande
- **Area:** Village Core
- **Property Type:** Residential
- **Applicable Criteria:** C/3

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

The building was constructed as a dwelling. The architect and builder are unknown. The original owner is unknown. During the 1920s and 1930s, the building contained the dental office of Dr. Noble, a son-in-law of Ramon Branch (“Historic Resources Survey”). It was also the home of the Quaresma family during an unknown period, likely before 1974 (South County Historical Society).

The building has undergone the following known exterior alterations: the foundation was repaired and reinforced in 2006-2007. Those alterations do not significantly affect the integrity of the building’s design, materials, workmanship, location, setting, feeling, or association.

It was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings (“Historic Resources Survey”). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. Because it embodies distinctive characteristics of Folk Victorian residential architecture and possesses high artistic value, it is significant under Criteria C and 3. There is no reason to believe that it may be eligible under Criteria D or 4.

**B11. Additional Resource Attributes:** (List attributes and codes) HP2. Single family property (historically)

**B12. References:**


**B13. Remarks:**

**B14. Evaluator:** Johanna Kahn

**Date of Evaluation:** November 23, 2011
Resource name(s) or number (assigned by recorder) Property 18

P1. Other Identifier: Lund’s

P2. Location:  Not for Publication  Unrestricted
   *a. County  San Luis Obispo
   *b. USGS 7.5' Quad Oceano  Date: 1965 updated
   *c. Address  133 East Branch Street  City Arroyo Grande  Zip 93420
   *d. Other Locational Data: Assessors Parcel Number 007-192-022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
   Architectural style: Commercial vernacular
   Exterior wall finishes: Stucco
   Roof: Flat, materials unknown
   Windows: Storefront windows on primary façade (likely replaced)
   Primary entrance: Unknown
   Chimney: N/A
   Garage: N/A
   Other notable features: Parapet with painted border on primary façade
   Plan: Rectangular
   No. stories: 1
   Condition: Good/fair
   Alterations: see B6.

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

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

P5b. Photo: (view and date)
View north, 9/9/10, photograph #DSC 00617

P6. Date Constructed/Age and Sources: historic
1909-31 (exact date unknown), Sanborn Fire Insurance Company maps

P7. Owner and Address: unknown

417 S. Hill Street, # 211
Los Angeles, CA 90013

P9. Date Recorded: November 23, 2011

P10. Survey Type: Intensive

P11. Report Citation: (Cite survey report and other sources, or enter “none”)
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Required information
**State of California — The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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**Resource Name or #** Property 18  
**NRHP Status Code** 6Z

1. **Historic name:** Unknown
2. **Common name:** Lund’s
3. **Original Use:** Unknown
4. **Present use:** Commercial

**Architectural Style:** Commercial vernacular

**Construction History:** Completed between 1909 and 1931 (Sanborn Fire Insurance Company maps). Alterations: An aluminum-clad storage addition was built in 1954 (Building Permit #1382). The rear half of the building was demolished in 1968 (Building Permit #3872). Unspecified alterations in 1973 (Building Permit #214). Cornice removed, parapet painted, awning installed, storefront windows likely replaced (years unknown).

**Moved?** No

**Unknown Date:** Original Location:

**Related Features:**
- **Architect:** unknown
- **Builder:** unknown

**Significance:**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Property Type</th>
<th>Area</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

The building has undergone the following known exterior alterations: an aluminum-clad storage addition was built in 1954; the rear half of the building was demolished in 1968; unspecified alterations were made in 1973; cornice removed, parapet painted, awning installed, storefront windows likely replaced (years unknown). Those alterations—particularly the partial demolition in 1968—significantly affect the integrity of the original building’s design, materials, workmanship, location, setting, feeling or association.

**References:**
- Arroyo Grande, City of. Various building permits.

**Remarks:**

**Evaluator:** Johanna Kahn  
**Date of Evaluation:** November 23, 2011
The subject property, a one-story commercial, vernacular building was completed sometime after 1931. After 1989, alterations were made that significantly changed the appearance of the building. Because it was significantly altered, the building lacks integrity of design, materials, workmanship, feeling, and association. No evidence was found to demonstrate associative importance, therefore it was not intensively evaluated for historic significance as part of this survey.

*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

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

View northwest, 9/9/10, photograph #DSC 00622

*P6. Date Constructed/Age and Sources: ☒ historic
Post-1931, Sanborn Fire Insurance Company maps

*P7. Owner and Address: unknown

*P8. Recorded by:
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

*P9. Date Recorded: November 23, 2011

*P10. Survey Type: Intensive

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: ☒ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)
**P1. Other Identifier:** Olohan Building, South County Realty, The Quilt Attic, Branch Street Realty, Klondike Pizza

**P2. Location:**
- **a. County** San Luis Obispo
- **b. USGS 7.5' Quad** Oceano
- **c. Address** 101 West Branch Street, 102-106 Bridge Street
- **City** Arroyo Grande
- **Zip** 93420

**P3a. Description:**
- **Architectural style:** Brick commercial block; primary (east) façade on Bridge Street, secondary (north) façade on West Branch
- **Exterior wall finishes:** Painted brick
- **Roof:** Flat, materials unknown
- **Windows:** Primary (east) façade: storefront windows with various transoms on first story. Secondary (north) façade: fixed windows, transom at east corner on first story. Double-hung, one-over-one wood sash on second story.
- **Primary entrance:** Primary (east) façade: three recessed doorways, one with double doors and two with single doors, each door with a single light. Secondary (north) façade: single leaf door with single light and transom; double doors, each with a single light
- **Chimney:** N/A
- **Garage:** N/A
- **Other notable features:** Wood cornice on east and north sides, brick pilasters at second floor, tabbed parapet
- **Plan:** Rectangular
- **No. stories:** 2 plus basement
- **Condition:** Good
- **Alterations:** See B6.

**P3b. Resource Attributes:** HP6. 1-3 story commercial building

**P4. Resources Present:**
- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other**

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)

**P5b. Photo:** View southeast (north façade), 9/9/10, photograph #DSC 00642

**P6. Date Constructed/Age and Sources:** 1907, City of Arroyo Grande Historic Resource Data Sheet (1991)

**P7. Owner and Address:** unknown

**P8. Recorded by:**
- R. Imboden, J. Kahn, F. Smith
- Page & Turnbull, Inc.
- 417 S. Hill Street, # 211
- Los Angeles, CA 90013

**P9. Date Recorded:** November 23, 2011

**P10. Survey Type:** Intensive

**P11. Report Citation:** Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (list)
**State of California — The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #**

**HR#**

*Resource Name or #* Property 20

**NRHP Status Code** 5B

B1. Historic name: Olohan Building

B2. Common name: Olohan Building

B3. Original Use: Commercial

B4. Present use: Commercial

**Architectural Style:** Brick commercial block

**Construction History:** Completed in 1907 ("Historic Resources Survey"). Alterations: stucco clad addition in 1960 (Building Permit #2370); loft addition in 1978 (Building Permit #1761); in 1979, awnings installed (Building Permit #1761); elevator installed in 1980 (Building Permit #3200); unidentified stairs and railings were replaced in 1993 (Building Permit #7749); alterations to storefronts on Bridge Street façade (years unknown).

**Moved?** No

**Related Features:**

B9a. Architect: unknown

b. Builder: unknown

**Significance:** Theme Village of Arroyo Grande Property Type Commercial Applicable Criteria A/1, C/3

Period of Significance 1862-1910

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

The subject property was built in 1907 ("Historic Resources Survey"). The architect and contractor are unknown. City documents note that the building is associated with the Meherin Brothers, who built the wharf at Pismo Beach in 1881 ("Historic Resources Survey"). However, another source indicates that an earlier building on the site was built by the Meherins and relocated to make way for a new building owned by Peter Olohan (South County Historical Society). In 1909, a saloon and telephone exchange occupied the building, and by 1931 a grocer had moved in (Sanborn). During the 1930s, a hotel was located above a restaurant and Greyhound Bus depot (Loomis & Bennett).

The building has undergone the following known exterior alterations: stucco clad addition in 1960, awnings installed and exterior opening made in unspecified brick façade (probably the north façade) in 1979, alterations to storefronts on Bridge Street façade (year unknown). The described alterations do not significantly affect the integrity of the original building design, materials, workmanship, location, setting, feeling, or association.

It was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings ("Historic Resources Survey"). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district. Under National and California Register Criteria A and 1, it was found to have been associated with the early commercial development of the Village Core. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. As one of few brick commercial blocks in the Village Core, it embodies distinctive characteristics of the building type and possesses high artistic value; it is therefore significant under Criteria C and 3. There is no reason to believe that it may be eligible under Criteria D or 4.

**References:**


**Remarks:**

**Evaluator:** Johanna Kahn

**Date of Evaluation:** November 23, 2011

---

Figure 1. Excerpted photograph of subject property, ca. 1960s-70s. Note absence of doorway on north façade. Source: South County Historical Society, “1983.074.001W Newspaper.

---

Sketch Map

subject property indicated in diagonal lines

*Required information*
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRINARY RECORD

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION
PRINARY RECORD

Other Listings
NRHP Status Code 6Z

Review Code
Reviewer
Date

Page 1 of 2
Resource name(s) or number (assigned by recorder) Property 21

P1. Other Identifier: Old Village Grill, Sportscard Fantasy

P2. Location: ☐ Not for Publication ☑ Unrestricted ☑ Not for Publication ☑ Unrestricted

*a. County San Luis Obispo
*b. USGS 7.5’ Quad Oceano Date: 1965 updated
*c. Address 101-103 East Branch Street City Arroyo Grande Zip 93420
*e. Other Locational Data: Assessors Parcel Number 007-192-059

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Architectural style: Commercial vernacular
Exterior wall finishes: Stucco
Roof: Flat, materials unknown
Windows: Storefront windows
Primary entrance: Two recessed entries beneath arcade; each entry has double doors, each door has a single light
Chimney: N/A
Garage: N/A
Other notable features: Openings with angled corners on front and segmental arches on sides with arcade beyond; painted imposts at all openings
Plan: Rectangular
No. stories: 1
Condition: Fair
Alterations: See B6.

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)
View northwest, 9/9/10, photograph #DSC 00642

P5b. Photo: (view and date)

P6. Date Constructed/Age and Sources: ☑ historic Post-1931, Sanborn Fire Insurance Company maps

P7. Owner and Address: unknown

417 S. Hill Street, # 211 Los Angeles, CA 90013

P9. Date Recorded: November 23, 2011

P10. Survey Type: Intensive

P11. Report Citation: (Cite survey report and other sources, or enter “none”) Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Required information

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)
B1. Historic name: Unknown
B2. Common name: Old Village Grill, Sportscard Fantasy
B3. Original Use: Unknown
B4. Present use: Commercial

B5. Architectural Style: Commercial vernacular

B6. Construction History: Completed after 1931 (Sanborn Fire Insurance Company maps). Alterations: building remodel included creation of a 24' opening between rooms in 1955 (Building Permit #1489); unspecified repairs to primary façade in 1974 (Building Permit #423); unspecified repairs due to automobile damage in 1977 (Building Permit #1388); interior remodel in 1981 (Building Permit #4241); columns were patched with stucco in 2009 (Building Permit #016339); parapet removed and alterations to roof (year unknown, before 1985); assumed URM retrofit following 1989 notice from the City (year unknown).

B7. Moved? No

B8. Related Features:
   B9a. Architect: unknown
   b. Builder: unknown

B10. Significance: Area
   Period of Significance: N/A
   Property Type: Applicable Criteria
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

   The subject property was built sometime after 1931, according to review of Sanborn Fire Insurance Company maps. Another source lists the estimated date of construction as between 1920 and 1930 ("Historic Resources Survey"), but this is not consistent with the Sanborn Fire Insurance Company maps. The architect, builder, and original owner are unknown. It was built on the former site of the Ryan Hotel.

   The building has undergone the following known exterior alterations: unspecified façade repairs in 1974 and 1977; columns were patched with stucco in 2009; the parapet was removed and roof altered (year unknown); presumed URM retrofit after 1989 (year unknown). Collectively, the described alterations affect the integrity of the original building design, materials, workmanship, location, setting, feeling or association.

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

B12. References:

B13. Remarks:

*B14. Evaluator: Johanna Kahn
*Date of Evaluation: November 23, 2011
State of California — The Resources Agency  
The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

| Resource name(s) or number (assigned by recorder) | Property 22 |

**P1. Other Identifier:** Village Antique Mart, A Sweet Shoppe Named Desire

**P2. Location:**  
- Not for Publication  
- Unrestricted  
- **a. County:** San Luis Obispo  
- **b. USGS 7.5' Quad:** Oceano  
- **c. Address:** 124 – 126 East Branch Street  
- **City:** Arroyo Grande  
- **Zip:** 93420  

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property, composed of two adjacent one-story commercial vernacular buildings, was completed ca. 1895-1903. Over the course of the twentieth century, alterations were made that significantly changed the appearance of the buildings. Because they were significantly altered, the buildings lack integrity of design, materials, workmanship, feeling, and association. No evidence was found to demonstrate associative importance, therefore it was not intensively evaluated for historic significance as part of this survey.

**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

**P5a. Photo or Drawing:** (Photo required for buildings, structures, and objects.)  
[Image of the Village Antique Mart]

**P5b. Photo:** (view and date)  
View southeast, 9/9/10, photograph #DSC 00650

**P6. Date Constructed/Age and Sources:**  
ca. 1895-1903, Sanborn Fire Insurance Company maps

**P7. Owner and Address:**  
unknown

**P8. Recorded by:**  
R. Imboden, J. Kahn, F. Smith  
Page & Turnbull, Inc.  
417 S. Hill Street, # 211  
Los Angeles, CA 90013

**P9. Date Recorded:**  
November 23, 2011

**P10. Survey Type:**  
Intensive

**P11. Report Citation:** (Cite survey report and other sources, or enter “none”)  
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:**  
- None  
- Location Map  
- Sketch Map  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Archaeological Record  
- District Record  
- Linear Feature Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (list)
P1. Other Identifier: Arroyo Grande City Hall

*P2. Location: □ Not for Publication □ Unrestricted  □ primary  
   *a. County: San Luis Obispo  
   *b. USGS 7.5' Quad: Oceano  
   *c. Address: 214 East Branch Street  
   *d. City: Arroyo Grande  
   *e. Zip: 93420  

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Architectural style: Moderne  
Exterior wall finishes: Stucco, wood trim  
Roof: Series of flat, built-up roofs  
Windows: Various, steel sash  
Primary entrance: Two recessed entrances on primary façade: one on west side with one single-light door and one sidelight, accessible by concrete steps/ramp; one on east side with one single-light door and two sidelights, accessible by concrete steps  
Chimney: N/A  
Garage: N/A  
Other notable features: Horizontal attic vents, flagpoles, brick planters at base of primary façade  
Plan: Irregular  
No. stories: 1  
Condition: Good  
Alterations: See B6.

*P3b. Resource Attributes: (list attributes and codes) HP14. Government building

*P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other  

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

*P5b. Photo: (view and date)  
View northeast, 9/9/10, photograph #DSC 00656

*P6. Date Constructed/Age and Sources:  
Ca. 1940s, City of Arroyo Grande Historic Resource Data Sheet

*P7. Owner and Address: unknown

*P8. Recorded by:  
R. Imboden, J. Kahn, F. Smith  
Page & Turnbull, Inc.  
417 S. Hill Street, # 211  
Los Angeles, CA 90013

*P9. Date Recorded: November 23, 2011

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

*Attachments: □ None □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record  
□ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record  
□ Artifact Record □ Photograph Record □ Other (list)
**State of California — The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

<table>
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<tr>
<th>B1. Historic name:</th>
<th>Arroyo Grande City Hall</th>
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<tbody>
<tr>
<td>B2. Common name:</td>
<td>Arroyo Grande City Hall</td>
</tr>
<tr>
<td>B3. Original Use:</td>
<td>Institutional</td>
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<td>B4. Present use:</td>
<td>Institutional</td>
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<td>B5. Architectural Style:</td>
<td>Moderne</td>
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<tr>
<td>B6. Construction History:</td>
<td>Constructed in the 1940s (&quot;Historic Resources Survey&quot;). Alterations: 20’x30’ addition in 1960 (Building Permit #2243); re-roofed in 2000 (Building Permit #10960); awnings installed (date unknown).</td>
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<tr>
<td>B7. Moved?</td>
<td>No</td>
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<td>B8. Related Features:</td>
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<td>B9a. Architect:</td>
<td>unknown</td>
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<td>B9b. Builder:</td>
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<td>B10. Significance: Theme</td>
<td>World War II and Post-War Era</td>
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<tr>
<td>B11. Additional Resource Attributes: (List attributes and codes)</td>
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**References:**

**Remarks:** Located across the street from Arroyo Grande City Council Building (215 East Branch Street)

**Evaluator:** Johanna Kahn

**Date of Evaluation:** November 23, 2011
**P1. Other Identifier:** Last Chance Liquors

**P2. Location:** ☐ Not for Publication ☑ Unrestricted

- a. County San Luis Obispo
- b. USGS 7.5’ Quad Oceano
  Date: 1965 updated
- c. Address 320 East Branch Street
  City Arroyo Grande
  Zip 93420

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property, a one-story, commercial vernacular building was completed sometime around 1977. After that time, alterations were made that significantly changed the appearance of the building. Because it was significantly altered, the building lacks integrity of design, materials, workmanship, feeling, and association. No evidence was found to demonstrate associative importance, therefore it was not intensively evaluated for historic significance as part of this survey. Additionally, the building is less than 50 years old, and is therefore not age-eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

**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

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

![Photo of Last Chance Liquors](image)

**P5b. Photo:** (view and date)
View southeast, 9/9/10, photograph #DSC 00659

**P6. Date Constructed/Age and Sources:** ☑ historic
Ca. 1977 (exact date unknown), City of Arroyo Grande Building Permit

**P7. Owner and Address:**
unknown

**P8. Recorded by:**
R. Imboden, J. Kahn, F. Smith
Page & Turnbull, Inc.
417 S. Hill Street, # 211
Los Angeles, CA 90013

**P9. Date Recorded:**
November 23, 2011

**P10. Survey Type:**
Intensive

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

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011

**Attachments:** ☑ None  ☐ Location Map  ☐ Sketch Map  ☐ Continuation Sheet  ☑ Building, Structure, and Object Record  ☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record  ☐ Other (list)
State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMAR Y RECORD  

Other Listings: Local landmark: designated 2008  
NRHP Status Code: 5S1  
Review Code:  
Reviewer:  
Date:  

Resource name(s) or number: Property 25  
P1. Other Identifier: Lino Giacomini House, Margaret Jones Klish House  
P2. Location: ☒ Not for Publication  ☑ Unrestricted  
*a. County: San Luis Obispo  
*b. USGS 7.5’ Quad: Oceano  
Date: 1965 revised  
c. Address: 145 West Branch Street  
City: Arroyo Grande  
Zip: 93420  
e. Other Locational Data: Assessors Parcel Number 007-481-009  

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Architectural style: Folk House: Gable Front-and-Wing  
Exterior wall finishes: Asphalt shingles  
Roof: Front and side-facing gables with hipped porch roof, asphalt shingles  
Windows: Painted wood, double-hung, two-over-two  
Primary entrance: Off-center, from porch, six-panel door (date of door replacement unknown)  
Chimney: N/A  
Garage: N/A  
Other notable features: Partial length front porch  
Plan: Rectangular  
No. stories: 1  
Condition: Fair  
Alterations: See B6.  

P3b. Resource Attributes: (list attributes and codes) HP2. Single family property  
P4. Resources Present: ☑ Building  ☑ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other  
P5a. Photo or Drawing: (Photo required for buildings, structures, and objects.)  

Arroyo Grande Survey for Historic Significance, Page & Turnbull, 2011  
P5b. Photo: (view and date)  
View southeast, 11/1/11, photograph #001  
P6. Date Constructed/Age and Sources: ☑ historic  
Ca. 1895, Sanborn Fire Insurance Company maps  
P7. Owner and Address: unknown  
P8. Recorded by: R. Imboden, J. Kahn, F. Smith  
Page & Turnbull, Inc.  
417 S. Hill Street, #211  
Los Angeles, CA 90013  
P9. Date Recorded: November 23, 2011  
P10. Survey Type: Intensive  
P11. Report Citation: (Cite survey report and other sources, or enter “none”)  

*Attachments: ☐ None  ☐ Location Map  ☐ Sketch Map  ☐ Continuation Sheet  ☑ Building, Structure, and Object Record  
☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  
☐ Artifact Record  ☐ Photograph Record  ☐ Other (list)  

*Required information
**Resource Name or #**: Property 25

**Historic name**: Lino Giacomino House, Margaret Jones Klish House

**Common name**: 145 West Branch Street

**Original Use**: Residential

**Present use**: Residential

**Architectural Style**: Folk House: Gable Front-and-Wing

**Construction History**: Built circa 1895 (Sanborn). Additions made to back of building (1895-1903) and between 1903-1909 auxiliary 1 ½ story building at rear of property (23 ½ Branch Street, demolished before 1931), addition of 1 story garage sometime before 1909 (all Sanborn). Exterior asbestos shingles added (1952, BP# 11293), two-sided billboard sign built in yard (1964, BP#3398), storage building removed (1991, BP# 11571), various windows replaced with vinyl sliders (dates unknown).

**Moved?**: No

**Related Features**:
- **Architect**: unknown
- **Builder**: unknown

**Significance**: Theme

<table>
<thead>
<tr>
<th>Period of Significance</th>
<th>Property Type</th>
<th>Applicable Criteria</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>A (1), B (2), C (3) (CRMS)</td>
</tr>
</tbody>
</table>

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

The subject property building was likely completed sometime before 1895 (Sanborn). No consequential information regarding this property from the nineteenth century was found. Lino Giacomini, a stone cutter is said to have been a renter in the early 1900s (CRMS), but no census or directory research supported the claim. It was likely a rental property until about 1920, when Johannes Thiele, a local baker (b. 1908) and his family may have lived in the house. By 1934, Thiele was a rancher in Kern County (California Voter Registration). A later owner, Margaret Jones Klish was Thiele’s mother-in-law, according to Census records. Ms. Klish had been married to a baker and is said to have lived at the property until at least 1978 (CRMS).

The building has had undergone a fair number of significant alterations. The most important modifications were the application of asbestos shingles (1952), the addition of a large two-sided billboard sign in the front yard, in or before 1964, and replacement of various windows with vinyl (dates unknown). Described alterations affect the integrity of the original building design, materials, workmanship, setting, feeling and association.

The subject property was designated a local landmark in 2008 (“Community Development Department Memorandum”). Because it is locally designated, the property has the presumption of California Register eligibility. The property was previously evaluated and found “eligible under criteria A [1], B [2], and C [3] of the Secretary of the Interior’s criteria for significance and CEQA” (CRMS). The property was not evaluated for significance under Criteria D/4.

**References**:
- Arroyo Grande, City of. Various building permits and “Community Development Department Memorandum” 14 April 2009.

**Original address was 23 Branch Street**

**Evaluator**: Francesca Smith

**Date of Evaluation**: November 23, 2011
APPENDIX 3

CERTIFIED LOCAL GOVERNMENT REQUIREMENTS
CERTIFIED LOCAL GOVERNMENT REQUIREMENTS
Quoted from http://ohp.parks.ca.gov/pages/1072/files/clgrequirements.pdf


Local governments may be certified to participate in the CLG program by complying with the following requirements:

I Enforce appropriate state or local legislation for the designation and protection of historic properties:
   A. State enabling legislation provides for local jurisdictions to enact appropriate historic preservation legislation. California Government Code Sections 65850, 25373, and 37361 enable city and county legislative bodies to provide for “the protection, enhancement; perpetuation, or use of places, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value.”
   B. Local governments must adopt local historic preservation ordinances with provisions to enforce the designation and protection of historic and archeological resources.
   C. The local legislation shall be consistent with the intent and purpose of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470).
   D. The CLG will adopt a historic preservation plan or a historic preservation element for the local jurisdiction’s General Plan, as authorized by the California Government Code, prior to or upon applying for a CLG grant.
   E. The CLG commission will participate in the environmental review of specific federally sponsored projects, such as community development programs involving HUD Block Grant funds unless it is determined by OHP that the necessary expertise is not available to the local government. The CLG will establish programmatic agreements with the state agreeing to ensure compliance with Section 106 provisions of the NHPA.
   F. The CLG commission will participate in the environment review of local projects in accordance with the requirements under the California Environmental Quality Act (CEQA). The commission may review and comment on permit actions affecting significant listed historic properties and other resources eligible for listing, in accordance with local ordinance requirements and with CEQA. Procedural guidelines should include standards for demolition stays, design review criteria, anti-neglect requirements, and appeal strategies.

II Establish an adequate and qualified historic preservation review commission by local law:
   A. The commission shall include a minimum membership of five (5) individuals with all members having demonstrated interest, competence, or knowledge in historic preservation.
   B. At least two (2) Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, prehistoric and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.
   C. A local government may be certified without the minimum number or types of disciplines established in state procedures if it can be demonstrated to the satisfaction of the state that it has made a reasonable effort to fill those positions, or that some alternative composition of the commission best meets the needs of the protection of historic properties in the local community.
   D. Commission members shall be appointed by the chief elected local official, city council, or board of supervisors consistent with the provisions of the preservation ordinance. The appointing authority shall make interim appointments to fill unexpired terms in the event of
vacancies occurring during the term of members of the commission. The appointing
authority shall also act within sixty (60) days to fill a vacancy. Terms of office of the
commission members shall be according to the local preservation ordinance.

E. The commission shall meet at least four times a year, with meetings held in a public
place, advertised in advance, and open to the public, pursuant to the Ralph M. Brown Act
(G.C. Section 54950 et seq.) for open meetings. Written minutes of commission meetings
shall be kept on file, available for public inspection, and submitted to the state as a part of
the CLG Annual Report.

F. Each commission member is required to attend at least one informational or educational
meeting, seminar, workshop, or conference per year that pertains directly to the work and
functions of the commission and would be approvable by the state. The CLG Regional
Workshops sponsored by the OHP are important sources of information. The annual State
Historic Preservation Conference generally provides special sessions devoted to the issues,
objectives, and responsibilities of commissions. Commissions may also bring in
professionals to provide training on site.

G. An annual report of the activities of the commission shall be submitted to the state at the
end of each calendar year. The reports shall include, but not be limited to, such information
as narrative summary of accomplishments, summaries of new and corrected survey activities,
number of properties designated under local ordinance in relation to inventory for
community, summaries of National Register applications reviewed, summaries of historical
contexts prepared, number of federal tax certifications reviewed, number of properties on
which design review was held, number of properties on which environmental project reviews
were conducted, property owners of Mills Act contracts approved, summarization of local
preservation activities, list of local landmark designations, description of public education
activities, lists of commission members and resumes, list of staff and resumes, detailed listing
of commission and staff training received, commission attendance records, summary of
changes in preservation laws, summary of adoption or updates of historic preservation plan
or historic preservation element of your community's General Plan, commission meeting
minutes and agendas, and other pertinent activities performed by the commission.

III Maintain a system for the survey and inventory of historic properties: The CLG shall be
responsible for organizing, developing, and administering an inventory of cultural resources within the
entire spatial jurisdiction of the CLG.

A. The commission shall develop procedures for conducting an inventory of culture
resources. Survey activities shall be coordinated with and complementary to the state
program to ensure that survey results produced by the CLG will be readily integrated into
the statewide comprehensive historic preservation planning process.

1. The CLG shall be responsible for overseeing the compiling, recording, and
updating of inventory information on cultural resources within its jurisdiction. The
information shall be based on comprehensive surveys conducted in conformance
with state survey standards and procedures. Surveys completed prior to the
certification of a local government may be re-evaluated in accordance with state
standards and may be submitted for inclusion in the State database.

2. As part of any ongoing survey effort, procedural requirements must allow for
periodic update of survey results as buildings gain maturity and as new areas are
incorporated or annexed by the CLG.

3. The commission must adopt state guidelines for conducting its inventory of
historic properties. State-approved inventory forms (DPR-523, A-I) and the
OHP's Instructions For Recording Historical Resources shall be used to facilitate
integration into the state electronic data system and for statewide comprehensive
historic preservation planning purposes. Dimitri software is available for the DPR
523 forms.

4. Standards for the evaluation of properties must be consistent with the National
Register of Historic Places criteria.
A. The commission shall establish internal procedures to facilitate the use of survey results in the planning process by the CLG officials and departments. The commission shall submit survey results to the local government for adoption, then forward to OHP. Copies of the survey should be on deposit at the local planning department, building and safety office, public works department, and redevelopment agency. Libraries, colleges, and historical societies should also receive copies. OHP will make copies available for the appropriate “California Historical Resources Information System” regional center. See IV(A)(2) below for public access requirements.

IV Provide for adequate public participation in the local historic preservation program:

A. The CLG shall provide opportunities for public participation in all responsibilities delegated to the CLG, in accordance with appropriate regulations, standards, and guidelines.

1. Public participation shall be fully encouraged at local commission meetings. Commission meetings shall be open to the public, with published agenda and minutes in accordance with the Ralph M. Brown Act (G.C. Section 54950 et seq.) for open meetings. The published agenda shall be mailed in advance of meetings to individuals and citizen organizations interested in the commission’s activities.

2. Public participation shall be fully encouraged in the performance of the historic survey program at all levels of responsibility to identify and inventory significant cultural resources in the jurisdiction of the CLG. The public can serve as volunteers to assist in the survey effort. Survey results shall be of public record and on file at a public institution, except in the case of sensitive resources, e.g., archeological sites subject to vandalism.

3. Public participation shall be fully encouraged in the nomination process for the National Register of Historic Places program. The CLG shall invite comments from the general public regarding National Register nominations.

4. Public participation shall be fully encouraged in all public hearings on projects related to CEQA and Section 106 processes.

V Satisfactorily perform the responsibilities delegated to the CLG:

A. The CLG shall prepare a comprehensive local historic preservation plan which would identify preservation missions, goals, and priorities. The plan would also establish preservation strategies, programs, and time schedules.

B. The CLG will participate in the review and comment on historic preservation certification applications for tax incentives. The CLG and state may establish procedures for implementation of the investment tax credit program at the local level in conformance with the Secretary of the Interior's Standards for Historic Preservation.

C. Each CLG must have a local historic preservation plan prior to or upon becoming a CLG before any additional grant applications will be considered. The state shall monitor and evaluate the performance of the CLG for consistency with the identification, evaluation, and preservation priorities of the comprehensive state historic preservation planning process.

1. Annual Review of CLGs: The State shall conduct an annual review of CLGs to assure that each government continues to meet the minimal requirements and is satisfactorily performing its responsibilities. As part of this review, the state shall examine the annual reports submitted by the CLGs, records of the administration of funds allocated from the HPF, and other documents as necessary. The CLG shall make these records available to the state. A more thorough review and site visit to the Certified Local Government will occur at least once every three (3) years.

2. Procedures for Decertification: If the state evaluation indicates that the CLG no longer meets the minimal requirements or that in any other way a CLG's performance is not satisfactory, the state shall document that assessment and
recommend to the local government steps to bring its performance up to a satisfactory level. The CLG shall have a period of not less than 30 nor more than 180 days to implement improvements; If the state determines that sufficient improvement has not occurred, the state shall decertify the local government, citing specific reasons for the decertification. Performance shall be deemed unsatisfactory if one or more of the following conditions exist or is applicable: a) the commission fails to perform its delegated responsibilities within established time periods; b) the CLG fails to coordinate its responsibilities with the state; c) the commission substantially fails to maintain consistency of its design review decisions with the Secretary's Standards for Historic Preservation; d) the CLG fails to maintain a qualified historic preservation review commission membership; e) the CLG fails to enforce the provisions of the local preservation ordinance; f) the CLG fails to enforce its CEQA and Section 106 responsibilities; g) the CLG fails to adequately survey historical resources in its jurisdiction; and h) the CLG fails to comply adequately with proper fiscal management of HPF grants in accordance with the National Register Programs Guideline, OMB Circular A-128, and 43 CFR 12.

3. Decertification Appeal: If the state recommends decertification, the local government may appeal to the NPS. The NPS has 45 days to respond to the appeal.

4. Decertification Without Prejudice: CLGs may petition the OHP to be decertified voluntarily and without prejudice.

5. Financial Assistance Close-out: The state shall conduct financial assistance close-out procedures pursuant to the National Register Program Guideline when a local government is decertified.

VI The CLG shall assume certain responsibilities for reviewing and recommending properties within its jurisdiction to the National Register of Historic Places.

A. The SHPO shall have the sole responsibility of nominating National Register properties directly to the Secretary of the Interior (Secretary).

B. The CLG shall establish local procedures for the National Register nomination process consistent with the requirements in the NHPA, Section 101(c)(2).

1. Before a property within the jurisdiction of a CLG may be considered by the state to be nominated to the National Register, the state shall notify the owner, the applicable chief elected local official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register. Within sixty (60) days of notice from the state, the chief elected local official shall transmit the report of the commission and his/her recommendation to the state. After receipt of such report and recommendation, or if no such report and recommendation are received within sixty (60) days, the state shall process the National Register nomination. The state may expedite such process with the concurrence of the CLG.

2. If both the commission and the chief elected local official recommend that a property not be nominated to the National Register, the state shall take no further action, unless within thirty (30) days of the receipt of such recommendation by the state, an appeal is filed with the state. If such an appeal is filed, the state shall follow the procedure for making a nomination pursuant to Section 101(a). Any report and recommendations made under this section shall be included with any nomination submitted by the state to the Secretary.

VII By mutual written agreement with the local governing body, the state may delegate additional responsibilities to the CLG. Local governments may be certified to participate in specific program activities under Programmatic Agreements.
A. The CLG may develop educational programs promoting historic preservation at the local level such as, but not limited to, sponsorship of preservation workshops, publication of preservation information, organizing preservation fairs, conducting walking tours, preparing preservation curricula for schools, etc.

B. Commission members may act in an advisory capacity to other officials and departments within the local government and act as a liaison on behalf of the CLG to individuals and organizations concerned with historic preservation issues at the local level.

C. The CLG may participate in the Mills Act program or other economic incentive programs to provide property-tax relief for owners of historic properties.

D. The CLG may participate in the Marks Historical Rehabilitation Act for issuance of tax-exempt industrial development bonds, providing that the commission shall serve as a part of the required citizen advisory board.

E. The CLG may assume certain responsibilities of recommending National Register of Historic Places properties, identified in the CLG jurisdiction, directly to the State Historical Resources Commission.

F. By mutual written agreement with the local governing body, the state may delegate additional responsibilities to the CLG.