

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: HISTORIC PRESERVATION PROGRAM**

**DATE: NOVEMBER 9, 2010**

**Needs:** For the Planning Commission to hold a public hearing on the City's Historic Preservation Program and provide recommendations to the City Council.

**Facts:**

1. The City's original Historic Preservation Program dates back to the 1980's and consists of a historic resources survey (referred to as the Morehouse Survey; 1984) and Municipal Code provisions regulating demolition of structures of historic or architectural significance (Chapter 17.16; est. 1989).
2. The community's desire to protect historic structures is articulated in historic preservation policies contained in both the City's General Plan of 2003 and the Economic Strategy of 2006.
3. The California Environmental Quality Act (CEQA) requires the evaluation of impacts to historic resources with the goal of preservation as "environmental resources" of statewide significance.
4. The City's Historic Preservation Program came under scrutiny in 2007 following the Council's 2005 decision denying a permit to demolish the Farmer's Alliance Building, which was determined to be a historic resource eligible for listing on the State and National Register of Historic Places. The City's process was evaluated by the County Grand Jury and in a report dated May 23, 2007 it was recommended:
  - a. The City should review and improve their documentation procedures specific to their Historic Resources Survey and Inventory (i.e. update the City's historic inventory);
  - b. The City should consider creating a Historic Preservation Committee/Commission to aid in the review and protection of historic resources; and
  - c. The City should develop a process and informational tools to address the treatment of historic properties (i.e. historic preservation ordinance and incentive program).
5. The Council expressed similar concerns over the City's Historic Preservation Program, which is now over 25 years old, and in 2007 directed an update of the City's Historic Preservation Program as a major City goal.
6. The City hired Historic Resources Group (HRG) to assist the City in the research and update effort. HRG has completed a Historic Resources Survey (March 2010), draft Historic Preservation Ordinance (September 2010), and Historic Resource Inventory (August 2010) (all documents attached). The content of these documents was presented and discussed at four Planning Commission workshops on December 9, 2008, March 24, 2009, May 26, 2009, and June 22, 2010.

7. The “Program” is now ready for final review by the Planning Commission and action by the City Council. Adoption of a Historic Preservation Ordinance is a “project” pursuant to CEQA and requires an environmental analysis. A Negative Declaration of Environmental Impact has been prepared (attached), circulated for public review, and will accompany the ordinance when it goes before the Council for action.

## **Analysis and**

### **Conclusions:**

The draft update of the City’s Historic Preservation Program is ready for final action. The program consists of the following documents:

- City of Paso Robles Historic Resources Survey (*updated March 2010*)
- Draft Historic Preservation Ordinance (*updated September 2010*)
- Historic Resource Inventory (*new August 2010*)
- Historic Preservation Informational Handouts
  - Historic Resource Survey Update Process (*updated*)
  - Historic Preservation Review Flowchart (*existing*)
  - Permit Processing Flowchart (*new*)
  - Historic Preservation Frequently Asked Questions (*new*)
- Initial Study/Environmental Determination (*new*)

### Historic Inventory

The Commission previously reviewed the complete HRG historic “survey” (Appendix I of the Historic Resources Survey). The “inventory” table, which is a newly developed subset of the survey, only includes those properties that are considered “historic resources” (i.e. eligible for Historic Landmark or Contributor to Historic District status). The survey and inventory tables have been corrected based on comments received from property owners at the last hearing.

The “inventory”, which currently lists 570 individual properties, would normally only include properties that are eligible as historic landmarks, potential landmarks, and contributors to historic districts. However, there are 164 properties that are considered historic resources by the State based on the 1984 Morehouse Survey which are ineligible based on the latest research by HRG. They will need to remain on the inventory until we provide the State with the necessary documentation to eliminate them from the list. 62 others will require further review upon development plans being submitted.

The “inventory” will be the document that staff, the Historic Preservation Committee (assuming one is formed), Planning Commission, and City Council use to determine historic status and apply protection measures contained in the draft Historic Preservation Ordinance. All other structures will be handled using the City’s normal development review process.

### Historic Preservation Ordinance

The consultants have amended the draft ordinance to incorporate comments made by the Planning Commission at your last hearing. There are three subjects that were discussed extensively that warrant further explanation:

- **Who can nominate?** The Commission expressed concern that the ordinance as currently drafted allows anyone to nominate a building for listing as a historic landmark (with or without property owner consent). The Commission asked whether the authority should be limited to property owners. HRG has advised us that every ordinance they are familiar with across the nation includes the provision that historic resources can be nominated by anyone. The reason being that historic preservation is a “public benefit” type of law where protection of the resource goes beyond the property owner. The issue has been reviewed by the City Attorney who indicates that there is no “legal” requirement that would prevent the city from only having property owners nominate buildings. However, she agrees with HRG’s assessment and has provided the following input on the matter:

*“Just limiting nominations to property owners would limit the properties that are nominated and bypass properties that the community at large thinks are important to preserve. Since the purpose of the ordinance is to help protect a community resource, the community should be able to nominate. Limiting nominees to property owners essentially would eviscerate the intent of the ordinance.”*

It is important to remember that while anyone can nominate, it doesn’t preclude the property owner from objecting nor does it mean the Council must nominate. In other words, the process is set up to take a property owner’s consideration into mind and will clearly be a factor in any decision by the Council to designate historic resources. Likewise, a decision to not formally “list” a building does not eliminate its status as a historic resource pursuant to CEQA.

One possible option that could be built into the ordinance would be to limit actual nomination to property owners, the Historic Preservation Committee (if one is formed), Planning Commission, and/or City Council. The ordinance could specify that any member of the community could request listing to any one of those bodies and if there is agreement, the nomination process could be initiated.

- **Will the nomination process give the public the ability to stop development?** One concern expressed by the Commission was wording of Section 21.50.057 C 6, which calls for a work moratorium while the landmark designation process is underway. The concern was that project opponents would have the ability to overturn Commission, Council, or Building Permit approvals thereby stopping development. This clearly won’t be the case. First, the approval process will include an evaluation of historic significance and findings of compliance with new ordinance provisions. Second, and more important, the moratorium would only apply to **future permits** and not permits that have already been issued. In other words, once a valid permit has been issued by the City, the property owner has the right to proceed with construction in accordance with the law.
- **Historic Preservation Committee?** The one remaining issue that the Commission needs to weigh in on as part of your recommendation to the City Council is whether the City should consider the formation of a Historic Preservation Committee to administer the ordinance. Feedback in support centers on the ability to have “experts” in the field of historic preservation advising the City Council (as recommended by the 2007 Grand Jury report).

Feedback in opposition centers on the fear that there won't be enough work to keep the Committee busy throughout the year. One option would include setting the ordinance up to form a committee in the future should workload justify one. In the meantime, the Planning Commission could function in that capacity.

### Process

One reoccurring question that has come is "how the new ordinance will effect the City's development review process?" The draft ordinance addresses "landmarks", "contributors to historic districts", "conservation overlay zones", and "points of interest." The ordinance discusses the difference between each designation and the criteria for listing. The Commission has asked staff to graphically show how alterations to buildings with these various designations would be processed under the new regulations. A new flow chart titled "Historic Resource Processing" has been prepared (attached) to illustrate how various requests to modify historic resources will be handled. The bottom line is the only "extra layer" of review that the ordinance specifies would apply to "landmarks" or "contributors to districts." This "extra layer" currently exists in CEQA. All other buildings would follow the normal City process.

One other question that has come up is "what would happen if the City chooses not to adopt an ordinance?" Simple answer is our regardless of a local ordinance, CEQA will continue to apply and protect historic resources in the City. However, rather than an ordinance that outlines and streamlines the process, avoids costly historic evaluations, and provides financial incentives to property owners wishing to preserve our community's resources, the review will continue to be on a case by case basis.

### Incentives

An important objective of the City's Historic Preservation Program is to open the door for incentives for those wishing to preserve historic buildings. Preservation incentives are contained in Section 21.50.066 of the draft ordinance. The Mills Act has been one incentive explored in detail because of the financial benefits in the form of lower tax bills in exchange for maintaining a building's historic character. The amount of savings depends on a number of factors including the value of the property and how long the individual has owned it (Prop. 13 influence). But for residential structures, the tax savings on the actual "improvement" can be between 30-50%. The City would initiate program discussions with the County Tax Collector and Assessor's Offices once an ordinance is adopted that establish the program. It is also important to note that any ordinance incentive applies only to "Landmarks" or "Contributors to Districts" that have been nominated and successfully listed pursuant to the City's Historic Preservation Program.

**Options:** The Planning Commission is requested to take one of the actions listed below:

- a. Recommend the City Council:
  1. Adopt the Historic Resources Survey, dated March 2010;
  2. Adopt the Historic Resources Inventory, dated August 2010;
  3. Adopt the Negative Declaration of Environmental Impact;
  4. Introduce the Historic Preservation Ordinance; and

5. Direct staff to work with the State Office of Historic Preservation to update California Historic Resource Status Code information for Paso Robles properties consistent with the updated HRG survey
- b. Amend, modify, or reject the above-listed action.

**Attachments:**

1. Historic Resources Survey
2. Draft Historic Preservation Ordinance
3. Historic Resource Inventory
4. Historic Preservation Handouts
5. Initial Study and Environmental Analysis



**REPORT**

**City of Paso Robles**  
**Historic Resources Survey**  
*March 2010*

**HISTORIC RESOURCES GROUP**

**PREPARED FOR**

**City of Paso Robles  
1000 Spring Street  
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**REPORT**

**City of Paso Robles  
Historic Resources Survey**

**HISTORIC RESOURCES GROUP**

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## REPORT

# City of Paso Robles Historic Resources Survey

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This report presents the results of a historic resources survey for the City of Paso Robles. The survey effort includes the development of a citywide historic context statement which highlights the trends and patterns critical to the understanding of the city's built environment. The survey results and context statement will be useful tools for city planners moving forward, and for the development of a comprehensive preservation program.

This report includes detailed survey and evaluation methodology and evaluations of surveyed properties for National, State, and local designation. Recommendations regarding the use of data gathered during the survey for ongoing identification and evaluation of the City's historic resources is also provided.

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**OVERVIEW**

Paso Robles is a city with a rich history. An important outpost for the nearby Mission San Luis Obispo and Mission San Miguel dating back to the eighteenth century, the City was formally incorporated in 1889. Its identity is connected to its past through its built environment. The City’s early development is closely associated with its connection to the missions and location along *El Camino Real*; the artesian hot springs; ranching; and agricultural activity. Later development was driven by the completion of the U.S. 101 Freeway and the establishment of the nearby military base at Camp Roberts. Paso Robles’ architectural heritage includes resources from several periods of its development.

The first historic resources survey in Paso Robles began in 1981 in response to a surge in development that began in the late 1970s. Volunteer student interns from California Polytechnic University began the survey with a focus on the city’s central core. The City applied to the State Office of Historic Preservation for a grant in order to complete the survey.

With the grant funding, professional planner Carl Morehouse was hired to complete the project, which focused on resources within a defined boundary built prior to 1941.<sup>1</sup> Working with local historians to study deeds, tax rolls and assessor’s records, newspapers articles, and conduct oral histories, the resources included in the survey were documented according to the survey methodology of the time.

Despite its age and conformance to a different era of survey methodology, the importance of the data gathered in the Morehouse Survey cannot be overlooked. It represents the first focused effort to understand the extent of potential historic resources in Paso Robles. As such it has provided significant baseline information about historic resources in the city.

The Morehouse Survey, now twenty-five years old, can no longer be considered a current inventory of the City’s historic resources. Buildings have been altered or are no longer extant. Survey methodology and evaluation

<sup>1</sup>The survey focused on the 100 to 900 blocks of 1st Street through 30th Street, and the 100 through 3400 blocks of Chestnut, Filbert, Fresno, Locust Maple, Oak, Olive, Pacific, Park, Pine Railroad, Ridgeview, Riverside, Spring, and Vine Streets. See separate Survey Report for additional information.

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criteria have evolved as evidenced by current National Park Service and California Office of Historic Preservation guidelines. For these reasons, the current survey described here is a separate and distinct effort and is not intended as an addendum or update of the Morehouse Survey.

In 2007, the City Council adopted Goals for 2008-2011, which included the development of a Historic Resources inventory and preservation plan.<sup>2</sup> To that end, the City commissioned Historic Resources Group to conduct an historic resources survey and develop a citywide historic context statement highlighting the trends and patterns critical to the understanding of the City's built environment. The results of the survey, as well as the historic context statement, are contained in this report. Both are essential components of a meaningful preservation program for the City.

The purpose of this survey is to identify historic properties in Paso Robles and to provide the City with recommendations

regarding local designation of these resources. Based upon current survey methodology and well-defined evaluation criteria, this survey will help to guide future development in a manner that continues to respect and preserve the City's historic resources.

The 2008 survey was designed to accomplish three key objectives regarding historic resources in Paso Robles:

1. Identification of individual properties significant to the history of Paso Robles, California, and the nation.
2. Identification of any geographic or thematic groupings of properties that would comprise a potential historic district.
3. Re-evaluation of properties previously identified through survey or environmental review using current preservation practices and standards.

With these objectives in mind, the scope of the survey was defined in consultation with City staff to comprise four main components:

1. A reconnaissance-level survey of properties within the central portions of the City as well as selected outlying areas.
2. Intensive survey of selected areas of the City based on field

<sup>2</sup> City of Paso Robles. "2008-2011 Goal Setting." April 5, 2007. Website: <http://www.prcity.com/government/citycouncil/pdf/2008-2011AdoptedGoals.pdf>. Accessed December 5, 2008.

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reconnaissance and historic development patterns.

- 3. An historic context statement of the City of Paso Robles, with particular emphasis on extant properties located west of Highway 101.
- 4. A comprehensive listing of all surveyed properties, with evaluations for local, state, and national designation as historic resources where applicable.

The survey was conducted between November 2008 and September 2009. Participants included Christy McAvoy, Managing Principal; Kari Fowler, Senior Preservation Planner; Paul Travis, Senior Preservation Planner; and Christine Lazzaretto, Architectural Historian; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.<sup>3</sup> Assistance was provided by researcher Cynthia Thompson.

Project coordination on behalf of the City of Paso Robles was managed by Ron Whisenand, Community Development Director. Valuable research and guidance were provided

by the Downtown Paso Robles Main Street Association and the Paso Robles Historical Society. Special thanks to the Historic Preservation Committee: Norma Moye, John Bertoni, Barbara Rowland, and Grace Pucci; Paula Sartain for her research assistance; and volunteer photographer Robert Stephenson.

As this survey report indicates, the City of Paso Robles boasts a substantial number of historically significant properties. With the information compiled in this report and associated appendices, the City is prepared to pursue its ongoing efforts to protect and preserve its vibrant past.

<sup>3</sup> Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

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## REGULATORY FRAMEWORK

The identification and protection of historic resources is supported by Federal and state regulations. The following discussion provides an overview.

### **National Historic Preservation Act**

The National Historic Preservation Act (NHPA), which was most recently amended in 1992, created the framework for preservation activity in the United States. The NHPA redefined and expanded the National Register of Historic Places which had been established by the Historic Sites Act of 1935; created the position of State Historic Preservation Officer (SHPO) to administer state preservation programs; established the Certified Local Government Program; and set up the Historic Preservation Fund to fund the provisions of the Act.

Section 106 of the National Historic Preservation Act, through a consultation process with the Advisory Council on Historic Preservation, mandates that the effects of all federal undertakings on properties listed in or eligible for listing in the National Register be taken into account.

### **National Environmental Policy Act**

The intent of the National Environmental Policy Act is to protect the natural and built environment, including historic properties, from adverse effects resulting from federal actions. Before a federal agency may

proceed with a proposed action, it must first perform an environmental assessment to determine whether the action could have any significant effect on the environment. If it is determined that the action may have an effect on the environment, the agency must then prepare an Environmental Impact Statement (EIS) which identifies all environmental impacts resulting from the action and lists mitigation measures and project alternatives which avoid or minimize adverse impacts.

Impacts involving historic properties are usually assessed in coordination with the process established under the National Historic Preservation Act of 1966. Normally, the Section 106 process must be completed before the Environmental Assessment or EIS can be finalized.

### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) was enacted in 1970 and most recently modified in 1998. The basic purpose of CEQA is to inform governmental decision makers and the public about the potential significant adverse effects, if any, of proposed activities and projects.

It also provides opportunities for the public and for other agencies to review and comment on draft environmental documents. As environmental policy, CEQA requires that environmental protection be given significant consideration in the decision making

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process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a significant adverse effect on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. Similar to Section 106 and the National Register, all resources determined eligible for the California Register are also to be considered under CEQA.

Public agencies must treat some resources as significant under CEQA unless the “preponderance of evidence demonstrates” that the resource is not historically or culturally significant.

These resources include locally designated properties and properties evaluated as significant in cultural resources surveys which meet California Register of Historical Resources criteria and California Office of Historic Preservation Survey Methodology.

Substantial adverse change in the significance of a historical resource is viewed as a significant effect on the environment. CEQA prohibits the use of a categorical exemption for projects which may cause a substantial adverse change.

#### **Historic Designations**

Currently historic resources in Paso Robles may be designated at the Federal and state levels.<sup>4</sup>

Existing landmark designations codified by the National Park Service and the California Office of Historic Preservation include: National Historic Landmark, National Register of Historic Places, California Register of Historical Resources, California Registered Historical Landmarks, and California Points of Historical Interest. While some programs place emphasis on

<sup>4</sup> The City is in the process of considering a local historic preservation ordinance, which, if adopted, allows for the designation of historic resources on the local level.

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architectural character, all use basic criteria relating to a property’s place in important events or patterns of development, association with important personages, and architectural significance. In the development of a local designation program, the criteria developed by these programs can be used as guidelines.

National Historic Landmark

The National Historic Landmark program is conducted by the National Park Service to identify, designate, and protect cultural resources of national significance that commemorate and illustrate United States history and culture. (National Historic Landmarks are identified by special theme studies prepared by National Park Service professionals as an additional level of documentation in the National Register designation process.) Information is compiled on the history, significance, and integrity of the property and a statement on its relationship to the criteria for determining significance is prepared. Nominations are then reviewed by the National Park Service Advisory Board, which forwards recommendations for designation to the Secretary of the Interior for a final decision. National Historic Landmarks are afforded the same limited protections and benefits as properties listed in the National Register of Historic Places.

National Register of Historic Places

The National Register is an authoritative guide to be used by federal, state, and municipal governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.

Buildings, districts, objects, structures, and sites may be placed in the National Register. To be eligible for listing in the National Register, a property must generally be over fifty years old and must be significant in American history, architecture, archaeology, engineering, or culture. In addition to possessing significance, a property must retain its integrity of location, design, feeling, association, setting, workmanship, and materials. Properties that no longer reflect their historic significance due to damage or alterations are not eligible for listing in the National Register. The National Register is administered by the National Park Service. Nominations are made to SOHP and reviewed by the State Historical Resources Commission (SHRC), and accepted by the Keeper of the National Register.

Owner consent is required for individual listing in the National Register of privately owned buildings. If the owner objects to having the building listed in the National Register, the building may be given a formal determination of eligibility if it meets the criteria. A majority of owners within

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a district must approve for a district to be listed.

Listing in the National Register is primarily honorary and does not in and of itself protect designated properties from demolition or inappropriate alterations. State and municipal laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register properties may be subject to the California Environmental Quality Act (CEQA). National Register properties are eligible to use certain financial incentives, including the federal rehabilitation tax credit and conservation easements.

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and municipal agencies, private groups, and citizens to identify, evaluate, register, and protect the state's significant historical and archeological resources.

The criteria for listing in the California Register are patterned upon National Register criteria. The California Register consists of resources that are listed automatically through other designations and those that must be nominated through an application and public hearing process. Nominations to the California Register are first submitted to the local government for

comment. The local government has 90 days to submit comments to the State Office of Historic Preservation. SOHP will notify the property owner and place the item on the next available agenda for the State Historical Resources Commission.

Listing in the California Register requires the consent of the property owner. If the property owner objects to such listing, they must do so in writing. The SHRC reviews the nomination and makes a decision. If it is determined that the property meets the criteria for listing, but the owner has objected, the property will be formally determined eligible for listing in the California Register but not actually listed therein.

The oldest designation program in California, California Registered Historical Landmarks, now State Historical Landmarks (SHL), evolved from efforts by private organizations around the turn of the twentieth century. In 1931 the first twenty landmarks were officially named by the state; their selection reflected an emphasis on well-known places and events in California history, such as missions, early settlements, battlegrounds, and gold rush sites. A series of modifications of the program ensued, eventually resulting in specific criteria for designation and a process of review by the State Historical Resources Commission.

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Currently, over 1,000 SHLs have been designated in California. SHLs from No. 770 onward are automatically listed in the California Register, and thus enjoy regulatory protection under CEQA as well as eligibility for State incentive programs such as the Mills Act and the State Historical Building Code. Earlier SHLs may also qualify under a procedure established by the California Register. SHLs are marked by plaques and highway directional signs.

#### California Points of Historical Interest

The California Point of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties not able to meet the restrictive criteria of the State Historical Landmarks program. The criteria for the Points are the same as those that govern the Landmark program, but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection, but are eligible for official landmark plaques and highway directional signs. Applications for Points of Interest are reviewed by the San Luis Obispo County Historical Landmarks and Records Commission.

#### **Local Initiatives**

##### General Plan

Historic preservation is addressed in the City's 2003 General Plan in the Land Use, Conservation, and Housing Elements. Some of the policies and

procedures specifically address historic preservation and the treatment of historic buildings, while others are important considerations to the overall character and appearance of historic properties and neighborhoods, or can be used to encourage preservation practices.

##### Historical and Architectural Preservation Overlay Zone

Chapter 21.15 of the Paso Robles Municipal Code established an Overlay District to "encourage the preservation, restoration and renovation of buildings and/or neighborhoods of architectural significance or interest." Overlay districts allow for further regulation within various primary zones in order to implement provisions of the general plan and to comply with various state or federal regulations.

The City currently has an architectural preservation overlay zone bordered by Chestnut Street, Oak Street, 8<sup>th</sup> Street, and 21<sup>st</sup> Street, inclusive of both sides of these streets. This overlay zone is referred to as the Vine Street Overlay Zone and/or the Westside Historic District in City documents.

##### Design Guidelines

In order to assist the Development Review Committee and the Planning Commission in their evaluation of projects in Paso Robles, a series of design guidelines have been developed. The guidelines were drafted by the Downtown Paso Robles Main Street

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Association, and formally adopted by the City Council. The City staff also developed a set of guidelines for Commercial and Industrial development in Paso Robles, and recently adopted a set of strategies for the Paso Robles Gateway Plan. There are different guidelines for four separate areas in Downtown and the Westside Overlay Zone so that the recommendations are specific to the context and type of resources available in each neighborhood. The design guidelines and year of adoption are:

- Main Street: 1994
- Downtown (south of the park): 1999
- Spring Street: 2002
- Riverside District: 2005
- Westside Historic District Conservation Plan: 2005
- Commercial and Industrial Development: (no date)
- Gateway Plan: 2008

The set of design guidelines for the commercial area in the original downtown were developed to

“revitalize and enhance the appearance, atmosphere, and convenience of Downtown Paso Robles.”<sup>5</sup> The guidelines are intended for both new construction, and restoration or remodeling of existing buildings to ensure that they complement the historic character of downtown Paso Robles in scale, proportion, and tradition. The emphasis of the guidelines is to “create harmony with the surrounding buildings.”<sup>6</sup> Traditional building materials, period colors, and ornamentation are encouraged.

The Vine Street Historic and Architectural Overlay Zone was developed to address new construction in the historic neighborhood, modification or additions to existing historic buildings, site improvements, and to allow for adaptive re-use of residential buildings within the district. These guidelines also address compatibility, and specifically discourage the use of contemporary architectural styles, stylistic elements, or materials, and encourage the use of the

<sup>5</sup> City of Paso Robles. “Paso Robles Main Street Design Guidelines.” September 9, 1992. (1)

<sup>6</sup> “Paso Robles Main Street Design Guidelines.” (1)

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predominant architectural style in a particular area.<sup>7</sup>

Study of Individual Resources

The City has conducted individual evaluations of potential historic resources. Although the City currently does not have a policy for designating local landmarks, under the California Environmental Quality Act (CEQA), research into eligibility for listing in the National Register of Historic Places and the California Register of Historic Resources is required.

A recent example includes the evaluation of the Farmer’s Alliance Building, which was determined eligible for listing in both the National and California Registers at the local level of significance. The building was an important resource to the local Almond Grower’s Association, and was described at the time of its construction as “a lasting monument to the success of the almond industry.”<sup>8</sup>

In addition, there are three buildings in Paso Robles listed in the National Register of Historic Places:

- Brewster-Dutra House – listed in 1982
- Bank of Italy – listed in 1998
- Carnegie Library – listed 1998

<sup>7</sup> City of Paso Robles. “Westside Historic District Conservation Plan.” January 11, 2005. (3)

<sup>8</sup> Paso Robles Chamber of Commerce. “Almond Warehouse is Completed.” Paso Robles Nutcracker, August 20, 1992. (4)

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**Introduction**

In order to understand the significance of the historic and architectural resources in Paso Robles, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area’s physical environment and its broader history can be established. For this reason, historic properties must be considered in relation to important historic events and periods of development in the City of Paso Robles as a whole.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A*. The Bulletin describes an historic context as follows:

*Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In*

*this way, they provide a framework for determining the significance of a property.*<sup>9</sup>

An historic context statement is linked with tangible built resources through the concept of “property type,” a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area. It may include, but need not be limited to:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

An historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and

<sup>9</sup>National Park Service, U.S. Department of the Interior. *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: 1997.

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decision-makers to evaluate the relative significance and integrity of individual properties. Specific examples referred to in this document are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this report does not diminish the significance of any individual resource.

This historic context statement is a revision and expansion of the history of Paso Robles that was developed as part of the 1984 survey effort.<sup>10</sup> A brief historic context statement was included in the introduction to that survey, and additional information was included in a “Background” section that accompanied Volume I. Portions of these documents and other studies have been incorporated here to provide continuity of scholarship and approach.

In addition to the Morehouse Survey, numerous other sources were used to compile this historic context statement. These include local newspapers; local archives including the Paso Robles Historical Society; historic photographs; Sanborn fire insurance maps; the Downtown Paso Robles Main Street Association green plaque program; the

<sup>10</sup> Morehouse. Historic Resources Survey and Inventory.

2005 Downtown Paso Robles Main Street Association Self-Guided Walking Tour; and published histories.

**Objectives**

Specific objectives of this historic context report include:

- Establishment of significant themes and events in the development of Paso Robles;
- Identification of property types associated with the development;
- Description of architectural styles found in the city;
- Identification of significant people who were influential in the development of the city;
- Identification of architects, builders, developers and landscape architects known to have influenced the physical character of Paso Robles.

**Overview**

This historic context provides a history of the built environment of the City of Paso Robles. The periods before 1900 are briefly reviewed to provide essential background information on the city’s development. The eras from 1900 to 1960 are reviewed in detail, and a summary of development from 1960 to the present is provided in order to provide a general framework for future study.

The context statement addresses the broad historical themes that contributed

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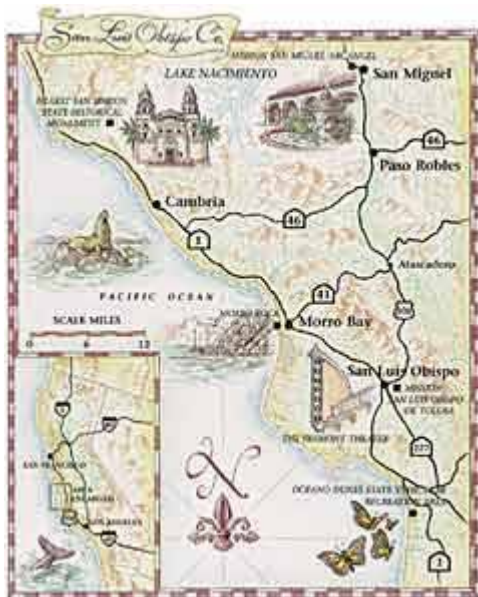
# City of Paso Robles Historic Resources Survey

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to the development of Paso Robles, outlines the chronological development of the built environment, and identifies key historic resources from each period. Factors that have had the most significant impact on the extant built environment of Paso Robles include:

- Geography
- Town Settlement (late nineteenth to early twentieth century)
- Tourism & Transportation
- Agriculture
- Military Development

These themes will be further discussed in the sections outlining the chronological development of Paso Robles, but are highlighted here to identify the key factors that influenced Paso Robles and the development of its built environment.



Courtesy [www.viamagazine.com](http://www.viamagazine.com)

## Geography

Critical to any discussion of Paso Robles is the understanding of its geographical location. Paso Robles is located in the Central Coast region of California, approximately 215 miles north of Los Angeles and 200 miles south of San Francisco. It is thirty-nine miles north of San Luis Obispo, and eight miles south of San Miguel. Both San Luis Obispo and San Miguel were homes to missions, and Paso Robles became an important mission outpost. Each mission was situated where there were large populations of Native Americans, and where the soil was fertile enough to sustain a settlement.

In the late nineteenth century, Paso Robles emerged as the premier city of the booming upper Salinas Valley. With its central location at the juncture of the Salinas River and the Estrella plain, Paso Robles became the commercial capital of a vibrant regional economy.<sup>11</sup> The river, hilly topography, quality of the soil, and climate also contributed to the development of the region's economy, based primarily on agriculture.

<sup>11</sup> Magliari, Michael Frederick. California Populism, A Case Study: The Farmer's Alliance and People's Party in San Luis Obispo County 1885-1903. University of Davis, CA, 1992. (75-76)

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Another critical natural feature in the city is the hot springs, which not only impacted the quality of the soil, but was renowned for its healing powers, making it a destination for area Native Americans, missionaries, and twentieth century tourists. While most of the artesian springs have been capped or no longer flow naturally, they were crucial to the development of the city as a tourist destination and settlement opportunity.<sup>12</sup> It is the hot springs above all other factors that contributed to the establishment of Paso Robles and differentiated it from other similarly-sized cities in the region.

Town Settlement

The hot springs and their importance to the local economy was also the impetus for the Blackburn brothers and their partner Drury James to invest in the city, which led to the founding and development of Paso Robles. Through a series of transactions, the site of the present city core of Paso Robles and the Hot Springs Hotel became the joint property of the Blackburn brothers and

Drury James, and their influence would be a driving force in the development of the city.<sup>13</sup> Blackburn and James owned the land that became what is now Paso Robles; they laid the foundation for the agricultural development; they invested in the local tourism industry; and they participated in the planning of the town and devoted significant resources to its commercial and civic development.

Like many other cities in California, Paso Robles was established and began a period of growth in the 1880s. In northern and southern California, this period was precipitated by the completion of the transcontinental railroad, which brought settlers from the east. In San Luis Obispo County it was the Pacific Coast Railway and the completion of the Southern Pacific Railroad’s coastal route running south from San Francisco which influenced the region’s developmental history. By providing a direct link to San Francisco on the eastern slope of the Santa Lucia Mountains, the railroad opened the vast resources of the region to large-scale settlement.<sup>14</sup>

<sup>12</sup> Bowler, Ann Martin. The History of the Paso Robles Inn, More Than a Century of Pride. Loomis, CA: Oak Lake Press, 2003. (86) The history of the City of Paso Robles is intrinsically tied to the tourism industry and the establishment and development of the Paso Robles Inn. This book was an invaluable resource to the compilation of the Context Statement.

<sup>13</sup> Bowler, The History of the Paso Robles Inn. (14)

<sup>14</sup> Magliari, California Populism, A Case Study. (63)

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### Transportation and Tourism

The geographical factors that influenced the missionaries and early settlers of the area are also critical to the region's importance as a tourist destination. The combination of the city's location and the attraction of the hot springs meant that Paso Robles was included on stage lines, rail lines, and in the twentieth century by the highway.

These later travel routes were preceded by *El Camino Real*, which also ran through Paso Robles. *El Camino Real*, or Kings Highway, was originally a footpath that was created to connect the missions. As additional missions were built and traffic between them increased, the footpath became a roadway wide enough to accommodate horses and wagons. By the time the Mission Sonoma was completed in 1823, *El Camino Real* was an established route linking the twenty-one missions, pueblos, and the four presidios from San Diego to Sonoma. In Paso Robles, *El Camino Real* became Spring Street, which later became the initial route of the 101 Freeway. Spring Street is the main transportation corridor through Paso Robles, with travel-related resources from different periods of development along its route.

In the 1850s – 1860s regular stagecoach service from San Francisco to Los Angeles was established along *El Camino Real*. This allowed mail, news, and visitors to reach previously remote locations such as Paso Robles, where

Spring Street was originally referred to as "Stagecoach Road."<sup>15</sup> With the increase in visitors came a demand for better hotel accommodations. The 1860s saw the construction of several luxury hotels and bathhouses in Paso Robles, which would continue for decades to be important resources in the city.

With the completion of the Pacific Coast Railway in the 1880s, Paso Robles also enjoyed a renewed surge in tourism. This also meant that increased facilities were needed to accommodate visitors and meet their expectations for services. The hot springs remained the most important attraction for visitors, so in addition to new hotels there was also a new bath house constructed in the city, as well as a surge in the development of the commercial center of town.

By the mid-1920s, the automobile supplanted the railroads as the preferred means of transportation. Vacationers increasingly used their cars and the improved highway system to reach destinations across the state. The advent of the automobile also made tourism accessible to the middle class,

<sup>15</sup> Bowler, [The History of the Paso Robles Inn](#). (24)

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and changed the way that California cities developed. This resulted in another period of expansion as additional facilities were needed to accommodate the growing number of highway travelers. In Paso Robles, the highway ran along Spring Street until the 101 Freeway was constructed in 1958. Spring Street remained an important transportation corridor, and there are a number of automobile-related historic resources located there.

Agriculture

The development of ranching and agriculture as the region’s main commercial enterprises played a critical role in the development of Paso Robles. Farming became widespread in the 1870s when the rancho land grants were subdivided into smaller parcels for individual farming and stock ranching. Built on the ruins of the old Mexican cattle ranchos, these early land grants laid the foundation for thriving agricultural development and massive immigration of easterners hoping to take advantage of the unique opportunities available in California.<sup>16</sup>

Agriculture in the Paso Robles area has evolved throughout its history, moving

from the early ranchos to vast farming enterprises. Crops have also changed over time, starting with the region’s predominance in wheat production in the late nineteenth century, and moving to more lucrative orchard crops at the turn of the last century. By 1910 specialty crops such as fruit, nuts, raisins, and wine grapes had eclipsed grain production in the area. By the 1920s Paso Robles was known as the “Almond Capitol” which was a boon to the local economy and gave Paso Robles a far-reaching identity.

As diversified farming technologies rapidly improved, along with better transportation facilities, exports of grain and other products became an increasingly important part of the local economy. This increase in population and agricultural production laid the foundation for the coming of the railroad. Between 1880 and 1890, the number of farms in California increased from 36,000 to 53,000.<sup>17</sup>

During the late nineteenth century, many Europeans had settled in the area, planting vineyards and establishing the burgeoning wine industry as a major contributor to the local economy. Early

<sup>16</sup> Magliari, California Populism, A Case Study. (84)

<sup>17</sup> Magliari, California Populism, A Case Study. (48)

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area vintners laid the foundation for the industry that would become a key component to the area's economy in the twentieth century, creating employment opportunities, increasing the demand for housing, and providing a boon to tourism. Today Paso Robles is one of the fastest growing premium vineyard and winery regions in California.

Agriculture played a key role in the social history of the region as well, with the growth of the collective farming movement in the late nineteenth and early twentieth century.

#### Military Development

Population and commercial growth in San Luis Obispo County are also tied to the history of military sites in the area. These include the Estrella Army Air Field, Camp Atascadero, and Camp Roberts.

The Estrella Army Air Field was established in 1942 on over 1,200 acres located northeast of the City of Paso Robles. After decommissioning the site in 1944, it was owned first by San Luis Obispo County, but ultimately was sold to the City and became the municipal airport.

Two other military bases were established in the area in the 1940s, Camp Roberts, located thirteen miles north of Paso Robles, and Camp Atascadero, which is twenty-one miles south of the city. During World War II

and the Korean War these bases both brought an influx of military personnel and their families to the region, leading to a housing shortage. In Paso Robles new housing during this period was built as infill in previously established neighborhoods, in under-developed areas of the city, and most directly in the Oak Park housing project, which was a Federal Housing Authority-funded project that is still extant.

#### **Early History**

The early development of Paso Robles was influenced by the Native American populations who lived in the area, followed by the founding of the mission system in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, and the Mexican rule of California in the late 19<sup>th</sup> century. Although there are few extant resources from these periods within the City of Paso Robles, they are briefly explored here in order to create a foundation for the later development in the city.

#### Native Americans

The Chumash and Salinan Native Americans who occupied the region of the Paso Robles were hunters and fishermen who lived in villages along the coast, as well as in the interior canyons and river valleys. Before colonization, local native California societies had evolved into large, complex, monetized, nonagricultural systems; a way of life that ended with Spanish colonization. Native societies disintegrated in large part due to the

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exacerbating effects of Spanish, Mexican, and American colonial attitudes and practices.<sup>18</sup>

There were approximately 3,000 Salinan Indians living in what is now Paso Robles by time the Franciscan missionaries arrived in 1797; they referred to the area as Springs or Hot Springs. The Salinan Indians used the hot springs long before recorded history, referring to it as “Heaven’s Spot” because of the curative powers of the sulphur springs. Tribal lore speaks of tribes that traveled from as far away as the Mississippi River to camp at the springs.<sup>19</sup> The mineral springs also drew large populations of grizzly bears to the area, which were hunted by the Native Americans. Early mission records indicate that numerous logs had been placed around the main spring, forming a simple soaking pool.

<sup>18</sup> Ohles, Wallace V. The Lands of Mission San Miguel. San Miguel, CA: The Friends of the Adobes, Inc., 1997. (2)

<sup>19</sup> Ohles, The Lands of Mission San Miguel. (3)

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Mission San Luis Obispo. Image courtesy of [www.learncalifornia.org](http://www.learncalifornia.org).

### Spanish Colonization and the Missions

Spanish explorers came to California in the early sixteenth century, and as early as 1542 entered the bay of San Luis Obispo. It wasn't until the mid-eighteenth century, however, that the Spanish would begin to colonize California. In 1769, King Charles III authorized the Franciscan missionaries to begin the settlement of Alta California, naming Don Gaspar de

Portola as emissary, assisted by Father Junipero Serra.<sup>20</sup>

The Spanish typically sent a small group of soldiers and clergy to colonize a new land, establish missions to convert the indigenous people to Catholicism, and teach them agriculture and animal husbandry. The missions were mandated to occupy and make the land fruitful for the benefit of the Native Californians, in theory, but in reality the

<sup>20</sup> Angel, Myron. History of San Luis Obispo County with Illustrations. Oakland, CA: Thompson & West, 1883. Reprinted by Fresno Valley Publishers, CA, 1979. (19)

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proliferation of the missions in California meant an end to the traditional way of life of the Native Americans who lived there.<sup>21</sup>

The architectural style of the missions was developed by Serra and the other Franciscan missionaries, who drew on the architectural traditions of Old Spain. California's climate and geography, as well as the limited construction expertise of the Native Americans who were enlisted to carry out the plans, also impacted aesthetic choices. General characteristics include a picturesque composition, frank expression of functional elements, large expanses of blank walls marked by ornamentation at a few crucial points such as around openings, and a prominent tower and dome.

The first mission founded in California was Mission San Diego on July 16, 1769. There were ultimately twenty-one missions established in California along *El Camino Real*; the final mission was founded in Sonoma in 1823. In order to survive, the missions relied on each other for resources and supplies, and therefore they were typically

located about thirty miles apart, or one day's journey on horseback.

Paso Robles' central location, as well as the attraction of the hot springs, made it a natural destination for the missionaries. Paso Robles is located midway between two missions – San Luis Obispo and San Miguel – and was an important outpost for those sites. The first written record of the mineral waters in Paso Robles was found in a 1795 letter from a Father Sitjar to his superiors in Spain when he wrote of the "Springs," or "Hot Springs."<sup>22</sup>

Mission San Luis Obispo de Tolosa was founded on September 1, 1772.<sup>23</sup> Because of the fertile surrounding land, wheat production, and eight sheep farms, San Luis Obispo was one of the most prosperous missions.<sup>24</sup> The Mission was built with a traditional u-shaped plaza, and was made of adobe, tulle, and logs, which made it susceptible to fires. On several occasions, flaming arrows shot through

<sup>22</sup> Peterson, Virginia. "Short History of Paso Robles." A Self Guided tour to: Historical Buildings within the City of Paso Robles, California, Paso Robles Main Street Association, 1993. (18)

<sup>23</sup> Mission San Luis Obispo was the fifth mission chronologically in the chain of 21 missions in the state.

<sup>24</sup> Robinson, W.W. *The Story of San Luis Obispo County*. Los Angeles, CA: Title Insurance and Trust Company, 1957. (8)

<sup>21</sup> Krell, Dorothy. *The California Missions*. Menlo Park, CA: Sunset Books, 1979. (35)

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the tule roof destroyed parts of the Mission, prompting the installation of a red tile roof, reported to be the first mission to use clay roof tiles.<sup>25</sup> In 1774 and 1776 expeditions led by Juan Bautista de Anza came through San Luis Obispo, en route to establishing a land route from Sonora, Mexico to Monterey. The explorers were welcomed at the Mission, and reported the fertile lands and pretty fields in the region.



Mission San Miguel. Image courtesy of the Bancroft Library, University of California, Berkeley, CA

In 1797, Mission San Miguel Arcangel<sup>26</sup> was founded in order to bridge the

distance between San Luis Obispo and San Antonio de Padua, founded in 1771. Surveyors of the area chose the location based on the availability of a water source in the meeting of the Salinas and Estrella rivers and other natural advantages:

*...on the west side of the Salinas River, and on the main road nearly exactly half way between San Antonio and San Luis Obispo Missions. The river, after passing in its northwesterly course the famous medicinal springs known as Paso Robles, widens out into a rich and level valley, surrounded by hills, some covered by grass and others with oak trees.*<sup>27</sup>

San Miguel grew rapidly, and at its height controlled nearly fifty miles of land along the Salinas River, including the Rancho El Paso de Robles, and was populated by over 6,000 Native Americans. It was a prosperous mission, although never quite as wealthy as San Luis Obispo. The padres at Mission San Miguel first mention the name “Paso Robles” in their records in 1828.<sup>28</sup> Eight miles of canals were built to carry water to Mission San Miguel and help irrigate the fields. Crops consisted of wheat,

<sup>25</sup> Robinson, *The Story of San Luis Obispo County*. (8)

<sup>26</sup> Mission San Miguel was the sixteenth mission chronologically.

<sup>27</sup> Hittell, Theodore. *History of California. Volume 2*. San Francisco: N. J. Stone & Co., 1898. Referenced in Bowler, *The History of the Paso Robles Inn*. (5)

<sup>28</sup> Peterson, “Short History of Paso Robles.” (5)

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corn, beans, and fruit trees. There was said to be upwards of 91,000 cattle and 47,000 sheep on San Miguel lands at the height of its prosperity.<sup>29</sup> The region's first grape vines were also planted on the grounds of the Mission San Miguel, numbering more than 1,000 vines.

The first adobe church at Mission San Miguel was destroyed by fire in 1806, and the foundation for the church which survives today was laid in 1816 and completed in 1818. The structure is a plain, rectangular adobe church without a bell tower. In 1821, Monterey artist Esteban Munras came to San Miguel to supervise the interior decoration, which is notable for the frescos painted on the interior walls by the Native Americans.

In 1813, missionary Father Cabot had an adobe house constructed just off of *El Camino Real*. He called his home *Casa Del Paso Robles*; it was later occupied by the Petronillo Rios family and eventually became the home and sheep farm of James Blackburn.<sup>30</sup> In

1813 Father Cabot also had a rough shelter constructed directly over the hot springs at what is now 10<sup>th</sup> and Spring Street in Paso Robles. The hot springs were an important resource to the missionaries, who believed that the mineral water relieved the suffering of many diseases, including arthritis and rheumatism.<sup>31</sup>

### Mexican Rule

In 1822 Mexico successfully revolted against Spanish rule, and California land that had been vested in the name of the King of Spain now belonged to Mexico. In the 1830s there was growing pressure on the Mexican government to secularize the missions, and in 1833 the Mexican Congress passed the *Act for the Secularization of the Missions of California*; between 1834 and 1836 control of the the California missions was transferred away from the Church. Lay administrators, along with appointed parish priests, ran Mission San Luis Obispo from 1835-1845, and Mission San Miguel from 1836-1845. In 1845 Governor Pio Pico ordered that the church sell both missions and

<sup>29</sup> Robinson, *The Story of San Luis Obispo County*. (9)

<sup>30</sup> Casa Del Paso Robles is located 1 mile south of what is now the town of Templeton. James Blackburn first lived in the original adobe, and in 1872 built a new house about 200 yards north of the original structure.

<sup>31</sup> Peterson, "Short History of Paso Robles." (6)

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that the Native Americans be freed to live wherever they chose.<sup>32</sup>

In the 1830s and 1840s California governors granted lands for ranchos throughout San Luis Obispo County. Property was generally given to wealthy families or military officers, as a reward for their service to the Mexican government.<sup>33</sup> The conveyance of land from the Mexican government was a complicated process that took years to formalize.

Property that once belonged to Mission San Miguel was divided into ranchos and a series of land grants were completed between 1840 and 1846. In 1844 Governor Micheltorena awarded Pedro Narvaez the *Rancho el Paso de Robles*, which covered 25,993 acres north of the Rancho Asuncion and west of the Salinas River, and contained the Paso Robles Hot Springs.<sup>34</sup> Narvaez used the land for sheep and cattle ranching, but the land was raided numerous times by area Native

Americans forcing Narvaez to abandon his efforts.<sup>35</sup>

In 1845 Narvaez transferred title of the rancho to Petronillo Rios, a retired Mexican corporal. Petronillo Rios was already established in the area, responsible for the construction of what is now known as the Rios-Caledonia Adobe in 1835.<sup>36</sup> In addition, in 1846 Rios, William Reed, and Miguel Garcia bought the San Miguel Mission and its property from Governor Pio Pico.<sup>37</sup>

### **Late 19th Century Americanization**

California became a United States territory in 1848 when the Treaty of Guadalupe Hidalgo was signed ending the Mexican-American War (1846-1848). In 1850 the territory became a state, and in 1851 Congress passed the Land Act, placing the burden of proof of land ownership on many of the rancheros.

<sup>32</sup> Harrison, *The Story of San Luis Obispo County*. (12)

<sup>33</sup> Bowler. *The History of the Paso Robles Inn*. (8)

<sup>34</sup> Storke, Yda Addis. *A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo, and Ventura, California*. Chicago: The Lewis Publishing Company, 1891. (156)

<sup>35</sup> Bowler. *The History of the Paso Robles Inn*. (9)

<sup>36</sup> The original home of Petronillo Rios is preserved today as the Rios-Caledonia Adobe and was restored by the Friends of the Adobes in 1972. It currently houses a gift shop and museum adjacent to Mission San Miguel.

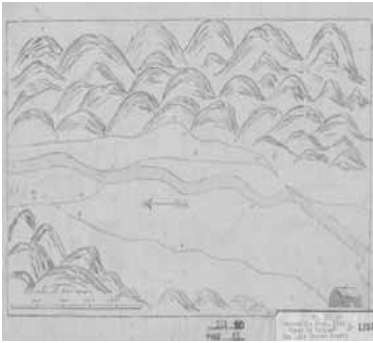
<sup>37</sup> The Rios-Caledonia Adobe, website (<http://www.rios-caledoniaadobe.org>). Accessed October 2008.

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El Rancho de Paso de Robles, c. 1840s land case. Courtesy of the Bancroft Library, University of California, Berkeley, CA.

Petronillo Rios filed his petition for Rancho El Paso de Robles with the United States government in 1852, but it was not until July of 1866 that President Andrew Jackson granted him clear title to the rancho. However, on August 1, 1857, long before he obtained legal title, Rios sold his interest in the property to Daniel and James Blackburn and their partner, Lazarus Godchaux.<sup>38</sup> Along with later partner Drury James, the Blackburns are almost solely responsible for the early development of Paso Robles.<sup>39</sup> Their interest in investing in the development

<sup>38</sup> Bowler, *The History of the Paso Robles Inn*. (12)

<sup>39</sup> In addition to being business partners, Drury James and Daniel Blackburn were brothers-in-law, marrying sisters Louisa and Cecilia Dunn in 1866.

of the city of Paso Robles was directly related to their vision of the city as an important tourist destination. The location midway between Los Angeles and San Francisco, easily accessible on the railroad; the climate and natural beauty of the area, and of course the existence of the hot springs combined to make Paso Robles an attractive destination.

### Town Settlement

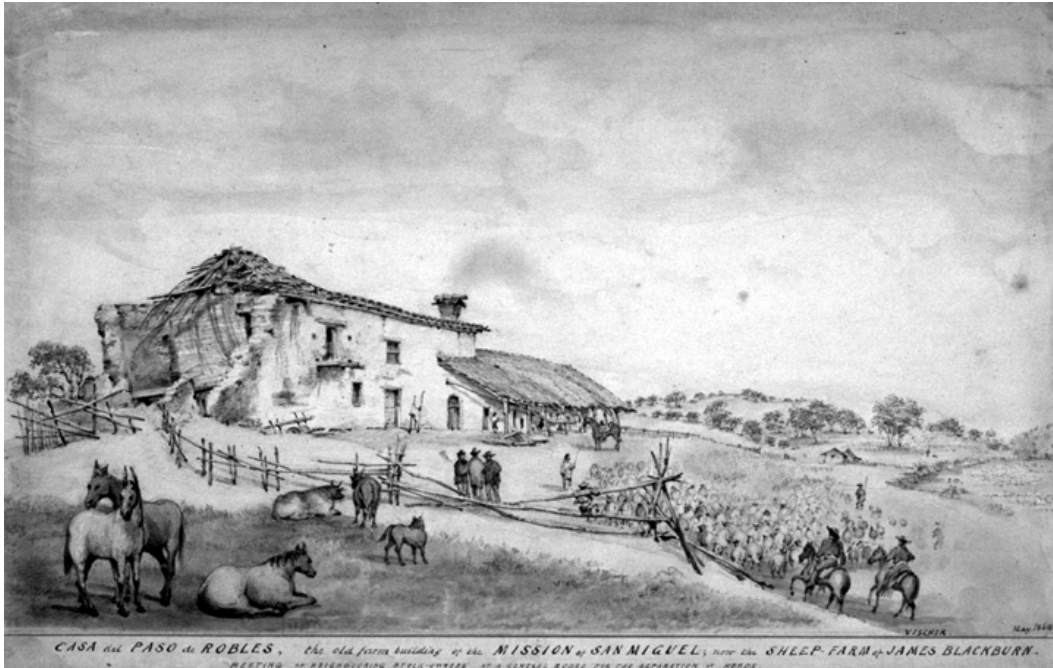
James and Daniel Blackburn came to California from Virginia during the gold rush of 1849 and originally settled in Watsonville. They made their early fortune in farming and the lumber industry, running a successful lumber mill with partner Lazarus Godchaux. When the lumber mill was destroyed by a fire in the 1850s, the three men decided that land investment was a better business venture and began looking for property. In 1857 they purchased Rancho el Paso de Robles, with its 25,993 acres of land and mineral hot springs, for \$8,000. In 1860 the firm divided their holdings, and Daniel Blackburn took one league of the Paso Robles property, including the hot springs. He sold a half interest to a Mr. McCreel later that same year, who re-sold it in 1865 to Drury James, forming the Blackburn & James partnership. The remainder of the original rancho remained in the hands of James Blackburn and Godchaux.

A north-south stagecoach route running along *El Camino Real* was established in

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*Casa del Paso de Robles*, which later became James Blackburn's farm. Image courtesy of the Bancroft Library, University of California, Berkeley, CA.

1855, bringing additional visitors to the area and increasing business in towns along the route, including Paso Robles. In 1861 the weekly service was increased to tri-weekly, running from San Francisco to Los Angeles. Hotels were established along the route, and the hot springs made Paso Robles a popular destination. In 1864 Wells Fargo began the operation of the stagecoach that ran through the city. By this time Wells Fargo had a well-established presence in California, and

"nearly every town of consequence had a Wells Fargo Company."<sup>40</sup>

Prior to their partnership with James, the Blackburn Brothers had begun to make improvements to the rustic accommodations started by the missionaries at the hot springs. In 1864

<sup>40</sup> Woodbridge, Sally B. *California Architecture: Historic American Buildings Survey*. San Francisco: Chronicle Books, 1988. (38)

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they briefly partnered with Dr. Faliaferro Johnson who bought an interest in the land, allowing the Blackburns to invest in the construction of a new bathhouse and hotel. The bathhouse was built on the corner of Tenth and Spring Streets and was an eight-room wooden building. Dr. Johnson's patients used the sulfur baths and he provided them unlimited medical attention.<sup>41</sup> At the same time, a fourteen-room wooden hotel was built at the stage stop on Spring Street and called the Hot Springs Hotel. Over the next few years, the Blackburn brothers would continue to expand the hotel and bathhouse facilities.

Drury James<sup>42</sup> was born in Kentucky and worked in the mercantile business before enlisting in the war with Mexico. He injured his leg due to "excessive marching," and following the American victory at the Battle of Buena Vista, he was discharged and returned to Kentucky.<sup>43</sup> When James heard about

the discovery of gold in California in 1849, he moved west where he eventually made his fortune in cattle. James drove cattle from his ranch in Los Angeles up to San Luis Obispo, Monterey, and Santa Clara counties sometimes several times a year, so he was familiar with the Central California region; his first trip to Paso Robles was in 1851,<sup>44</sup> his war injury likely treated to the medicinal powers of the hot springs.

After Drury James and the Blackburn brothers formed a partnership in 1865, they continued to develop amenities for visitors to the city:

*They built the hotel and surrounding cottages as fast as they required them, and also, from time to time as their business grew, they increased the facilities of the place for bathing; and now the place as a health resort has grown in great favor throughout the State, and is known to many in the East.*<sup>45</sup>

Although accommodations throughout the West were typically crude during this period, the *San Luis Obispo Tribune* credited Paso Robles with the

<sup>41</sup> Dr. Johnson only stayed in Paso Robles until September 1864; after he left the Blackburns maintained full ownership of the land, including the hot springs and hotel. Source: Bowler, *The History of the Paso Robles Inn*. (17)

<sup>42</sup> Drury James was also the uncle to famous outlaw Jesse James, who also spent time in Paso Robles.

<sup>43</sup> Santa Barbara, San Luis Obispo and Ventura County Biographies. Website (<http://ca-files.biofiles.us/Storke341-357.htm>). Accessed: November 4, 2008.

<sup>44</sup> "San Luis Obispo California Biographies," website (<http://ca-files.biofiles.us/Morr-Hay.71-88.htm>). Accessed November 4, 2008.

<sup>45</sup> "San Luis Obispo County Biographies."

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“nearest approaches to the dignity of a town or village...after San Luis Obispo and Cambria.”<sup>46</sup> Writers of the time continued to describe the well-known healing powers of the hot springs, but also wrote positively of the surrounding landscape of Paso Robles, the pleasant nature of the journey over the rolling hills, and the excellent amenities located at the hotel; publicity which certainly influenced the continued pilgrimages to the city.

Next to the Hot Springs Hotel on the north was a large, two-story building where Patsy Dunn operated his store on the first floor and had rooms for rent on the second floor, which were particularly popular for the stagecoach drivers. It was also in Patsy Dunn’s Store that the first Paso Robles post office was established on June 14, 1867. At that time the town was referred to as Hot Springs, but by November 21, 1867, the name was changed to El Paso De Robles (or Pass of the Oaks) to reflect the name of the historic land grant.<sup>47</sup> Patsy Dunn was the brother-in-law of Blackburn and

James, and in addition to running the store, he served as postmaster and Wells Fargo agent.<sup>48</sup>

Architecture during this period was dominated by two trends -- Victorian-era styles brought West by new settlers from the East, and Mission Revival architecture which drew on the traditions established in the late eighteenth and early nineteenth centuries.



Brewster-Dutra House, 1890, 1803 Vine Street. Listed in the National Register of Historic Places.

There was little continuity in California’s architecture from its early Mexican-Spanish traditions after the Gold Rush in 1849.<sup>49</sup> Instead, Anglican styles imported from the East Coast began to

<sup>46</sup> San Luis Obispo Tribune quoted in Nicholson, Loren. *Rails Across the Ranchos*. San Luis Obispo, CA: California Heritage Publishing Associates, 1993. (32)

<sup>47</sup> Peterson, “Short History of Paso Robles.” (18)

<sup>48</sup> Nicholson, *Rails Across the Ranchos*. (34)

<sup>49</sup> Woodbridge, *California Architecture: Historic American Buildings Survey*. (35)

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dominate the built environment in both small towns and larger cities in California. Wealthy patrons who relocated to the West often wanted to duplicate styles they recalled from back home. The land boom in California in the mid-nineteenth century also drew professional architects to the region, who brought with them architectural traditions popular in the East. Resources from this period are rare, as most were wood frame buildings that were vulnerable to fire. In addition, the fragile nature of the elaborate ornamentation found on styles such as Gothic Revival were also susceptible to damage and loss.

During the 1860s a renewed interest in California’s mission era began, and by the 1880s a full scale revival was underway, led by California boosters drawing on a new interest in the history of the west and the romanticism and exoticism of the Hispanic culture.<sup>50</sup> There was also great scholarly interest in the history and preservation of the missions, and in 1888 Charles Lummis founded the Association for the Preservation of the Missions. This heightened awareness of the missions,

combined with the land rush at the end of that decade, resulted in the beginnings of mission imagery in new architecture, a practice that became widespread among architects on the West Coast as they searched for a regional architecture in the 1890s.<sup>51</sup> This trend would continue into the early twentieth century, and many of the Mission Revival ideals and forms would be used in Arts and Crafts architecture as well.

In 1869 Drury James built a family home on Spring Street, which was the first significant house in Paso Robles. The family lived there until the late 1890s, and in 1959 it was demolished to make room for the Melody Ranch Motel.<sup>52</sup> Daniel Blackburn’s family originally lived with James Blackburn at the *Casa del Paso de Robles* until building their own home in 1890 on Spring Street between 8<sup>th</sup> and 9<sup>th</sup> Streets.

Following the gold rush, the next significant period of growth in

<sup>50</sup> Weitze, Karen. *California’s Mission Revival*. Los Angeles: Hennessey & Ingalls, 1984. (7)

<sup>51</sup> Weitze, *California’s Mission Revival*. (45)

<sup>52</sup> Spring Street is a major transportation corridor through Paso Robles, and in the 1940s and 1950s a series of motels were constructed along the route to accommodate automobile travelers. This will be discussed in the section on 20<sup>th</sup> century development.

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California came during the 1880s. During this period San Luis Obispo County became one of the largest wheat producers in the state, and there was a tremendous surge in railroad construction.<sup>53</sup> Although San Luis Obispo County remained unconnected to the transcontinental routes, the railroads that fueled growth in the area were the Pacific Coast Railway, a local narrow-gauge line, and more importantly, the Southern Pacific Railroad's coastal route running south from San Francisco. The railroad tracks run parallel to the Salinas River, forming a natural boundary for the city and influencing the development of the business district between the transportation corridors of Spring Street and the railroad.

The coming of the railroad to San Luis Obispo was greatly anticipated. Plans were made for infrastructure improvements to handle the increase in population and to entice settlement in the area, and signage and other promotional ideas were discussed to draw attention to the area, which was almost unknown outside of the region.

Newspapers also began running advertisements for local land auctions and to promote the benefits of the region. In Paso Robles, an auction planned for late 1886 precipitated the establishment of the city's first newspaper, *The Paso Robles Leader*, by Horace George Wright in order to promote the sale. Eventually, this newspaper would merge with the *Paso Robles Press*, which is still in circulation today.<sup>54</sup>

Two weeks after the first train arrived in Paso Robles on October 31, 1886, a special train from San Francisco was commissioned to bring prospective land buyers to the area. On November 17<sup>th</sup> a "Grand Auction" was held, which resulted in the sale of 228 lots in Paso Robles, bringing in \$35,000 in sales. Most of the purchased properties were farmlands, and not town lots.<sup>55</sup> Similar auctions were held throughout the county, and rancho lands along the rail lines were subdivided in anticipation of a great influx of new residents. These subdivisions were mostly carried out by Chauncey Hatch Phillips' West Coast

<sup>53</sup> "The Dallidet Family History," San Luis Obispo County Historical Society, website, (<http://www.slochs.org/family.asp>). Accessed December 21, 2008.

<sup>54</sup> Hobbs, Andrea and Radford, Milene. *Images of America, Paso Robles*. Chicago: Arcadia Publishing, 2007. (25)

<sup>55</sup> Nicholson, *Rails Across the Ranchos*. (48)

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Land Company, who was also credited with persuading the railroad tycoons to build tracks through the region, including across Rancho El Paso de Robles.

Despite local promotional efforts, however, San Luis Obispo County did not experience the expected tide of immigration once the railroad was in place.<sup>56</sup> Census numbers show that between 1890 and 1900, the County population increased by just 565 people. Paso Robles showed growth during this period, with a permanent population increase from 827 to 1,224 residents. Great tracts of land that were subdivided along the railroad lines would remain undeveloped, many until a new tide of development occurred following World War II.

Although the railroad did not have a significant impact on the permanent population, Paso Robles as a tourist destination benefited greatly from the improved transportation to the area. Once the train began running, the Hot Springs Hotel was almost always full and the original simple wooden structure was no longer sufficient to meet the needs and expectations of the

<sup>56</sup> Nicholson, *Rails Across the Ranchos*. (56)

guests. In 1888, a magnificent Victorian-style bathhouse was constructed at the corner of 10<sup>th</sup> and Spring Streets, in the same location as the original structure, equipped with the latest health resort amenities. The bathhouse was an elaborate structure, with Gothic Revival and Queen Anne architectural elements, and cost \$25,000.



Paso Robles Railroad Depot, 1887, 800 Pine Street.

In 1888 a railroad depot was constructed by the Southern Pacific Railroad and located at 8<sup>th</sup> and Pine Streets. While the depot has been altered throughout its history, a large part of the original structure remains. The location of the railroad depot influenced development of a series of related resources in the area, primarily along Railroad Street, which runs parallel to the tracks. These included railroad cottages for workers, and warehouses for the storage of grains and other products for shipment from area farms.

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12<sup>th</sup> Street.

The development of early American towns in the west show distinct differences from the Hispanic influences of the previous era. In these new American towns, businesses lined the main streets on a first-come, first-served basis, with little regard to preserving land for public use or future development.<sup>57</sup> Parkland was sometimes established, but usually outside of the center of town. Paso Robles is unique in this regard, due to the planning efforts and civic ideals of Blackburn and James.

In 1887, Blackburn and James formally laid out the city and prepared city lots for sale. They donated two square

blocks across from the hotel for a city park, which would become the center of town life, with the commercial district developing around it. During this period Blackburn & James also donated lots for city services, including the first jail, and funded the first bridge across the Salinas River, making the transportation of crops and livestock more accessible to the railroad. Businesses were growing during this period, and in 1887 the Bank of Paso Robles opened, with James Blackburn serving as president. In 1892 Cecilia Blackburn designed and Daniel Blackburn built the acorn-shaped clock tower in downtown Paso Robles that would become an icon of the city.<sup>58</sup>



Parkland donated by Blackburn & James in 1887.

<sup>57</sup> Woodbridge, California Architecture: Historic American Buildings Survey. (38)

<sup>58</sup> This building stood until 2003 when it sustained significant damage in the San Simeon Earthquake. In 2008 the building was reconstructed, including a similar acorn-shaped tower.

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Blackburn and James set aside land for the building of churches, and donated money to religious denominations for construction.<sup>59</sup> This meant that numerous religions were able to establish congregations in Paso Robles. Drury James was also responsible for building the first school, which opened ten years earlier. James Blackburn died in 1888, and Daniel Blackburn was aging and pulling away from this business ventures, so ownership of the hotel and the legacy of building the city passed to Drury James.

In the late nineteenth century, many western towns incorporated after some development had already taken place. This was the case in Paso Robles, which formally incorporated in 1889. In 1890 a local biographer described the development of Paso Robles:

*Mr. James and his partner are the founders of the now incorporated city of El Paso de Robles (the pass of the oaks), generally called by the shorter phrase, Paso Robles. It began its rapid growth in 1887, and already has a nice park, fine brick business blocks, palatial residences, school-houses, churches, etc. [Drury James'] firm have now in process of construction one of the finest brick hotels in the county. It is 185 x 300 feet in dimensions, three stories and*

<sup>59</sup> Bowler, *The History of the Paso Robles Inn*. (39)

*basement in height, and will be furnished with all modern improvements...The old hotel and cottages are directly in front, but they are to be removed when the space is devoted to hotel grounds. The establishment also fronts the park and will be a delightful place when completed.*<sup>60</sup>

Although Daniel Blackburn limited his civic involvement to his post as the sheriff of a new "Vigilance Committee" which was formed to combat lawlessness that threatened residents of the ranchos and passengers on the stage coach lines, Drury James had a long history of public service. He was elected as the President of the city's first Board of Trustees, and would go on to serve as a County Supervisor and a Representative to the State Legislature.<sup>61</sup>

This era also saw the establishment of fraternal organizations in Paso Robles, including the Fraternal Order of the Free and Accepted Masons and the Independent Order of Odd Fellows

<sup>60</sup> Storke, A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California, website (<http://ca-files.biofiles.us/Storke341-357.htm>). Accessed: November 4, 2008.

<sup>61</sup> Storke, A Memorial and Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California, website (<http://ca-files.biofiles.us/Storke341-357.htm>). Accessed: November 4, 2008.

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(I.O.O.F.), with Drury James a member of both organizations. Paso Robles was the site of the first Masonic Temple outside of Los Angeles or San Francisco, which was built in 1887. The formation of fraternal societies was a significant event in the development of the city's shared identity and heritage. Fraternal organizations were once the center of a vast private mutual aid network, providing social insurance for Americans of every race, ethnicity, and income group, and a social network of protection and reciprocity.

In 1889 Drury James announced that a grand hotel to rival the Del Coronado in San Diego would be built in Paso Robles. It was to be called the El Paso de Robles Hotel and Hot Springs, and would replace the earlier wooden structure. He hired Jacob Lenzen, a renowned architect from San Jose, to design and build the structure. Lenzen is a German native who came to Chicago in 1856, and then moved to San Jose in 1862. In 1884 he started an architectural firm with his son Theodore called Jacob Lenzen & Son. He served as building inspector for the City of San Jose, and according to his 1910 obituary, was responsible for the construction of almost all of the early

commercial buildings in San Jose.<sup>62</sup> He also designed San Jose's City Hall, the Carnegie Library in Salinas, City Courthouses in Salinas and Redwood City, and Masonic Halls in Watsonville and Hollister, among many other public and private commissions.

The new Paso Robles hotel opened its doors in October of 1891. The opulent hotel building was three stories high and rivaled the most elegant San Francisco hotels. The *San Luis Obispo Tribune* described the new hotel:

*Today the limit of civilization has been reached. The Indian wickiup, the Spaniard's camp fire, the white covered wagon of the American, the rude frontier hotel, have all passed away, to be succeeded by the splendid architecture of the last expression of the ideas of the nineteenth century.*<sup>63</sup>

The luxurious hotel became a major attraction for wealthy tourists, who came for the hot springs and the amenities and elegant service of the hotel. Trips to Paso Robles were advertised by the Southern Pacific

<sup>62</sup> "Jacob Lenzen," *The Architect and Engineer* 20, March 1910. (99)

<sup>63</sup> "The Magnificent Hotel Has Been Completed and Opened at El Paso de Robles." *San Luis Obispo Tribune*, October 17, 1891.

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Railroad and in *Sunset Magazine*. The late nineteenth to early twentieth centuries were the golden age for the hotel, attracting sports heroes, politicians, movie stars, and other prominent figures from around the country.<sup>64</sup> Today the original ballroom and the exterior furnace are all that remain from the grand hotel.

In 1890 Cecelia Blackburn donated land on Riverside Avenue for the construction of a flourmill, which was sold in 1891 to the Sperry Milling Company and used for flour production and storage. The mill's steam generator was the first electric power plant in Paso Robles. The facility was later purchased by Ray Pelton for a distribution center for his grain business. This building still stands in its original location; however it was extensively remodeled in 1992 to house a restaurant, retail shops, and offices.<sup>65</sup>

The Paso Robles Agricultural Works was also founded during this period, providing services for area farmers and ranchers. It was constructed at the corner of 12<sup>th</sup> and Railroad Streets by Frank and Peter Lundbeck, and

operated at this location until 1963 when it was demolished to make way for a city parking lot.<sup>66</sup>

There was a great deal of commercial development in Paso Robles during this time, as businesses and additional hotels were established to serve the tourist and permanent populations. Most of the prominent buildings from this period are no longer extant. However, the city retains a number of nineteenth century resources, the earliest of which date to the early 1870s. The most notable is the current Paso Robles Insurance Company located at 500 12<sup>th</sup> Street, parts of which were built in 1872 by founders Drury James and Daniel Blackburn; it was moved to the current location in 1904.<sup>67</sup>

<sup>64</sup> Bowler, *The History of the Paso Robles Hotel*. (50-51)

<sup>65</sup> Hobbs, *Images of America, Paso Robles*. (27)

<sup>66</sup> Hobbs, *Images of America, Paso Robles*. (57)

<sup>67</sup> "A Self-Guided Tour to Historical Buildings Within the City of Paso Robles." Paso Robles, CA: Paso Robles Main Street Association, 2006. (3,4,7) The assessor's data shows the construction date of 1890, however in numerous sources there is evidence that at least a portion of this building is from the original Blackburn cottages built in 1872.

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Extant commercial resources from this period include:

- **835 12th Street**  
*Originally the Orcutt Grocery*
- **839 12th Street**  
*Originally the Alexander Hotel*
- **827-835 13th Street**  
*Originally the Nathan Elliot building*
- **803 13th Street**  
*Originally the W. Lewis building*
- **1225 Park Street**  
*Originally Smith's Sporting Goods store*
- **800 Pine Street**  
*The original railroad depot*
- **1122 Pine Street**  
*Originally the Bredlin Hotel*
- **1202 Pine Street**  
*Originally the Bank Saloon*
- **1232 Pine Street**  
*Cosmopolitan Hotel*
- **1111 Riverside Avenue**  
*Granary of the Sperry Milling Company*
- **836 Park Street (1885)**
- **1106 Park Street (1885)**  
*Home of Melvin Moe, the first gardener of the Paso Robles Inn*
- **1414 Pine Street**  
*Dr. James Glass home*
- **1438 Park Street**  
*Claussen House*
- **1640 Park Street (1885)**
- **1704 Park Street (1885)**
- **1703 Spring Street**  
*Warren Bennett home, later became the Kuehl Funeral Home*
- **1803 Vine Street**  
*Originally the Brewster/Dutra home, now listed in the National Register of Historic Places*
- **1337 Vine Street**  
*Home of three pioneer families*

An existing church from this era includes the Live Oak Christian Church constructed in 1888 and located at 15<sup>th</sup> and Oak Streets.<sup>68</sup>

There is a large concentration of extant residences from this period on the

Extant residential resources from this period include:

- **820 9th Street (1885)**
- **626 16th Street (1890)**  
*George Bell house, now called the 1890 House*
- **531 Maple Street (1878)**
- **740 Park Street (1885)**

<sup>68</sup> "El Paso de Robles – The Pass of the Oaks," Paso Robles, CA: El Paso de Robles Area Historical Society and the El Paso de Robles Area Pioneer Museum, 2003. (33-35)

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Westside, as this was the adjacent land available for residential development for the downtown merchants.

### Agricultural Development

Agriculture is the main commercial enterprise in San Luis Obispo County, and is critical to the economy and development of Paso Robles. During the late nineteenth century dairy, cattle, and horse ranches were established in the region. The most significant crops during this period were the grain crops, primarily wheat and barley.<sup>69</sup> Paso Robles became the commercial capital of a regional economy based on the export of wheat in the 1880s and 1890s.

The goal for many farmers, however, was to slowly increase the size of their orchards and eventually replace wheat altogether. The long-term attraction of orchard crops was their much higher profit yields, as one acre of fruit will yield more profit than fifteen acres of wheat.”<sup>70</sup> They were successful in this venture, and between 1870 and 1910 California agriculture underwent a

momentous transition in which specialty crops (primarily fruits, nuts, raisins, and wine grapes) completely eclipsed grain production. The transition required time and money since fruit trees usually do not come into full bearing until four or five years after planting. In the interim, wheat provided income enabling farmers to support their families and nurture their trees. In addition, the local infrastructure needed to adapt to the new requirements of orchard farming, including the necessity for professional nurseries, driers, and canneries.<sup>71</sup>

During this period, the almond began to emerge as one of the most successful orchard products for Paso Robles. The mixture of sand, clay, and silt in the soil provided good drainage, and the average rainfall of the area created the ideal climate for non-irrigated almond orchards. Michael Gerst, a prominent Paso Robles pioneer, was a homesteader on land subdivided near the rail lines in the 1880s in the Oak Flat district west of Paso Robles. He established several acres of fruit and nut orchards. The almond grew so successfully for him that at the 1906 World’s Fair Gerst took the prize for

<sup>69</sup> Sheridan, Edwin M. *History of Santa Barbara, San Luis Obispo and Ventura Counties California*. Chicago: The Lewis Publishing Company, 1917. (201)

<sup>70</sup> Chipman, Norton P. “Annual Report of the State Board of Horticulture ‘Fruit vs. Wheat.’” California Board of Horticulture, 1893. (122)

<sup>71</sup> Magliari, *California Populism, A Case Study*. (97)

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“the best almonds in the world.”<sup>72</sup> In the 1920s Paso Robles would become the “Almond Capitol,” having the largest concentration of almond orchards in the country.

The other major agricultural product that had a profound influence on the development of Paso Robles and the surrounding area were wine grapes. In 1858 a French Army “soldier of fortune” named Pierre Hippolyte Dallidet settled in San Luis Obispo. He built an adobe home on the grounds of the Mission San Luis Obispo and he purchased the failing vines of the Mission San Miguel Arcangel. He is credited with revitalizing the wine industry in San Luis Obispo County that had begun during the Mission era.<sup>73</sup>

Many other local farmers followed Dallidet’s example, including Indiana rancher Andrew York, who began planting vineyards on his 240-acre homestead in 1882. Within a few years,

he found that the vines were yielding more than he could market, prompting him to establish Ascension Winery, known today as York Mountain Winery. The family planted some of the area’s earliest Zinfandel vines, making Paso Robles famous for this variety. York initially sold his wines in San Luis Obispo and eventually as far away as San Francisco. Today, York Mountain Winery is the oldest winery in continuous operation in the county.<sup>74</sup>

During this period the cooperative farming movement was established. The economic growth of the 1870s and 1880s led first to the establishment of the Grange, which was the country’s first nationwide agricultural organization and was based on the principles of fraternal institutions. In addition, the related ideals of the Scandinavian Folk School Movement, which was transplanted to the United States by Norwegian, Swedish, and especially Danish immigrants who settled in the Midwest and along the Pacific Coast during the second half of the nineteenth century, was also influential in cooperative ideals taking hold in the region. From grass roots societies such

<sup>72</sup> Fisher, Nanette. “Before There Were Grapes, There Were Almonds,” *The Country News Reporter*, December 29, 1999.

<sup>73</sup> Dallidet’s adobe home and its restoration was the impetus for the foundation of the San Luis Obispo County Historical Society in 1953. Source: “History of the San Luis Obispo County Historical Society,” website (<http://www.slochs.org/history.asp>). Accessed December 21, 2008.

<sup>74</sup> For a complete history of the wine industry, visit the website of the Paso Robles Wine Country Alliance (<http://www.pasowine.com>).

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as the Grange, the Farmer's Alliance Business Association organization emerged in 1891 and began actively marketing collective farming.<sup>75</sup> In the Paso Robles area, a large Nordic influx during the 1870s and 1880s formed a third of the founders and stakeholders in the Farmers Alliance Business Association. The flourishing agricultural industry and ancillary businesses needed to support its growth gave the Farmers Alliance a strong foothold in Paso Robles.

In the 1890s the Southern Pacific Railroad had established a four-way monopoly controlling commercial transportation, grain milling, grain warehousing and the local lumber supply. This monopoly allowed the Southern Pacific to demand that towns and cities who wanted rail connections absorb the costs of construction by providing cash subsidies, granting access to rights-of-way, and donating the land for railroad depots. In Paso Robles, a man named Richard Shackelford controlled railroad enterprises.<sup>76</sup>

In 1891 Alliance members from San Luis Obispo and Monterey counties gathered to lay the foundation for a

new cooperative flour mill to compete with the monopoly of the Southern Pacific Milling Company. They voted to unite and go into the grain warehousing business, founding the Farmers Alliance Business Association (FABA), which was formally incorporated on June 20, 1891.<sup>77</sup> They purchased land from Daniel Blackburn and developed a site that fronted the Southern Pacific tracks. Richard Shackelford declared that the sidetrack facing the warehouse could only be used by the Southern Pacific Milling Company and any movement across the property would be treated as trespassing.<sup>78</sup> This claim was refuted by the newly formed California State Railroad Commission, and FABA was able to firmly establish a tradition of a supportive agricultural cooperation in California.<sup>79</sup>

With this foundation, The Farmers' Alliance Business Association continued to influence economic agricultural practices in Paso Robles. Although the

<sup>75</sup> Magliari, *California Populism, A Case Study*. (287)

<sup>76</sup> Magliari, *California Populism, A Case Study*. (165)

<sup>77</sup> Gastelum, Monica, and Lanning, Lanette. *Saving the Paso Robles Farmers Alliance Building*. San Luis Obispo, CA: California Polytechnic State University, 2005. (5)

<sup>78</sup> Gastelum, *Saving the Paso Robles Farmers Alliance Building*. (7)

<sup>79</sup> Gastelum, *Saving the Paso Robles Farmers Alliance Building*. (8)

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political Populists Movement born from the Farmer's Alliance died out in 1896, the Alliance cooperatives left behind an enduring legacy that influenced the local economy of the upper Salinas Valley long into the twentieth century. The endurance of FABA as a private company preserved the vital competition established by the Alliance against Southern Pacific Milling Company.

### **Twentieth Century Development 1900-1920**

The development and identity of Paso Robles in the early twentieth century continued to be driven by agriculture and tourism. During this period Paso Robles pre-empted the significance of San Miguel as the railroad terminus, as San Miguel's economy continued to suffer from the drought years at the end of the nineteenth century, and the area's beach towns would not develop until the advent of the automobile.<sup>80</sup>

Trends that had begun in the nineteenth century would continue during this period, including continued improvements to the hotel and bathhouse facilities in the city, and the

<sup>80</sup> Landwehr, Lynne. "History in San Luis Obispo County," website (<http://www.historinslocounty.org>). Accessed November 3, 2008.

construction of additional civic, commercial, and residential resources. The population of Paso Robles continued to modestly increase, as it had in the nineteenth century, going from 1,224 in 1900, to 1,441 in 1910, and 1,919 by 1920.<sup>81</sup>

In 1910 the almond industry had grown large enough to necessitate the formation of the Paso Robles Almond Growers Association.<sup>82</sup> Commercial planting of orchards began in 1912, and by 1918 the district held the leading place in the world in the number of acres planted.<sup>83</sup>

### Carnegie Library

The most significant civic project undertaken during this period was the construction of a public library. A temporary reading room had been established by the Paso Robles Improvement Club and the Ladies Auxiliary in 1901, located in the Blackburn Building on the corner of

<sup>81</sup> California census data, website (<http://www.dof.ca.gov/HTML/DEMOGRAP/Reports/Papers/CensusSurveys/Census-Historical/HISTTEXT.HTM>). Accessed December 15, 2008.

<sup>82</sup> Allen, Gray. The Almond People – Blue Diamond at 90. Sacramento, CA: Blue Diamond Growers, 2000. (25)

<sup>83</sup> "Paso Robles District, Almond Trees Are Wealth Producers," *Paso Robles Press, Souvenir Supplement*, May 30, 1928. (15-25)

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Park and 12<sup>th</sup> Streets. At the same time, these groups began petitioning the City Trustees to create a permanent public library, which was accomplished by City Ordinance in 1903. In 1904 the library was turned over to the City of Paso Robles as a result of a local election.

A grant from Andrew Carnegie of \$10,000 was awarded to the City in 1906, and the parkland between 11<sup>th</sup> and 12<sup>th</sup> and Spring and Pine Streets was selected as the site. The City was required to contribute \$1,000 annually to maintain and support the library. On January 28, 1908 the cornerstone of the Paso Robles Carnegie Library was laid in the middle of the town park. Carnegie grants were competitive, and it is significant that Paso Robles was selected as the site of a Carnegie Library.



Carnegie Library, 1908, designed by William Weeks

William H. Weeks designed the Classical Revival Building, and the contractor was R.O. Summers. The building was to be refined and elegant, but with the latest equipment and technology needed to run the library

and care for its contents. It was built from local red brick, with artificial stone trimmings and a cement foundation with a broad stone stairway. On the interior, the vestibule was tiled and the flooring was cork. In order to save on construction costs, plans for a furnace were eliminated, replaced with a large fireplace in the main room and a stove in the librarian's office.<sup>84</sup>

William H. Weeks (1864-1936) was born on Prince Edward Island, Canada, and came to the United States with his family in 1880.<sup>85</sup> They lived in Kansas and Washington before finally settling in California. Weeks' first commission was the 1892 First Christian Church in Watsonville, and he decided to establish his architectural practice there. In Watsonville, Weeks designed homes for many wealthy pioneer families, and received commissions for forty public and commercial buildings in the city.<sup>86</sup> By the turn of the twentieth century, Weeks had expanded his practice to cities outside Watsonville, earning

<sup>84</sup> Santaluce, Noreen. "The Paso Robles Carnegie Library," website (<http://www.softcom.net/users/wordydave/PioneerPages/library.htm>). Accessed December 4, 2008.

<sup>85</sup> "William Weeks," website (<https://digital.lib.washington.edu/php/architect/record>). Accessed November 3, 2008.

<sup>86</sup> Landwehr, "History in San Luis Obispo County."

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commissions throughout California. He designed numerous buildings in San Luis Obispo, including the original campus of the Polytechnic School, and he received many commissions in Paso Robles as well.

Weeks was also the most prolific designer of Carnegie libraries in California, responsible for twenty-two libraries throughout the state, eighteen of which are extant.<sup>87</sup> He primarily designed in revival styles including Greek, Gothic, Spanish, and Mission. Paso Robles and San Luis Obispo are the only two cities in San Luis Obispo County to have Carnegie Libraries, both of which were designed by Weeks.

In 1938, a WPA project expanded the south wing by fourteen feet, and in 1957 central air and heating was installed. In the 1970s the original slate roof was replaced with asphalt shingles, and the original wooden doors were replaced with a new aluminum and glass front entrance. By the 1980s the community had outgrown the facility, which was built to house 6,000 books and now held over 30,000 volumes.

<sup>87</sup> "By Architect - Who Built the Libraries," website (<http://www.carnegie-libraries.org/california/architect/index.html>). Accessed November 3, 2008.

In 1981 the Citizens Planning Commission prepared a long-range plan for the library, and fundraising for a new structure was initiated. In 1995, a new \$6.5 million library was built across the street from the original structure; the new building also houses City Hall on the second floor. The Carnegie Library remained vacant until 1997, when the Paso Robles Historical Society began to lease the building from the City for use as its new headquarters. The City recently completed a rehabilitation project on the structure following damage from the 2003 earthquake.

#### Commercial Development

Improvements to the tourist facilities were also undertaken in the early twentieth century. Although the Blackburn and James partnership dissolved in the late nineteenth century, their families retained the rights to the area's hot springs so that there would be no competition to their original bathhouse. This changed in the early twentieth century when this clause was cancelled by the Blackburn family, who by that time was in an unpleasant dispute with James' heirs. This allowed other companies to develop competing establishments.

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Municipal Bathhouse, 1906, designed by William Weeks in the Mission Revival Style

The first to do so was the Solo Club, who began construction on a public bathhouse in 1905, which opened in 1906. Their Municipal Bath House was located on the southern edge of the City Park. Citizens and middle class travelers to Paso Robles could now bathe under the guidance of competent attendants at a nominal price of 25 cents. The city once again turned to William Weeks, who designed an elaborate Mission Revival style structure which would be used as a bathhouse for over sixty-five years.<sup>88</sup> The

bathhouse still stands at 840 11<sup>th</sup> Street, and is now used as a retail space.

The Paso Robles Hotel also wanted to offer better amenities for their wealthy clientele, and decided that the 1888 bathhouse on the corner of Spring and Tenth Streets was not elegant enough to cater to current taste.<sup>89</sup> Funding for a new structure was provided by the Southern Pacific Railroad and the Paso Robles Hotel Company, and they also hired William Weeks to design a new

<sup>88</sup> Bowler, *The History of the Paso Robles Inn*. (52)

<sup>89</sup> The original bathhouse was not used after the construction of the new facility in 1906, but it stood until it was destroyed by fire in 1913.

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bathhouse that would be directly connected to the hotel. On January 1, 1906, the Hot Sulphur Bath House and Plunge of the Paso Robles Hotel opened. The hotel was modeled on an Italian Villa, and had amenities, treatments, medical supervision, and bathing facilities that rivaled the most elite spas and resorts.

These improvements helped Paso Robles to maintain its identity as a world class destination, and continued to attract prominent visitors to the city. In 1910 this began to include sports teams, who were drawn by the medicinal powers of the hot springs. The San Francisco Seals baseball team, the Chicago White Sox, and Heavyweight Boxing Champion of the World, Jack Dempsey, all stayed at the hotel. In 1915, the Chicago White Sox began holding Spring training in Paso Robles, and the City worked to transform their a baseball field into “first class condition” for the team’s use.<sup>90</sup> From 1924-1934 the Pittsburgh Pirates trained in Paso Robles, and the City completed additional improvements to the baseball field. Although the facilities are no longer extant, Robbins Field is still used as a park today.

In 1913 the international piano virtuoso, Ignace Paderewski, sought the healing properties of the hot springs when an injury to his hands threatened to end his career. This began a 30-year relationship with the city which he continued to visit until his death in 1941. The Paderewskis always stayed at the Hot Springs Hotel, but invested in property in the area and contributed to the social and cultural development of the city.

Extant commercial resources from this period include:

- **817/819 12th Street**  
*1912 Ramona Hotel Building*
- **630 14th Street**  
*1915 Le Grande Hotel*
- **1130 Pine Street**  
*1915 Renke Building*
- **1301/1307 Park Street**  
*1903/1911 Trussler Building*
- **1211/1215 Park Street**  
*1903 Lamas Building*
- **1245 Park Street**  
*1919 Nyberg/Bank of America Building*
- **1226/1230 Park Street**  
*1911 Odd Fellows building*
- **945 Spring Street**  
*1912 Y. M. C. A.*

<sup>90</sup> Bowler, The History of the Paso Robles Inn. (63)

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### Residential Development

In the early twentieth century residential architecture began to shift from the Victorian-era styles that had been imported from the east, and new regional styles began to emerge. In California the most notable new residential architecture was inspired by the Arts and Crafts movement and the development of the California bungalow, which was a simple, garden-oriented house uniquely suited for the climate and lifestyle of the region.

The term bungalow typically refers to a modest, one or one and a half story house with an informal floor plan. The Victorian entry hall and formal parlor were replaced with an open plan, welcoming guests directly into the cozy living room from the spacious front porch. Natural materials were important to the design aesthetic, with oak floors, exposed ceiling beams, and brick or stone fireplaces featuring prominently.

The exteriors were generally simple, and wide, overhanging eaves emphasized the horizontality of the small bungalow, and were practical in shading the house from the hot California sun. The California bungalow was also influenced by regionalism, seen in the selection of local materials for their construction, with courtyards, gardens, and sleeping porches meant to connect the interior with the natural surroundings. Arts and Crafts architecture was popular until the start of World War I.

In Paso Robles residential development in the early twentieth century continued in previously established neighborhoods, particularly in the Vine Street Overlay Zone.



Paso Robles Craftsman Bungalow

### World War I

With the United States entrance into World War I in 1917, there was an enormous demand for agricultural products, which proved an economic boon to Central California. During the War, many farmers turned to the production of navy beans, since these were subsidized by the War Relief Administration. Before reliable refrigeration, beans could be shipped to the troops in Europe without spoiling, and San Luis Obispo County's economy boomed. The Hot Springs Hotel was the center of local fundraising efforts to support the War Effort.

When the war was over in 1918 these government subsidies ended, and area farmers turned again to dairy and produce. The steep decline in demand

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as European countries started to recover and produce their own supplies laid the groundwork for a depressed economy in the late teens and early 1920s. American farmers, who represented one-quarter of the economy, had expanded their output during World War I, when demand for farm goods was high and production in Europe was cut sharply. After the war, farmers found themselves competing in an over-supplied international market. Prices fell, and farmers were often unable to sell their products for a profit.

### **Twentieth Century Development 1920-1940**

During this period, the population of Paso Robles grew from 1,919 in 1920 to 3,045 by 1940. The hot springs continued to draw tourists, who were increasingly arriving by automobile instead of on the rail lines, and the Paso Robles area continued to grow as an agricultural center.

### Residential Development

New construction during this time is primarily residential, located in previously established located west of U.S. Highway 101. Although the Arts and Crafts bungalow began to lose favor by this time, it was still the dominant residential style found in Paso Robles through the 1920s. It is interesting to note that there are few examples of Spanish and Mediterranean Revival architecture in Paso Robles, although this was the dominant style in

other Western cities during this period. The examples that remain are unique resources, including 623 19<sup>th</sup> Street, built in 1924 in the Mediterranean Revival style; 1720 Filbert Street, a 1926 Spanish Revival residence; and the 1929 Pueblo Revival house on Olive Street.

### Growth of the Almond Industry

In Paso Robles this period marked the beginning of the almond as the primary regional product, which helped local farmers to continue to prosper. The almond became so important that during the late teens and through the late 1920s the city used the almond as its icon, including a tag line describing the area as “the almond capitol of the world.”<sup>91</sup> An excerpt from a promotional pamphlet in the mid 1920s published by Schwabacker-Frey Stationary Company of San Francisco under the title “Almonds Are Wealth Producers” illustrates the growing importance of the almond to the city:

*Springtime in Paso Robles presents a delightful picture, as it is truly a fairyland of flowers with forty thousand acres of almond blooms. Almond areas are limited*

<sup>91</sup> “Paso Robles District California,” San Francisco: Schwabacher-Frey Stationery Co., no date. Paso Robles Pioneer Museum, Almond Archive.

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*by the particular climatic requirements for production. The trees blossom in February and are the first to come into bloom. This one feature eliminates almost all of the land in America, yet conditions in the Paso Robles District have been found to be so ideal that within a radius of forty miles there have been planted the largest almond orchards in the world. Commercial plantings of orchards began in 1912 and since 1918 the district has held the leading place in the world in the number of acres planted.*<sup>92</sup>

Advertisements placed in publications such as *Sunset Magazine* claimed that almonds would make the reader “independent for life,”<sup>93</sup> and trips aboard the Southern Pacific to attract out-of-town potential orchardists were arranged.<sup>94</sup> From the mid teens through 1922, the *Paso Robles Press* dedicated a front page article of every issue to the Almond Growers Association.<sup>95</sup> The Chamber of Commerce named its newsletter “The Nutcracker,” with the

promotional text claiming Paso Robles as the “largest almond growing district in the world.”<sup>96</sup>

The 1921 Agricultural Survey of the California Development Board states:

*On the basis of adaptability and the commercial importance, almonds are the most important fruit crop of San Luis Obispo County. Since 1918, San Luis Obispo County has held the leading place in the state for the number of acres planted to almonds each season. The Paso Robles District will be the leading section in number of bearing trees, and logically should, in almond production. It is conservatively estimated that there are at least 30,000 acres of almonds planted here. It is safe to say that the Paso Robles District leads the world in acreage planted en bloc to almonds.*<sup>97</sup>

The statewide California Almond Growers Exchange, of which the local association was a member, adopted the brand name “Blue Diamond” as their identity. The Blue Diamond label appeared not only on the product packaging, but was featured

<sup>92</sup> “Paso Robles District California.”

<sup>93</sup> Associated Almond Growers of Paso Robles. “Almonds Make You Independent for Life,” *Sunset Magazine*, 1919 and 1921. Source: Paso Robles Pioneer Museum, Almond Archives.

<sup>94</sup> Associated Almond Growers of Paso Robles. “Finger-Tip Facts-Reservation for Investigation Trip.” Unpublished, promotional trip form and itinerary, February 15, 1919. Paso Robles Pioneer Museum, Almond Archive.

<sup>95</sup> *Paso Robles Press* from 1918 to May of 1922. Source: Paso Robles Pioneer Museum.

<sup>96</sup> “Almond Warehouse Is Completed,” *Paso Robles Nutcracker*, Paso Robles Chamber of Commerce, Volume I, Number 4, August 20, 1922. (1,4)

<sup>97</sup> “Paso Robles, The Almond City Embraces Largest Almond Plantings in the World.” Promotional booklet, San Luis Obispo County, Paso Robles Section, 1923. (17-18)

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prominently on all of their warehouses as a symbol of their success. Working through this newly formed organization, they set out to make the California almond and the Blue Diamond label the standard of quality for the world.<sup>98</sup>

As the Farmers' Alliance Business Association had found it necessary to build their own warehouse for processing wheat, the Paso Robles Almond Growers Association realized they needed their own facility to handle their abundant crops. On February 20, 1922, the *San Luis Obispo Tribune* ran a photo-captioned article called "Faith in California," which described the proposed Paso Robles Almond Growers Warehouse and included an architectural rendering of the structure. A portion of the text reflected the economic climate of the national agricultural crisis in stating:

*Nobody will deny that the farmer has been harder hit than anyone financially these days. Yet these farmers have faith in California, faith in their cooperative, the California Almond Growers Exchange, and faith in the future of Almond growing.*

<sup>98</sup>Tucker, T. C. "The Life Story of the California Almond." Pamphlet, California Almond Growers Exchange, 1930.

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Almond Warehouse/Farmer's Alliance Building, 1922, 525 Riverside Avenue

The article concludes that:

*This warehouse means more to Paso Robles than a mere warehouse, more than even the actual financial saving. It is a lasting monument to the success of the almond industry here. It has been built by the youngest of all the almond producing sections of the State and is the largest and most perfect plant of its kind (except the main Exchange warehouse at Sacramento). The almond warehouse is, therefore, a necessity to the industry, a saving to the almond growers, a splendid structure for the admiration of all who pass and a lasting evidence of our success and of our solidarity.*<sup>99</sup>

The building was positioned as a symbol of hope for the region during a period of hard times. The almond industry remained prosperous through the late 1930s when the almond trees began to decline due to poor growing techniques and lack of moisture in the soil. By 1936 the Farmer's Alliance had purchased the Almond Grower's Warehouse.<sup>100</sup> The FABa owned the warehouse until 1975 when, after 84 years of service to the community they closed their doors. The building is still extant, and is an important historic resource in the City of Paso Robles.

<sup>99</sup> "Faith in California." San Luis Obispo Tribune, February 20, 1922.

<sup>100</sup> "Alliance Buys Warehouse," Paso Robles Press, August 13, 1936.

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### Growth of the Wine Industry

Under growing pressure from religious and political temperance movements, the 18<sup>th</sup> Amendment to the Constitution was enacted in 1920 prohibiting the sale, manufacture, and transport of alcohol in the United States; Prohibition lasted until 1933 when it was repealed by Franklin Delano Roosevelt. The California wine industry certainly suffered during this period, but at the same time, there was an influx of immigrants to the area who were willing to establish new vineyards.

The most famous new vintner during this period was Ignace Paderewski, who purchased 2,000 acres of land for farming, and in the early 1920s planted Petite Sirah and Zinfandel on his Rancho San Ignacio vineyard. More than any other variety, Zinfandel had a strong influence on the early growth and development of the wine industry in Paso Robles. When Prohibition ended, Paderewski's wine was made at York Mountain Winery. The wines produced from grapes grown on Rancho San Ignacio went on to become award-winning and helped grow Paso

Robles' reputation as a premier wine region.<sup>101</sup>

The families of the 1920s who helped establish the contemporary viticulture in Paso Robles played an important part in the town's development during this period, alongside the almond industry, cattle ranching, and tourism.

Extant commercial buildings from this period include:

- **1244 Pine Street** (1922)  
*Paso Robles Electric Building*
- **1344 Pine Street** (1924)  
*Peter's Laundry*
- **1221 Park Street** (1922)  
*Heaton Building*
- **1229 Park Street** (1923)  
*Paso Robles Bakery*
- **1225 Park Street** (1889)  
*Smith Sporting Goods (remodeled 1923)*
- **1305 Spring Street** (1926)  
*Chevrolet Garage*

New commercial construction during this period focused on warehouses for

<sup>101</sup> "History of Paso Robles Wine." Paso Robles Wine Country Alliance, website (<http://www.pasowine.com>). Accessed October 2008.

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the growing agricultural industry which were primarily located near the railroad. There were also a number of commercial buildings added to the downtown business district.

### Great Depression

The stock market crash of 1929 precipitated an economic depression in the United States that would last until the Second World War. The County's agricultural diversity shielded it from the worst of the Great Depression of the 1930s. The County benefited from such Depression-era federal programs as the Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC). Through the involvement of these agencies, the County received a new Courthouse, flood-control projects, and highway improvements.

Paso Robles created the Pioneer Day Parade during this period, which began on October 12, 1931 and continues to this day. It was organized by community volunteers to create a positive activity during a period of hard times. Their goal was to provide a day of community friendship and commemorate the heritage of the Paso Robles area.

These were particularly difficult times for many of those who came from other areas of the country looking for opportunities in California. The "Dust Bowl Migration" of the 1930s brought hundreds of thousands of Oklahomans, Texans, Arkansans, and Missourians to

California following a severe drought early in the decade that compounded the dire conditions of the economic depression. John Steinbeck and Dorothea Lange created the most poignant images of the struggles of these migrants. The quintessential image of the Depression was Dorothea Lange's *Migrant Mother* (1936), which was photographed only sixty miles from Paso Robles in nearby Nipomo.

There was little commercial or residential development during the Depression. There are a few extant structures from this period, which are rare resources in the city.

Extant resources from this period include:

- **1031 Pine Street** (1933)  
*Clark House*
- **605 13th Street** (1930)  
*Women's Club (remodeled in the 1940s)*
- **623 13th Street** (1930)  
*Paso Robles Fire House, now the Children's Museum*
- **1000 Park Street** (1930)  
*Dupertius' Western Cabinet Works*
- **1421-1427 Spring Street** (1938)  
*Crescent Dairy*

### Automobile Tourism

When Henry Ford began mass producing the automobile in 1908, he started a trend that would forever alter the development and nature of

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America, and in particular California. In the 1920s the automobile was the leading consumer product in the country, and by 1925 there was one automobile for every six Americans (compared to one for every 100 in Great Britain).<sup>102</sup> The automobile and the freedom it represented touched the American spirit of individualism and exploration, and the new motor tourist was lured by the adventure of the open road, unencumbered by the routes and schedules of the railroads. Long distance touring was romanticized in the early twentieth century, as travelers saw themselves as “modern pioneers in motorized prairie schooners.”<sup>103</sup> The automobile was also a more economic way to travel, and introduced the idea of vacationing to the middle class. Spring Street became an important automobile route, serving as a section of the 101 Highway, and also as a terminus for the 41 Highway from

Fresno, providing easy access to Paso Robles from many directions.

In the early 1920s hotels and other amenities were still located primarily along railroad lines, but this began to shift with the development of service stations, hotels, and auto camps along the automobile routes in the mid-1920s and 1930s. Auto camps became increasingly popular during this period, providing for increased amenities from traditional camping, while still being more economical and less formal than traditional hotels. The auto camps began as municipal establishments, but quickly became new commercial ventures for businessmen hoping to capitalize on the new wave of tourists.

A series of Auto Camps were developed along Spring Street, the most notable of which was the Paso Robles Auto Camp located on the east side of Spring Street between 9<sup>th</sup> and 10<sup>th</sup> Streets. The camp had the unique amenity of a plunge fed with warm mineral spring water. In 1926 the Los Angeles Times reviewed the camp quality and facilities and stated:

*Here are hundred of cars; hundreds of folks; hundreds of tents, scores of cabins, a store, a garage, equipment modern as any our-*

<sup>102</sup> Calvin Coolidge papers, “Transportation – General 1923-28: Automobiles and the Highways,” Library of Congress, American Memory Collection, website ([http://memory.loc.gov/cgi-bin/query/r?ammem/coolbib@field\(subj+@band\(Roads+\)\)](http://memory.loc.gov/cgi-bin/query/r?ammem/coolbib@field(subj+@band(Roads+)))). Accessed November 4, 2008.

<sup>103</sup> White, Roger. “At Home on the Highway,” *American Heritage Magazine*, December 1985, website ([http://www.americanheritage.com/articles/magazine/ah/1985/1/1985\\_1\\_98.shtml](http://www.americanheritage.com/articles/magazine/ah/1985/1/1985_1_98.shtml)). Accessed November 4, 2008.

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*your-own apartment-house with laundry paraphernalia to make you gasp; electric stoves, cozy breakfast nooks, warm showers, and a plunge.*<sup>104</sup>



Trees Mobile Home Park and Studio Cottages, c. 1928, 2841 Spring Street

There is an extant auto camp called the Tree Mobile Home Park and Studio Cottages, located at 2841 Spring Street.

### **Twentieth Century Development 1940-1960**

The period of 1940-1960 was a significant period of growth for Paso Robles, which saw its population increase from 3,045 in 1940, to 4,835 in 1950 and 6,677 by 1960.

<sup>104</sup> "Auto Camp of Paso Robles." *Los Angeles Times*, June 18, 1926.

### World War II

The United States entrance into World War II in December 1941 effectively ended the Depression in California and boosted the regional economy. California received almost 12% of the government war contracts and produced 17% of all war supplies.<sup>105</sup> California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated. Several military sites were established in the Paso Robles area, which contributed to the growth of the city both during and after the War.

In November 1940, construction began on part of the Nacimiento Land Grant for a new army base thirteen miles to the north. Camp Roberts opened in February 1941 which brought an influx of workers, Army officers and personnel, trainees. There was a USO outpost on 10<sup>th</sup> Street between Park and Pine in Paso Robles. Camp Roberts

<sup>105</sup> California Military History Online, website (<http://www.militarymuseum.org/HistoryWWII.html>). Accessed August 2008.

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was an active military site during both World War II and the Korean War.

In 1942 the Army negotiated to buy 1,249 acres approximately six miles northeast of Paso Robles for a Marine Corps Air Station.<sup>106</sup> The first phase of the project was complete by 1943, which included two runways with fuel facilities, and housing, administration, and storage facilities housed in forty-three buildings across the road to the south of the runways. As soon as the facilities were complete, the site was turned over to the Army Air Forces and used by the Santa Maria Army Airfield as a night training facility for pilots. By 1943 there were over 1,500 military personnel stationed there.

Estrella Air Field was deactivated in 1944, and in 1947 approximately 1,000 acres were turned over to San Luis Obispo County for use as a public airport. In 1948 an additional ninety acres were transferred to the County and the buildings used for a boys' school. In 1973 the County sold the entire air base property to the City of

Paso Robles for \$1.00, and it became the municipal airport.<sup>107</sup>

### Residential Development

The National Housing Act of 1934 created the Federal Housing Administration (FHA), which was meant to reignite the construction of single family homes by establishing mortgage terms that were conducive to the average American family and would regulate the interest rates and terms of interest that had ballooned out of control in the aftermath of the stock market crash. During the 1940s, FHA programs also helped finance military housing and homes needed for returning veterans. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, also helped military families attain the dream of home ownership.

While the FHA rose to prominence because of these financial incentives, they also influenced how homes and neighborhoods were designed. In particular, FHA guidelines promoted a 624-square-foot dwelling type termed the basic plan or minimum house: "In

<sup>106</sup> "U.S. Picks Estrella for Base: 1200-Acre Tract to be Site for Marine Corps Air Field." Paso Robles Press, August 27, 1942.

<sup>107</sup> "Historic California Posts: Estrella Army Air Field." The California State Military Museum, website (<http://www.militarymuseum.org/EstrellaAAF.html>). Accessed December 11, 2008.

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the design of small, low-priced houses, the principles of efficiency, economic use of materials, and proper equipment, which are important in any class of dwellings, become paramount."<sup>108</sup>

*To satisfy functional and spatial requirements, FHA design staff organized the house in a side-by-side arrangement. A small hall served as the pivot for this plan type. The private spaces, two bedrooms and a bath, opened off the hall. Opposite this was a public zone with living room and kitchen. These contained a major and minor entry respectively... The kitchens were small, planned for efficiency, and stocked with up-to-date appliances. A utility room with an integrated mechanical system replaced the basement heating plant and coal storage.*<sup>109</sup>

As early as 1936, the FHA embraced the principles of modern community planning, advocating for well-designed comprehensive communities at the neighborhood scale. This development model would become the standard approach for the rapid development of the suburbs after the War. The FHA published a series of informational pamphlets to help spread these ideas and to inform land developers and

speculative builders of the economic advantages of good planning in the creation and maintenance of real estate values. These pamphlets also outlined concepts of proper street patterns, planning for parks, playgrounds, and commercial areas, and recommending a buffer zone of multifamily dwellings and commercial buildings between major arterials and minor interior streets."<sup>110</sup>



Oak Park Planned Development, 1941

In Paso Robles, the 1941 Oak Park Project is an archetypal example of an FHA planned development. Oak Park is located on what was the northern edge of the city, and was meant to provide housing for families of enlisted service men. Oak Park has its own community building and police station, and retains

<sup>108</sup> As quoted in Hise, Greg. *Magnetic Los Angeles*. Baltimore and London: The Johns Hopkins University Press, 1997. (68)

<sup>109</sup> Hise, *Magnetic Los Angeles*. (68-69)

<sup>110</sup> Hise, *Magnetic Los Angeles*. (34)

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its original configuration and general landscape features.

There is an intact collection of 1940s residences bordered by Bonita and Beverly, Vine and Oak, and 30<sup>th</sup> and 32<sup>nd</sup> Streets. Outside of this grouping, other residential architecture from this period located west of the Salinas River is infill housing in previously established neighborhoods. During this period there was also the development of schools and churches to serve the growing population, including the 1941 primary school that was constructed at the corner of 17<sup>th</sup> and Oak Streets, on the same site as the city's first high school which was built in 1892 and demolished in 1925. Other schools constructed during this period include the 1942 Marie Bauer School, designed by architect Frank Wynkoop; the 1948 Georgia Brown School at 525 36<sup>th</sup> Street; and the 1955 Glen Speck School at 432 18<sup>th</sup> Street.

During the postwar period the area east of the Salinas River began to be developed. This area developed very gradually at first on what was originally the Santa Ysabel Land Grant, but the close of the 1950s, eight subdivisions were annexed to the City. Sherwood Acres, which was originally Paso Robles' first airfield, was the first to be annexed in March of 1952, followed by the Orchard Tract in 1957. The airfield's original hangar still stands at 298 Sherwood Road. The 13<sup>th</sup> and 24<sup>th</sup> Street bridges were built in 1957, and

they remain an important factor in the continued expansion of the city to the east.

As development pushed east of the Salinas River, new schools were constructed to accommodate the new residential neighborhoods. The Winifred Pifer School opened on Creston Road in 1956. It was remodeled in 1994.

Paso Robles also has two extant examples of Quonset huts, a type of temporary building developed in the early 1940s as a cheap and portable solution for prefabricated structures that could be used for military barracks. Paso Robles' Quonset huts are located at 721 and 1329 Spring Streets, and are have been adapted for use as commercial structures.

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Paso Robles Inn, 1942, 1103 Spring Street

### Commercial Development

On December 12, 1940, the Paso Robles Hot Springs Hotel was destroyed by fire. Only the stately dining/ballroom and the elegant bathhouse were left standing. The impressive Victorian structure that was built to “rival the Hotel Del Coronado” and catered to the wealthy elite of the world was gone, and the city would never regain its stature as a destination for elite travelers. A new Paso Robles Inn was constructed in 1942, which is now a historic resource in its own right, as an example of a new wave of architecture that catered to the automobile.

In 1958, the U. S. Highway (Freeway) 101 was constructed, and the old route along Spring Street was bypassed for a new route to the east of town. Although the city was initially disappointed, the construction of the new freeway route meant that the original town layout could remain intact. Even though Spring Street was

no longer part of the highway, it remained the primary transportation corridor through town, and numerous automobile related resources were constructed there. Most notable is the city’s collection of motels that developed along Spring Street. Examples include the 1950 Clifton Motel<sup>111</sup>, the 1947 Farmhouse Motel, and the 1955 Melody Ranch Motel. Many existing commercial buildings in the central business district were modified with contemporary storefronts during this period.



Melody Ranch Motel, 1955, 939 Spring Street

<sup>111</sup> The Clifton Hotel is often referred to as the Marilyn Monroe hotel, as it is speculated that she and Joe Di Maggio spent a honeymoon night there.

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### Agricultural Development

Agriculture continued to play an important role in the expansion of Paso Robles during this period. In the 1940s, the local company of Jackson & Reinhart began to take over thousands of acres formerly managed by the Paso Robles Almond Growers Association.<sup>112</sup> From 1950 to the late 1960s, Paso Robles produced 90 percent of the almonds sold in the nation. By the 1960s, however, California's water project brought large supplies of water to the San Joaquin and Sacramento Valleys. Land that previously lacked water to grow almonds was put into production. The area's main almond processing plant moved its operation to the San Joaquin Valley and the Paso Robles Almond Growers Association faded.

In 1946, the San Luis Obispo County Fair opened in two large tents on Riverside Avenue. The location of the original fairgrounds, today referred to as the Paso Robles Event Center, is now used for the Mid-State Fair.

<sup>112</sup> Jackson, Fred D. "The Truth About the Almond Situation." Pamphlet, Paso Robles: Jackson & Reinhart, September 1943. Source: Paso Robles Pioneer Museum, Almond Archive.

### **Twentieth Century Development**

#### **1960-2000**

This period marked the era of greatest growth in the city. The 1960 population of 6,677 would grow to 24,297 by the turn of the century. The most growth occurred between 1980 and 1990, when the city's population doubled. Agriculture remained the primary industry in the area, marked by an exponential growth in the wine industry.

In the early 1960s, Palos Verde Sand and Gravel millionaire Linden Chandler purchased the Paso Robles Inn and close to 50,000 acres of land in Paso Robles. He cultivated the land for farming and ranching for many years, but in the first decade of the twenty-first century, the Chandler Ranch land became the subject of a Specific Plan to develop it for future housing and other community needs. During this period most new construction was occurring in new subdivisions located east of the Salinas River. Six subdivisions were annexed to the City between 1960 and 1969.

During the 1960s and 1970s, the use of the area's mineral hot springs had all but evaporated. The natural resource

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that had been the main impetus for the settlement of the region was now seen as a liability. Many complained of the sulphur odor and the corrosive nature of the water itself on modern mechanical systems. By the late 1970s, most of the wells had been capped.<sup>113</sup>

Although the historic hot springs were no longer an attraction, the city's wine industry was booming during this period. This era saw a new generation of vineyard pioneers in the Paso Robles area, bringing university training and financial resources for large plantings. Dr. Stanley Hoffman, under the guidance of U.C. Davis and legendary enologist Andre Tchelistcheff, planted some of the region's first Cabernet Sauvignon, Pinot Noir and Chardonnay on his 1,200-acre ranch next to the old Paderewski Ranch in the hills of Adelaida, about five miles west of town. His Hoffman Mountain Ranch Winery (a portion now owned by Adelaida Cellars) was the first large-scale modern facility in the area.

New wine grape growers also began to cultivate the first large plantings on the

east side of the Salinas River. Bob Young planted the area's first large scale commercial vineyard, now known as Rancho Dos Amigos on Shandon Heights. Herman Schwartz, managing partner for a group of investors, planted the 500-acre Rancho Tierra Rejada in 1973. From 1973 to 1977 Gary Eberle and Cliff Giacobine planted 700 acres, including the first modern commercial acreage of Syrah in the state and established Estrella River Winery, the largest winery in the area (purchased in 1988 by Nestle/Beringer).<sup>114</sup>

Large vineyards and wineries continued to be established in Paso Robles through the 1980s and 1990s, as growers recognized that favorable soil and climate conditions, combined with reasonably priced and available land, allowed them to grow high-quality wine grapes at more competitive price levels than was possible in other areas.

<sup>113</sup> The 2003 earthquake ruptured a sulphur hole, causing mineral water to appear in the City Hall parking lot, which is adjacent to the long-capped hot spring.

<sup>114</sup> "History of Paso Robles Wine." Paso Robles Wine Country Alliance, website (<http://www.paso.wine.com>). Accessed October 2008.

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Several new civic buildings were constructed after 1960, including the new city complex that includes City Hall, the Paso Robles Library, and the Fire Department. Other new commercial buildings are concentrated between Spring Street, Park and Pine Streets, and bordered by 11<sup>th</sup> Street and 8<sup>th</sup> Street.

In the late 1990s, the Martin family of Martin Resorts purchased the Paso Robles Inn. Along with a major renovation of the inn and the original ballroom, they hired Floyd Butterfield, a local geologist, to research ways to solve the environmental concerns with the geothermal hot springs. With his expertise, the Martin family was able to re-open the wells. In November of 2000, the Paso Robles Inn became a member of Historic Hotels of America, a partner of the National Trust for Historic Preservation.

#### **Twenty-First Century Development 2000-2008**

In the early 2000s, boutique wineries began changing the face of commercial enterprises and the use of the built environment with the introduction of Downtown Tasting Rooms and hospitality centers to attract tourism. The number of bonded wineries in Paso Robles more than tripled during this period, primarily due to this influx of boutique and small family-owned vineyards and wineries. The area's burgeoning reputation has enticed other California wineries, as well as some

international winemakers, to make sizeable investments in Paso Robles.

On December 22, 2003 there was a devastating earthquake centered six miles northeast of San Simeon. The city of Paso Robles was hit particularly hard, with damage to many historically significant downtown structures, including the city's landmark clock tower. Since then, the clock tower has been reconstructed, the Carnegie Library has been renovated, and seismic strengthening and rehabilitation efforts continue throughout the city.

The vineyards planted in the 1960s have now grown to include over 60 wineries and 200 vineyards, and have become Paso Robles' main agricultural product. The wine industry, coupled with a renewed interest in the hot springs, is the impetus for future growth in the area.

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### Selected Chronology

The following chronology is intended to highlight activities and events important to the understanding of the built environment within the City of Paso Robles from the earliest settlement through 2008.

- 1772 Mission San Luis Obispo de Tolosa is founded on September 1.
- 1797 Mission San Miguel Arcangel is founded on July 25.
- 1793 Father Sitjar writes to Spain providing the first written record of the mineral waters at Paso Robles calling them the “Hot Springs.”
- 1813 Father Juan Cabot constructs *Casa del Paso Robles*, along with a rough shelter over the hot springs.
- 1834 All California missions are secularized. Spain’s vast land holdings are granted to Mexican and Californio rancheros.
- 1844 Mexican Governor Micheltorena grants Rancho el Paso de Robles to Pedro Narvaez.
- 1845 Narvaez sells Rancho el Paso de Robles to Petronillo Rios.
- 1848 Treaty of Gualupe Hidalgo ends the Mexican-American War.
- 1849 Gold is discovered at Sutter’s Mill in Northern California.
- 1850 California becomes the forty-eighth state.
- 1857 Petronillo Rios sells Rancho el Paso de Robles to James & Daniel Blackburn and their partner Lazarus Godchaux.
- 1860 Pierre Hippolyte Dallidet purchases Mission San Miguel vineyards and revitalizes the wine industry in the Paso Robles area.
- 1861 Tri-weekly stagecoach begins running between San Francisco and Los Angeles, making regular stops in Paso Robles.
- 1864 Blackburn brothers build the Hot Springs Hotel at the stagecoach stop, and construct the first commercial bathhouse at the corner of Spring and 10<sup>th</sup> Streets.
- 1865 Drury James buys a portion of the Blackburn lands and Blackburn & James partnership is formed.

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- 1867 The first post office at “Hot Springs” opens in Patsy Dunn’s store.
- 1870 Henry Ditmas plants the first new vineyards in the area.
- 1872 Led by William Dewey Hobson, the bill to form Ventura County is finally passed and approved by the state legislature on March 22<sup>nd</sup>. County Commissioners are appointed, construction of the wharf begins, and the cornerstone is laid for a new brick schoolhouse.
- 1871 James Blackburn devotes 500 acres of land to the planting of wheat, barley, and oats.
- 1882 Andrew York begins planting vineyards on his 200-acre estate.
- 1886 The Southern Pacific Railroad comes through Paso Robles.  
“Grand Auction” held resulting in the sale of 228 lots in Paso Robles.
- 1887 Blackburn & James lay out city blocks and donate two square blocks in the center of town for a city park.
- 1888 New bathhouse is constructed on the corner of Spring and 10<sup>th</sup> Streets.
- 1889 City of Paso Robles is incorporated.
- 1891 Farmer’s Alliance Business Association is incorporated.  
El Paso de Robles Springs Hotel opens on October 17.
- 1892 Cecelia Blackburn designs clock tower for the Blackburn Building.
- 1905 The Solo Club begins construction on a new public bathhouse at the southeast corner of the park.
- 1906 Andrew Carnegie grants \$10,000 to Paso Robles for the construction of a public library.  
  
The Solo Club’s Municipal bathhouse opens.  
  
El Paso de Robles Springs Hotel opens a new Hot Sulphur Bathhouse and Plunge.
- 1908 The cornerstone of the new Carnegie Library is laid in the center of the park.

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- 1913 Ignace Paderewski pays his first visit to Paso Robles.
- 1914 Ralph B. Lloyd forms State Consolidated Oil Company and begins leasing oil-bearing lands along both sides of the Ventura Avenue.
- 1915 The Chicago White Sox hold Spring Training in Paso Robles to take advantage of the medicinal hot springs.
- 1917 The United States enters the World War I.
- 1918 World War I ends.  
Paso Robles has the most acres of almond orchards in the country; becomes known as the “Almond Capitol.”
- 1920 Influx of immigrants to the Paso Robles area begins and continues throughout the decade. New arrivals establish vineyards.
- 1929 The stock market crashes in October, ushering in the Great Depression.
- 1931 Paso Robles Pioneer Day Parade is established.
- 1932 Franklin Delano Roosevelt is sworn in as President of the United States.
- 1933 President Roosevelt creates the PWA, the WPA, and the CCC work programs to put people back to work.
- 1934 The almond growing industry in the Paso Robles area begins to decline.
- 1940 El Paso de Robles Hotel burns, leaving only the ballroom and exterior furnace.
- 1941 On December 7<sup>th</sup>, the United States is bombed at Pearl Harbor in Hawaii and the United States enters World War II.  
Camp Roberts opens in February.  
The Oak Park housing project is completed.
- 1942 The Paso Robles Inn is constructed on the site of the original El Paso de Robles Hotel.

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- 1945 World War II ends in victory for the United States and the troops return home.
- 1946 The San Luis Obispo County Fair is held on Riverside Avenue.
- 1950 The Korean War begins.
- 1952 Sherwood Field is annexed to the City.
- 1953 The Korean War ends.
- 1957 The Orchard Tract is annexed on the east side of the Salinas River.
- 1958 U.S. Highway 101 is constructed, bypassing Spring Street to the west.
- 1960 First vineyards are planted on Paso Robles acreage.
- 1962 Linden Chandler purchases 50,000 acres of land in Paso Robles.
- 1965 Linden Chandler purchases the Paso Robles Inn.
- 1973 Main hot spring is capped due to increasing complaints of the sulphur odor in Paso Robles.
- 2003 San Simeon Earthquake hits central California.
- 2008 Blackburn Building and its iconic clock tower reconstructed following the earthquake.
- Renovation and rehabilitation of the Carnegie Library completed.

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## **Associated Property Types & Registration Requirements**

### Introduction

In order for a property to be eligible for historic designation, it must possess two factors: significance and integrity.

Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community. For example, a property may be significant for its association with an event, person, or development trend important in Paso Robles, or as a notable example of particular building type or architectural style.

Secondly, a property must possess sufficient integrity to convey its significance. Integrity is the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period, also called "character-defining features". Integrity is composed of seven aspects: location, design, setting, materials, workmanship, feeling and association.

In this Survey, properties with good or fair integrity were considered as possible candidates for designation as individual resources or as contributors to a potential historic district. Properties with poor integrity but with additional historic significance may also have been considered as possible candidates for designation. Properties with poor integrity and no known historic associations were evaluated as ineligible for designation.

The following registration requirements have been developed in order to aid in the City's ongoing efforts to identify and describe its built environment, as well as to guide in future assessments of integrity.

### Residential Properties

#### *Late-19<sup>th</sup> Century*

#### **Property Type: Single Family Residence**

Residential properties constructed in the last decades of the 19<sup>th</sup> century represent some of Paso Robles' earliest development and extant examples are increasingly rare. For this reason, integrity thresholds are lower than they might be for other resource types. Examples with moderate to high integrity may be eligible for individual designation. A collection of such properties may also qualify as a historic district.

A residential property from this period may be significant:

- As an increasingly rare example of late-19<sup>th</sup> century residential development
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- As a rare example of brick residential construction
- For its association with an important early resident or event

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Architectural styles associated with residential development in Paso Robles during this period include Italianate, Gothic Revival, Stick/Eastlake, Queen Anne, Residential Vernacular and Commercial Vernacular.

### *Early-20<sup>th</sup> Century*

#### **Property Type: Single Family Residence**

Single family residences constructed in the first three decades of the 20<sup>th</sup> century are abundant in Paso Robles. For this reason, integrity thresholds are higher than for less common property types. Only those examples with very high integrity should be considered for individual designation. A substantial concentration of such properties with high integrity overall would also qualify as a historic district, typically with a narrow period of development and a limited number of architectural styles.<sup>115</sup>

A single family residential property from this period may be significant:

- As a good example of early-20<sup>th</sup> century residential development
- As a good or rare example of a particular architectural style

<sup>115</sup>Per this survey, there does not appear to be a substantial concentration of residential properties from this period that qualifies as a historic district.

associated with the period, and/or the work of a significant architect or designer

- For its association with an important resident or event

#### **Property Type: Multiple Family Residence**

Multiple family residences constructed in the first three decades of the 20<sup>th</sup> century are rare in Paso Robles. For this reason, integrity thresholds are lower than for other resource types. Examples with moderate to high integrity may be eligible for individual designation.

A multiple family residential property from this period may be significant:

- As a rare example of early-20<sup>th</sup> century multiple family residential development
- As a rare example of a residential bungalow court
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- For its association with an important early resident or event

Architectural styles associated with residential development in Paso Robles during this period include Mission Revival, Craftsman, Spanish Colonial Revival, Renaissance Revival, Tudor Revival, Colonial Revival and Classical Revival.

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## *Mid-20<sup>th</sup> Century*

### **Property Type: Single Family Residence**

There was a great deal of residential development in Paso Robles in the 1940s and 1950s. After World War II, the vast majority of this development occurred east of U.S. Highway 101, and ranged from individual houses to large suburban tracts. Only custom-designed residences are likely to be eligible for individual designation. Houses that are part of a larger tract development will not be eligible individually, but may contribute to a historic district.

A single family residential property from this period may be significant:

- As a good example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- As a unique example of mid-20<sup>th</sup> century residential development
- For its association with nearby military installations
- As an example of FHA housing
- For its association with an important resident or event

### **Property Type: Residential Subdivision**

Residential tracts were the dominant form of suburban development in Paso Robles during the postwar period. These subdivisions were typically built by a single builder/developer within a very narrow period of time and contained a limited number of

architectural styles. Such developments should be evaluated as a whole. Integrity thresholds should be fairly high and should include street patterns, setbacks, and landscape and hardscape features. A highly intact subdivision may qualify as a historic district.

A residential subdivision from this period may be significant:

- As a rare example of a mid-20<sup>th</sup> century residential subdivision developed west of U.S. Highway 101
- As a highly intact example of a mid-20<sup>th</sup> century residential subdivision developed east of U.S. Highway 101
- As the work of a significant architect, designer, builder or developer

### **Property Type: Multiple Family Residence**

Two- and three-story apartment buildings were the most common multiple family housing type in Paso Robles from the mid-1940s through the 1960s. Some examples were arranged around a common patio or landscaped courtyard, while others filled the lot and had little surrounding landscaping. These properties are not likely to be eligible for individual designation. However, a substantial concentration of such properties similar in design and with high integrity may qualify as a historic district.

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A multiple family residential property from this period may be significant:

- As part of a historic district
- As a unique example of mid-20<sup>th</sup> century multiple family residential development
- For its association with nearby World War II-era military installations
- As an example of FHA housing
- For its association with an important resident or event

Architectural styles associated with residential development in Paso Robles during this period include Streamline Moderne, Minimal Traditional, Mid-Century Modern, Ranch, and Googie.

### Commercial Properties

#### *Late-19<sup>th</sup> Century*

#### **Property Type: Commercial Building**

Commercial properties constructed in the last decades of the 19<sup>th</sup> century represent some of Paso Robles' earliest development and extant examples are increasingly rare. For this reason, integrity thresholds are lower than for other resource types. Examples with moderate to high integrity may be eligible for individual designation. A substantial concentration of such

properties would also qualify as a historic district.<sup>116</sup>

A commercial property from this period may be significant:

- As an increasingly rare example of late-19<sup>th</sup> century commercial development
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- For its association with the city's original commercial core
- For its association with the city's unique history as a tourist destination
- For its association with an important early resident or event

Architectural styles associated with commercial development in Paso Robles during this period include Italianate, Gothic Revival, Stick/Eastlake, Queen Anne, Residential Vernacular and Commercial Vernacular.

<sup>116</sup> Commercial properties from this period are located in the city's original commercial core. However, per this survey, extant structures do not retain sufficient integrity and therefore do not comprise a substantial concentration that qualifies as a historic district.

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# City of Paso Robles Historic Resources Survey

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### *Early-20<sup>th</sup> Century*

#### **Property Type: Commercial Building**

Commercial properties constructed in the first three decades of the 20<sup>th</sup> century are rare in Paso Robles. For this reason, integrity thresholds are lower than they might be for other resource types. Examples with moderate to high integrity may be eligible for individual designation. A substantial concentration of such properties would also qualify as a historic district.<sup>117</sup>

A commercial property from this period may be significant:

- As a rare intact example of early-20<sup>th</sup> century commercial development
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- As a rare example of early auto-related development, such as roadside lodging along Spring Street
- For its association with the city's original commercial core

<sup>117</sup> Commercial properties from this period are located in the city's original commercial core. However, per this survey, extant structures do not retain sufficient integrity and therefore do not comprise a substantial concentration that qualifies as a historic district.

- For its association with the city's unique history as a tourist destination
- For its association with an important resident or event

Architectural styles associated with commercial development in Paso Robles during this period include Mission Revival, Craftsman, Spanish Colonial Revival, Renaissance Revival, Tudor Revival, Colonial Revival and Classical Revival.

### *Mid-20<sup>th</sup> Century*

#### **Property Type: Commercial Building**

Paso Robles retains a broad range of commercial property types from the 1940s and 1950s. Mid-20<sup>th</sup> Century commercial development typically includes retail storefronts, service stations, motels, banks, grocery stores, drive-ins, coffee shops, bowling alleys, car washes, department stores, theaters, retail strips, and office buildings. In Paso Robles, these properties are primarily located along the city's automobile corridors, particularly on Spring Street. Properties that are thematically-related but not clustered in a geographic concentration – such as motels – may comprise a discontinuous historic district.

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A commercial property from this period may be significant:

- As a rare intact example of mid-20<sup>th</sup> century commercial development
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer
- As a rare example of auto-related development, such as roadside lodging along Spring Street
- For its association with the city's unique history as a tourist destination
- For its association with an important resident or event

Architectural styles associated with commercial development in Paso Robles during this period include Streamline Moderne, Minimal Traditional, Mid-Century Modern, Ranch, and Googie.

#### Civic & Institutional

#### **Property Type: Civic or Institutional Building**

Civic properties in Paso Robles from the late-19<sup>th</sup> century through the mid-20<sup>th</sup> century could include public buildings such as government office buildings, fire and police stations, post offices, courthouses, airport facilities, hospitals, parks and recreational facilities, libraries, schools and museums. Private institutional properties include buildings developed by social clubs and organizations or by religious institutions.

These properties are located throughout the City. Some of these may represent the first of their type built in the city, while others may be important socially or architecturally. Examples with moderate to high integrity may be eligible for individual designation.

A civic or institutional property may be significant:

- As a rare example (first, last remaining, only) of civic or institutional development
- As a good or rare example of a particular architectural style associated with its period, and/or the work of a significant architect or designer
- For its association with an important resident or event
- For its association with an important religious, social, cultural, or civic institution

Architectural styles associated with civic or institutional development in Paso Robles include Gothic Revival, Mission Revival, Spanish Colonial Revival, Renaissance Revival, Colonial Revival, Classical Revival, Streamline Moderne, Mid-Century Modern and Googie.

#### Industrial

#### **Property Type: Industrial Building**

Industrial buildings in Paso Robles from the late-19<sup>th</sup> century through the mid-20<sup>th</sup> century are often utilitarian in design. For this reason, significance is frequently derived from historic association rather than from aesthetic

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qualities. Properties include warehouses, associated offices, and ancillary buildings and structures. These properties are typically located in areas with easy access to transportation corridors. Earlier examples are clustered along the railroad, while later buildings are located in defined industrial zones. Some examples may be eligible for individual designation. Properties that share a common association with a particular industry – such as agricultural – may comprise a thematic historic district.

An industrial property may be significant:

- As a rare example of a particular type of industrial development
- As a good or rare example of a particular architectural style associated with its period, and/or the work of a significant architect or designer
- For its association with an important industry (e.g. agriculture)
- For its association with the railroad
- For its association with nearby military installations

Industrial development in Paso Robles is not typically associated with particular architectural styles.

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## Architectural Character

### Introduction

This section describes the predominant architectural styles currently represented in Paso Robles, from the late 19<sup>th</sup> Century through the postwar period. The typology presented here is not intended to establish historic significance. Rather, it describes the existing population of buildings constructed in the city during this period. The information below briefly describes the origin of each style, and its presence in the local landscape. A list of character-defining features is also provided. A property that is eligible for designation as a good example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance.

The diverse architectural character of Paso Robles reflects changes in popular tastes over time. These include Victorian-era styles of the late 19<sup>th</sup>-century (Italianate, Gothic Revival, Stick/Eastlake, Queen Anne, Residential Vernacular, Commercial Vernacular); the Craftsman style, a distinctly regional style that enjoyed widespread popularity in the first two decades of the 20<sup>th</sup> century; Period Revival styles of the 1920s and 1930s which made explicit references to their European predecessors (Mission Revival, Spanish Colonial Revival, Renaissance Revival, Tudor Revival, Colonial Revival, Classical Revival); and the more

minimalist Modern styles of the late 1930s through the 1950s (Streamline Moderne, Minimal Traditional, Mid-Century Modern, Ranch, Googie).

While some buildings are representations of a particular architectural style, others are vernacular in their design. Vernacular buildings may display certain characteristics of popular styles of the period, but are generally much less elaborated than their high-style counterparts. As these properties are prevalent in Paso Robles' early development, *residential vernacular* and *commercial vernacular* styles have been defined for this early period.

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Late-19<sup>th</sup> Century

**Italianate**

The Italianate style began in England as part of the Picturesque Movement. As used in the United States, this style generally followed the informal model of the simple Italian farmhouse, but was adapted into an indigenous style. This style did not enjoy the widespread popularity of other Victorian-era styles, and relatively few Italianate buildings were built.

Character-defining features include:

- Symmetrical façade
- Low pitched hipped or flat roof
- Widely overhanging eaves with large decorative brackets
- Tall narrow windows, commonly arched or curved above
- Elaborated window crowns
- One-story entry porch, often supported by square posts with beveled corners
- Centrally-placed square tower or cupola



1405 Vine Street

**Gothic Revival**

Like the Italianate style, Gothic Revival emerged in England as part of the Picturesque Movement. Often termed “Carpenter Gothic” in the United States, this style commonly was applied to both residences and churches. Buildings may be of wood or masonry construction, but wood-frame predominates in domestic examples. In California, the style was most frequently used for churches; relatively few residential examples were built in the West.

Character-defining features include:

- Symmetrical façade
- Steeply-pitched roof, often with cross gables and overhanging eaves
- Typically with horizontal wood exterior cladding
- Tall narrow windows, commonly with pointed arches
- One-story entry or full-width porch, often supported by flattened Gothic arches
- Fanciful wood ornamentation, including decorative vergeboards



1803 Spring Street

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### ***Stick/Eastlake***

The Stick style is an architectural link between the earlier Gothic Revival and later Queen Anne style, all of which are adapted from Medieval buildings traditions. The Stick style is defined primarily by its decorative detailing, where the wall surface itself is treated as a decorative element, frequently with visible stick work. The term “Eastlake” typically refers to the decorative ornamentation found on Victorian-era residences, such as those designed in the Stick style.

Character-defining features include:

- Steeply-pitched gabled roof, usually with cross gables
- Decorative trusses at the gable apex
- Overhanging eaves with exposed rafters
- Wood exterior wall cladding with applied decorative stick work
- Entry or full-width porches with diagonal or curved braces
- May incorporate Eastlake detailing



405 10<sup>th</sup> Street

### ***Queen Anne***

The Queen Anne style was one of the most popular Victorian-era styles for residential buildings in California. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element. Elements Features used to avoid plain flat wall surface include bays, towers, overhangs, wall projects, and wall materials with differing textures.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched roof of irregular shape, usually with a dominate front-facing gable
- Wooden exterior wall cladding with decorative patterned shingles
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bay windows
- Wood double-hung sash windows
- Towers topped by turrets, domes or cupolas
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards and pendants, as well as Eastlake details, such as spindle work



1803 Vine Street

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**Residential Vernacular**

The term “Residential Vernacular” is used to describe simple house forms or cottages with fewer decorative features than other styles from the period. While vernacular residences may display certain characteristics of contemporary styles, decorative detailing is typically confined to the porch or cornice line. Paso Robles retains a population of such buildings from this early period.

Character-defining features include:

- Symmetrical façade
- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds
- Details may include cornice line brackets
- Porch support with turned spindles or square posts



830 16<sup>th</sup> Street

**Commercial Vernacular**

Although not an officially recognized style, “commercial vernacular” describes simple commercial structures with little decorative ornamentation, common in American cities and towns of this period. Paso Robles’ original commercial core was largely composed of such buildings, typically for retail and offices uses. They are typically brick in construction, with decorative detailing confined to the cornice line.

Character-defining features include:

- Simple square or rectangular form
- Flat roof with a flat or stepped parapet
- Brick exterior wall surfaces, with face brick on the primary facade
- First-story storefronts, typically with a continuous transom window above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses



1214 Pine Street

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***Mission Revival***

The Mission Revival style is indigenous to California. Drawing upon its own colonial past, Mission Revival was the Californian counterpart to the Colonial Revival of the Northeastern states. Never common beyond the Southwest, its regional popularity was spurred by its adoption by the Santa Fe and Southern Pacific Railways as the preferred style for train stations and resort hotels. Features of the California Missions were borrowed and freely adapted, often in combination with elements of other contemporary styles.

- Red clay tile roofs with overhanging eaves and open rafters
- Shaped parapets, including espandañas, with coping
- Stucco exterior wall cladding
- Arched window and door openings
- Details may include bell towers, quatrefoil openings or patterned tiles



840 11<sup>th</sup> Street

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**Craftsman**

Craftsman architecture in America grew out of the late-19<sup>th</sup> century English Arts and Crafts movement. It stressed simplicity of design, hand-craftsmanship, and the relationship to the climate and landscape. Craftsman architecture was widely published in architectural journals and pattern books, popularizing the style throughout the country. Affordable and easily constructed from local materials, the mostly one- or one-and-a-half-story homes were often referred to as “bungalows” and dominated middle-class residential design during the first quarter of the 20th century.

Character-defining features include:

- Horizontal massing
- Low-pitched gabled roof
- Widely overhanging eaves with exposed rafters, beams, or braces
- Wood exterior wall cladding (shingle, shake, or clapboard)
- Projecting partial-, full-width or wrap-around front porch
- Heavy porch piers, often of river stone or masonry
- Wood-frame casement or double-hung sash windows, often grouped in multiples
- Widely-proportioned front doors, often with a beveled light
- Wide window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)



1535 Vine Street



1819 Oak Street

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**HISTORIC RESOURCES GROUP**

### ***Spanish Colonial Revival***

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. The result was a pan-Mediterranean *mélange* of eclectic variations on Spanish Revival styles.

Character-defining features include:

- Asymmetrical facade
- Red clay tile hip or side-gable roof, or flat roof with a tile-clad parapet
- Stucco exterior cladding, forming uninterrupted wall planes
- Wood-frame casement or double-hung windows, typically with divided lights
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or tile work



1846 Oak Street

### ***Renaissance Revival***

Renaissance Revival buildings were often fairly literal interpretations of the Italian originals, unlike the free interpretations of the preceding Italianate style. Renaissance Revival was a dramatic contrast to the Gothic-inspired, Shingle or Queen Anne styles. Its formal, symmetrical facades and Classical or Beaux Arts details were often used for imposing civic buildings, institutional buildings, and banks.

Character-defining features include:

- Symmetrical facade
- Tiled low-pitched hip roof, sometimes flat roof
- Boxed eaves with decorative brackets
- Stucco or masonry exterior wall cladding
- Arched window and door openings on the first story
- Wood divided-light casement or double-hung sash windows in the upper stories
- Front entry accentuated with slender classical columns or pilasters
- Classical or Beaux Arts details may include quoins, roofline balustrades, pedimented windows, molded cornices and belt courses



1245 Park Street

#### REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

**Tudor Revival**

The Tudor Revival style<sup>118</sup> is loosely based on a variety of Medieval English building traditions. In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style’s popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow divided-light windows, casement or double-hung sash, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched openings
- Details may include stone or brick accents or faux quoining



Example of the Tudor Revival Style

<sup>118</sup> No intact examples of the Tudor Revival style were documented during the 2008 historic resources survey; however this style may be found in Paso Robles. The illustrative image is included for reference to assist in the identification of the Tudor Revival style in the future.

REPORT

# City of Paso Robles Historic Resources Survey

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**Colonial Revival**

The Colonial Revival<sup>119</sup> style proliferated during the first half of the 20<sup>th</sup> century. This style incorporates traditions from the Georgian, Adam and early Classical Revival styles that were prevalent during the English colonial period. Earlier examples were rarely accurate recreations but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details.

Character-defining features include:

- Side gable or hipped roofs
- Wood exterior wall cladding, typically horizontal
- Accentuated front entry or portico, featuring decorative pediments supported by pilasters or slender columns
- Wood double-hung sash windows with multi-pane glazing
- Front doors flanked by sidelights with fanlights above
- Fixed wooden shutters



Example of a Colonial Revival bungalow

<sup>119</sup> No intact examples of the Colonial Revival style were documented during the 2008 historic resources survey; however this style may be found in Paso Robles (particularly on bungalows). The illustrative image is included for reference to assist in the identification of the Colonial Revival style in the future.

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***Classical Revival***

The Classical Revival style did not achieve the broad popularity of its closely-related Colonial Revival contemporary. The style is best identified by its symmetrical façade, which is typically dominated by a full-height porch with the roof supported by classical columns. Like the Renaissance Revival, this style was widely used for imposing civic buildings, institutional buildings, and banks.

Character-defining features include:

- Symmetrical façade
- Front- or side-gabled roof
- Wood or masonry exterior wall cladding
- Full-height gabled or pedimented front porch
- Porch roof supported by slender fluted columns with Ionic or Corinthian capitals
- Wood double-hung sash windows with multi-pane glazing
- Details may include dentils, a wide frieze beneath the cornice, and roofline balustrades



1100 Spring Street

**REPORT**

**City of Paso Robles  
Historic Resources Survey**

**HISTORIC RESOURCES GROUP**

***Streamline Moderne***

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, it was popular throughout the United States in the late 1930s. Unlike the highly-ornamental Art Deco style of the late 1920s, Streamline Moderne expressed an austerity that was perceived as more appropriate for Depression-era architecture.

- Horizontal massing
- Asymmetrical façade
- Flat roof with coping
- Smooth wall surfaces, typically clad in stucco
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Horizontal grooves or stringcourses
- Pipe railings along exterior staircases and balconies



531 32<sup>nd</sup> Street

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# City of Paso Robles Historic Resources Survey

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### ***Minimal Traditional***

The Minimal Traditional style is defined by simple exterior forms and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the World War II and postwar periods. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Modern construction methods addressed the builder's need to reduce costs and keep homes affordable to the middle class. Conventional detailing appealed to conservative home buyers and mortgage companies.

Character-defining features include:

- One-story configuration
- Simple rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing



509 30<sup>th</sup> Street

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### ***Mid-Century Modern***

Mid-Century Modern describes postwar-era architecture influenced by the European Modernist movement of the 1920s. European Modernism advocated an architectural philosophy that stressed rationality, logic, and a break from past traditions, embracing an industrial aesthetic characterized by clean lines, pure geometric forms and materials such as metal, glass, and concrete. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. The Mid-Century Modern house or office is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan.

Character-defining features include:

- Simple geometric forms
- Rectilinear forms with a horizontal emphasis
- Flat or low pitched roofs with wide overhanging eaves
- Unadorned wall surfaces of wood, stucco, brick or stone
- Flush-mounted metal frame windows, often full-height or in horizontal bands
- Exterior staircases, decks, patios and balconies
- Minimal decorative detailing



1935 Pine Street

#### REPORT

# City of Paso Robles Historic Resources Survey

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## ***Ranch***

The Ranch style enjoyed enormous popularity throughout the United States during the late 1950s and 1960s, becoming the predominant domestic style in Southern California's postwar suburbs. The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wooden exterior detailing - embodied the mid-century ideal of “California living”.

Character-defining features include:

- One-story configuration
- Sprawling plan, often with radiating wings
- Low, horizontal massing with wide street facade
- Low-pitched hip or gable roof with wide open eaves and wood shakes
- Wood lap or board-and-batten cladding, often with brick or stucco accents
- Large wood multi-light windows (picture, double-hung sash, diamond-pane)
- Wide recessed front porch with wood supports and balustrades
- Attached two-stall garage
- Details may include such as wooden shutters, attic vents in gable ends, hipped dovecote, extended gables, or scalloped barge boards
- Common sub-styles include California Ranch and Modern Ranch



821 Vine Street

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

**Googie**

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie’s Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon



3231 Spring Street

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# City of Paso Robles Historic Resources Survey

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## SURVEY METHODOLOGY

This survey project is comprehensive in approach and designed to be inclusive of potentially significant properties from Paso Robles' important development periods. It uses contemporary survey methods and established evaluation criteria as outlined by the National Park Service and the California Office of Historic Preservation.<sup>120</sup>

### Survey Area

This survey identified and evaluated more than 700 individual properties within the survey area. While the scope of the survey is citywide, effort was focused primarily on the central portions of the city which contain the majority of Paso Robles' historic resources. The primary survey area is bounded generally by U.S. Highway 101 to the east and the City boundary to the west. A map of the primary survey area is provided in Figure 1.

### Survey Process

This survey was conducted using a five-step approach. This approach is based upon current professional methodology standards and procedures developed by

the National Park Service, the California Office of Historic Preservation, and preservation professionals over the past three decades.

### Historical Research

In addition to the research conducted for the preparation of the historic context statement, local sources including the 1984 Morehouse survey; local newspapers; local archives including the Paso Robles Historical Society; historic photographs; Sanborn fire insurance maps; the Downtown Paso Robles Main Street Association green plaque program; the 2005 Downtown Paso Robles Main Street Association Self-Guided Walking Tour; and published histories provided valuable site specific information for the survey.

### Field Survey

Informed by knowledge of the City's historic periods of development and their associated property types, field reconnaissance of the entire survey area was conducted in November 2008. The age of buildings, concentrations of specific property types, architectural styles, and levels of historic integrity were noted and compared during "windshield" inspections. Specific areas that appeared to contain concentrations of potentially significant property types were identified for further investigation.

Field reconnaissance yielded six sub-areas that appeared to contain collections or concentrations of

<sup>120</sup> National Park Service, U.S. Department of the Interior. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: 1985.

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property types and/or architectural styles important to Paso Robles' development history. These included the city's central business district, the Spring Street commercial corridor, select residential neighborhoods, and the Oak Park housing project. In addition, individual properties throughout the survey area that represented outstanding examples of architectural style, period, or type were identified for further investigation.

Properties subject to intensive survey were individually observed and photographed from the public right-of-way by Historic Resources Group. These images were used to assess material and architectural integrity as well as to corroborate other property-specific data.

#### Data Management

All property-specific information has been compiled into an Excel table, referred to as the *property data table*. This includes information gathered during the course of the survey, as well as previously existing documentation for historic resources in the survey area. An electronic version of the property data table accompanies this report. In the electronic format, data can be sorted for further analysis and/or linked with the City's internal mapping and database systems. A printed version of the property data table is attached in Appendix I. It is preceded by a data key in Appendix H.

#### Analysis

Analysis of the compiled data was conducted, informed by the development of the historic context statement. Factors of the analysis included historic integrity; architectural style; rarity of type; historic association; neighborhood cohesion; and relationships to larger development patterns in the area. A determination of significance was made for each surveyed property based upon all of the data collected. Groupings of properties were analyzed for geographic or thematic relationships.

#### Evaluations and Recommended Designations

Informed by all of the previous steps, each surveyed property was evaluated for eligibility for listing on the National Register, the California Register, and for local designation as an individual historic resource and/or as part of a historic district. Finally, each property has been assigned a California Historical Resource Status Code ("Status Code"). These codes are used by the California Office of Historic Preservation to reflect designations or eligibility for the National Register of Historic Places, the California Register of Historical Resources, and for local designation.

#### Maps

The maps contained in this report visually represent current and recommended designations for properties within the survey area. These

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maps emphasize extant built resources, and do not reflect the actual boundaries of any specific property. Standard preservation practice defines the boundaries of an historic property as the parcel on which an historic structure is situated. Specific boundaries of an historic property should be clearly defined at the time of designation.

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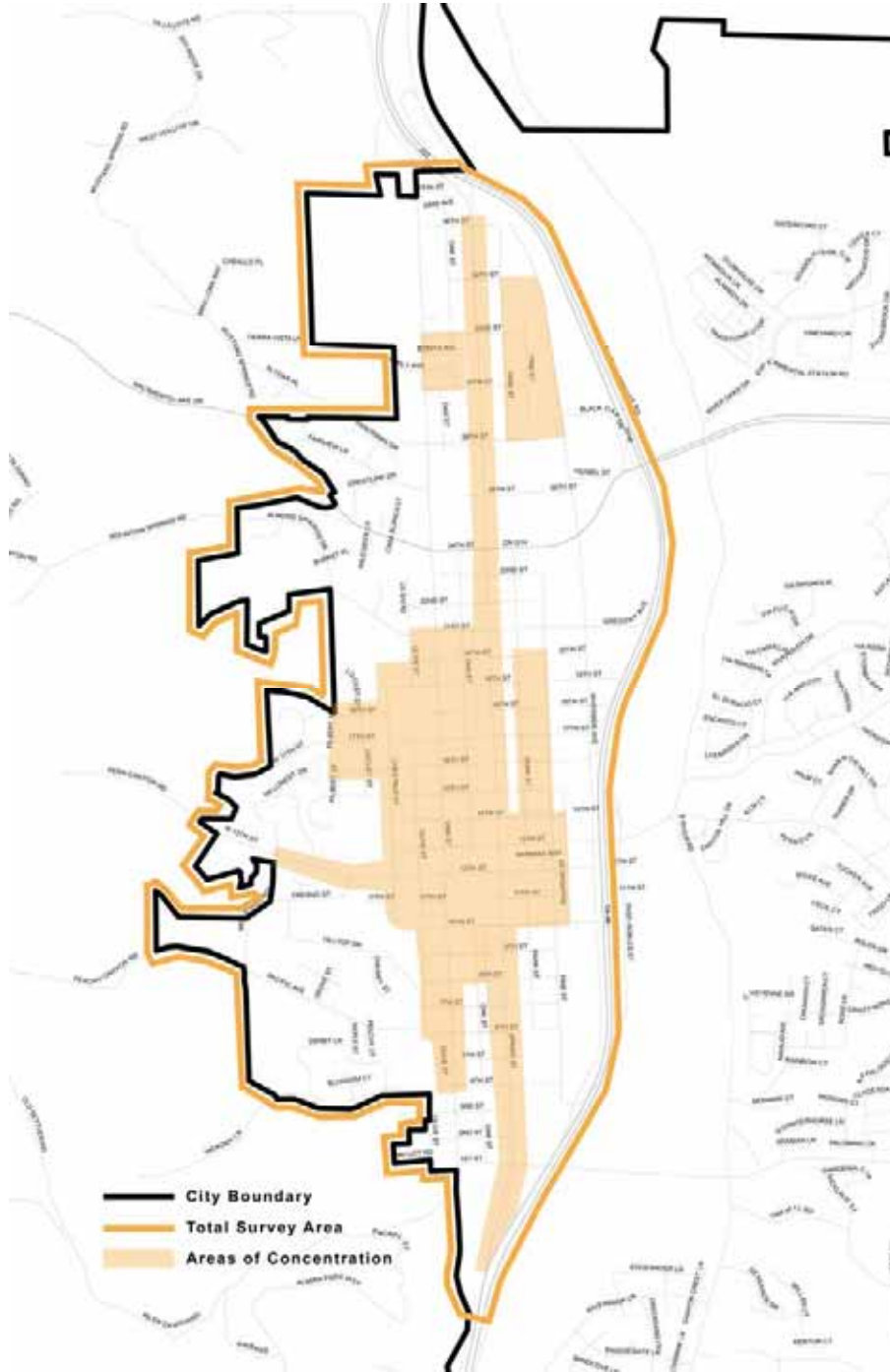


Figure 1: Primary Survey Area

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**SURVEY RESULTS**

**Overview**

This Survey identified and surveyed over 500 individual properties within Paso Robles. A detailed explanation of the Survey results is contained in this section. In addition to evaluation for potential local designation, properties have been evaluated for eligibility under the criteria for the National Register of Historic Places and the California Register of Historical Resources. Summary lists of all evaluated properties that were found eligible for listing as individual resources or as part of a district can be found in Appendices A through D.

**Understanding the Survey Results**

Identification and Evaluation

The Survey Area contains over 2,700 separate parcels and includes a range of property types from various historical periods. Informed by knowledge of Paso Robles’ historic periods of development and their associated property types, field reconnaissance of the entire Survey Area was conducted. Individual properties that represented outstanding examples of architectural style, period, or type or were known to have important historic associations were identified for further investigation.

Six sub-areas were identified for intensive investigation:

- The residential neighborhood along Park and Pine streets between 14<sup>th</sup> and 20<sup>th</sup> streets.
- A concentration of residential buildings from the immediate post-World War II period located east of Vine Street between 30<sup>th</sup> and 32<sup>nd</sup> streets.
- The Oak Park housing complex located in the northeastern portion of the Survey Area.
- The city’s Central Business District.
- The Spring Street commercial corridor.
- The Vine Street Historical and Architectural Overlay District.

After detailed field survey of the identified properties and property groupings, each surveyed property was evaluated for local designation, as well as its eligibility for listing in the California Register of Historical Resources, and the National Register of Historic Places. In the absence of local designation criteria, the properties have been evaluated using the criteria established by the California Register, which are in turn based upon those developed for the National Register. These criteria have been applied at the local level and are as follows:

- 1) *Associated with events that have made a significant contribution to the broad patterns of local or regional history or*

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*the cultural heritage of California or the United States.*

- 2) *Associated with the lives of persons important to local, California or national history.*
- 3) *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*
- 4) *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

Each property has been assigned the appropriate California Historical Resource Status Codes (“Status Code”). These codes are used by the California State Office of Historic Preservation to reflect designations or eligibility for the National Register of Historic Places, the California Register of Historical Resources, and for local designation.<sup>121</sup>

A list of all status codes established by the California Office of Historic Preservation can be found in Appendix

G. The status codes applied by HRG in this survey are as follows:

- **1S**  
*Individual property listed in NR by the Keeper. Listed in the CR.*
- **3S**  
*Appears eligible for NR as an individual property through survey evaluation.*
- **3D**  
*Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.*
- **3B**  
*Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.*
- **3CS**  
*Appears eligible for CR as an individual property through survey evaluation.*
- **3CD**  
*Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.*
- **3CB**  
*Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.*

<sup>121</sup> Note that effective August 2003, these status codes were revised and adopted by the California Office of Historic Preservation. For the complete list of current California Historical Resource Status Codes, see Appendix G.

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- **5S3<sup>122</sup>**  
*Appears to be individually eligible for local listing or designation through survey evaluation.*
- **5D3<sup>123</sup>**  
*Appears to be a contributor to a district that appears 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.*
- **6Z**  
*Found ineligible for local designation through survey evaluation.*
- **7N<sup>124</sup>**  
*Needs to be reevaluated.*

Evaluation of Historic Significance

The evaluation of a property’s eligibility for historic designation requires an assessment of two factors: *significance*

<sup>122</sup> HRG assigned status codes of “5S3” based on the survey evaluations. Status codes of “5S2” noted in the data table are from the HRI.

<sup>123</sup> HRG assigned status codes of “5D3” based on the survey evaluations. Status codes of “5D2” noted in the data table are from the HRI.

<sup>124</sup> HRG assigned status codes of “7N” based on the survey evaluations. The HRI includes status codes of “7K” and “7R”.

and *integrity*. The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

*Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. It is achieved in several ways: (1) Association with events, activities, or patterns; (2) Association with important persons; (3) Distinctive physical characteristics of design, construction, or form; or (4) Potential to yield important information. Significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.<sup>125</sup>*

A number of properties are identified as notable examples of particular building types or architectural styles, or for associations with important development trends in Paso Robles.

Evaluation of Historic Integrity

The field of historic preservation uses the concept of “integrity” when evaluating the physical character of

<sup>125</sup> *National Register Bulletin 16A.* (3)

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individual resources.<sup>126</sup> *Historic integrity* is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>127</sup> Integrity is assessed by determining the extent to which a property’s historic materials and architectural features remain intact. Integrity is composed of seven aspects:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined during a particular period of time and in particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during a given period of history or prehistory.

<sup>126</sup> It is important to distinguish between the condition of a building and its historic integrity. A building may exhibit poor maintenance, damage, and/or decay and still possess historic integrity.

<sup>127</sup> *National Register Bulletin 16A*. (4)

- **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

To retain historic integrity a property must possess several, and usually most, of the seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where and when the property is significant.

Each evaluated property was assigned an integrity evaluation of “good,” “fair,” or “poor.” Properties with good or fair integrity were then considered as possible candidates for designation as individual resources or as contributors to a potential historic district. Properties with poor integrity but with additional historic significance may also have been considered as possible candidates for designation. Properties with poor integrity and no known historic associations were evaluated as ineligible for designation.

Identification of Historic Districts

Standard preservation practice evaluates groups of buildings from similar time periods and historic contexts as *districts*. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects

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united historically or aesthetically by plan or physical development.”<sup>128</sup>

A historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

*The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.*<sup>129</sup>

For the purposes of this survey, properties that have been found to contribute to the historic identity of a district are referred to as *district contributors*. These resources are considered significant as a part of the district entity, but are not necessarily significant as individually.<sup>130</sup> Properties located within the district boundaries that do not contribute to its significance are considered to be *non-contributors*.

#### Previously Identified Historic Districts

The 1984 Morehouse Survey identified thirteen (13) historic districts which are

currently listed in the HRI. These districts are defined by street blocks, which was common survey practice at the time the Morehouse Survey was conducted. The result is a collection of properties grouped together by block. The following street blocks are identified as historic districts in the HRI (with status codes of 5S2):

- 0-300 Blocks of 12th and Fresno Streets
- 10th Street (Central Business District)
- 100-300 Blocks of 15th and 16th Streets
- 1900-2300 Blocks of Oak Street
- 1300-1900 Blocks of Oak Street
- 400-700 Blocks of Oak Street
- 400-900 Blocks of Vine Street
- 700-1500 Blocks of Chestnut and Olive Streets
- 1400-1900 Blocks of Park Street
- 700-800 Blocks of Park and Pine Streets
- 1400-1500 Blocks of Pine Street
- 1400-2100 Blocks of Spring Street
- 900-1900 Blocks of Vine Street

These street blocks were re-evaluated in 2008, and were not found to meet the current criteria for historic district

<sup>128</sup> National Park Service, U. S. Department of the Interior. *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: 1997. (5)

<sup>129</sup> *National Register Bulletin 15*. (5).

<sup>130</sup> Some properties have been recommended for designation as both individual Landmarks and as district contributors.

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designation due to compromised integrity which resulted from demolition or alteration of surveyed resources, as well as new infill construction. Small clusters of buildings remain in some of these areas, but they lack cohesion.

Current survey methodology defines a historic district as a concentration of related properties, typically associated by period or context, and not just proximity. Therefore, surveys no longer define districts based solely on streets and blocks.

Potential district properties within Paso Robles have been evaluated in the larger context of similar properties located within the surrounding neighborhood for the purposes of this Survey.

#### Dates of Construction

Knowledge of a building's original date of construction is essential to an evaluation of historic significance and integrity. For this reason, Historic Resources Group requested that the City of Paso Robles provide construction dates for all properties within the survey area. The City's Planning Department generated a list of dates derived from San Luis Obispo County tax assessor rolls.

Comparison of tax assessor dates with observations in the field, and with construction dates from other sources (including previous survey forms, the

State Historic Resources Inventory, and the City's own listing of designated landmarks), often resulted in discrepancies between dates.

In the absence of a comprehensive listing of reliable construction dates from a single data source, Historic Resources Group compiled dates from multiple sources and selected the date that appeared most likely to be the original date of construction. Evaluations of significance and integrity have been based upon this *evaluation date*. Where no reliable information was available, the original construction date was estimated and a circa date assigned.

#### **Implications of the Survey Results**

##### Environmental Review

The identification of local historic resources has implications under the California Environmental Quality Act (CEQA). CEQA requires state and local public agencies to identify and mitigate any significant impacts of a proposed discretionary activity or project to the environment. Historical resources are considered part of the environment:

*A project that may cause a substantial adverse change in the significance of an historical resource is a project that may*

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have a significant effect on the environment.<sup>131</sup>

For purposes of CEQA, the term "historical resources" includes the following:

- A resource listed in, or determined eligible for listing in the California Register of Historical Resources
- A resource included in a local register of historical resources, or
- A resource identified as significant in an historical resource survey

Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.<sup>132</sup>

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California

Register criteria prior to making a finding as to a proposed project's impacts to historical resources.<sup>133</sup>

For more information regarding the implications of CEQA on local historic resources, see *Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historical Resources*, published by the California Office of Historic Preservation. This document is available at the OHP website, [ohp.parks.ca.gov](http://ohp.parks.ca.gov).

Historic Resources Inventory

The California Office of Historic Preservation maintains a statewide Historic Resources Inventory (HRI). This inventory includes properties identified through historic resources surveys, Section 106 review, the Federal tax certification process, and historic designation and registration programs. Listed properties have been previously evaluated for the National Register of Historic Places, the California Register of Historical Resources, and/or for local designation and been assigned a California Historic Resource Status Code from 1 to 7.

<sup>131</sup> California Public Resources Code, Section 21084.1.

<sup>132</sup> California Code of Regulations, Section 15064.5.

<sup>133</sup> California Office of Historic Preservation website, (<http://ohp.parks.ca.gov/>) accessed January 2009.

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As updated December 10, 2008, the HRI lists approximately 470 properties in Paso Robles with a Status Code 5 and above (1 through 5). The majority of these properties were first identified in the 1984 Morehouse Survey. The Morehouse Survey primarily assigned Status Codes of “4” (which indicated the property may become eligible for the National Register) to eligible properties. However, these properties generally appear in the current HRI with a Status Code of “5S2” (individually eligible for local listing in designation) or “5D2” (contributor to a district that is eligible for local listing or designation).

Per the Office of Historic Preservation, it is not known when these status codes were changed from “4”s to “5”s. In addition, it is not clear why some individual properties were classified as “5S” (individually eligible), others were classified as “5D” (contributors to a district), and a third group was classified as “7” (requires reevaluation). However, the Office of Historic Preservation has determined that these changes occurred prior to the adoption of the Revised Status Codes in 2003.

The Office of Historic Preservation has advised that all Paso Robles properties currently listed in the HRI with a status code of 5 or higher be considered cultural resources for the purposes of CEQA, unless and until the results of the current Historic Resources Survey are submitted to and officially accepted by the State Office, at which time the

recommended 2008 survey status codes would supersede the existing HRI codes.

For a list of properties considered historic resources for the purposes of CEQA, refer to the property data table.<sup>134</sup>

#### Limitations of the Survey Evaluations

As is true with all large-scale historic resources surveys, in-depth research of each individual property is not feasible. Evaluations are based on available property information and visual inspection of properties from the public right-of-way. As additional information comes to light, evaluations could be revised at some point in the future.

#### **Individually Significant Properties**

This survey identifies 107 properties which could meet the criteria for local designation as individual historic landmarks. Of these, fifty-three (53) also appear eligible for listing in the California Register. Twenty-five (25)

<sup>134</sup> The Vine Street Historic and Architectural Overlay Zone and the proposed Central Business District Conservation Overlay Zone do not meet the criteria for designation as historic districts and therefore do not constitute cultural resources under CEQA.

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also appear eligible for listing in the National Register.<sup>135</sup>

The list of properties evaluated as individually eligible for historic landmark designation is representative of all periods of development in Paso Robles, but is largely composed of residential buildings constructed between 1885 and 1905. These are notable as examples of Victorian-era architectural styles and represent some of the earliest residential development extant in Paso Robles. Many were also the homes of persons important to local history.

Commercial properties found individually eligible for historic landmark designation represent a range of building types and architectural styles dating from the mid-1880s to the mid-1950s. These properties document the growth of the agriculture and tourism industries in the region, as well as local businesses serving the commercial needs of the community. Many of the earliest extant commercial properties are clustered in the City's central business district, directly accessible to the railroad and train station. Properties developed along the Spring Street

corridor, including a number of roadside lodging properties, represent the increasing importance of automobile travel during the 20<sup>th</sup> Century.

A number of civic or institutional properties were also found to be individually eligible for historic landmark designation as historic resources. These include the central City Park and the Carnegie Library located in the park's interior.

A list of properties evaluated as potentially eligible for individual historic landmark designation can be found in Appendix A.

### **Historic Districts**

In addition to properties potentially individually eligible for historic designation, this survey identifies four distinct groupings of properties which meet the criteria for local designation as historic districts. Of these, one (1) appears to be eligible for listing in the California and National Registers. The neighborhood around Park and Pine streets between 14<sup>th</sup> and 20<sup>th</sup> streets was also surveyed and did not meet the criteria for a district due to the poor

<sup>135</sup> Four (4) properties are currently listed in the National and California Registers.

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integrity of many potential contributors.<sup>136</sup>

The four potential historic districts are described below.

#### Vine Street Residential District

The Vine Street Residential District is composed of fifteen (15) single-family residential properties located on the west side of Vine Street between 11<sup>th</sup> and 15<sup>th</sup> streets. Of these, ten (10) are contributors to the potential historic district. Constructed between 1887 and 1903, the ten contributing properties represent a rare intact cluster of turn-of-the-century residential development found nowhere else in the City. Each contributing property is a good example of Victorian-era architecture and several are also associated with important early local residents.

In addition to having been found to be locally eligible, the Vine Street Residential District has also been found to be eligible for listing in the California and National Registers. All ten contributing properties have also been found to be individually eligible for listing (see above).

<sup>136</sup> Several properties located in the Park and Pine neighborhood were found to be eligible as individual resources. See the section on Individually Significant Resources for more information.

A map of the Vine Street Residential District is shown in Figure 2. A list of the contributing properties to the Vine Street Residential District can be found in Appendix B.

#### Post-World War II Residential District

The Post-World War II Residential District is located in the northwestern portion of the Survey Area and is bounded by 32<sup>nd</sup> Street to the north, 30<sup>th</sup> Street to the south, the rear property line of Oak Street to the east, and Vine Street to the west. The potential district contains thirty-six (36) contributing properties and eleven (11) non-contributing properties.

Contributing buildings were constructed between 1942 and 1953. The potential district is significant as one of the City's earliest postwar residential developments and is the only postwar tract developed in the original, central portion of the City west of Highway 101.

In contrast to the more traditional architectural styles associated with the pre-War eras, individual homes within the district are designed in a modernist-influenced architectural style popularly referred to as "Minimal Traditional." The Minimal Traditional style is defined by simple exterior forms and a restrained use of traditional architectural detailing. The style had its origins in the principles of the Modern movement and the requirements of the Federal Housing Administration and other

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federal programs of the 1930s, which promoted the fundamental characteristics and benefits of the “minimum house.”

A map of the Post-World War II Residential District is shown in Figure 3. A list of the contributing and non-contributing properties can be found in Appendix C.

Oak Park Garden Apartment District

The Oak Park Garden Apartment District is located in the northeastern portion of the Survey Area and is bounded by 34<sup>nd</sup> Street to the north, 28<sup>th</sup> Street to the south, Railroad and Riverside avenues to the east, and Park Street to the west. The potential district is composed of a large superblock which contains approximately sixty-eight (68) contributing properties and associated surrounding landscape areas. District boundaries are contiguous with the legal boundaries of the Oak Park property.

The 1941 Oak Park Project is an archetypal example of an FHA planned development. Oak Park is located on what was the northern edge of the city, and was meant to provide housing for families of enlisted service men stationed at nearby Camp Roberts. Oak Park has its own community building and police station, and retains its original configuration and general landscape features.

The Oak Park property is historically significant as a rare intact example of a post-World War II Garden Apartment housing community in Paso Robles. The site plan and design reflects the urban planning and community design theories that developed out of the Garden City Movement, European Modernism, and the Federal Housing Administration.

A map of the Oak Park Garden Apartment District is shown in Figure 4. Oak Park is listed in the Property Data Table under the four separate APNs that match the property boundaries. The APNs and associated addresses are as follows:

- 8081031 (801 28<sup>th</sup> Street)
- 8081030 (0 Pine Street)
- 8071014 (3124 Pine Street)
- 8042015 (3201 Pine Street)

Spring Street Roadside Lodging District

The Spring Street Roadside Lodging District is a non-contiguous thematic district composed of thirteen (13) tourist lodging properties distributed throughout the length of Spring Street. Of these, ten (10) are contributors to the potential thematic district and three (3) are non-contributors. Three of the contributing properties have also been found to be eligible for individual designation (see above).

The Spring Street Roadside Lodging District is significant as a collection of

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roadside lodging properties associated with automobile travel to and through Paso Robles. With the ascendancy of the automobile as the nation's preferred mode of transportation in the first half of the 20<sup>th</sup> Century, Spring Street became the City's primary transportation. Contributing properties to the Spring Street district are representative of automobile travel in California and Paso Robles popularity as a resting place conveniently located between San Francisco and Los Angeles.

A list of the properties in the Spring Street Roadside Lodging Thematic District can be found in Appendix D. Because the Spring Street Roadside Lodging District is a discontinuous thematic district spreading over several miles on Spring Street, a map is not included with this report.

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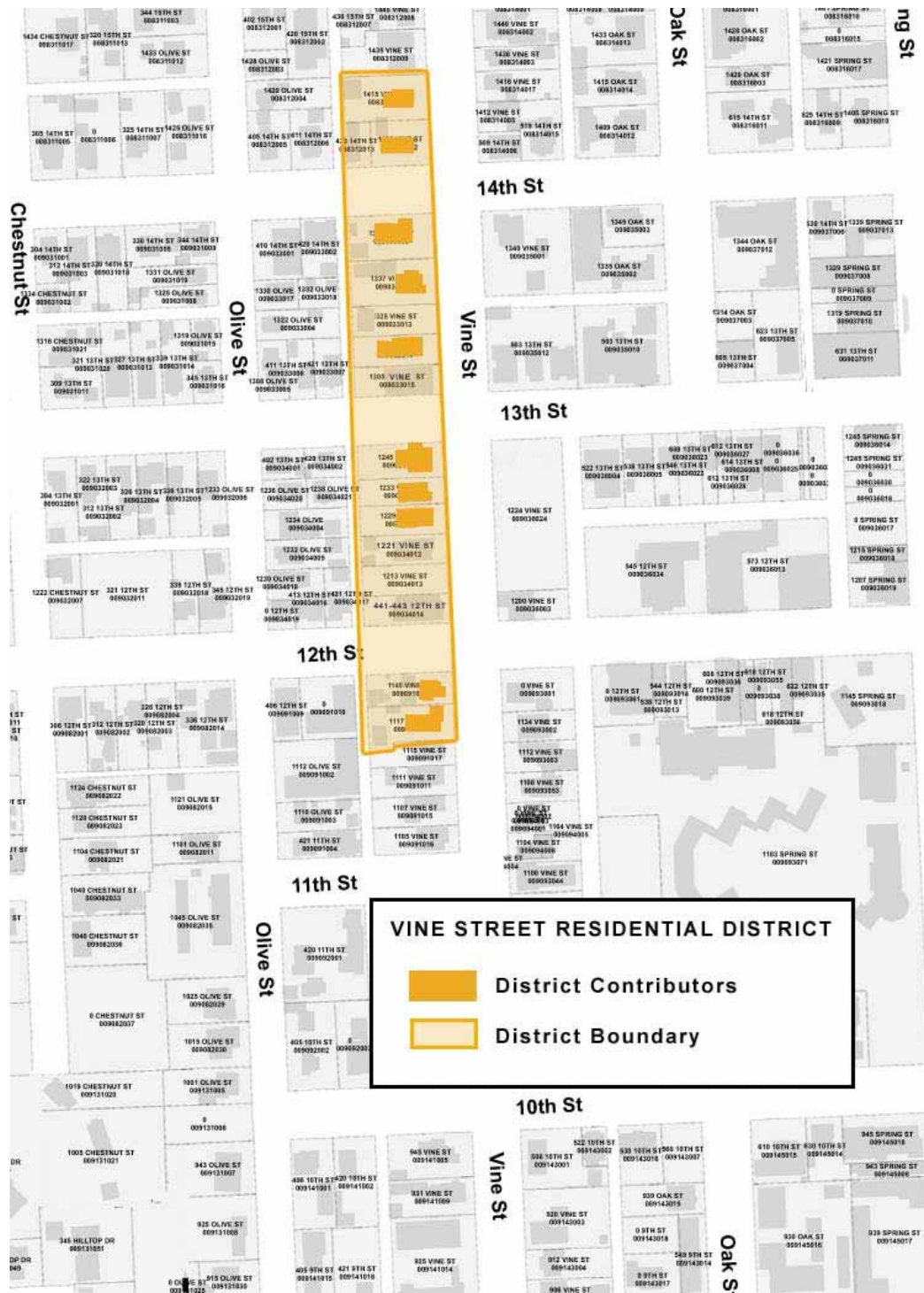


Figure 2: Vine Street Residential District

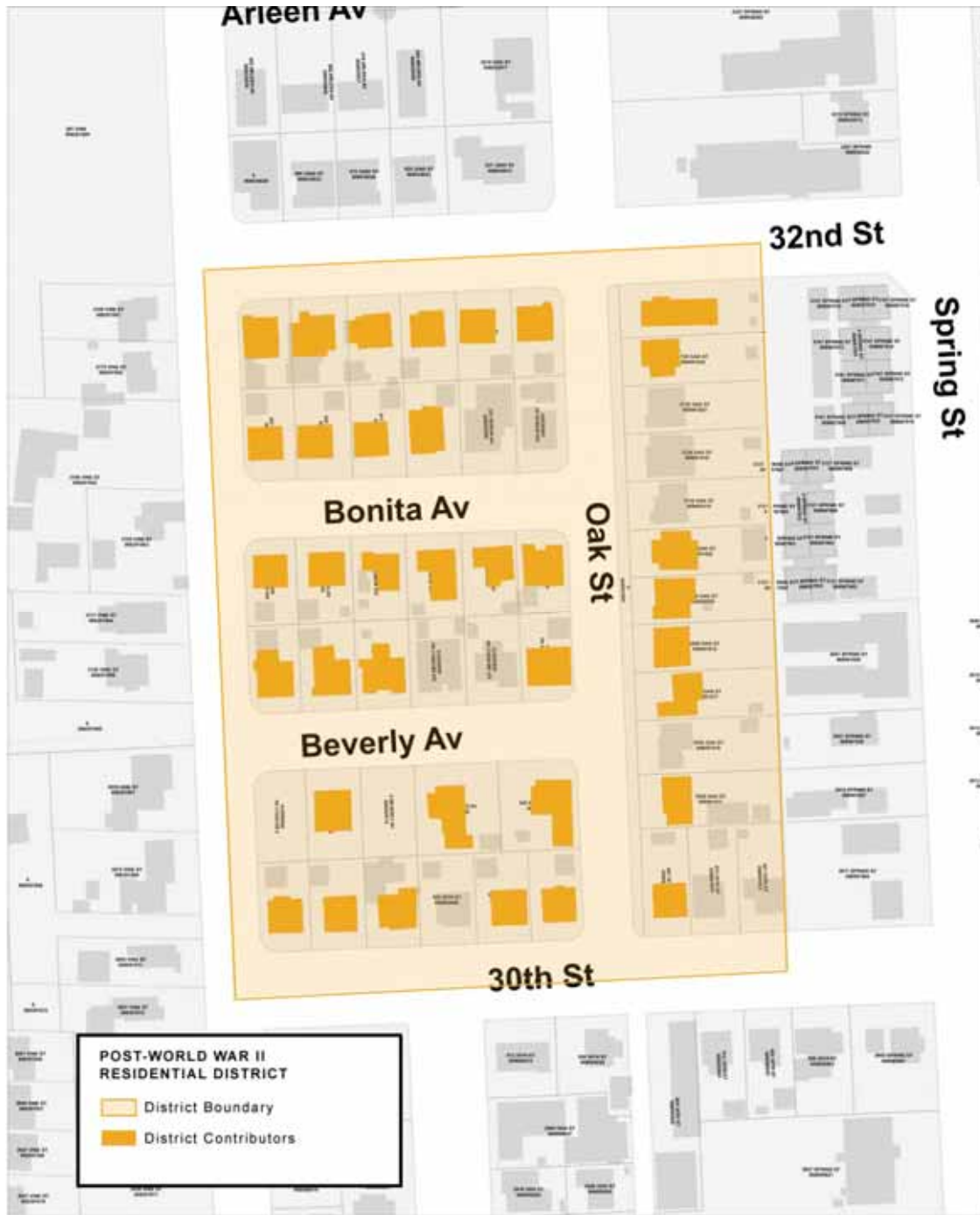


Figure 3: Post-World War II Residential District

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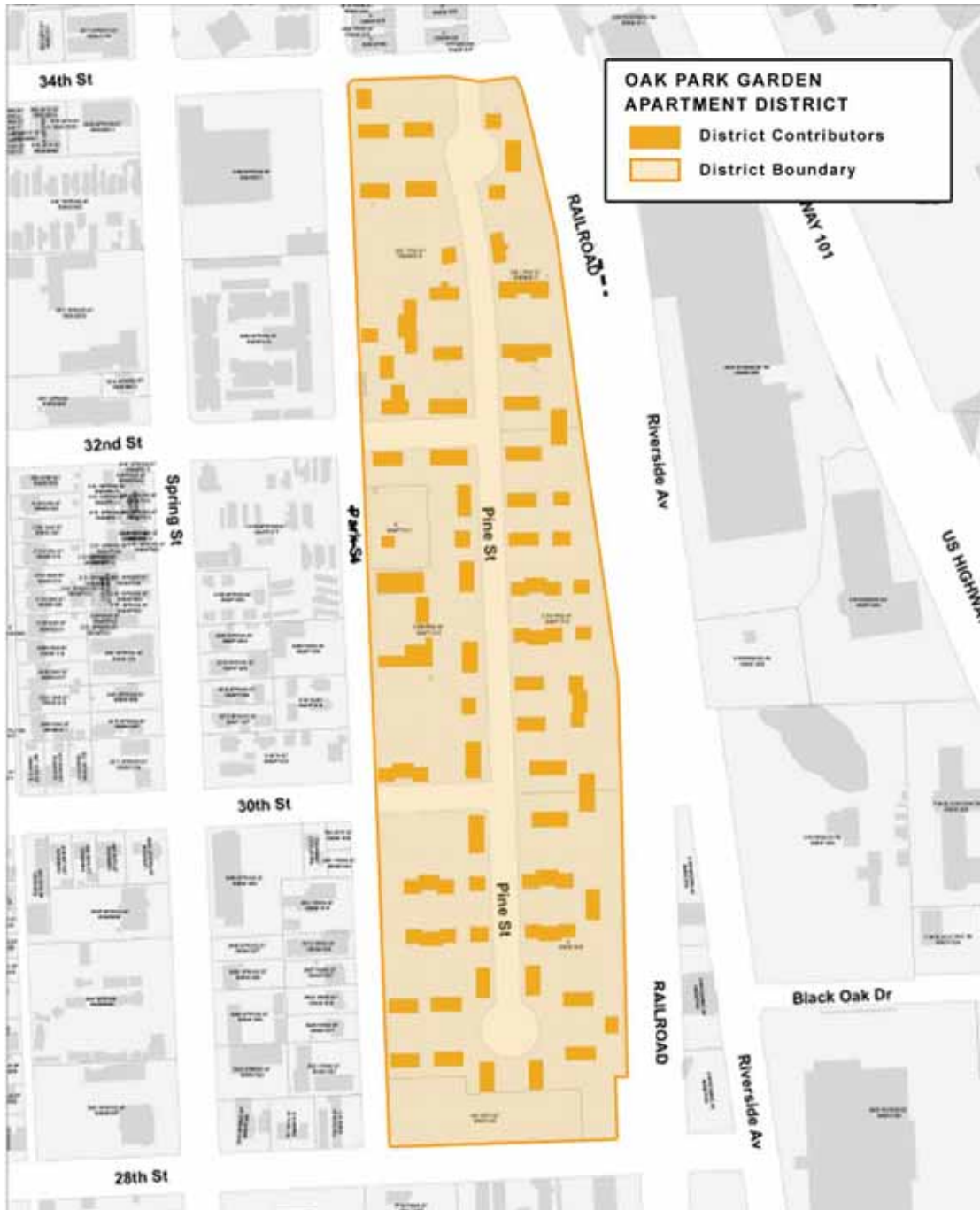


Figure 4: Oak Park Garden Apartment District

### **Central Business District Conservation Overlay Zone**

The area generally bounded by Spring Street to the west, the railroad tracks to the east, 14<sup>th</sup> Street to the north, and 10<sup>th</sup> Street to south, has served as Paso Robles' central business district (CBD) since the mid-19<sup>th</sup> century. As such, it contains some of the city's oldest and most important commercial structures.

A property-by-property survey was conducted of all commercial buildings located in the CBD in order to identify those properties that dated from 1958 or earlier and displayed a street-facing façade with good to fair integrity.

Unfortunately, the CBD suffered extensive damage during the 2003 earthquake and many historic buildings were lost. Renovation and rehabilitation projects have also reduced the integrity of many of the remaining buildings. Therefore, it was determined that the CBD does not meet the criteria for designation as a historic district.<sup>137</sup>

However, due to the importance of the CBD to the history of Paso Robles, it is recommended that the City consider designating this area as a Conservation Overlay Zone. A Conservation Overlay Zone is a concentration of buildings that does not meet the criteria for designation as historic district, but has unique characteristics that should be protected.<sup>138</sup>

This survey identified approximately seventy-four (74) properties within the boundaries of the CBD. Of these, forty-seven (47) appear to contribute to the historical character of the proposed Conservation Overlay Zone.

A list of properties in the Central Business District Proposed Conservation Overlay Zone can be found in Appendix E. A map is shown in Figure 5.

<sup>137</sup> Several properties located in the CBD were found to be eligible as individual resources based on age, association, and/or integrity. See the section on Individually Significant Resources for more information.

<sup>138</sup> Provisions for a Conservation Overlay Zone are included in the Historic Preservation Ordinance currently under consideration.

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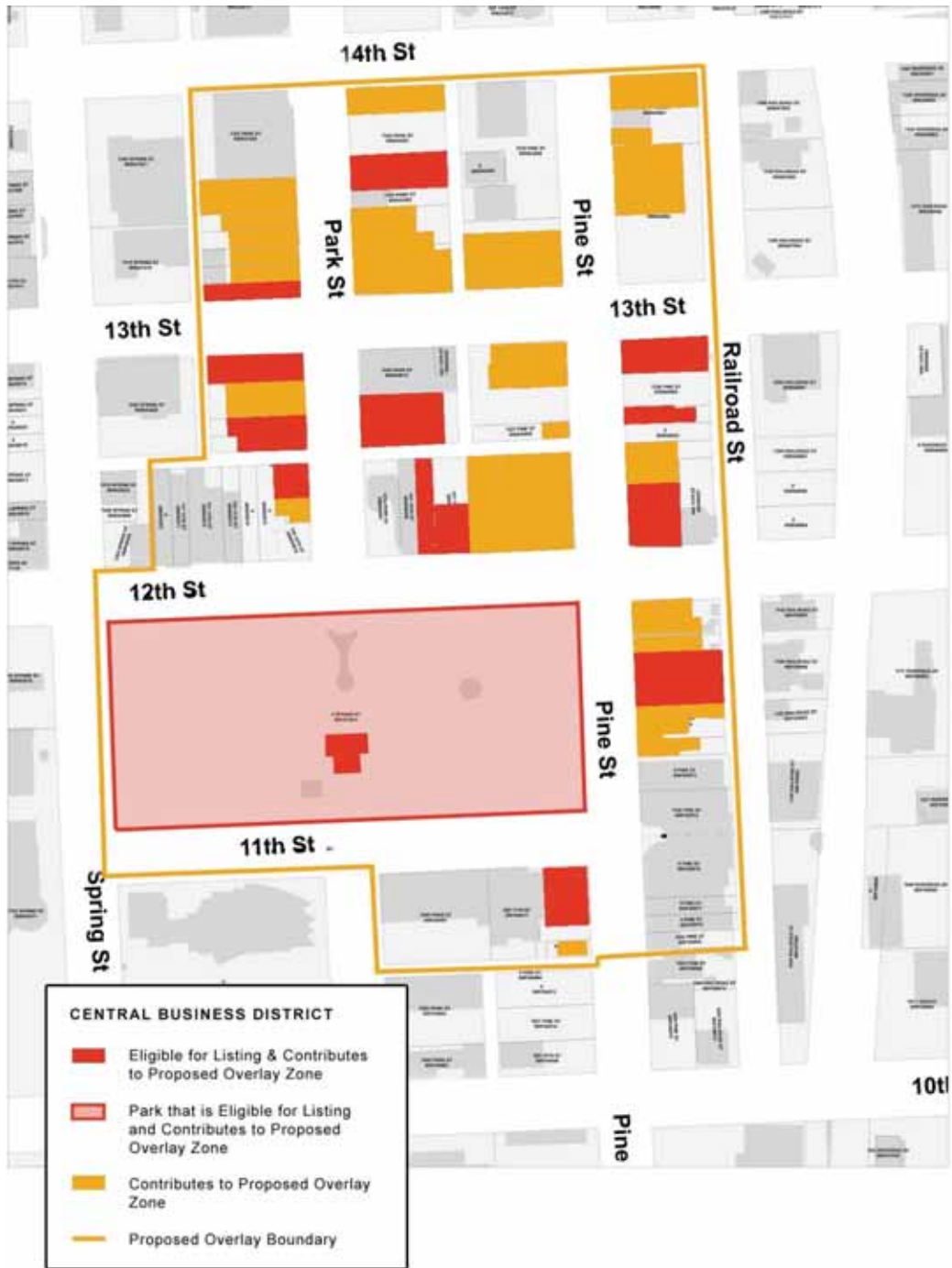


Figure 5: Central Business District Proposed Conservation Overlay Zone

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## Vine Street Historic and Architectural Overlay Zone

### Introduction

The Vine Street Historic and Architectural Overlay Zone (Overlay Zone)<sup>139</sup> was established by the City in 2005. The Overlay Zone applies to the area located between Chestnut Street, Oak Street, 8th Street and 21st Street, inclusive of both sides of these boundary streets. As detailed in the Regulatory Framework section of this report, development in this area is subject to special review and design guidelines in order to maintain the historic character of the neighborhood.

The Overlay Zone contains the earliest extant residential neighborhoods in Paso Robles and represents the largest concentration of residential properties dating from the late 19<sup>th</sup> century to the mid- 20<sup>th</sup> century. With the opening of U.S. Highway 101 in 1958, large tracts of land outside Paso Robles' central area were made available for residential development and the central residential neighborhoods had been largely built out.

<sup>139</sup> Also referred to as the Westside Historic District in City documents.

The term "historic district" as used in the Paso Robles General Plan and Municipal Code appears to refer generally to areas that exhibit a certain historic or architectural character. Field reconnaissance of the Overlay Zone confirmed the existence of a large number of residential properties fifty years of age or older. However, the entire Overlay Zone does not constitute a single, unified historic district as defined by the National Park Service due to varying levels of integrity and substantial recent infill development.<sup>140</sup>

As described above, the National Park Service defines an historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."<sup>141</sup> Identification of an "historic district" requires a rigorous application of significance criteria, integrity thresholds, boundary justification, and defined numbers of contributing properties.

<sup>140</sup> The Survey process did reveal several properties within the Overlay Zone that were determined to be individually significant as well as contributors to the Overlay Zone. Several blocks of Victorian-era homes along Vine Street were also found to warrant a separate district designation according to State and national criteria. (See Survey Results: Historic Districts)

<sup>141</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* (5)

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Based upon the size of the area and the number of properties contained therein, an alternative survey process was developed in partnership with the City to analyze the properties within the Overlay Zone, determine levels of integrity, and better understand those properties that contribute to the historic and architectural character of the Overlay Zone.

Properties within the Overlay Zone were photographed from the public right-of-way by City volunteers. Residential properties constructed in 1958 or earlier were analyzed for their physical integrity using these photographs.<sup>142</sup> Properties with good or fair integrity were determined to contribute to the historic and architectural character of the Overlay Zone. These properties were then mapped to determine if geographic concentrations of similar or related properties existed that would constitute one or more historic districts as defined by the National Park Service.

Approximately 414 properties were identified within the boundaries of the

Overlay Zone. Of these, 239 have maintained the physical integrity necessary to contribute to the historical and architectural character of the Overlay Zone. With the exception of the proposed Vine Street Residential Historic District described above, no additional concentrations of related properties with sufficient integrity were discovered. A list of properties that contribute to the historic and architectural character of the Overlay Zone can be found in Appendix F. A map is shown in Figure 6.

<sup>142</sup> A number of churches from the period of significance were also included as contributors to the Overlay Zone as religious properties are typically developed as part of residential neighborhoods.

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Figure 6: Vine Street Historic and Architectural Overlay Zone (contributing properties highlighted in orange)

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**Overview**

Following are recommendations for continued research, evaluation, designation, and protection of the City's historic resources. These recommendations are based upon standard preservation guidelines and practice as reflected in technical publications from the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation.

The recommendations pertain to clarification of existing language in City ordinances and development of internal processes to facilitate resource protection, owner and developer technical assistance, efficient inter-departmental coordination, and economic development issues. Recommendations are not limited to the activities of City Council and City staff. The business and professional community, educators, students, volunteers, and community organizations can be important to the ongoing efforts to preserve Paso Robles' significant resources. In particular, the Downtown Paso Robles Main Street Association is a valuable partner in historic preservation in the city. The Paso Robles Historical Society, the Pioneer Museum, the Mission San Miguel, and the Camp Roberts Historical Museum maintain valuable archives of materials relating to the region's early history which contribute

greatly to the continued understanding of the City's historic properties.

**Policy Recommendations**Preservation Ordinance

The City is currently developing a Historic Preservation Ordinance to establish designation criteria and a process for local preservation planning.

The proposed Paso Robles Historic Preservation Ordinance includes:

- A provision for the establishment of a local historic commission.
- A provision for the establishment of a historic resources inventory.
- An explanation of the criteria that can be used to designate resources and the process of designation.
- A requirement that property owners maintain designated resources and guidelines for appropriate treatments.
- A provision including incentives for properties designated as historic resources.

If the Historic Preservation Ordinance is adopted, existing policies and procedures in the General Plan and the Municipal Code will be amended as necessary to ensure consistency.

Inventory of Historic Resources

The survey activities detailed in this report have resulted in a current inventory of historic resources

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contained within the City of Paso Robles. The updated inventory should be formally adopted by the City, and a program put in place for periodic updates.

#### Designation of Historic Resources

Once the Historic Preservation Ordinance is adopted, the City should move forward with formally designating individual properties and districts according to the procedures outlined in the Preservation Ordinance.

#### Vine Street Historic and Architectural Overlay Zone Boundary Revision

The City should consider extending the boundaries of the Vine Street Architectural and Historic Overlay Zone to include several adjacent blocks of residential properties of similar ages and styles to those found within the Overlay Zone. Boundaries can be extended south on Vine Street to 4<sup>th</sup> Street, west on 12<sup>th</sup> Street to Murray Hill Road, and west on 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> streets to Filbert Street.

#### Implementation of the Central Business District Conservation Overlay Zone

The City should consider designating the proposed Central Business District Conservation Overlay Zone as identified in this survey. In order to protect remaining historic fabric, the Secretary of the Interior's Standards for Rehabilitation should be used as the design guidelines for properties in the Conservation Overlay Zone that have

been identified as individually eligible for historic designation. For rehabilitation of other properties within the Conservation Overlay Zone, the use of the Secretary of the Interior's Standards in conjunction with existing City design guidelines should be considered. The Specific Plan form-based code and design guidelines should be used in evaluating new construction. Use of these guidelines and planning tools should ensure conformity with existing massing, scale, and streetscape characteristics.

#### Implementation of Existing Design Guidelines for Rehabilitation and Design Standards for New Construction

Existing design guidelines should be reviewed to incorporate concepts, definitions, and guidelines outlined in the Secretary of Interior's Standards for the Treatment of Historic Properties when contemplating changes to identified historic resources. Ensure that all guidelines serve to protect historic resources, while also allowing for compatible new construction that is distinguishable from the existing fabric.

#### Relocation of Historic Structures

The Municipal Code allows for the relocation of buildings, which can often be a mitigation measure in lieu of demolition. The City should explore the circumstances in which relocation of historic resources is appropriate and develop criteria and incentives for this type of redevelopment. Attention

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should be paid to the preservation of streetscapes and existing groupings.

Residential buildings that have lost their context may be candidates for relocation. In particular, residential buildings along Spring Street, and South of 10th Street east of Spring Street should be considered for relocation into adjacent residential neighborhoods.

**Conclusion**

The above recommendations are designed to clarify, augment, and enhance existing efforts of the City and the community at large in the preservation of historic resources. Paso Robles has established a variety of programs designed to achieve these goals. Consistent effort on the part of all stakeholders will result in clear and well-researched decisions, economic benefits for property owners, and an enhanced quality of life which integrates the future with the past.

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## GLOSSARY OF TERMS

The following terms describe established historic preservation concepts that are based in cultural resources law at the Federal, state, and local levels. These concepts have been codified in standards and guidelines developed by the National Park Service, the Department of the Interior, and professional practitioners, including historians, architects, archeologists, and urban planners.

**California Historical Resource Status Code** is the numerical system adopted by the California Office of Historic Preservation to classify Historic Resources that have been identified through a regulatory process or local government survey in the Statewide Historic Resources Inventory database maintained by the California Office of Historic Preservation.

**Character-defining features** are the essential physical features that enable a building, structure, or object to convey why it is significant and when it was significant. It is not necessary for a property to retain all of its historic physical features or characteristics. However, the property must retain sufficient physical features to enable it to convey its historic identity and without which the property can no longer be identified.

**Conservation Overlay Zone** is a concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by

plan or physical development that do not meet the criteria for designation as Historic Landmarks or Historic Districts, but have unique qualities requiring special treatment and special approaches to development.

**Contributor** is any building, structure, or object located within a designated Historic District which adds to the historical integrity or architectural qualities that make the Historic District significant. Contributors to designated Historic Districts are considered Historic Resources.

**Designation** is the act of recognizing, labeling, or listing a property as being historic. Properties may be designated at the Federal level as a National Historic Landmark or listed in the National Register of Historic Places, at the state level as a California Historical Landmark, California Point of Interest, or listed in the California Register of Historical Resources, or at the local level. Designation formally establishes by law or ordinance that a building or site has significance.

**Historic Context** is the area or domain within which a property has historic significance. Historic contexts allow for an understanding of how the property is a part of an important historic development or event.

A **Historic District** is a significant concentration, linkage or continuity of sites, buildings, structure or objects

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united historically or aesthetically by plan or physical development.

**Historic Integrity** is the ability of a property to convey its significance. It is the authenticity of a property's historic identity as evidenced by the survival of physical characteristics and materials that existed during the property's historic period.

**Historic Resource** is any building, structure, object, or site that is listed in or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, either individually or as a contributor to a Historic District; is listed in the Paso Robles Historic Resources Inventory; meets at least one of the Criteria for Designating a Historic Landmark; or is identified as a Contributor to a Historic District.

The **Historic Resources Inventory** is the list of buildings, structures, objects, or sites that are identified as Historic Resources or potential Historic Resources through survey or other evaluation; are included on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Places, the California Register, and the Statewide Historic Resources Inventory (with a California Historic Resource Status Code of 1-5); or are designated Historic Landmarks or Contributors to a Historic District by the City Council.

A **Historic Resources Survey** is the process by which a community's historic resources are identified and documented. A **reconnaissance-level survey** is a cursory look at an area with some general background research. Such a survey is typically used to broadly characterize the types of resources that would be found in an area, in order to guide future survey efforts. An **intensive-level survey** is a close and careful inspection of an area in order to precisely identify all historic resources in an area. Such a survey would include field observation, detailed background research, thorough documentation of all surveyed properties, and is typically accompanied by a historic context statement.

**Historic Significance** is the reason a property is important to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. Significance is defined by the area of history in which the property made an important contribution and by the period of time when these contributions were made. Establishing historic significance is necessary to demonstrate that a property has been evaluated within the proper historic context and according to appropriate, legally established criteria, such as those required for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local landmark program.

The **National Register of Historic Places** is the official inventory of sites,

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buildings, structures objects and districts significant in American history, architecture, archeology and culture and is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966.

**Non-contributor** is any building, structure, or object located within a designated Historic District which does not add to the historical integrity or architectural qualities that make the Historic District significant. Non-contributors to designated Historic Districts are not considered Historic Resources.

A **Period of Significance** is the span of time during which a property was associated with important events, activities, or persons, or attained the characteristics that qualify it as historic.

**Point of Interest** is a building, structure, object, or site that does not meet the criteria for designation as a Historic Landmark, but which is associated with historic events, important persons, or embodied a distinctive character or architectural style.

The **Secretary of the Interior's Standards and Guidelines** are the standards used in the preservation, rehabilitation, restoration, or reconstruction of a historic property. "The Standards" delineate accepted treatments for the protection and rehabilitation of historic materials.

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#### REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP



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# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
<b>Civic and Institutional Properties</b>					
840 11 <sup>th</sup> St.	Municipal Bathhouse	1906	✓	✓	
623 13 <sup>th</sup> St.	Fire Station	1940	✓	✓	
800 Pine St.	Train Depot	1887	✓	✓	✓
2010 Riverside	Pioneer Park	various	✓		
2198 Riverside	Fairgrounds	1946	✓		
0 Spring St.	Carnegie Library	1908	✓	✓	✓
0 Spring St.	City Park	1886	✓		
1732 Spring St.	Spring House	1918	✓		
3700 Spring St.	Hot Springs	1914	✓		
<b>Commercial Properties</b>					
815 12 <sup>th</sup> St.	Store	1925	✓		
817 12 <sup>th</sup> St.	Ramona Hotel Gilson Building	1925	✓	✓	
630 14 <sup>th</sup> St.	Le Grande Hotel	1915	✓		
531 32 <sup>nd</sup> St.	KPRL Radio Station	1947	✓	✓	
1221 Park St.	Heaton/Horzen Building	1922	✓		
1225 Park St.	Smith Building	1922	✓		
1226 Park St.	IOOF Building	1922	✓		
1245 Park St.	Bank of Italy/ Bank of America	1919	✓	✓	✓
1301 Park St.	Trussler Building/ Caletti Building/ Gilson Building	1911	✓		

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
1344 Park St.	Store	1949	✓		
1130 Pine St.	Renke/Encell Building	1925	✓		
1214 Pine St.	Storefront	1890	✓		
1232-1234 Pine St.	Cosmopolitan Hotel; Estrada Building	1887	✓	✓	
1244 Pine St.	Paso Robles Electric; Dusi Building	1923	✓		
525 Riverside Ave.	Farmer's Alliance Building	1922	✓		
425 Spring St.	The Farmhouse Motel	1947	✓	✓	
939 Spring St.	Melody Ranch Motel	1955	✓	✓	
1103 Spring St.	Paso Robles Inn	1942	✓	✓	✓
1103 Spring St.	El Paso de Robles Hotel Ballroom	1890	✓		
1534 Spring St.	Classen's Radiator	1935	✓		
Residential Properties					
535 8 <sup>th</sup> St.	House	1890	✓	✓	
405 9 <sup>th</sup> St.	Witter Cottage	1892	✓		
530 9 <sup>th</sup> St.	House	1892	✓	✓	
405 10 <sup>th</sup> St.	Stowell Home	1890	✓	✓	✓
420 10 <sup>th</sup> St.	Fred Iversen Home	1895	✓	✓	
306 12 <sup>th</sup> St.	House	1895	✓	✓	
312 12 <sup>th</sup> St.	House	1898	✓		
320 12 <sup>th</sup> St.	House	1898	✓	✓	
304 13 <sup>th</sup> St.	Bickell Home	1900	✓	✓	✓

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ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
326 13 <sup>th</sup> St.	House	1894	✓	✓	✓
336 13 <sup>th</sup> St.	House	1890	✓	✓	
305 14 <sup>th</sup> St.	Tolle House	1898	✓	✓	✓
419 15 <sup>th</sup> St.	House	1895	✓	✓	✓
626 16 <sup>th</sup> St.	House	1903	✓		
605 17 <sup>th</sup> St.	Bliss House	1887	✓		
727 17 <sup>th</sup> St.	House	1890	✓		
623 19 <sup>th</sup> St.	Jany Home	1924	✓		
605 20 <sup>th</sup> St.	House	1895	✓	✓	
525 21 <sup>st</sup> St.	House	1890	✓		
1039 Chestnut St.	Janey House	1892	✓	✓	✓
1109 Chestnut St.	Colyer Home	1930	✓		
1301 Chestnut St.	Hamilton House	1903	✓		
530 Maple St.	House	1890	✓		
531 Maple St.	Wenger's	1878	✓		
711 Oak St.	House	1890	✓	✓	
718 Oak St.	House	1919	✓		
1705 Oak St.	Betts House	1892	✓	✓	
1707 Oak St.	Lipscomb House	1892	✓	✓	
1709 Oak St.	Nelson House	1888	✓	✓	✓
1739 Oak St.	Phister Home	1888	✓	✓	✓
1745 Oak St.	Spurrier Home	1890	✓	✓	✓
1233 Olive St.	Dr. Kennedy Home	1889	✓	✓	

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
1325 Olive St.	House	1890	✓	✓	✓
1331 Olive St.	House	1893	✓	✓	
1503 Olive St.	House	1892	✓	✓	
1517 Olive St.	House	1892	✓	✓	✓
740 Park St.	House	1885	✓		
1511 Park St.	Fleigh Home	1892	✓		
1520 Park St.	Bagby House	1910	✓		
1527 Park St.	House	1893	✓	✓	
1534-1536 Park St.	Nye House	1888	✓		
1535 Park St.	Hedgpeth Sanitarium	1915	✓		
1545 Park St.	Hedgpeth Home	1900	✓		
1704 Park St.	House	1885	✓		
1714 Park St.	House	1920	✓		
1727 Park St.	Loose House	1890	✓	✓	✓
1801 Park St.	House	1915	✓		
1845 Park St.	House	1917	✓		
1911 Park St.	House	1920	✓		
1935 Park St.	House	1915	✓		
1426 Pine St.	House	1905	✓		
1445 Pine St.	House	1900	✓		
1513 Pine St.	House	1920	✓		
1521 Pine St.	House	1926	✓		
1523 Pine St.	House	1915	✓		

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
1720 Pine St.	House	1905	✓		
1803 Pine St.	House	1889	✓		
1703 Spring St.	Kuel-Nicholay Funeral Home	1895	✓	✓	✓
1803 Spring St.	Van Wormer Home	1890	✓		
1804 Spring St.	Brophy Apartments	1920	✓		
0 Vine St.	Old Clemmons House	1930	✓		
101 Vine St.	House	1920	✓		
945 Vine St.	Annie Tolle House	1893	✓		
1117 Vine St.	Palmer House	1903	✓	✓	
1145 Vine St.	House	1890	✓	✓	✓
1229 Vine St.	Hanson Home	1890	✓	✓	
1233 Vine St.	Melgard Home	1892	✓	✓	✓
1245 Vine St.	Stevens Home	1892	✓	✓	✓
1315 Vine St.	Booth House	1900	✓	✓	✓
1337 Vine St.	Liddle House; Eppinger/Lewis Home	1889	✓	✓	
1345 Vine St.	Lewis Home	1887	✓	✓	✓
1405 Vine St.	Beaty House	1888	✓	✓	✓
1415 Vine St.	Seideman Home	1892	✓	✓	✓
1601 Vine St.	House	1892	✓	✓	
1803 Vine St.	Brewster-Dutra House	1890	✓	✓	✓
1905 Vine St.	Bonde Home	1890	✓	✓	
1928 Vine St.	House	1895	✓	✓	

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
2801 Vine St.	House	1885	✓	✓	

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# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	DISTRICT STATUS	INDIVIDUALLY SIGNIFICANT
441-443 12 <sup>th</sup> St.		1965	Non-contributor	
1117 Vine St.	Palmer House	1903	Contributor	✓
1145 Vine St.	House	1890	Contributor	✓
1213 Vine St.	Vacant lot		Non-contributor	
1221 Vine St.	Hitchcock Home	1910	Non-contributor	
1229 Vine St.	Hanson Home	1890	Contributor	✓
1233 Vine St.	Melgard Home	1892	Contributor	✓
1245 Vine St.	Stevens Home	1892	Contributor	✓
1305 Vine St.			Non-contributor	
1315 Vine St.	Booth House	1900	Contributor	✓
1325 Vine St.	House	1910	Non-contributor	
1337 Vine St.	Liddle House; Eppinger/Lewis Home	1889	Contributor	✓
1345 Vine St.	Lewis Home	1887	Contributor	✓
1405 Vine St.	Beaty House	1888	Contributor	✓
1415 Vine St.	Seideman Home	1892	Contributor	✓

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# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP



ADDRESS	PROPERTY TYPE	DATE	DISTRICT STATUS
503 30 <sup>th</sup> St.	House	1945	Contributor
509 30 <sup>th</sup> St.	House	1945	Contributor
517 30 <sup>th</sup> St.	House	1945	Contributor
525 30 <sup>th</sup> St.	House	1945	Non-contributor
531 30 <sup>th</sup> St.	House	1945	Contributor
539 30 <sup>th</sup> St.	House	1945	Contributor
607 30 <sup>th</sup> St.	House	1951	Contributor
615 30 <sup>th</sup> St.	House	1952	Non-contributor
621 30 <sup>th</sup> St.	House	1948	Non-contributor
504 32 <sup>nd</sup> St.	House	1945	Contributor
512 32 <sup>nd</sup> St.	House	1946	Contributor
520 32 <sup>nd</sup> St.	House	1945	Contributor
526 32 <sup>nd</sup> St.	House	1945	Contributor
534 32 <sup>nd</sup> St.	House	1947	Contributor
542 32 <sup>nd</sup> St.	House	1946	Contributor
620 32 <sup>nd</sup> St.	House	1953	Contributor
503 Beverly Av.	House	1946	Contributor
509 Beverly Av.	House	1946	Contributor
514 Beverly Av.	House	1950	Contributor
517 Beverly Av.	House	1951	Contributor
525 Beverly Av.	House	1950	Non-contributor
526 Beverly Av.	House	1942	Contributor

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY TYPE	DATE	DISTRICT STATUS
531 Beverly Av.	House	1951	Non-contributor
539 Beverly Av.	House	1949	Contributor
542 Beverly Av.	House	1945	Contributor
503 Bonita Av.	House	1947	Contributor
504 Bonita Av.	House	1947	Contributor
509 Bonita Av.	House	1946	Contributor
512 Bonita Av.	House	1950	Contributor
517 Bonita Av.	House	1945	Contributor
520 Bonita Av.	House	1948	Contributor
525 Bonita Av.	House	1946	Contributor
526 Bonita Av.	House	1948	Contributor
531 Bonita Av.	House	1945	Non-Contributor
534 Bonita Av.	House	1945	Contributor
539 Bonita Av.	House	1945	Non-contributor
542 Bonita Av.	House	1945	Contributor
3020 Oak St.	House	1951	Contributor
3030 Oak St.	House	1950	Non-contributor
3038 Oak St.	House	1951	Contributor
3046 Oak St.	House	1951	Contributor
3106 Oak St.	House	1951	Contributor
3110 Oak St.	House	1951	Contributor
3118 Oak St.	House	1951	Non-contributor
3124 Oak St.	House	1951	Non-contributor

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# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY TYPE	DATE	DISTRICT STATUS
3128 Oak St.	House	1951	Non-contributor
3136 Oak St.	House	1953	Contributor

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**HISTORIC RESOURCES GROUP**

ADDRESS	PROPERTY NAME	DATE	DISTRICT STATUS	INDIVIDUALLY SIGNIFICANT
125 Spring St.	Clifton Apartments/Motel	1945	Contributor	
425 Spring St.	The Farmhouse Motel	1947	Contributor	✓
730 Spring St.	Relax Inn Motel	1945	Non-contributor	
939 Spring St.	Melody Ranch Motel	1955	Contributor	✓
1103 Spring St.	Paso Robles Inn	1942	Contributor	✓
2218 Spring St.	Economy Inn	1938	Non-contributor	
2701 Spring St.	Travel Lodge Motel	1955	Contributor	
2745 Spring St.	Budget Inn	1955	Non-contributor	
2749 Spring St.	Townhouse Motel	1957	Contributor	
2841 Spring St.	Trees Mobile Home Park and Studio Cottages	1928	Contributor	
3231 Spring St.	Avalon Motel	1955	Contributor	
3440 Spring St.	Spanish Oaks Motel	1945	Contributor	
3548 Spring St.	Wine Country Inn/Motel	1955	Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
800 11 <sup>th</sup> St.				Non-contributor	
810 11 <sup>th</sup> St.				Non-contributor	
828 11 <sup>th</sup> St.	009104013			Non-contributor	
840 11 <sup>th</sup> St.	009104016	Municipal Bathhouse		Contributor	✓
0 12 <sup>th</sup> St.	009042022			Non-contributor	
0 12 <sup>th</sup> St.	009042014			Non-contributor	
0 12 <sup>th</sup> St.	009042015			Non-contributor	
711-717 12 <sup>th</sup> St.	009042022		ReMax	Non-contributor	
721 12 <sup>th</sup> St.	009042012		Vietnam Imports	Non-contributor	
729 12 <sup>th</sup> St.	009042013		Marv's Pizza	Non-contributor	
739 12 <sup>th</sup> St. & 1209 Park St.	009042018	Mastagne Buildings		Non-contributor	
801 12 <sup>th</sup> St.				Non-contributor	
811 12 <sup>th</sup> St.	009044007			Non-Contributor	

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ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
815 12 <sup>th</sup> St.	009044008		Marlow Interiors	Contributor	✓
817-819 12 <sup>th</sup> St.	009044010	Ramona Hotel/Gilson Building		Contributor	✓
835 12 <sup>th</sup> St.	009044011	Orcutt's Market		Contributor	
839 12 <sup>th</sup> St.	009044012	Alexander Hotel / Mercantile Building		Contributor	
935-945 12 <sup>th</sup> St.	009046007		Second Hand Books & Bistro Laurent Wines	Non-contributor	
0 13 <sup>th</sup> St.	009043004			Contributor	
803 13 <sup>th</sup> St.	009043003		Paso Robles Home Furnishings	Contributor	
835 13 <sup>th</sup> St.	009043008	Granger's Union Building		Contributor	
840 13 <sup>th</sup> St.	009044005	Henderson/Booth Brothers Building		Contributor	
1140 Park St.	009104001			Non-contributor	
1211 Park St.	009042017		Gigi's	Contributor	
1214 Park St.	009044007			Non-contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1215 Park St.	009042017		Your Intentions	Contributor	
1221 Park St.	009042016		Yanagi	Contributor	✓
1225-1231 Park St.	009042005		Paso Robles Chamber of Commerce	Contributor	✓
1226 Park St.	009044004	IOOF		Contributor	✓
1229 Park St.	009042004		(part of Paso Robles Chamber of Commerce building)	Contributor	
1233-1237 Park St.	009042027		Alliance Board Company	Contributor	
1236 Pine St.			Vacant lot	Non-contributor	
1240-1244 Park St.	009044013			Non-contributor	
1245 Park St.	009042002	Bank of Italy		Contributor	✓
1301 Park St.	009041014		Firefly	Contributor	✓
1311-1313 Park St.	009041012-009041013		We Olive	Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1312 Park St.				Contributor	
1315-1317 Park St.	009041011		Ortman Family Vineyards	Contributor	
1319 Park St.	009041010		Gifts & Gallery	Contributor	
1322-1324 Park St.			Park Avenue Salon/Corrigan's	Contributor	
1325 Park St.	009041009		Divine	Contributor	
1326 Park St.	009043002		Paso Robles Printer	Non-contributor	
1335-1341 Park St.	009041020		San Luis Sports Therapy	Non-contributor	
1336 Park St.	009043001		Paso Robles Home Furniture	Contributor	
1344 Park St.	009043001		Panolivo	Non-contributor	✓
1031 Pine St.	009104005		Clark Company	Contributor	
1032 Pine St.	009106002		Andre Catering	Non-contributor	
0 Pine St.	009106016			Non-contributor	

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HISTORIC RESOURCES GROUP



ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
0 Pine St.	009106017			Non-contributor	
0 Pine St.	009106015			Non-contributor	
0 Pine St.	009103013			Non-contributor	
1100 Pine St.			Movie theater	Non-contributor	
1102-1108 Pine St.	009106012		Good Times Cafe	Non-contributor	
1106 Pine St.			Rocky Mountain Chocolate	Contributor	
1114 Pine St.	009103018		Berry Hill Bistro	Contributor	
1122 Pine St.	009103004		Crooked Kilt	Contributor	
1130 Pine St.	009103020	Pioneer Auto Parts		Contributor	✓
1140 Pine St.	009103019		Orchid Hill	Contributor	
1144 Pine St.	009103001		Villa Creek	Contributor	
1202 Pine St	009046006		Bistro Laurent	Contributor	
1214 Pine St.			Odyssey World Café	Contributor	✓

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1218 Pine St.	009046008		Gibson & Company	Contributor	
1224 Pine St.			Pan Jewelers	Contributor	
1227-1229 Pine St.	009044006		Golden Collar	Contributor	
1232-1234 Pine St.	009046010	Cosmopolitan Hotel		Contributor	✓
1244 Pine St.	009046001			Contributor	✓
1306 Pine St.	009045004		Replenish Spa	Contributor	
1316 Pine St.	009045004		Cowgirl Café	Contributor	
1320A Pine St.			Reborn	Contributor	
1320B Pine St.	009045001		The Cottage	Contributor	
1344 Pine St.	009045001		Reminisce	Contributor	
1142 Railroad St.	009105001			Contributor	
0 Spring St.	009101001	Carnegie Library		Contributor	
0 Spring St.	009101001	City Park		Contributor	

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ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
511 8 <sup>th</sup> St.	009144005		Contributor	
535 8 <sup>th</sup> St.	009144013		Contributor	✓
405 9 <sup>th</sup> St.	009141015	Witter Cottage, Ovitt Home	Contributor	✓
421 9 <sup>th</sup> St.	009141016		Contributor	
510 9 <sup>th</sup> St.	009144001		Contributor	
530 9 <sup>th</sup> St.	009144015		Contributor	✓
405 10 <sup>th</sup> St.	009092002	Stowell Home, Bryan Home	Contributor	✓
406 10 <sup>th</sup> St.	009141001	Gene Booth House, Booth House	Contributor	
420 10 <sup>th</sup> St.	009141002	Fred Iversen House, Fein House	Contributor	✓
423 10 <sup>th</sup> St.	009092003	T. Brooks Home, Noble Home	Contributor	
425 10 <sup>th</sup> St.	009092006	Olden's Home, Olden Cottage	Contributor	
443 10 <sup>th</sup> St.	009092007		Contributor	
506 10 <sup>th</sup> St.	009143001	Dutra Home	Contributor	
630 10 <sup>th</sup> St.	009145014		Contributor	
420 11 <sup>th</sup> St.	009092001		Contributor	

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ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
245 12 <sup>th</sup> St.	009021020		Contributor	
306 12 <sup>th</sup> St.	009082001		Contributor	✓
312 12 <sup>th</sup> St.	009082002		Contributor	✓
320 12 <sup>th</sup> St.	009082003		Contributor	✓
335 12 <sup>th</sup> St.	009032010	Truman Brook's Home	Contributor	
304 13 <sup>th</sup> St.	009032001	Bickell Home	Contributor	✓
312 13 <sup>th</sup> St.	009032002		Contributor	
322 13 <sup>th</sup> St.	009032003		Contributor	
326 13 <sup>th</sup> St.	009032004		Contributor	✓
336 13 <sup>th</sup> St.	009032005		Contributor	✓
345 13 <sup>th</sup> St.	009031016		Contributor	
411 13 <sup>th</sup> St.	009033006		Contributor	
503 13 <sup>th</sup> St.	009035012		Contributor	
522 13 <sup>th</sup> St.	009036004		Contributor	

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ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
546 13 <sup>th</sup> St.	009036022		Contributor	
608 13 <sup>th</sup> St.	009036023		Contributor	
623 13 <sup>th</sup> St.	009037005		Contributor	
305 14 <sup>th</sup> St.	008311005	Tolle House; Minshulls	Contributor	✓
312 14 <sup>th</sup> St.	009031003	Bonnheim House	Contributor	
315 14 <sup>th</sup> St.	008311006		Contributor	
320 14 <sup>th</sup> St.	009031018		Contributor	
325 14 <sup>th</sup> St.	008311007	Beaty House	Contributor	
330 14 <sup>th</sup> St.	009031005		Contributor	
344 14 <sup>th</sup> St.	009031009		Contributor	
405 14 <sup>th</sup> St.	008312005	Syke House	Contributor	
411 14 <sup>th</sup> St.	008312006		Contributor	
420 14 <sup>th</sup> St.	009033002		Contributor	
435 14 <sup>th</sup> St.	008312011		Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
509 14 <sup>th</sup> St.	008314006		Contributor	
519 14 <sup>th</sup> St.	008314015		Contributor	
303 15 <sup>th</sup> St.	008317008	Dougherty Home	Contributor	
327 15 <sup>th</sup> St.	008317011		Contributor	
419 15 <sup>th</sup> St.	008318007		Contributor	✓
430 15 <sup>th</sup> St.	008312007		Contributor	
523 15 <sup>th</sup> St.	008313007		Contributor	
530 15 <sup>th</sup> St.	008314008		Contributor	
533 15 <sup>th</sup> St.	008313013		Contributor	
615 15 <sup>th</sup> St.	008315006		Contributor	
249 16 <sup>th</sup> St.	008303008		Contributor	
303 16 <sup>th</sup> St.	008305006	Dr. Poe Home	Contributor	
310 16 <sup>th</sup> St.	008317002	Wellborn Cottage	Contributor	
321 16 <sup>th</sup> St.	008305007		Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
323 16 <sup>th</sup> St.	008305008		Contributor	
330 16 <sup>th</sup> St.	008317004		Contributor	
411 16 <sup>th</sup> St.	008307005		Contributor	
415 16 <sup>th</sup> St.	008307006		Contributor	
421 16 <sup>th</sup> St.	008307007		Contributor	
422 16 <sup>th</sup> St.	008318002		Contributor	
428 16 <sup>th</sup> St.	008318008		Contributor	
245 17 <sup>th</sup> St.	008274011	Hilton Home	Contributor	
312 17 <sup>th</sup> St.	008305002		Contributor	
320 17 <sup>th</sup> St.	008305003		Contributor	
324 17 <sup>th</sup> St.	008305004		Contributor	
396 17 <sup>th</sup> St.	008305012	Davis Home; Bonzi Home	Contributor	
517 17 <sup>th</sup> St.	008281007		Contributor	
605 17 <sup>th</sup> St.	008283014	Bliss House	Contributor	✓

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
507 18 <sup>th</sup> St.	008232004	Sobey House	Contributor	
609 18 <sup>th</sup> St.	008234006		Contributor	
244 19 <sup>th</sup> St.	008273006		Contributor	
304 19 <sup>th</sup> St.	008211002		Contributor	
305 19 <sup>th</sup> St.	008213013		Contributor	
333 19 <sup>th</sup> St.	008213003		Contributor	
337 19 <sup>th</sup> St.	008213004		Contributor	
345 19 <sup>th</sup> St.	008213005		Contributor	
407 19 <sup>th</sup> St.	008214001		Contributor	
532 19 <sup>th</sup> St.	008232009		Contributor	
623 19 <sup>th</sup> St.	008233014	Jany Home	Contributor	✓
605 20 <sup>th</sup> St.	008224007		Contributor	✓
620 21 <sup>st</sup> St.	008224002		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

## HISTORIC RESOURCES GROUP



ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1104 Chestnut St.	009082021		Contributor	
1301 Chestnut St.	009021023	Hamilton House	Contributor	✓
1311 Chestnut St.	009021039	Nelson Home, Johnsons Cottage	Contributor	
1334 Chestnut St.	009031002	Gano Home	Contributor	
1415 Chestnut St.	009021028		Contributor	
1425 Chestnut St.	009022019		Contributor	
1433 Chestnut St.	009022018		Contributor	
1519 Chestnut St.	008304007		Contributor	
821 Oak St.	009144009		Contributor	
1335 Oak St.	009035002		Contributor	
1345 Oak St.	009035003		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1415 Oak St.	008314014	Dr. Gates Cottage	Contributor	
1420 Oak St.	008316003		Contributor	
1433 Oak St.	008314013	Webster Home	Contributor	
1444 Oak St.	008316001	Shimmin Home	Contributor	
1445 Oak St.	008314009	Biehl House	Contributor	
1520 Oak St.	008315004	Sutton House, Sutton Maternity Home	Contributor	
1528 Oak St.	008315003	Al Casper Home	Contributor	
1529 Oak St.	008313010		Contributor	
1535 Oak St.	008313009		Contributor	
1538 Oak St.	008315002		Contributor	
1548 Oak St.	008315001	Holst House, Muir House	Contributor	
1604 Oak St.	008284006		Contributor	
1612 Oak St.	008284005		Contributor	
1622 Oak St.	008284004		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1630 Oak St.	008284003		Contributor	
1636 Oak St.	008284002		Contributor	
1705 Oak St.	008281013	Betts Home	Contributor	✓
1707 Oak St.	008281012	Lipscomb House	Contributor	✓
1709 Oak St.	008281011	Nelson House	Contributor	✓
1739 Oak St.	008281009	Phister Home, Lamas Home	Contributor	✓
1745 Oak St.	008281008	Spurrier Home, Lamas Apartments	Contributor	✓
1817 Oak St.	008232015	Carpenter House, Reese's	Contributor	
1819 Oak St.	008232016		Contributor	
1830 Oak St.	008234003		Contributor	
1834 Oak St.	008234002	Rigg's Home	Contributor	
1835 Oak St.	008232012		Contributor	
1846 Oak St.	008234001		Contributor	
1905 Oak St.	008231012		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1917 Oak St.	008231011		Contributor	
1919 Oak St.	008231010		Contributor	
1927 Oak St.	008231015	Omar Cammack Home	Contributor	
1946 Oak St.	008233001		Contributor	
1949 Oak St.	008231017		Contributor	
2005 Oak St.	008222012		Contributor	
2012 Oak St.	008224006		Contributor	
2021 Oak St.	008222010		Contributor	
2029 Oak St.	008222009		Contributor	
2035 Oak St.	008222008		Contributor	
749 Olive St.	009131032		Contributor	
835 Olive St.	009131013		Contributor	
845 Olive St.	009131026		Contributor	
905 Olive St.	009131031		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
915 Olive St.	009131030		Contributor	
943 Olive St.	009131007		Contributor	
1001 Olive St.	009131005		Contributor	
1121 Olive St.	009082015	Casper	Contributor	
1233 Olive St.	009032006	Dr. Kennedy Home	Contributor	✓
1234 Olive St.	009034004		Contributor	
1236 Olive St.	009034020		Contributor	
1308 Olive St.	009033005		Contributor	
1319 Olive St.	009031015		Contributor	
1322 Olive St.	009033004		Contributor	
1325 Olive St.	009031008		Contributor	✓
1330 Olive St.	009033017	Pifer Home	Contributor	
1331 Olive St.	009031019		Contributor	✓
1420 Olive St.	008312004	Laing Home, Squires Home	Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1425 Olive St.	008311016		Contributor	
1433 Olive St.	008311012		Contributor	
1503 Olive St.	008317014		Contributor	✓
1517 Olive St.	008317012		Contributor	✓
1532 Olive St.	008318004		Contributor	
1535 Olive St.	008317007		Contributor	
1538 Olive St.	008318003		Contributor	
1541 Olive St.	008317006		Contributor	
1545 Olive St.	008317005		Contributor	
1546 Olive St.	008318001		Contributor	
1603 Olive St.	008305010	Thomas Peterson Home, Bockelmans	Contributor	
1619 Olive St.	008305009	Hatch Home	Contributor	
1620 Olive St.	008307004	Smalling House, Larsens	Contributor	
1624 Olive St.	008307003		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1914 Olive St.	008214014		Contributor	
1927 Olive St.	008213012		Contributor	
1935 Olive St.	008213007		Contributor	
1955 Olive St.	008213009		Contributor	
2028 Olive St.	008216014		Contributor	
2032 Olive St.	008216016		Contributor	
945 Spring St.	009145018		Contributor	
820 Vine St.	009144012		Contributor	
830 Vine St.	009144011		Contributor	
833 Vine St.	009142008		Contributor	
838 Vine St.	009144002		Contributor	
843 Vine St.	009142007	Vorrath Home	Contributor	
920 Vine St.	009143003	Clays House	Contributor	
925 Vine St.	009141014		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
931 Vine St.	009141009		Contributor	
945 Vine St.	009141005	Annie Tolle House, Lones House	Contributor	✓
1045 Vine St.	009092004		Contributor	
1105 Vine St.	009091016	Bert Davis House	Contributor	
1117 Vine St.	009091019	Palmer House, Donkin House	Contributor	✓
1134 Vine St.	009093002		Contributor	
1145 Vine St.	009091005		Contributor	✓
1221 Vine St.	009034012	Hitchcock Home	Contributor	
1229 Vine St.	009034011	Hanson Home	Contributor	✓
1233 Vine St.	009034010	Melgard Home, Vine St Professional	Contributor	✓
1245 Vine St.	009034009	Stevens Home; Huston Home; Marti; White Office	Contributor	✓
1315 Vine St.	009033016	Booth House, A. R.; Call-Booth House	Contributor	✓
1325 Vine St.	009033013		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

## HISTORIC RESOURCES GROUP



ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1337 Vine St.	009033012	Liddle House; Eppinger/Lewis Home	Contributor	✓
1340 Vine St.	009035001	Cuendet Home	Contributor	
1345 Vine St.	009033008	Lewis Home, Booth House	Contributor	✓
1405 Vine St.	008312012	Beaty House	Contributor	✓
1412 Vine St.	008314005		Contributor	
1415 Vine St.	008312010	Seideman Home; Snelsons	Contributor	✓
1435 Vine St.	008312009		Contributor	
1438 Vine St.	008314003		Contributor	
1444 Vine St.	008314001	Root Home, Wilsons	Contributor	
1445 Vine St.	008312008		Contributor	
1501 Vine St.	008318014	Peters Home	Contributor	
1511 Vine St.	008318013	Gabriel Home	Contributor	
1521 Vine St.	008318012		Contributor	
1530 Vine St.	008313004	Schwandt Home	Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1533 Vine St.	008318011	McNutt House	Contributor	
1535 Vine St.	008318010		Contributor	
1536 Vine St.	008313002		Contributor	
1546 Vine St.	008313014		Contributor	
1601 Vine St.	008307014		Contributor	✓
1619 Vine St.	008307012		Contributor	
1702 Vine St.	008281006		Contributor	
1712 Vine St.	008281004		Contributor	
1716 Vine St.	008281004		Contributor	
1728 Vine St.	008281003		Contributor	
1803 Vine St.	008211004	Brewster-Dutra House/ Moye House	Contributor	✓
1815 Vine St.	008211010		Contributor	
1825 Vine St.	008211011		Contributor	
1828 Vine St.	008232003		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
1835 Vine St.	008211006		Contributor	
1840 Vine St.	008232002		Contributor	
1844 Vine St.	008232001		Contributor	
1849 Vine St.	008211007		Contributor	
1902 Vine St.	008231014		Contributor	
1905 Vine St.	008214006	Bonde Home	Contributor	✓
1906 Vine St.	008231013		Contributor	
1911 Vine St.	008214011	Draper Home	Contributor	
1921 Vine St.	008214012		Contributor	
1928 Vine St.	008231019		Contributor	✓
1929 Vine St.	008214008		Contributor	
1936 Vine St.	008231003		Contributor	
1945 Vine St.	008214010		Contributor	
2011 Vine St.	008216006		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
2012 Vine St.	008222005		Contributor	
2026 Vine St.	008222003		Contributor	
2029 Vine St.	008216008		Contributor	
2035 Vine St.	008216009	Sid Tucker House	Contributor	
2045 Vine St.	008216010		Contributor	

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

<b>California Historical Resource Status Codes</b>	
<b>1 Properties listed in the National Register (NR) or the California Register (CR)</b>	
1D	Contributor 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 1997 and recommended for listing by the SHRC.
<b>2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)</b>	
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 a 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.
<b>3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</b>	
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 a contributor to a NR eligible district through 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.
3CS	Appears eligible for CR as an individual property through survey evaluation.
<b>4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation</b>	
4CM	Master List - State Owned Properties – PRC §5024.
<b>5 Properties Recognized as Historically Significant by Local Government</b>	
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.
<b>6 Not Eligible for Listing or Designation as specified</b>	
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.
<b>7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation</b>	
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.

12/8/2003

REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

FIELD	DESCRIPTION
Photo #	Numbers that correspond to photographs of all properties subject to intensive survey by HRG. Digital color images of all surveyed properties will be provided to the City on compact disc.
Photo # (Vine Street Overlay Zone)	Numbers that correspond to photographs of properties located within the Vine Street Overlay Zone. Digital color images have been provided to the City on compact disc.
Number	Number portion of the primary address for the subject property as assigned by the San Luis Obispo County Tax Assessor, provided by the City.
Street	Street name portion of the primary address for the subject property as assigned by the San Luis Obispo County Tax Assessor, provided by the City.
Type	Street suffix portion of the primary address for the subject property.
Alternate Address	Any additional addresses for the property (including alternate parcel addresses and street addresses) when different from the primary parcel address.
APN	Assessor parcel number as assigned by the San Luis Obispo County Tax Assessor, provided by the City.
Alternate APN	Any additional Assessor parcel numbers for the property when different from those provided by the City.
Construction Date	The date used to evaluate the property, compiled from multiple sources including tax assessor dates provided by the City; dates from the 1984 Morehouse Survey; the State Historic Resources Inventory; publications from the Downtown Paso Robles Main Street Association or the Paso Robles Historical Society; etc. When no reliable date was available, a circa date was assigned in the field.

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

FIELD	DESCRIPTION
Date Source	Source of Construction Date used to evaluate the property.
Historic Name	Original or historical name(s) used to identify a property, as derived through research or previous documentation.
Current Name	Current property name or building tenant, as observed in the field.
Building Type	Original building type (house, commercial block, etc.)
Current Use	Current building use (residence, retail, theater, parking lot, etc.)
Architectural Style	Academic or vernacular style of the subject property (Victoria-era, Craftsman, Period Revival, Deco/Moderne, Minimal Traditional, commercial vernacular, etc.).
1984 Survey Evaluation (Morehouse)	Status code assigned by the 1984 Morehouse Survey.
Included in the 2008 Survey (HRG)	An "X" indicates that the property was evaluated by HRG in 2008.
Property Notes	Any additional information regarding the property, its history, builder or architect, previous owners, and previous uses as provided by the 1984 Morehouse Survey, the Downtown Paso Robles Main Street Association or the Paso Robles Historical Society, existing documentation, or published sources. Also indicates if a property previously evaluated at this address is no longer extant.
Significance	Description of the property's historic significance when applicable.
Integrity	Assessment of the integrity of historic fabric, including materials and character-defining features (good, fair, poor).

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

FIELD	DESCRIPTION
HRI Evaluation	Status code(s) assigned to the property in the California Historical Resources Inventory (updated November 2008).
2008 Survey Evaluation (HRG) - Local	Status code assigned by HRG indicating the property's eligibility for local designation.
2008 Survey Evaluation (HRG) – California Register	Status code assigned by HRG indicating the property's eligibility for listing in the California Register. A “-” indicates the property does not appear eligible for the California Register.
2008 Survey Evaluation (HRG) – National Register	Status code assigned by HRG indicating the property's eligibility for listing in the National Register. A “-” indicates the property does not appear eligible for the National Register.
Eligibility for Listing (Status Code Description)	Definition of the status code(s) assigned to the property by HRG.
Contributes to Vine Street Overlay Zone	Applies to properties located within the Vine Street Overlay Zone only. Properties that contribute to the architectural and historic character of the Overlay Zone are indicated by a “Y”. Properties that do not contribute are indicated by an “N”.
Contributes to Central Business District Conservation Overlay Zone	Applies to properties located within the proposed Central Business District Conservation Overlay Zone only. Properties that contribute to the architectural and historic character of the Conservation Overlay Zone are indicated by a “Y”. Properties that do not contribute are indicated by an “N”.
Recommendations	HRG recommendations for future action by the City where applicable.

## REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP



FIELD	DESCRIPTION
Cultural Resource under CEQA	An "X" indicates those properties considered to be cultural resources for the purposes of the California Environmental Quality Act (CEQA).

REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

REPORT

# City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP





PROPERTY DATA TABLE

\* Photo #s: 1-100 from November 2005; Rest of Photo #s from February 2005

Photo #*	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (HRR)	Included in 2009 Survey (HRR)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRR)	Local	California National Register	National Register	Eligibility for Listing (State Code Description)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA							
877		441-443	127th St	ST		009032014		1900	HRC estimated	Rockwell Home		House	SFR	Victorian Era	4C	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register and the National Register.	Y			X							
244	0724-0743	304	137th St	ST		009032004		1941	TK Assessor			House		Victorian Era	4C	X																				
		0724-0739	321	137th St	ST	009032004		1941	TK Assessor			House		Victorian Era	4C	X																				
		0724-0737	321	137th St	ST	009032002		1941	TK Assessor			House		Victorian Era	4C	X																				
		0724-0735	322	137th St	ST	009032003		1941	TK Assessor			House		Victorian Era	4C	X																				
286	0724-0733	326	137th St	ST	328 137th St	009032004		1894	Norhouse Survey			House	SFR	Victorian Era	4A	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	7N	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register and the National Register.	Y			X							
		0724-0731	327	137th St	ST	009031013		1905	Norhouse Survey			House	SFR	Victorian Era	4D	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Fair	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	N			X							
287	0724-0729	326	137th St	ST		009032005		1890	Norhouse Survey			House	SFR	Victorian Era	4A	X																				
		0724-0727	339	137th St	ST	009031014		1891	Norhouse Survey			House	SFR	Victorian Era	4C	X																				
		0724-0725	346	137th St	ST	009031016		1901	Norhouse Survey			House	SFR	Victorian Era	4D	X																				
		0724-0723	402	137th St	ST	009032001		1915	Norhouse Survey			House	SFR	Victorian Era	4D	X																				
		0724-0721	411	137th St	ST	009032006		1900	Norhouse Survey			House	SFR	Victorian Era	4D	X																				
		0714-0719	420	137th St	ST	009032002		1941	TK Assessor			House	SFR	Victorian Era	4D	X																				
		0714-0717	421	137th St	ST	009032009		1941	TK Assessor			House	SFR	Victorian Era	4D	X																				
(row)		500	137th St	ST		009032024		1941	TK Assessor	St. Mary's Roman Catholic Church		Fire Station	Museum	Streamline Moderne	4D	X	1931 Bechtel Roman Catholic Church evaluated in the Norhouse Survey is no longer extant.	Fair	502	502	502	502	305	305	Appears eligible for listing.	N			X							
		0714-0715	503	137th St	ST	1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 137th St	009032012	1919	Norhouse Survey			Commercial			Victorian Era	4C	X	Per Norhouse Survey 503, 513, & 515 are the same building. The building is owned and operated by the Plymouth Congregational Church.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y			X						
		0714-0713	522	137th St	ST	1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 137th St	009032010	1922	Norhouse Survey			Commercial			Victorian Era	4C	X	Per Norhouse Survey 503, 513, & 515 are the same building. The building is owned and operated by the Plymouth Congregational Church.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y			X						
		0714-0711	538	137th St	ST	009032004		1900	HRC estimated			Commercial		Victorian Era	4C	X																				
		0704-0709	546	137th St	ST	009032002		1908	TK Assessor			Commercial		Victorian Era	4C	X																				
		0704-0707	505	137th St	ST	009032004		1970	HRC estimated			Commercial		Victorian Era	4C	X																				
		0704-0705	508	137th St	ST	009032023		1932	TK Assessor			Commercial		Victorian Era	4C	X																				
		0702-0703	612	137th St	ST	009032027		1970	HRC estimated			Commercial		Victorian Era	4C	X																				
		0702-0701	614	137th St	ST	009032008		1946	TK Assessor			Commercial		Victorian Era	4C	X																				
288	0698-0699	623	137th St	ST		009032005		1930	TK Assessor			Commercial		Victorian Era	4C	X																				
		0698-0699	623	137th St	ST	009032005		1930	TK Assessor			Commercial		Victorian Era	4C	X																				
911		883	137th St	ST		009043003		1936	Norhouse Survey	Heaton's, R. C. Heaton, Harry Hansen & Thomson		Commercial		Victorian Era	4D	X	Owned by R. C. Heaton in the prominent Heaton family. Heaton both active in local business and on this location for 27 years. Heaton's was a prominent business on this location for 27 years. Heaton's was a prominent business on this location for 27 years. Heaton's was a prominent business on this location for 27 years.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y			Consider for Point of Interest.	X						
946		835	137th St	ST		009043008		1903	Norhouse Survey	Bechtel Store; Nathan Elliott, Bell Store, Quailino; Lyon Building		Commercial		Victorian Era	4A	X	Originally constructed in 1893 as a two-story brick building; Bell Store is a prominent building in the commercial district; one of the most important early local businesses on this location for 27 years. Heaton's was a prominent business on this location for 27 years. Heaton's was a prominent business on this location for 27 years.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y			Consider for Point of Interest.	X						
252, 944-945		840	137th St	ST	836 137th St	009044005		1887	Norhouse Survey	Heaton's, R. C. Heaton, Harry Hansen & Thomson		Commercial	Retail	Victorian Era	4A	X	Originally constructed in 1893 as a two-story brick building; Bell Store is a prominent building in the commercial district; one of the most important early local businesses on this location for 27 years. Heaton's was a prominent business on this location for 27 years. Heaton's was a prominent business on this location for 27 years.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y			Consider for Point of Interest.	X						
		9582-0697	1207	147th St	ST	009054006		1900	Norhouse Survey	Terry Davis		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0694-0695	305	147th St	ST	008311005		1888	TK Assessor	Heaton's, R. C. Heaton, Harry Hansen & Thomson		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0692-0693	312	147th St	ST	008311003		1923	Norhouse Survey	Bonobon House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0690-0691	320	147th St	ST	008311006		1924	Norhouse Survey	Bonobon House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0688-0689	325	147th St	ST	009031018		1903	Norhouse Survey	Bonobon House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0686-0687	330	147th St	ST	009031007		1901	Norhouse Survey	Bonobon House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0684-0685	344	147th St	ST	009031009		1915	Norhouse Survey	Bonobon House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						
		0682-0683	405	147th St	ST	008311005		1900	Norhouse Survey	Byer House		House	SFR	Victorian Era	3	X	Increasingly rare example of turn-of-the-century residential development; one example of brick residential construction.	Good	502	502	502	502	305	305	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.	Y				X						

PROPERTY DATA TABLE

Photo #	Photo # (Vine Street)	Photo # (Vine Street) Owner	Photo # (Vine Street) Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Evaluation (HR)	Property Notes	Significance	Integrity	HR Evaluation	2008 Survey Evaluation (HR)	California National Register	Local Register	Eligibility to Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
067	067	067	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4C	X			Fair	5D2				Y			X	
068	068	068	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4D	X			Fair	5D2				Y			X	
069	069	069	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
070	070	070	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
071	071	071	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
072	072	072	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
073	073	073	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
074	074	074	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
075	075	075	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
076	076	076	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
077	077	077	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
078	078	078	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
079	079	079	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
080	080	080	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
081	081	081	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
082	082	082	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
083	083	083	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
084	084	084	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
085	085	085	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
086	086	086	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
087	087	087	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
088	088	088	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
089	089	089	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
090	090	090	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
091	091	091	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
092	092	092	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
093	093	093	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
094	094	094	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
095	095	095	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
096	096	096	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
097	097	097	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
098	098	098	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
099	099	099	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
100	100	100	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
101	101	101	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
102	102	102	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
103	103	103	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
104	104	104	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
105	105	105	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
106	106	106	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
107	107	107	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
108	108	108	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
109	109	109	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
110	110	110	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
111	111	111	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
112	112	112	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
113	113	113	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
114	114	114	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
115	115	115	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
116	116	116	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
117	117	117	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
118	118	118	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
119	119	119	147H	ST	1500	Norhouse	008312006	008312006	1930				House	SFR	Craftman	4A	X			Fair	5D2				Y			X	
120	120	120	147H	ST	1500	Norhouse	008312006	008312006	1930																				

PROPERTY DATA TABLE

Photo #	Photo # (Vine Street Overlay Zone)	Photo #	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Inventory (HRO)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO) Local	California National Register	Eligibility to Listing (State Code Description)	Contributes to Street Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
064	064	064	167H	ST	1941	001311008		1941	Tax Assessor							X			Good	5D2	6Z	-	-	Y			X	
065	065	065	167H	ST	1895	001307013		1895	Historic Society	Paula Home					4D	X	Appears to be an erroneous HRI entry for the "Doris" home located at 167H St. Not visible from the public right-of-way.		Fair	5D2	6Z	-	-	N			X	
066	066	066	167H	ST	1917	001307013		1917	Historic Society	Paula Home					4D	X	Appears to be an erroneous HRI entry for the "Doris" home located at 167H St. Not visible from the public right-of-way.		Fair	5D2	6Z	-	-	N			X	
067	067	067	167H	ST	1930	001310115		1930	Historic Society						4A		Moved from Spring St in 1938; was the building for the Hillside Community Hospital in the 1930s. Covered by the Hillside family since the 1930s. Prominent early local residents.		Good	7N	5S3	-	-	Y			X	
068	068	068	167H	ST	1925	001310115		1925	Historic Society	Hillside Home					4D				Good	5D2	6Z	-	-	Y			X	
069	069	069	167H	ST	1979+	001286019		1979+	estimated		Apartments	MFR				X			Good		6Z	-	-					
070	070	070	167H	ST	1915	001321013		1915	HRS estimated		House	SFR				X			Fair		6Z	-	-					
071	071	071	167H	ST	1979+	001321013		1979+	HRS estimated		(unknown)	(unknown)			4D	X	1928 building evaluated in the Warehouse Survey is no longer extant.		Good	7N (East Pine St)	6Z	-	-					
072	072	072	177H	ST	1937	001301001		1937	Warehouse Survey						4D					5D2	5D2	-	-				X	
073	073	073	177H	ST	1922	001301002		1922	Warehouse Survey						4C					5D2	5D2	5D2	-	-			X	
074	074	074	177H	ST	1922	001301003		1922	Warehouse Survey						4D					5D2	5D2	5D2	-	-			X	
075	075	075	177H	ST	1922	001301004		1922	Warehouse Survey						4D					5D2	5D2	5D2	-	-			X	
076	076	076	177H	ST	1918	001301005		1918	Warehouse Survey						4D					5D2	5D2	5D2	-	-			X	
077	077	077	177H	ST	1922	001272009		1922	Warehouse Survey						4C					5D2	5D2	5D2	-	-			X	
078	078	078	177H	ST	1922	001301006		1922	Warehouse Survey						4C					5D2	5D2	5D2	-	-			X	
079	079	079	177H	ST	1928	001301007		1928	Warehouse Survey						4C					5D2	5D2	5D2	-	-			X	
080	080	080	177H	ST	1922	001272009		1922	Warehouse Survey						4D					5D2	5D2	5D2	-	-			X	
081	081	081	177H	ST	1965	001301006		1965	Warehouse Survey		Church					X												
082	082	082	177H	ST	1922	001272009		1922	Warehouse Survey						4D	X	Hilton home for many years.			5D2	5D2	5D2	Y	Y			X	
083	083	083	177H	ST	1934	001305002		1934	Warehouse Survey						4D	X				5D2	5D2	5D2	Y	Y			X	
084	084	084	177H	ST	1916	001305003		1916	Warehouse Survey						4D	X				5D2	5D2	5D2	Y	Y			X	
085	085	085	177H	ST	1930	001305004		1930	Warehouse Survey						4D	X				5D2	5D2	5D2	Y	Y			X	
086	086	086	177H	ST	1931	001305004		1931	Warehouse Survey						4D	X				5D2	5D2	5D2	Y	Y			X	
087	087	087	177H	ST	1917	001305011		1917	Warehouse Survey		House				4C	X	Paul Dwan bought plans for the house at the San Francisco World's Fair.			7N	7N	7N	-	-	Y			X
088	088	088	177H	ST	1967	001305012		1967	Warehouse Survey		House				4C	X	Paul Dwan bought plans for the house at the San Francisco World's Fair.			7N	7N	7N	-	-	Y		X	
089	089	089	177H	ST	1960	001272001		1960	HRS estimated		School					X												
090	090	090	177H	ST	1965	001307001		1965	HRS estimated		House					X												
091	091	091	177H	ST	1921	001281007		1921	Warehouse Survey						4D	X				5D2	5D2	5D2	Y	Y			X	
092	092	092	177H	ST	1887	001281014		1887	Warehouse Survey		House	SFR			3	X				Fair	7N	5S3	-	-	Y			X
093	093	093	177H	ST	1916	001281005		1916	Warehouse Survey						4D					5D2	5D2	5D2	-	-	Y			X
094	094	094	177H	ST	1890	001281010		1890	Warehouse Survey		House				3	X				Fair	3S	5S3	-	-				X
095	095	095	177H	ST	1915	001287006		1915	HRS estimated		House	SFR			4D	X				Fair	5D2	6Z	-	-				X
096	096	096	177H	ST	1979+	001287016		1979+	HRS estimated		Apartments	MFR				X			Good		6Z	-	-					
097	097	097	187H	ST	1925	001272001		1925	Warehouse Survey						4C					5D2	7N	7N	-	-			X	
098	098	098	187H	ST	1920	001272014		1920	Warehouse Survey						4C		Per Warehouse Survey, remodeler to the Spanish Revival style.			5D2	7N	7N	-	-				X
099	099	099	187H	ST	1920	001272004		1920	Warehouse Survey						4D					5D2	7N	7N	-	-				X
100	100	100	187H	ST	1920	001272004		1920	Warehouse Survey						4D					5D2	7N	7N	-	-				X
101	101	101	187H	ST	1920	001272010		1920	Warehouse Survey						4D					5D2	7N	7N	-	-				X
102	102	102	187H	ST	1939	001272006		1939	Warehouse Survey						4D					5D2	7N	7N	-	-				X

PROPERTY DATA TABLE

\* Photo No. 1 (100 feet Radius) 2000; Photo No. 2 (50 feet Radius) 2000

Photo #	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Evaluation (HRO)	Property Notes	Significance	Integrity	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility to Listing (State Code Description)	Contributes to Street Overlay Zone	Contributes to District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA		
146	187H	ST	1920	008270111	008270111	008270111	1920	Norhouse Survey			House	SFR	Victorian-Era	4C	X	Care of the house was a heavy stable, moved from Spring Street.		Good	552	7N	-	-	-	-	-	-	-	-	X
213	187H	ST	1930	00827008	00827008	00827008	1930	Norhouse Survey			House	SFR	Victorian-Era	4C	X	Care of the house was a heavy stable, moved from Spring Street.		Good	552	6Z	-	-	-	-	-	-	-	-	X
229	187H	ST	1938	008270102	008270102	008270102	1938	Norhouse Survey			House	SFR	Victorian-Era	4D	X	Originally owned by Dr. Sobey, a prominent early 20th-century doctor who lived in the house until 1925 building evaluated in the 2009 Survey.		Good	552	6Z	-	-	-	-	-	-	-	-	X
357	187H	ST	1919	008232004	008232004	008232004	1919	Norhouse Survey			House	SFR	Victorian-Era	3	X	Originally owned by Dr. Sobey, a prominent early 20th-century doctor who lived in the house until 1925 building evaluated in the 2009 Survey.		Good	7N	-	-	-	-	-	-	-	-	-	X
328	187H	ST	1925	008281008	008281008	008281008	1925	Norhouse Survey			House	SFR	Victorian-Era	4D	X	Originally owned by Dr. Sobey, a prominent early 20th-century doctor who lived in the house until 1925 building evaluated in the 2009 Survey.		Good	502	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1915	008232014	008232014	008232014	1915	TK Assessor			House	SFR	Victorian-Era	4C	X	TK Assessor		Good	502	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008232005	008232005	008232005	1920	Norhouse Survey			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	502	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008281012	008281012	008281012	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	502	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	00827006	00827006	00827006	1920	Norhouse Survey			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008231002	008231002	008231002	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1915	008213002	008213002	008213002	1915	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1940	008213003	008213003	008213003	1940	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1950	008213004	008213004	008213004	1950	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1940	008213005	008213005	008213005	1940	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1911	008214001	008214001	008214001	1911	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1952	008214002	008214002	008214002	1952	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008232001	008232001	008232001	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008232009	008232009	008232009	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1924	008232014	008232014	008232014	1924	TK Assessor			House	SFR	Victorian-Era	3	X	TK Assessor		Good	35	553	-	-	-	-	-	-	-	-	X
357	187H	ST	1922	008232016	008232016	008232016	1922	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1915	008232008	008232008	008232008	1915	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1925	008232007	008232007	008232007	1925	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1915	008232019	008232019	008232019	1915	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1920	008216001	008216001	008216001	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	1924	008231002	008231002	008231002	1924	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	187H	ST	2000	008231018	008231018	008231018	2000	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
281	207H	ST	1895	008224007	008224007	008224007	1895	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1900	008224008	008224008	008224008	1900	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1916	008232007	008232007	008232007	1916	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1922	008224012	008224012	008224012	1922	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1925	008232016	008232016	008232016	1925	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1890	008221013	008221013	008221013	1890	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1943	008224002	008224002	008224002	1943	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1900	008222010	008222010	008222010	1900	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1905	008181007	008181007	008181007	1905	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1900	008222002	008222002	008222002	1900	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1915	008171007	008171007	008171007	1915	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1920	008161016	008161016	008161016	1920	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X
357	207H	ST	1928	008161016	008161016	008161016	1928	TK Assessor			House	SFR	Victorian-Era	4D	X	TK Assessor		Good	552	-	-	-	-	-	-	-	-	-	X



PROPERTY DATA TABLE

\* Photo #s 110-1400 November 2005. Photo #1000 is not available February 2010.

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Merehouses)	Included in 2009 (HR)	Property Notes	Significance	Integrity	HR Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	Eligible for Listing (State Code Description)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
146		516	247H	ST					1920	Norhouse Survey						4D	X	1891 structure evaluated in the Warehouse survey is no longer standing. Property now part of 247H.			552	6Z	-	-	Appears eligible for listing.				X	
		511	247H	ST					1931	Norhouse Survey						4D	X				552	6Z	-	-	Appears eligible for listing.				X	
		615	267H	ST					1920	Norhouse Survey						4A						552	6Z	-	-	Appears eligible for listing.				X
		867-869	287H	ST					1918	Norhouse Survey												552	6Z	-	-	Appears eligible for listing.				X
		170-183	287H	ST					1941	HBC Research	Oak Park		Genen Apartments	MFR	Minimal Traditional		X	This housing project occupies the site of a mid-century RIA building. Contains multiple buildings.	Associated with nearby World War II-era postwar residential developments and the example of mid-century RIA building.	Fair	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		150	307H	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		151	307H	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		152	307H	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		153	307H	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor	6Z	6Z	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.				X	
		154	307H	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		155	307H	ST					1945	Norhouse Survey			House	SFR	Minimal Traditional	4D	X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		156	307H	ST					1951	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		157	307H	ST					1952	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor	6Z	6Z	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.				X	
		158	307H	ST					1948	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor	6Z	6Z	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.				X	
		128	32ND	ST					1945	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		127	32ND	ST					1946	Tax Assessor			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
		126	32ND	ST					1945	HBC estimated			House	SFR	Minimal Traditional		X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	

PROPERTY DATA TABLE

\* Photos by J. D. Miller November 2009. Photos by W. J. Schaefer February 2011.

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (HRC) (Houses)	Included in 2009 Survey (HRC)	Property Notes	Significance	Integrity	HRC Evaluation	2008 Survey Evaluation (HRC) Local	California National Register	Eligibility to Listing (State Code/Region)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
123		326	32ND	ST	000952003			1945	HRC estimated		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
123		331	32ND	ST	000952013			1947	McWhorter 1905 Radio Station Survey	Radio Station	Radio Studio	Radio Studio	Radio Station	4A	X	Purchased in 1951 by Beverly Schwartz who served as Pablo Robles Mayor for 25 years.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	7N	30S	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
124		324	32ND	ST	000952002			1947	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
123		342	32ND	ST	000952001			1946	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
139		630	32ND	ST	000961024			1953	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
(none)		0	AIRPORT	RD	000964012			1979	(none)		Garage	Garage	Garage	X	X	Garage for residence at 514 Beverly Avenue.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	5S,2,7L	7L	-	-	Needs to be reevaluated using Access to the Register criteria to the local potential Post-World War II Residential Historic District (date of building type (date of garage)).			X	
(none)		0	BEVERLY	AV	000964014			-	(none)		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	6Z	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
141		550	BEVERLY	AV	000952009			1946	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
142		559	BEVERLY	AV	000952008			1946	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
149		314	BEVERLY	AV	000963013			1950	HRC estimated		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
143		317	BEVERLY	AV	000963014			1951	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
144		325	BEVERLY	AV	000963013			1950	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor	6Z	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.			X		
148		328	BEVERLY	AV	000964002			1942	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		
145		331	BEVERLY	AV	000963012			1951	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor	6Z	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.			X		
146		339	BEVERLY	AV	000963011			1949	Tkx Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.			X		





PROPERTY DATA TABLE

Photo #	Photo # (Vine Street Overlay Zone)	Photo #	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Evaluation (HR)	Property Notes	Significance	Integrity Evaluation	HR Evaluation	2008 Survey Evaluation (HR)	California National Register	Local Register	Eligibility to Listing (State Code Description)	Contributes to Central Business District Conservation Overlay Zone	Contributes to Street Overlay Zone	Recommendations	Cultural Resource under CRQA	
		247	OAK	ST	1001-14008		1001-14008	1915	HR	Wick	House	House	House	Residential	4A	X									N				
		248	OAK	ST	0091-14007		0091-14007	1967	HR	Wick	House	House	House	Residential		X									N				
		249	OAK	ST	0091-14016		0091-14016	1975	HR	Wick	House	House	House	Residential		X									N				
		250	OAK	ST	0091-14015		0091-14015	1985	HR	Wick	House	House	House	Residential		X									N				
		251	OAK	ST	0095-2010		0095-2010	1901	HR	Wick	Church	Church	Church	Religious	4A	X									N				
		252	OAK	ST	0093-7003		0093-7003	1915	HR	Wick	Anderson Cottage	House	House	Residential	4D	X									N				
		253	OAK	ST	0093-3002		0093-3002	1920	HR	Wick	Wick	House	House	Residential	4D	X									N				
		254	OAK	ST	0093-7012		0093-7012	2000	HR	Wick	Wick	Commercial	Commercial	Commercial	4D	X									N				
		255	OAK	ST	0093-3003		0093-3003	1950	HR	Wick	Wick	House	House	Residential		X									N				
		256	OAK	ST	615 WTH ST		008316011	1910	HR	Wick	Wick	House	House	Residential	4D	X									N				
		257	OAK	ST	008316014		008316014	1916	HR	Wick	Wick	House	House	Residential	4D	X									N				
		258	OAK	ST	008316003		008316003	1920	HR	Wick	Wick	House	House	Residential	4D	X									N				
		259	OAK	ST	008316002		008316002	1910	HR	Wick	Wick	House	House	Residential	4C	X									N				
		260	OAK	ST	008316013		008316013	1916	HR	Wick	Wick	House	House	Residential	4C	X									N				
		261	OAK	ST	008316001		008316001	1917	HR	Wick	Wick	House	House	Residential	4D	X									N				
		262	OAK	ST	008316009		008316009	1910	HR	Wick	Wick	House	House	Residential	4D	X									N				
		263	OAK	ST	008315004		008315004	1916	HR	Wick	Wick	House	House	Residential	4D	X									N				
		264	OAK	ST	008315016		008315016	1965	HR	Wick	Wick	House	House	Residential	4D	X									N				
		265	OAK	ST	008315003		008315003	1920	HR	Wick	Wick	House	House	Residential	4A	X									N				
		266	OAK	ST	008315009		008315009	1925	HR	Wick	Wick	House	House	Residential	4D	X									N				
		267	OAK	ST	008315002		008315002	1938	HR	Wick	Wick	House	House	Residential	4D	X									N				
		268	OAK	ST	008315008		008315008	1967	HR	Wick	Wick	House	House	Residential	4A	X									N				
		269	OAK	ST	008315001		008315001	1888	HR	Wick	Wick	House	House	Residential	4A	X									N				
		270	OAK	ST	008315013		008315013	1892	HR	Wick	Wick	House	House	Residential	4D	X									N				
		271	OAK	ST	008315012		008315012	1892	HR	Wick	Wick	House	House	Residential	4D	X									N				
		272	OAK	ST	008315011		008315011	1888	HR	Wick	Wick	House	House	Residential	4A	X									N				
		273	OAK	ST	008315010		008315010	1925	HR	Wick	Wick	House	House	Residential	4A	X									N				
		274	OAK	ST	008315009		008315009	1888	HR	Wick	Wick	House	House	Residential	4A	X									N				
		275	OAK	ST	008315013		008315013	1970	HR	Wick	Wick	House	House	Residential	4A	X									N				

PROPERTY DATA TABLE

\* Photo by 310 Area Recorder, 2001. Photo by 800 Area Recorder, February, 2001.

Photo #	Photo # (Vine Street Overlay Zone)	Photo #	Street	Type	Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage House)	Included in 2009 Survey (HR)	Property Notes	Significance	Integrity Evaluation	HR Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	Eligibility to Listing (State and National Register)	Contributes to Street Scenery	Contributes to District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
283	0410-0411	1745	OAK	ST	001281008			1890	Norhouse Survey	Spurrier Home, Apartments		House	SFR	Stick/Eastlake	4A	X	Originally owned by G. Spurrier, later owned by the Robles town site; later owned by Mrs. J. L. Robles. The property was converted to the Robles residence.	Increasingly rare example of turn-of-the-century architecture, with an important early local residence.	Good	7N	553	325	35	Appears individually eligible for listing in the California Register and the National Register.	Y			X
	0408-0409	1805	OAK	ST	008320008			1966	TR	Capricorn House, duplex		House			4D	X			502					N			X	
	0402-0403	1813	OAK	ST	008320017			1919	Street	Street		House	Vacant lot		4D	X			502					N			X	
	0402-0401	1820	OAK	ST	008320011			1975	TR	TR		House			4D	X			502					N			X	
	0384-0389	1825	OAK	ST	008320013			1931	TR	TR		House			4D	X			502					N			X	
	0394-0395	1834	OAK	ST	008320002			1906	Street	Street		House			4D	X			502					Y				
	0392-0393	1835	OAK	ST	008320012			1952	Street	Street		House			4D	X			502					Y				
	0389-0388	1846	OAK	ST	008320001			1940	TR	TR		House			4D	X			502					Y			X	
	0384-0387	1905	OAK	ST	008321012			1957	TR	TR		House			4D	X			502					Y				
	0384-0385	1912	OAK	ST	008320005			1970	TR	TR		House			4D	X			502					Y				
	0382-0383	1917	OAK	ST	008321011			1936	TR	TR		House			4D	X			502					Y			X	
	0385-0381	1919	OAK	ST	008321010			1918	TR	TR		House			4D	X			502					Y			X	
	0378-0379	1920	OAK	ST	008320013			1930	TR	TR		House			4D	X			502					Y			X	
	0374-0377	1927	OAK	ST	008321015	8313099		1919	TR	TR		House			4D	X			502					Y			X	
	0374-0375	1928	OAK	ST	008320003			1960	TR	TR		House			4D	X			502					Y			X	
	0372-0373	1929	OAK	ST	008321016			1900	TR	TR		House			4D	X			502					Y			X	
	1924		OAK	ST	008321016			1906	TR	TR		House			4D	X			502					Y			X	
	1935		OAK	ST	008321008			1914	TR	TR		House			4D	X			502					Y			X	
	0376-0371	1936	OAK	ST	008320002			1973	TR	TR		House			4D	X			502					Y				
	0368-0369	1946	OAK	ST	008320001			1942	TR	TR		House			4D	X			502					Y				
	0366-0367	1948	OAK	ST	00831017			1915	TR	TR		House			4D	X			502					Y				
	0364-0365	2025	OAK	ST	008320012			1945	TR	TR		House			4D	X			502					Y				
	0362-0363	2012	OAK	ST	008320006			1942	TR	TR		House			4D	X			502					Y				
	0360-0361	2015	OAK	ST	008320011			1935	TR	TR		House			4D	X			502					Y				
	0358-0359	2020	OAK	ST	008320014			1945	TR	TR		House			4D	X			502					Y				
	0356-0357	2021	OAK	ST	008320010			1935	TR	TR		House			4D	X			502					Y				
	0354-0355	2028	OAK	ST	008320004			1940	TR	TR		House			4D	X			502					Y				
	0352-0353	2029	OAK	ST	008320009			1936	TR	TR		House			4D	X			502					Y				
	0350-0351	2035	OAK	ST	008320008			1941	TR	TR		House			4D	X			502					Y				
	0348-0349	2036	OAK	ST	008320003			1935	TR	TR		House			4D	X			502					Y				
	0346-0347	2040	OAK	ST	008320001			1950	TR	TR		House			4D	X			502					Y				
	0344-0345	2045	OAK	ST	008320009			1950	TR	TR		House			4D	X			502					Y				
	2111		OAK	ST	008321017			1920	TR	TR		House			4D	X			502					Y				
	2117		OAK	ST	008321015	8313099		1930	TR	TR		House			4D	X			502					Y				
	2135		OAK	ST	008321008			1895	TR	TR		House			4D	X			502					Y				
	2203		OAK	ST	008162007			1925	TR	TR		House			4D	X			502					Y				
	2212		OAK	ST	008164004			1918	TR	TR		House			4D	X			502					Y				
	2240		OAK	ST	008164003			1915	TR	TR		House			4D	X			502					Y				
	2625		OAK	ST	008066002	8066002		1932	TR	TR		House			4D	X			502					Y				
169	3020		OAK	ST	008061011			1951	TR	TR		House	SFR	Minimal Traditional	4D	X			502	Good		503	-	-	Appears eligible as a contributor to the local potential Post-Ward II Residential Historic District.			X
168	3020		OAK	ST	008061013			1950	TR	TR		House	SFR	Minimal Traditional	4D	X			502	Poor		6Z	-	-	Appears to be a non-contributor to the local potential Post-Ward II Residential Historic District due to poor integrity.			

PROPERTY DATA TABLE

\* Photo by J. D. Smith November 2005. Photo by W. J. Schaefer February 2005.

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 (HRO)	Property Notes	Significance	Integrity	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility to Listing (State Code Description)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
167		3208	OAK	ST	000861017			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair		503	-	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
168		3046	OAK	ST	000861018			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair		503	-	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
169		3106	OAK	ST	000861019			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair		503	-	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
170		3110	OAK	ST	000861020			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good		503	-	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
171		3118	OAK	ST	000861015			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor		6Z	-	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.					
172		3124	OAK	ST	000861016			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair		6Z	-	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.					
173		3128	OAK	ST	000861023			1951	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Poor		6Z	-	-	-	Appears to be a non-contributor to the local potential Post-World War II Residential Historic District due to poor integrity.					
174		3136	OAK	ST	000861025			1953	Tk Assessor		House	SFL	Minimal Traditional	X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good		503	-	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
175		3242-0343	7th	ST	000131012			1945	Tk Assessor		House			X	4D	X	Formerly owned by Mr. Lewis. Maintained until abandonment.			502	-	-	-		Y				
176		0340-0341	8th	ST	009142005			1925	Norhouse		House			X		X													
177		0318-0319	8th	ST	009131016			1966	Tk Assessor		House			X		X													
178		0332-0337	8th	ST	009142004			1941	Tk Assessor		House			X		X													
179		0324-0325	8th	ST	009131015			1941	Tk Assessor		House			X		X													
180		0322-0323	8th	ST	009142003			1972	Tk Assessor		House			X		X													
181		0328-0329	8th	ST	009142013			1955	Tk Assessor		House			X		X													
182		0328-0327	8th	ST	009131024			1956	Tk Assessor		House			X		X													
183		0324-0325	8th	ST	009131027			1950	Tk Assessor		House			X		X													
184		0322-0323	8th	ST	009131031			1955	Tk Assessor		House			X		X													
185		0328-0321	9th	ST	009131030			1957	Tk Assessor		House			X		X													
186		0318-0319	9th	ST	009131008			1941	Tk Assessor		House			X		X													
187		0314-0317	9th	ST	009131007			1940	Tk Assessor		House			X		X													
188		0311-0314	10th	ST	009131005			1942	Tk Assessor		House			X		X													
189		0311-0312	10th	ST	009082030			1985	Tk Assessor		House			X		X													
190		0309-0310	10th	ST	009082029			1985	Tk Assessor		House			X		X													
191		0307-0308	10th	ST	009082035			1985	Tk Assessor		House			X		X													
192		0305-0306	10th	ST	009082011			1987	Tk Assessor		House			X		X													
193		1121	OLIVE	ST	009082015			1925	Norhouse		House			X		X													
194		0307-0304	11th	ST	009091003			1910	Norhouse		House			X		X													
195		0301-0302	11th	ST	009091002			1965	Norhouse		House			X		X													
196		0299-0300	11th	ST	009082013			1930	Norhouse		House			X		X													





PROPERTY DATA TABLE

Photo #	Vine Street Overlay Zone	Photo #	Street	Type	Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1848 Survey Evaluation (Merchandise)	Included in 2009 Evaluation (HR)	Property Notes	Significance	Integrity Evaluation	HR Eval	2008 Survey Evaluation (HR)	Local	California National Register	National Register	Eligibility for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
273	PACIFIC	AV	1517	Norhouse	001182004			1937	Norhouse	Hanson/Horzen Building, Lavin's		Storefront	Commercial	Art Deco/Modern	4D	X	Modified during WWII.		Fair	552	6Z	-	-	-	Appears ineligible for listing.				X
274	PACIFIC	AV	1520	Norhouse	009221002			1930	Norhouse			Storefront	Commercial	Art Deco/Modern	4D	X			Fair	552	6Z	-	-	-	Appears eligible for listing.				X
275	PACIFIC	AV	1912	Norhouse	009221046		9221016	1912	Norhouse			House	(unknown)	Queen Anne	4C	X		Increasing rare example of turn-of-the-century residential development.		7N	5S3	-	-	-	Appears individually eligible for local listing.				X
282-283	PARK	ST	1885	Norhouse	005203017			1885	Norhouse	James Building, Benner's	Gigi's	Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
284	PARK	ST	1905	HRG	005203007			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
285	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
286	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
287	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
288	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
289	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
290	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
291	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
292	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
293	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
294	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
295	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
296	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
297	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
298	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
299	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
300	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
301	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
302	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
303	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
304	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
305	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
306	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
307	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
308	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
309	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
310	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
311	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
312	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
313	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
314	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
315	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
316	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
317	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
318	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
319	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
320	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
321	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
322	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
323	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
324	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
325	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
326	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
327	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
328	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
329	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
330	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
331	PARK	ST	1311-1215	HRG	005203017			1905	HRG			Storefront	Retail	Vernacular	4D	X			Fair	8D2,7K	6Z	-	-	-	Appears eligible for listing.				X
332	PARK	ST																											

PROPERTY DATA TABLE

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Photo # (Vine Street Overlay Zone)	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Merehouse)	Included in 2009 (HR)	Property Notes	Significance	Integrity	HR Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	Eligibility to Listing (State Code Description)	Contributes to Street Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
023		1502	PARK	ST	001323003			1903	Norhouse Survey	Baby House		House	SFR	Vernacular	4D	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	5S3	-	-	Appears individually eligible for local listing.				X	
070		1521	PARK	ST	001323010			1970+	HG estimated	Victorian Home		Commercial Office	Commercial Office	Vernacular	4D	X			Good	5D2	6Z	-	-	Appears eligible for listing.				X	
071		1527	PARK	ST	001323009			1893	Norhouse Survey			House	SFR	Victorian-Era	3	X		Increasingly rare example of turn-of-the-century residential development. Also an example of Victorian-era architectural style sought after for listing in the California Register.	Good	3S	5S3	3CS	-	Appears eligible for listing.				X	
024		1528	PARK	ST	001323012			1900	Tk Assessor			House	SFR	Victorian-Era	4D	X			Fair	5D2	6Z	-	-	Appears eligible for listing.				X	
021, 870		1534	PARK	ST	1536 PARK ST 001323011			1888	Tk Assessor	Wye House		House	SFR	Victorian-Era	4D	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	5S3	-	-	Appears eligible for local listing.				X	
072		1535	PARK	ST	001323014			1915	HG estimated	Hedgpath		House	SFR	Vernacular	X	X		Associated with an important early local resident.	Good	5D2	5S3	-	-	Appears eligible for local listing.				X	
073		1545	PARK	ST	001323016			1900	Tk Assessor	Hedgpath		House	SFR	Vernacular	4D	X		Associated with an important early local resident.	Good	3S	5S3	-	-	Appears eligible for local listing.				X	
022		1546	PARK	ST	001323001			1922	Tk Assessor	Rock House		House	SFR	Craftsman	4D	X			Fair	5D2	6Z	-	-	Appears eligible for listing.				X	
021		1602	PARK	ST	001328006			1900	Tk Assessor			House	SFR	Craftsman	4D	X			Fair	7N	6Z	-	-	Appears eligible for listing.					
020		1603	PARK	ST	1645 PARK ST 001328011			1905	Norhouse Survey				No longer extant.			4D	X		1905 building evaluated in the Merhouse Survey is no longer extant. Appears to have been replaced by 1905 building.		5D2	6Z	-	-	Appears eligible for listing.				X
019		1607	PARK	ST	1645 PARK ST 001328009			1905	Norhouse Survey				No longer extant.			4D	X		1905 building evaluated in the Merhouse Survey is no longer extant. Appears to have been replaced by 1645 bank.		5D2	6Z	-	-	Appears eligible for listing.				X
020		1610	PARK	ST	001328005			1965	HG estimated			House	SFR	Ranch		X			Poor	6Z	6Z	-	-	Appears eligible for listing.					
(none)		1620	PARK	ST	001328004			(no data)	-				Revolving Lot (none)				X				6Z	-	-	Appears eligible for listing.					
019		1621	PARK	ST	001328008			1903	Norhouse Survey			House	SFR	Vernacular		X			Good	7N	6Z	-	-	Appears eligible for listing.					
(none)		1622	PARK	ST	001328003			1979	Assessor			House	SFR	Vernacular		X			Good		6Z	-	-	Appears eligible for listing.					
(none)		1638	PARK	ST	001328002			(no data)	-				Revolving Lot (none)			4D	X		1925 building evaluated in the Merhouse Survey is no longer extant.		5D2	6Z	-	-	Appears eligible for listing.				X
(none)		1638	PARK	ST	001328002			(no data)	-				Revolving Lot (none)			4D	X		1925 building evaluated in the Merhouse Survey is no longer extant.		5D2	6Z	-	-	Appears eligible for listing.				
074, 075		1645	PARK	ST	001328014			1960/1970+	HG estimated			Church/Religious	Church/Religious	Vernacular		X			Fair		6Z	-	-	Appears eligible for listing.					
(none)		1649	PARK	ST	001328001			(no data)	-				Revolving Lot (none)				X				6Z	-	-	Appears eligible for listing.					
018		1704	PARK	ST	001327005			1885	Norhouse Survey			House	SFR	Vernacular	4D	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	5S3	-	-	Appears eligible for local listing.				X	
076		1705	PARK	ST	001328012			1887	Norhouse Survey			House	SFR	Victorian-Era	3	X			Fair	7N	6Z	-	-	Appears eligible for listing.					
077		1713	PARK	ST	001328011			1915	HG estimated			House	SFR	Vernacular		X			Good		6Z	-	-	Appears eligible for listing.					
017		1714	PARK	ST	001327004			1900	Tk Assessor			House	SFR	Vernacular	4D	X		Good example of residential development from one of the city's earliest neighborhoods.	Good	5D2	5S3	-	-	Appears eligible for local listing.				X	
016		1722	PARK	ST	001327019			1907	Tk Assessor			House	SFR	Craftsman/Gothic		X			Good		6Z	-	-	Appears eligible for listing.					

PROPERTY DATA TABLE

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Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Evaluation (HRO)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California	National Register	Eligibility for Listing (State or National Register)	Contributes to Street Scenery	Contributes to District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
298-299		1727	PARK	ST		001235009			1890	Historic Survey	Loose House	House	(unknown)	Victorian-Era	3	X			Inconspicuous example of turn-of-the-century architecture; rare example of brick residential construction.	Good	35	553	325	35					X	
078		1729	PARK	ST		001235008			1937	Tax Assessor		House	SFR	Vernacular	4D	X				Good	502	62	-	-						
015		1730	PARK	ST		001237018			1945	HRC estimated		House	SFR	(none)	4D	X				Poor	502	62	-	-						
079		1735	PARK	ST		001235007			1933	Tax Assessor		House	SFR	Vernacular	4D	X				Fair	502	62	-	-						
014		1742	PARK	ST		001237002			1932	Tax Assessor		House	SFR	Vernacular	4D	X				Poor	502	62	-	-						
080		1745	PARK	ST		001235014			1932	Merchandise Survey		House	SFR	Vernacular	4C	X				Good	502	62	-	-						
013		1746	PARK	ST		001237001			1935	Tax Assessor	Regent House	House	SFR	Vernacular	4D	X				Fair	502	62	-	-						
081		1801	PARK	ST		001235010			1915	Merchandise Survey		House	SFR	Craftsman	4C	X				Good	502	553	-	-						
012		1802	PARK	ST		001235006			1930+	HRC estimated		House	SFR	Vernacular	4D	X				Good	502	62	-	-						
011		1810	PARK	ST		001235014			1911	Merchandise Survey		House	SFR	Craftsman	4D	X				Poor	502	62	-	-						
082		1811	PARK	ST		001235009			1935	Merchandise Survey		House	SFR	Vernacular	4D	X				Good	502	62	-	-						
083		1821	PARK	ST		001235008			1953	Tax Assessor		House	(unknown)	Minimal Traditional		X				Good	502	62	-	-						
010		1824	PARK	ST		001235004			1938	Tax Assessor		House	SFR	Vernacular		X				Poor	502	62	-	-						
084		1827	PARK	ST		001235007			1915	Tax Assessor	Thomas House	House	SFR	Colonial Revival		X				Fair	502	62	-	-						
009		1832	PARK	ST		001235003			1945	HRC estimated		House	SFR	Vernacular		X				Fair	502	62	-	-						
085		1835	PARK	ST		001235006			1915	HRC estimated		House	SFR	Vernacular		X				Poor	502	62	-	-						
008		1836	PARK	ST		001235002			1915	Tax Assessor		House	SFR	Vernacular	4D	X				Good	502	62	-	-						
086		1845	PARK	ST		001235006			1917	Tax Assessor		House	SFR	Craftsman	4D	X				Good	502	553	-	-						
007		1848	PARK	ST		001235001			1925	Tax Assessor		House	SFR	Colonial Revival	4D	X				Fair	502	62	-	-						
087		1903	PARK	ST		001235011			1915	Tax Assessor		House	SFR	Vernacular	4D	X				Fair	502	62	-	-						
006		1904	PARK	ST		001237005			1918	Tax Assessor		House	SFR	Craftsman	4C	X				Fair	502	62	-	-						
088		1911	PARK	ST		001235010			1930	Merchandise Survey		House	SFR	Vernacular	4D	X				Good	502	553	-	-						
005		1912	PARK	ST		001237004			1940	Tax Assessor		House	SFR	Vernacular		X				Good	502	62	-	-						

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Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Warehouse)	Included in 2009 Survey Evaluation (HRC)	Property Notes	Significance	Integrity Evaluation	HRC Evaluation	2008 Survey Evaluation (HRC)	Local Register	California National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA		
004	1916	PARK	ST	001237003	Tax Assessor	1910		House	SFR	Vernacular		House	SFR	Vernacular	4D	X			Good	502	6Z	-	-	-	-	-	-	-		
009	1929	PARK	ST	001235014	Norhouse Survey	1910		House	SFR	Vernacular		House	SFR	Vernacular	4D	X			Fair	502	6Z	-	-	-	-	-	-	-	X	
090	1935	PARK	ST	001235008	Norhouse Survey	1915		House	SFR	Vernacular		House	SFR	Vernacular	4D	X			Good	502	5S3	-	-	-	-	-	-	-	X	
003	1938	PARK	ST	001237002	Tax Assessor	1914		House	SFR	Vernacular		House	SFR	Vernacular		X			Fair	6Z	6Z	-	-	-	-	-	-	-		
002	1940	PARK	ST	001237001	Tax Assessor	1916		House	SFR	Vernacular		House	SFR	Vernacular		X			Good	6Z	6Z	-	-	-	-	-	-	-		
001	1941	PARK	ST	001237010	Tax Assessor	1960		House	SFR	Vernacular		House	SFR	Vernacular		X			Fair	6Z	6Z	-	-	-	-	-	-	-		
091	1945	PARK	ST	001235007	Tax Assessor	1910		House	SFR	Vernacular		House	SFR	Vernacular	4D	X			Fair	502	6Z	-	-	-	-	-	-	-	X	
092	2120	PARK	ST	001237005	Warehouse Survey	1918		Warehouse		Warehouse					4D					5S2									X	
093	2143	PARK	ST	001235013	Norhouse Survey	1915		Warehouse		Warehouse					4D					5S2									X	
094	2145	PARK	ST	001235005	Norhouse Survey	1910		Warehouse		Warehouse					4A					5S2									X	
095	2145	PARK	ST	001160005	Norhouse Survey	1915		Warehouse		Warehouse					4A					5S2									X	
096	2178	PARK	ST	00111022	Norhouse Survey	1921		Warehouse		Warehouse					4D					5S2									X	
097	2651	PARK	ST	001081015	Norhouse Survey	1925		Warehouse		Warehouse					4D					5S2									X	
098	1924-1924	PARK	ST																											
099	1790-183	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
100	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
101	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
102	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
103	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
104	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
105	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
106	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
107	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
108	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
109	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
110	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
111	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
112	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
113	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
114	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
115	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
116	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
117	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
118	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
119	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
120	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	
121	0	PINE	ST	001237011, 001237012, 001237013	HRC estimated	1945		Warehouse		Warehouse										6Z									X	

PROPERTY DATA TABLE

\* Photo by 310 South Main Street, 2001, Photo by 310 South Main Street, 2001

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alamante Address	APN	Alamante APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Evaluation (HR)	Property Notes	Significance	Integrity Evaluation	HR Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	Eligibility to Listing (State or National Register)	Contributes to Street Scenery	Contributes to District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
908		1210	PINE	ST		00944008					Golden & Rm. Jewelers	Commercial	Commercial				X					6Z	-	-	-	Appears ineligible for listing.				
909		1224	PINE	ST		00944006					A. Boutique	Commercial	Commercial				X					7K	-	-	-	ReSubmitted to OHP for action but no response.				
912		1227	PINE	ST		00944006					Golden Chair	Commercial	Commercial				X					7K	-	-	-	Appears eligible for listing.				
225	910	1232	PINE	ST		00944010			1887	Norhouse Survey	Historic Estrada Building	Storefront	Storefront	Commercial retail	Victorian	3	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Fair	3S	5S3	-	-	-	Appears eligible for listing.				
1286		1238-1238	PINE	ST		00944009					vacant lot					3	X		1887 Campbell (Estrada) Building evaluated in the Norhouse Survey		3S	6Z	-	-	-	Appears eligible for listing.				
224	911	1242	PINE	ST		00944001			1903	Norhouse Survey	Historic; White House; 5th-1st-Way	Commercial Block	Commercial Office	Commercial	Victorian	4D	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Good	7N/7K	5S3	-	-	-	Appears individually eligible for local listing.				
233	958	1306	PINE	ST		00944004			1940	HRS estimated	Historic; White House; 5th-1st-Way	Storefront	Storefront	Commercial	Victorian	4D	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Fair	6Z	6Z	-	-	-	Appears eligible for listing.				
222	957	1316	PINE	ST		00944004			1905	HRS estimated	Historic; White House; 5th-1st-Way	Storefront	Storefront	Commercial	Victorian	4D	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Fair	6Z	6Z	-	-	-	Appears eligible for listing.				
220	954	1340	PINE	ST		00944001			1904	Norhouse Survey	Historic; White House; 5th-1st-Way	Storefront	Storefront	Commercial	Victorian	4D	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Fair	7N	6Z	-	-	-	Appears eligible for listing.				
028		1411	PINE	ST		008324010			1905	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Association with the City's original central business district; one of the few remaining storefront buildings in the California Register; rare example of a Victorian storefront.	Fair	5D2	6Z	-	-	-	Appears eligible for listing.				
121		1414	PINE	ST		008324006			1892	Norhouse Survey	Historic; White House; 5th-1st-Way	House	House	Commercial retail	Victorian	4A	X		Increasingly rare example of turn-of-the-century residential development.	Poor	5D2	6Z	-	-	-	Appears eligible for listing due to poor integrity.				
1414		1426	PINE	ST		008324007			1911	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	5D2	6Z	-	-	-	Appears eligible for listing.				
120		1426	PINE	ST		008324007			1911	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	5D2	6Z	-	-	-	Appears eligible for listing.				
1426		1426	PINE	ST		008324009			1910	HRS estimated	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Poor	5D2	6Z	-	-	-	Appears eligible for listing.				
119		1434	PINE	ST		008324003			1905	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	Duplex	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Poor	5D2	6Z	-	-	-	Appears eligible for listing.				
118		1434	PINE	ST		008324002			1915	HRS estimated	Historic; White House; 5th-1st-Way	House	House	Commercial office	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Poor	5D2	6Z	-	-	-	Appears eligible for listing.				
011		1435	PINE	ST		008324012			1915	HRS estimated	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Poor	5D2	6Z	-	-	-	Appears eligible for listing.				
117		1436	PINE	ST		008324002			1911	Norhouse Survey	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	5D2	6Z	-	-	-	Appears eligible for listing.				
(none)		1437	PINE	ST		008324014			(no date)		Historic; White House; 5th-1st-Way						X		Remains intact behind the residence at 1435 Pine St.		6Z	6Z	-	-	-	Appears eligible for listing.				
(none)		1439	PINE	ST		008324013			(no date)		Historic; White House; 5th-1st-Way						X		Remains intact behind the residence at 1435 Pine St.		6Z	6Z	-	-	-	Appears eligible for listing.				
116		1442	PINE	ST		008324001			1895	Norhouse Survey	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	5D2	6Z	-	-	-	Appears eligible for listing.				
032		1445	PINE	ST		008324006			1900	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4A	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	5S3	-	-	-	Appears eligible for local listing.				
033		1451	PINE	ST		008324017			1900	HRS estimated	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	6Z	6Z	-	-	-	Appears eligible for listing.				
115		1452	PINE	ST		008324005			1930+	HRS estimated	Historic; White House; 5th-1st-Way	Apartment	Apartment	MFR	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Fair	6Z	6Z	-	-	-	Appears eligible for listing.				
034		1512	PINE	ST		008324016			1920	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	Duplex	Victorian	4D	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	5S3	-	-	-	Appears individually eligible for local listing.				
035		1515	PINE	ST		008324014			1907	Tax Assessor	Historic; White House; 5th-1st-Way	House	House	SFR	Victorian	4A	X		Increasingly rare example of turn-of-the-century residential development.	Good	5D2	6Z	-	-	-	Appears eligible for listing.				

PROPERTY DATA TABLE

\* Photo No. 110 (Main) November 2005; Photo No. 109 (Side) October February 2005

Photo #	Vine Street Survey Zone	Photo #	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Merchouse)	Included in 2009 Evaluation (HRO)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local Register	California National Register	Eligibility for Listing (State Code Description)	Contributes to Street Scenery Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
0136		1317	PINE	ST		0013232018			1900	HRC estimated		House	SFR	Vernacular		X				Fair		6Z	-	-	Appears ineligible for listing.				
114		1318	PINE	ST		0013232004			1915	HRC estimated		House	SFR	Vernacular		X				Poor		6Z	-	-	Appears ineligible for listing.				
		1319	PINE	ST		0013232019			(no date)	-						X						6Z	-	-	Appears ineligible for listing.				
112		1320	PINE	ST		0013232002			1900	Tax Assessor		House	HFR	Victorian-Ern		X				Poor		502	-	-	Appears eligible for listing due to poor integrity.				X
037		1321	PINE	ST		0013232013			1906	Merchouse Survey		House	SFR	Vernacular	4D	X				Good		502	-	-	Appears eligible for local listing.				X
038		1323	PINE	ST	1521 PINE ST	0013232013			1915	HRC estimated		House	SFR	Vernacular	4D	X				Good		502	-	-	Appears eligible for local listing.				X
113		1326	PINE	ST	1520 PINE ST	0013232003			1912	Merchouse Survey		House	SFR	Vernacular	4A	X				Fair		6Z	-	-	Appears eligible for listing.				
039		1351	PINE	ST		0013238018	0013238014		1915	HRC estimated		House	SFR	Vernacular	4A	X				Poor		502	-	-	Appears eligible for listing.				X
110		1352	PINE	ST		0013232014	8320212		1915	Tax Assessor		House	SFR	Vernacular	4D	X				Poor		502	-	-	Appears eligible for listing.				X
040		1355	PINE	ST		0013238015			1922	Tax Assessor		House	SFR	Vernacular		X				Good		6Z	-	-	Appears eligible for listing.				
109		1316	PINE	ST		0013232008			1902	Tax Assessor		House	SFR	(none)		X				Good		502	-	-	Appears eligible for listing.				X
041		1319	PINE	ST		0013238012			1915	Tax Assessor		House	SFR	Vernacular	4A	X				Poor		502	-	-	Appears eligible for listing.				X
042		1327	PINE	ST		0013238011			1939	Tax Assessor		House	SFR	Vernacular		X				Poor		6Z	-	-	Appears eligible for listing.				
108		1328	PINE	ST	1529-1530 PINE ST	0013232003			1906	Tax Assessor		Duplex	HFR	Neo-Craftsman		X				Good		6Z	-	-	Appears eligible for listing.				
043		1335	PINE	ST		0013238016			1924	Tax Assessor		House	SFR	Vernacular		X				Good		6Z	-	-	Appears eligible for listing.				
107		1340	PINE	ST		0013232002			1885	Merchouse Survey		House	SFR	Victorian-Ern	4A	X				Poor		502	-	-	Appears eligible for listing due to poor integrity.				X
106		1344	PINE	ST		0013232013			1902	Merchouse Survey		House	SFR	Carpenter Gothic		X				Fair		502	-	-	Appears eligible for listing.				X
044		1345	PINE	ST		0013238017			1928	Tax Assessor		Apartment	HFR	Vernacular		X				Good		6Z	-	-	Appears eligible for listing.				
105		1370	PINE	ST		0013231006			1920+	HRC estimated		Apartment	HFR	(none)	4C	X				Good		502	-	-	Appears eligible for listing.				X
104		1372	PINE	ST		0013231004			1915	Tax Assessor		House	SFR	Vernacular	4D	X				Poor		502	-	-	Appears eligible for listing.				X
046		1375	PINE	ST		0013237015			1939	Tax Assessor		House	SFR	Vernacular		X				Poor		6Z	-	-	Appears eligible for listing.				
047		1377	PINE	ST		0013237017			1920+	HRC estimated		Apartment	HFR	Vernacular		X				Good		6Z	-	-	Appears eligible for listing.				
048		1379	PINE	ST	1371 PINE ST	0013237017			1905	Merchouse Survey		House	SFR	Vernacular	4D	X				Fair		502	-	-	Appears eligible for listing.				X

PROPERTY DATA TABLE

\* Photo by L. D. Smith November 2005. Photo by W. J. Anderson February 2011.

Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Houses)	Included in 2009 Evaluation (HRO)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility for Listing (State and National)	Contributes to Street Scenery Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
103		1720	PINE	ST		000291003		1905	Building Record		House	House	SFR	Vernacular	4A	X		Increasingly rare example of turn-of-the-century residential development.	Good	6Y, 3D2	5S3	-	-	-	Appears individually eligible for local listing.				X
102		1720	PINE	ST		000291002		1889	Norhouse Survey		House	House	SFR	Victorian-Era	4A	X			Fair	5D2	6Z	-	-	-	Appears eligible for listing.				X
101		1744	PINE	ST		000291001		1965	HIG estimated		Duplex	Duplex	MFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
049		1745	PINE	ST		000291013		1899	Norhouse Survey		House	House	SFR	Victorian-Era	4A	X			Poor	5D2	6Z	-	-	-	Appears eligible for listing.				X
050		1803	PINE	ST		000236012		1889	Norhouse Survey		House	House	SFR	Shoe/Embroidery	3	X		Increasingly rare example of turn-of-the-century residential development.	Good	2, 2B	5S3	-	-	-	Appears individually eligible for local listing.				X
100		1806	PINE	ST		000241004		1900	Tax Assessor		House	House	SFR	Victorian-Era	4D	X			Fair	5D2	6Z	-	-	-	Appears eligible for listing.				X
051		1807	PINE	ST		000236013		1970+	HIG estimated		Apartment	Apartment	MFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
052		1811	PINE	ST		000236010		1911	Norhouse Survey		House	House	SFR	Vernacular	4D	X			Poor	5D2	6Z	-	-	-	Appears eligible for listing.				X
053		1819	PINE	ST		000236009		1915	HIG estimated		House	House	SFR	Vernacular		X			Fair		6Z	-	-	-	Appears eligible for listing.				
099		1820	PINE	ST		000241003		1909	Tax Assessor		House	House	SFR	Neoin Traditional		X			Good		6Z	-	-	-	Appears eligible for listing.				
098		1824	PINE	ST		000241005		1915	HIG estimated		House	House	SFR	Vernacular		X			Poor		6Z	-	-	-	Appears eligible for listing.				
054		1835	PINE	ST		000236008		1930	Tax Assessor		House	House	SFR	Vernacular		X			Poor		6Z	-	-	-	Appears eligible for listing.				
097		1844	PINE	ST		000241007		1915	HIG estimated		House	House	SFR	Vernacular		X			Fair		6Z	-	-	-	Appears eligible for listing.				
096		1910	PINE	ST		000241008		1905	HIG estimated		House	House	SFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
057		1913	PINE	ST		000237018		1970+	HIG estimated		House	House	SFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
058		1921	PINE	ST		000237012		1951	Tax Assessor		House	House	SFR	Vernacular		X			Poor		6Z	-	-	-	Appears eligible for listing.				
095		1926	PINE	ST		000246004		1965	HIG estimated		House	House	SFR	Mid-Century Modern		X			Fair		6Z	-	-	-	Appears eligible for listing.				
059		1929	PINE	ST		000237011		1965	HIG estimated		House	House	SFR	Ranch		X			Good		6Z	-	-	-	Appears eligible for listing.				
094		1930	PINE	ST		000246005		1905	HIG estimated		House	House	SFR	Mid-Century Modern		X			Fair		6Z	-	-	-	Appears eligible for listing.				
060		1935	PINE	ST		000237017		1964	Tax Assessor		House	House	SFR	Mid-Century Modern		X			Fair		6Z	-	-	-	Appears eligible for listing.				
093		1938	PINE	ST		000246010		1994	Norhouse Survey		Apartment	Apartment	MFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
092		1940	PINE	ST		000246011		1994	Norhouse Survey		Apartment	Apartment	MFR	Vernacular		X			Good		6Z	-	-	-	Appears eligible for listing.				
		2124	PINE	ST		000181003		1916	Norhouse Survey											5S2									X

PROPERTY DATA TABLE

Photo #	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 (HR)	Property Notes	Significance	Integrity	HR Eval	2008 Survey Evaluation (HR)	Local	California	National	Eligibility to Listing (State or National Register)	Contributes to Street Scenery Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CEQA	
170-183	3224	PINE	ST	1801 W. PINE ST. 221 W. PINE ST.	00801031; 00804203	00801031; 00804203	1945	HRC estimated	Oak Park	Oak Park	Green Apartments	HFR	Vernacular	4D	X	This housing project occupies multiple buildings.	Associated with nearby Wood Way II-era housing.	Fair	5D3	-	-	-	-	-	-	-	-	-	X
170-183	3201	PINE	ST	801 W. PINE ST. 3244 W. PINE ST.	00801031; 00804203	00801031; 00804203	1945	HRC estimated	Oak Park	Oak Park	Green Apartments	HFR	Vernacular	4D	X	This housing project occupies multiple buildings.	Associated with nearby Wood Way II-era housing.	Fair	5D3	-	-	-	-	-	-	-	-	-	X
955	120A	PINE	ST		00944001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
221-956	130B	PINE	ST		00103001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
219	1142	RAILROAD	ST		00103001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
1148	RAILROAD	ST			00103001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
140	RAILROAD	ST			00103001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
97-97, 97A	140	RAILROAD	ST		00103001		1935	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
525	RIVERSIDE	AV			00928004		1915	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
1111	RIVERSIDE	AV			00928004		1915	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
1605	RIVERSIDE	AV			00294016	8294003	1905	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	
1607	RIVERSIDE	AV			00294016	8294003	1905	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
1803	RIVERSIDE	AV			00294016	8294003	1905	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
2010	RIVERSIDE	AV			00294016	8294003	1905	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
233	RIVERSIDE	AV			00910001		1946	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
232	RIVERSIDE	AV			00910001		1946	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
195-198	125	SPRING	ST		00297003		1945	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
199-203	306	SPRING	ST		00295015		1936	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
440	SPRING	ST			00295015		1936	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
199-203	425	SPRING	ST		00295015		1947	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
50A	SPRING	ST			00295015		1947	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
724	SPRING	ST			00295015		1947	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
194	SPRING	ST			00295015		1947	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
204-206	882-883	SPRING	ST		9140517		1955	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4D	X			Fair	6Z	-	-	-	-	-	-	-	-	-	-
9820-0821	943	SPRING	ST		00914008		2000	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4C	X			Fair	7N	-	-	-	-	-	-	-	-	-	-
9818-0819	945	SPRING	ST		00914008		2000	HRC estimated	Reborn	The Cottage	Storefront	Commercial Retail	Vernacular	4C	X			Fair	7N	-	-	-	-	-	-	-	-	-	-



PROPERTY DATA TABLE

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Survey (HR)	Property Notes	Significance	Integrity	HR Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	National Register	Eligibility for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
209	0814-0817	1103	SPRING	ST	000932071		000932071	1890	HRC estimated	El Paso de Robles Hotel Building	El Paso de Robles Hotel Building	Hotel	Commercial	Victorian-Era	3	X	Large building addition, extent of work was not fully documented through survey. The building was built in 1893 and destroyed by fire in 1940; only the bathroom and one room remain from that period.	Rare example of early commercial building in Paso de Robles. Unique history as health tourism destination.	Fair/Poor	7; 35	553	-	-	-	-	Appears individually eligible for local listing.	N			X
207-208		1103	SPRING	ST	000932071		000932071	1942	HRC estimated	Paso Robles Inn	Paso Robles Inn	Hotel	Hotel	Spanish Colonial Revival	3	X	Knowles in 1942 after the earlier complex, including a designed landscape courtyard, lunch counter and restaurant. The building is one of the best examples of the early to mid-20th Century roadside lodging construction. Part of a discontinuous thematic grouping of roadside lodging establishments along Spring Street.	Unique example of a mid-century hotel complex, including a designed landscape courtyard, lunch counter and restaurant. The building is one of the best examples of the early to mid-20th Century roadside lodging construction. Part of a discontinuous thematic grouping of roadside lodging establishments along Spring Street.	Good		59	303	35	-	Appears eligible for local listing both individually and as a contributor to the local potential Thematic Historic District. Also appears individually eligible for the California Register and the National Register.			X		
(row)	0814-0815	1145	SPRING	ST	000932018		000932018	1960	HRC estimated	Gas Station	Gas Station	Gas Station			40	X	1918 Dwyer Hotel/Briggs Building is a landmark.			502	62	-	-	-	-	Appears eligible for listing.	N		X	
130		1319	SPRING	ST	00032010		00032010								40	X	1918 Dwyer Hotel/Briggs Building is a landmark.			7K	7K	-	-	-	-	Re-submitted to OHP for action but not finalized.			X	
193		1436	SPRING	ST	00032003		00032003	1922-1943	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	American Legion		Theater	Vacant	Art Deco/Modernism	40	X	Originally constructed as the American Legion Hall and later used as a tavern.		Fair	502	62	-	-	-	-	Appears eligible for listing.			X	
192		1518	SPRING	ST	000321005		000321005	1927	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
192		1534	SPRING	ST	000321005		000321005	1935	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
210		1606	SPRING	ST	000326002		000326002	1933	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
210		1703	SPRING	ST	000326011		000326011	1935	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
210		1703	SPRING	ST	000326015		000326015	1895	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate	Simple Tribune Building	House	Commercial Office	Queen Anne	3	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; rare example of brick residential construction.		Good	35	553	325	35	35	-	-	Appears individually eligible for local listing.			X
204		1704	SPRING	ST	000326004		000326004	1917	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	7N	-	-	-	-	Needs to be reevaluated.			X	
1721		1721	SPRING	ST	000326015		000326015	1902	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	7N	-	-	-	-	Needs to be reevaluated.			X	
1728		1728	SPRING	ST	000326003		000326003	1922	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
1732		1732	SPRING	ST	000326002		000326002	1918	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					7N	553	-	-	-	-	Appears individually eligible for local listing.			X	
211		1803	SPRING	ST	000326010		000326010	1890	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate	Van Wormer Home	House	Vacant	Carpentier Gothic	3	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; rare example of brick residential construction.		Fair	35	553	-	-	-	-	Appears individually eligible for local listing.			X	
191		1804	SPRING	ST	000326004		000326004	1900	TRK	Apartment	Apartment Building	Apartment Building	HER	Spanish Colonial Revival	4C	X	Rare example of a 1900s apartment building; rare example of Spanish Colonial architecture.		Fair	7N	553	-	-	-	-	Appears individually eligible for local listing.			X	
1816		1816	SPRING	ST	000326003		000326003	1900	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					4C					502	62	-	-	-	-	Appears eligible for listing.			X	
1866		1866	SPRING	ST	000326001		000326001	1909	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	7N	-	-	-	-	Needs to be reevaluated.			X	
1865		1865	SPRING	ST	000326007		000326007	1917	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
1900		1900	SPRING	ST	000326006		000326006	1918	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					7N	62	-	-	-	-	Appears eligible for listing.			X	
1905		1905	SPRING	ST	000326012		000326012	1915	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
1921		1921	SPRING	ST	000326010		000326010	1904	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					4C					502	62	-	-	-	-	Appears eligible for listing.			X	
1924		1924	SPRING	ST	000326004		000326004	1904	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					4C					502	62	-	-	-	-	Appears eligible for listing.			X	
1935		1935	SPRING	ST	000326009		000326009	1935	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
1945		1945	SPRING	ST	000326007		000326007	1909	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
2005		2005	SPRING	ST	000326013		000326013	1906	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	7N	-	-	-	-	Needs to be reevaluated.			X	
2021		2021	SPRING	ST	000326011		000326011	1901	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
2025		2025	SPRING	ST	000326010		000326010	1900	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
2045		2045	SPRING	ST	000326009		000326009	1916	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					502	62	-	-	-	-	Appears eligible for listing.			X	
2206		2206	SPRING	ST	2205 PARK ST 000165008		2205 PARK ST 000165008	1910	Norhouse Survey; HRC; HI HRC; Fox Theatre; Turano	Yor Real Estate					40					552	62	-	-	-	-	Appears eligible for listing.			X	

PROPERTY DATA TABLE

\* Photo #s 118-218 from November 2001. Photo #189 is from October February 2001.

Photo #*	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (HRR)	Included in 2009 Survey (HRR)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility for Listing (State or National Register)	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
190		2206	SPRING	ST		00116004		1915	HRC estimated			Bungalow	HFR	Vernacular		X			Fair		6Z	-	-	Appears eligible for listing.				
189		2218	SPRING	ST		00116003		1938	Tax Assessor	Economy Inn		Motel	Motel	Vernacular		X		Associated with early- to mid-20th Century roadside lodging along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #189)			6Z	-	-	Appears eligible for listing due to poor integrity.				
220		2220	SPRING	ST		00116002		1895	Norhouse Survey						4A					55Z	6Z	-	-	Appears eligible for listing.		X		
219		2216	SPRING	ST		00116009		1936	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
218		2210	SPRING	ST		00116003		1904	Norhouse Survey											55Z	7N	-	-	Needs to be reevaluated.		X		
217		2201	SPRING	ST		00110003		1905	HRC estimated	Travel Lodge Motel		Motel	Motel	Vernacular		X				55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #217)		X		
214		2245	SPRING	ST		00110002		1905	HRC estimated		Budget Inn	Motel	Motel	(none)	4C	X				55Z	6Z	-	-	Appears eligible for listing due to poor integrity.		X		
213		2249	SPRING	ST		00110001		1907	Tax Assessor	Townhouse Motel		Motel	Motel	Mid-Century Modern		X				55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #213)		X		
212-217		2841	SPRING			00805006		1928	Norhouse Survey	Kenny's Kamp	Tree Mobile Motel	Motel; Cottages; Shaded Cottages	Mobile Home; Motel; Park	Mid-Century Modern	4D	X		The residential building at the front of the property and the mobile home outages were evaluated. Other buildings on the property appear to date from a later period.		55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #212-217)		X		
211		2945	SPRING	ST		00805001		1937	Norhouse Survey	Long Beach					4C					55Z	6Z	-	-	Appears eligible for listing.		X		
210		3001	SPRING	ST		008071013		1925	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
209		3008	SPRING	ST		008071015		1905	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
208		3012	SPRING	ST		008071007		1900	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
207		3016	SPRING	ST		008071005		1902	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
206		3021	SPRING	ST		008061026		1905	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
205		3040	SPRING	ST		008071004		1900	Norhouse Survey						4D					55Z	7N	-	-	Needs to be reevaluated.		X		
187-188		3102	SPRING	ST		008071003		1915	HRC estimated		Bungalow Court		HFR	Vernacular		X				55Z	6Z	-	-	Appears eligible for listing.		X		
218		3231	SPRING	ST		008031003		1905	HRC estimated		Austin Motel	Motel	Motel	Mid-Century Modern		X				55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #218)		X		
186		3440	SPRING	ST		008041041		1945	HRC estimated		Swain Oaks Motel	Motel	Motel	Vernacular		X				55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #186)		X		
184-185		3441	SPRING	ST		008031016		1903	Norhouse Survey	Wagon Wheel		Motel	Motel	Ranch		X				55Z	6Z	-	-	Appears eligible for listing.		X		
183		3540	SPRING	ST		008041039		1905	Norhouse Survey		Wagon Wheel Motel	Motel	Motel	Ranch		X				55Z	5D3	-	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #183)		X		
182		3700	SPRING	ST		01801001		1914	Norhouse Survey	Mad Baths, Paso Robles Mineral Hot Springs					3	X				3S	553	3CS	3S	-	Appears eligible for local listing as a contributor to the local potential for a discontiguous thematic grouping of roadside lodging establishments along the Spring Street commercial corridor; part of a discontiguous thematic grouping of roadside lodging establishments along the corridor. (Photo #182)		X	
181		4360	SR 46 E																	6Y								
180		6335	SR 46 E																	6Y								
179		6580	SR 46 E																	6Y								
178		6580	SR 46 E																	6Y								
177		11090	SR 46 E																	6Y								
176		9206-9207	41 TERRACE HILL DR					1990	HRC estimated			House								6Y								
175		1905	THEATRE DR																	7J	6Z	-	-		Appears eligible for listing.			
174		1905	THEATRE DR																	6Y								
173		1905	UNION RD																	6Y								
172		1905	UNION RD																	6Y								
171		1905	UNION RD																	6Y								

PROPERTY DATA TABLE

Photo #	Photo # (Vine Street Overlay Zone)	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (HRR)	Included in 2009 Survey Evaluation (HRR)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRR)	California National Register	Local Register	Eligibility to Listing (State Code Description)	Contributes to Street Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA		
	0	VINE	ST	509 127th ST	009093001		1930	Norhouse Survey	Doc Clements				Colonial Revival	3		Original structure built by Divny very early employee living quarters in 1930 and remodelled with 2nd story. Has been commercial since 1938. Multiple owners in the 1930s-50s; multiple units at one time.		502	553	-	-	-	-	-	-	-	-	-	X
	101	VINE	ST	009282018			1930	Norhouse Survey			House			4D				7N	553	-	-	-	-	-	-	-	-	-	X
	405	VINE	ST	005252005			1938	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	419	VINE	ST	005252007			1937	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	448	VINE	ST	009252002			1915	Norhouse Survey						4C				7N	7N	-	-	-	-	-	-	-	-	-	X
	535	VINE	ST	009251011			1921	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	545	VINE	ST	009251007			1921	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	620	VINE	ST	009194014			1927	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	630	VINE	ST	009194003			1920	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	647	VINE	ST	009192016			1910	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	701	VINE	ST	009191009			1921	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	703	VINE	ST	009191008			1917	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	704	VINE	ST	009193013			1920	Norhouse Survey	Schubert Home					4D				502	7N	-	-	-	-	-	-	-	-	-	X
	725	VINE	ST	009191006			1922	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	737	VINE	ST	009191005			1910	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	745	VINE	ST	009191004			1924	Norhouse Survey						4D				502	7N	-	-	-	-	-	-	-	-	-	X
	828A-828S	817	VINE	ST	009142011		1915	Norhouse Survey			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	828E-828S	817	VINE	ST	009142010		1915	Norhouse Survey			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	828G-828S	817	VINE	ST	009142012		1923	Norhouse Survey			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	819A-819B	821	VINE	ST	009142009		1941	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	819C-819D	821	VINE	ST	009142011		1920	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	819E-819F	821	VINE	ST	009142008		1940	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	819G-819H	821	VINE	ST	009142002		1941	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	819I-819J	821	VINE	ST	009142007		1925	Norhouse Survey			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	818E-818G	806	VINE	ST	009143005		1925	HRS			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	818E-818F	806	VINE	ST	009143003		1920	estimated in Sketches			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	818E-818G	806	VINE	ST	009143002		1924	estimated in Sketches			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	818A-818S	811	VINE	ST	009141009		1883	Norhouse Survey			House	SRL		4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
271	818A-818B	811	VINE	ST	009141005		1900	HRS			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	818E-818I	1004	VINE	ST	009093070		1900	estimated			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817E-817F	1020	VINE	ST	009093069		1900	estimated			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817E-817G	1020	VINE	ST	009093068		1978	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817A-817D	1000	VINE	ST	009093021		1965	HRS			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817A-817B	1000	VINE	ST	009093021		1975	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817A-817C	1004	VINE	ST	009093052		1920	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	817A-817E	1004	VINE	ST	009093052		1920	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	816E-816G	1006	VINE	ST	009093051		1925	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	816E-817	1045	VINE	ST	009092004		1941	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	815A-815B	1100	VINE	ST	009093044		1974	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	815A-816A	1104	VINE	ST	009093066		1985	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	815A-816B	1104	VINE	ST	009093066		1985	Assessor			House			4D	X			7N	553	-	-	-	-	-	-	-	-	-	X
	815A-816C	1105	VINE	ST	009093016		1915	Assessor			House			4C	X			502	7N	-	-	-	-	-	-	-	-	-	X
	815A-816D	1107	VINE	ST	009093015		1970	HRS			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	815A-816E	1108	VINE	ST	009093053		1946	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X
	815A-816F	1111	VINE	ST	009093011		1941	Assessor			House			4D	X			502	7N	-	-	-	-	-	-	-	-	-	X

\* Photo #s 1-100 taken November 2008. Photo #809 is not included February 2010.

PROPERTY DATA TABLE

Photo #	Vine Street Overlay Zone	Photo #	Vine Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 (HR)	Property Notes	Significance	Integrity Evaluation	HR# Evaluation	2008 Survey Evaluation (HR)	Local	California National Register	National Register	Eligibility for Listing (State Code Description)	Contributes to Street Scenic Quality	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
		0151-0152	1112	VINE	ST		00093003		1946	Tk			House				X			Fair	7N	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N				
		0149-0150	1113	VINE	ST		00093017		1920	Residential Survey	Wright House, Boston House		House	SFR			X	Owned by the Palmer family, early undisturbed.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Fair	7N	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N				X
		0147-0148	1117	VINE	ST	1121 VINE ST	00093017		1903	Residential Survey	Wright House, Boston House		House	SFR			X	Owned by the Palmer family, early undisturbed.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Fair	7N	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N				X
		0143-0146	1134	VINE	ST		00093002		1952	Tk			House				X			Good	3S	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0143-0144	1145	VINE	ST		00093005		1890	Residential Survey	Hutch Davis (REBN) Diagnostics		House	Commercial			X			Good	3S	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0141-0142	1200	VINE	ST		00093003		1921	Norhouse Survey			House				X			Fair	5D2				Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N				X
		0139-0140	1213	VINE	ST		00093013		1899	Residential Survey			House	Vacant lot			X	Owned by the Palmer family, early undisturbed.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Fair	3S				Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N				X
		0121	1221	VINE	ST		00093012		1910	HG estimated	Redwood Home		House				X	Owned by the Palmer family, early undisturbed.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Fair	5D2				Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0137-0138	1224	VINE	ST		00093024		2000	HG estimated			House				X			Fair	3S	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0134-0136	1229	VINE	ST		00093011		1890	Residential Survey	Hanson Home		House	SFR			X	Owned by Charles Orndorf, a prominent early resident.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Fair	3S	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0133-0134	1233	VINE	ST		00093010		1892	Norhouse Survey	Higdon Home, Professional		House	Commercial			X			Good	7N	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0131-0132	1246	VINE	ST		00093009		1892	Norhouse Survey	Stevens Home; Hart; Wine; Office		House	SFR			X	Firmly owned by the Stevens family, the first woman-owned business in the area. Home of the first Women's Club and founder of the first women's professional family, all prominent early local residents.	Increasingly rare example of turn-of-century residential development, good example of Victorian-era architecture, associated with an important early local resident.	Good	3S	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		265-264, 884	1305	VINE	ST		00093015		1980	HG estimated	Booth House, A. R., Call-Booth House		House	SFR			X	Former residence of Medal of Honor winner Dr. Samuel J. Call.	Increasingly rare example of turn-of-century residential development, excellent example of Victorian-era architecture, associated with an important local resident.	Good	1S, 1S, 2D3, 3S, 6X	6Z	3CS	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	N			Consult with OHP. Property appears in the National Register, but is not formally listed in the National Register.	X
		0126-0130	1323	VINE	ST		00093013		1910	HG estimated	Booth House, A. R., Call-Booth House		House	SFR			X	Former residence of Medal of Honor winner Dr. Samuel J. Call.	Increasingly rare example of turn-of-century residential development, excellent example of Victorian-era architecture, associated with an important local resident.	Good	1S, 1S, 2D3, 3S, 6X	5B3	3CS	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0127-0128	1337	VINE	ST		00093012		1889	HG estimated	Booth House, A. R., Call-Booth House		House	SFR			X	Former residence of Medal of Honor winner Dr. Samuel J. Call.	Increasingly rare example of turn-of-century residential development, excellent example of Victorian-era architecture, associated with an important local resident.	Good	3S	5B3	3CB	3D	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0124-0126	1340	VINE	ST		00093001		1923	Norhouse Survey	Garfield Home		House	SFR			X	Home of pioneer blacksmith.	Increasingly rare example of turn-of-century residential development, excellent example of Victorian-era architecture, associated with an important local resident.	Good	5D2	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X
		0123-0124	1345	VINE	ST		00093008		1887	Norhouse Survey	Booth House		House	SFR			X	Former home of early local resident and druggist Booth; later home of the first woman-owned business in the area. Home of the Director of the Bank of Italy.	Increasingly rare example of turn-of-century residential development, excellent example of Victorian-era architecture, associated with an important local resident.	Good	3S	5B3	3CB	3B	Appears eligible for local listing both individually and as a contributor to a potential local historic district. Appears eligible for listing in the California Register and as a contributor to a potential district. Appears eligible for listing in the National Register as a contributor to a potential district.	Y				X

PROPERTY DATA TABLE

\* Photo by: © iStock.com/Robert 2001, Photo: © iStock.com/Robert 2001

Photo #	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate Owner	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2009 Inventory (HRO)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility to Listing (State Code Description)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
261	858	1121-0122	1405	VINE	ST	008312012	1888	Norhouse Survey	Betty House		House	SFR	Italianate	3	X	Former home of early local resident (increasingly rare example of turn-of-the-century residential development) associated with an important early local resident.	Good	35	583	323	3B	Appears eligible for local listing in the California Register.	Y			X		
262	859	1117-0118	1415	VINE	ST	008312010	1892	Norhouse Survey	Soldman Home; Bellows		House	SFR	Stick/Eastlake	3	X	Originally built by City founder and treasurer Conrad Seldehorn.	Good	7N	583	323	3B	Appears eligible for local listing in the California Register.	Y			X		
263	860	1115-0116	1416	VINE	ST	008312005	1909	Norhouse Survey			House			4D	X			502									X	
264	861	1113-0114	1435	VINE	ST	008312009	1906	Norhouse Survey			House			4D	X			502									X	
265	862	1111-0112	1438	VINE	ST	008312003	1925	Norhouse Survey			House			4D	X			502									X	
266	863	1109-0110	1440	VINE	ST	008312002	1925	Norhouse Survey			House			4D	X			502									X	
267	864	1107-0108	1444	VINE	ST	008312001	1915	Norhouse Survey	Booth Home; House		House			4D	X	Formerly owned by George Root and built by the City's partners.	Good	502										X
268	865	1105-0106	1445	VINE	ST	008312008	1914	Norhouse Survey			House			4D	X			502									X	
269	866	1102-0103	1501	VINE	ST	008312014	1920	HRS	Peters Home		House			4D	X	A.A. Peters was early owner.	Good	502									X	
270	867	1100-0101	1510	VINE	ST	008312005	1974	HRS			House			4D	X	Substantial local architect.	Good	502									X	
271	868	1101-0102	1511	VINE	ST	008312013	1918	Norhouse Survey	Calaf Home		House	SFR	Craftsman	4D	X			502									X	
272	869	1099-0097	1531	VINE	ST	008312012	1890	Norhouse Survey			House	SFR	Victorian Era	3	X			502									X	
273	870	1097-0095	1530	VINE	ST	008312004	1910	Norhouse Survey	Schwartz Home		House			4C	X			502									X	
274	871	1095-0093	1532	VINE	ST	008312003	1915	Norhouse Survey			House			4C	X			502									X	
275	872	1093-0091	1533	VINE	ST	008312001	1903	Norhouse Survey	Nichols House		House			4A	X			502									X	
276	873	1091-0089	1535	VINE	ST	008312010	1912	Norhouse Survey			House			4C	X			502									X	
277	874	1089-0087	1536	VINE	ST	008312002	1920	Norhouse Survey			House			4D	X			502									X	
278	875	1087-0085	1537	VINE	ST	008320059	1890	Norhouse Survey			House			4A	X			502									X	
279	876	1085-0083	1546	VINE	ST	008312014	1930	Norhouse Survey			House			4D	X			502									X	
280	877	1083-0081	1601	VINE	ST	008320114	1892	Norhouse Survey			House	SFR	Victorian Era	4A	X			502									X	
281	878	1079-0079	1619	VINE	ST	008320112	1935	Norhouse Survey			House			4D	X			502									X	
282	879	1077-0077	1623	VINE	ST	008320111	1960	HRS			House			4D	X			502									X	
283	880	1075-0075	1629	VINE	ST	008320110	1937	HRS	Smith Home		House			4D	X			502									X	
284	881	1073-0073	1635	VINE	ST	008320109	1910	Norhouse Survey	Bier Home		House			4D	X			502									X	
285	882	1071-0071	1702	VINE	ST	008281006	1921	Norhouse Survey			House			4D	X			502									X	
286	883	1069-0069	1716	VINE	ST	008281004	1921	Norhouse Survey			House			4C	X			502									X	
287	884	1067-0067	1728	VINE	ST	008281003	1935	Norhouse Survey			House			4D	X			502									X	
288	885	1065-0065	1729	VINE	ST	008281002	1925	Norhouse Survey			House			4D	X			502									X	
289	886	1063-0063	1749	VINE	ST	008281001	1925	Norhouse Survey			House			4D	X			502									X	
290	887	1061-0061	1803	VINE	ST	008211004	1890	Norhouse Survey	Brewster-Dutra House	Maye House	House	SFR	Queen Anne	1	X	Currently this property is the substantial alter of the Robles Main Street Association. The Robles Main Street Association is associated with important local residents.	Good	15; 15	583	1CL	15	Appears individually eligible for local listing in the California Register and the National Register.	Y			X		
291	888	1059-0059	1815	VINE	ST	008211010	1924	Norhouse Survey			House			4A	X			502									X	
292	889	1057-0057	1825	VINE	ST	008211011	1930	Norhouse Survey			House			4D	X			502									X	
293	890	1055-0055	1835	VINE	ST	008211006	1892	Norhouse Survey			House			4D	X	Formerly owned by Dr. Blair, a prominent local architect.	Good	502										X
294	891	1053-0053	1840	VINE	ST	008220002	1915	Norhouse Survey			House			4D	X			502									X	
295	892	1051-0051	1844	VINE	ST	008232001	1930	Norhouse Survey			House			4C	X	Formerly owned and built by Gruber, a prominent local architect.	Good	502										X
296	893	1049-0049	1849	VINE	ST	008211007	1910	Norhouse Survey			House			4D	X			502									X	
297	894	1047-0047	1902	VINE	ST	008231014	1895	Norhouse Survey			House			4A	X	Per Norhouse Survey.	Good	502										X
298	895	1045-0045	1902	VINE	ST	008231014	1895	Norhouse Survey			House			4A	X	Substantial alter of the Robles Main Street Association. The Robles Main Street Association is associated with important local residents.	Good	35	583	3CS	3CS	Appears individually eligible for local listing in the California Register.	Y				X	
299	896	1043-0043	1903	VINE	ST	008211006	1890	Norhouse Survey	Booth Home		House	SFR	Victorian Era	3	X	Formerly a prominent early local resident.	Good	35	583	3CS	3CS	Appears individually eligible for local listing in the California Register.	Y				X	

PROPERTY DATA TABLE

\* Photo No. 1 (Historic Resources Group, 2010) Photo No. 2 (Historic Resources Group, 2010)

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alameda APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (HRR)	Property Notes	Significance	Integrity Evaluation	HRI Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligibility for Listing (State Code Description)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
255	0011-0012	1905	VINE	ST	00021013		00021013	1935	Norhouse	Boyer House		House			4B			552	552				Y			X		
	0011-0013	1911	VINE	ST	00021014		00021014	1945	Norhouse			House			4C		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Fair	7N	5B3	3CS	Appears individually eligible for listing in the California Register.	Y			X		
	0011-0018	1928	VINE	ST	00021019	8231004	00021019	1895	Norhouse			House	SFR	Victorian-Era	4C				552				Y					
	0011-0024	1929	VINE	ST	00021008		00021008	1905	Norhouse			House			4C				552				Y			X		
	0011-0030	1935	VINE	ST	00021009		00021009	1915	Norhouse			House			4D				552				N			X		
	0011-0028	1936	VINE	ST	00021003		00021003	1941	Staxx			House			4D				552				Y			X		
	0011-0036	1940	VINE	ST	00021010		00021010	1930	Assessor			House			4D				552				Y			X		
	0011-0024	2005	VINE	ST	00021005		00021005	1960	Norhouse			House			4D				552				N			X		
	0011-0022	2006	VINE	ST	00022006		00022006	1899	Norhouse			House			4D				552				N			X		
	0011-0020	2011	VINE	ST	00021006		00021006	1915	Norhouse			House			4D				552				Y			X		
	0011-0018	2012	VINE	ST	00022005		00022005	1900	Norhouse			House			4D				552				Y			X		
	0011-0016	2021	VINE	ST	00021009		00021009	1959	Staxx			House			4D				552				N			X		
	0011-0014	2022	VINE	ST	00022004	2024	00022004	1900	Assessor			House			4D		Not visible from the public right-of-way.		552								X	
	0011-0012	2026	VINE	ST	00022013		00022013	2003	Tax Assessor			House			4D				552				N			X		
	0007-0010	2029	VINE	ST	00021008		00021008	1911	Norhouse			House			4D				552				Y			X		
	0007-0008	2030	VINE	ST	00022002		00022002	1937	Staxx			House			4D				552				N			X		
	0007-0006	2033	VINE	ST	00021009		00021009	1931	Assessor	Ed Tucker House		House			4D				552				Y			X		
	0001-0004	2045	VINE	ST	00021010		00021010	1948	Assessor			House			4D				552				Y			X		
	0001-0002	2048	VINE	ST	00022001		00022001	1910	Norhouse			House			4D				552				N			X		
	2118	2105	VINE	ST	00015006		00015006	1914	Norhouse			House			4D				552	6Z	-	-	Appears ineligible for listing.				X	
	2120	2120	VINE	ST	00022005		00022005	1925	Norhouse			House			4D				552	6Z	-	-	Appears ineligible for listing.				X	
	2345	2345	VINE	ST	00021004		00021004	1910	In-Square			House			4D				552	6Z	-	-	Appears ineligible for listing.				X	
	2345	2345	VINE	ST	00015008		00015008	1916	In-Square			House			4A				552	6Z	-	-	Appears ineligible for listing.				X	
	2345	2345	VINE	ST	00015014		00015014	1916	Norhouse			House			4D				552	6Z	-	-	Appears ineligible for listing.				X	
	2401	2401	VINE	ST	000692018		000692018	1915	Norhouse			House	SFR	Victorian-Era	4D		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	552				3CS	-	-	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.		X
241	2401	2401	VINE	ST	000341043		000341043	1885	estimated			House	SFR	Victorian-Era	4D				552				3CS	-	-	Appears individually eligible for local listing. Also appears eligible for listing in the California Register.		X

# Attachment 2 Historic Preservation Ord.



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## City of Paso Robles Historic Preservation Ordinance September 2010

HISTORIC RESOURCES GROUP

## Article V. Historic Preservation Ordinance

### Chapter 21.50

#### HISTORIC PRESERVATION

##### Sections:

<b>21.50.050</b>	<b>Title</b>
<b>21.50.051</b>	<b>Purpose</b>
<b>21.50.052</b>	<b>Enabling Authority</b>
<b>21.50.053</b>	<b>Definitions</b>
<b>21.50.054</b>	<b>Historic Preservation Commission</b>
<b>21.50.055</b>	<b>Historic Resources</b>
<b>21.50.056</b>	<b>Paso Robles Historic Resources Inventory</b>
<b>21.50.057</b>	<b>Historic Landmark</b>
<b>21.50.058</b>	<b>Historic District</b>
<b>21.50.059</b>	<b>Points of Interest</b>
<b>21.50.060</b>	<b>Conservation Overlay Zone</b>
<b>21.50.061</b>	<b>Amendment or Rescission of Designation</b>
<b>21.50.062</b>	<b>Alteration and Repair of Designated Historic Resources</b>
<b>21.50.063</b>	<b>Demolition of Designated Historic Resources</b>
<b>21.50.064</b>	<b>Undesignated Structures CEQA Review</b>
<b>21.50.065</b>	<b>Review of Projects Affecting City-Owned Historic Resources</b>
<b>21.50.066</b>	<b>Preservation Incentives</b>
<b>21.50.067</b>	<b>Maintenance and Enforcement</b>

##### **21.50.050 - Title.**

This article shall be known as the “Historic Preservation Ordinance.”

##### **21.50.051 - Purpose.**

The purpose of the Historic Preservation Ordinance is to provide for the recognition, preservation, protection, and use of Historic Resources in the City by establishing procedures and regulations that are necessary to:

- 1) Assist the City in identifying and protecting its Historic Resources;
- 2) Ensure that new development maintains continuity with the City’s historic character and scale;
- 3) Maintain Historic Resources as community assets; and

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# City of Paso Robles Historic Preservation Ordinance

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- 4) Fulfill the City’s responsibilities regarding Historic Resources under applicable State and Federal laws, including the California Environmental Quality Act (CEQA) and Federal Section 106.

**21.50.052 - Enabling Authority.**

California Government Code Sections 65850 and 37361 enable city 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.”

**21.50.053 – Definitions.**

For the purposes of this ordinance, the following words and phrases are defined:

**ADDITION** is an extension or increase in floor area or height of a building or structure.

**ALTERATION** is any change or modification to a Historic Resource requiring a city permit.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** is California Public Resources Code Section 21000 et seq. and its related guidelines as they may be amended from time to time.

**CALIFORNIA HISTORICAL BUILDING CODE (CHBC)** is Title 24, Building Standards, Part 8, California Code of Regulations. The intent of the CHBC is to facilitate the preservation and continuing use of qualified historic buildings or properties while providing reasonable safety for the building occupants and access for people with disabilities.

**CALIFORNIA HISTORICAL RESOURCE STATUS CODE** is the numerical system adopted by the California Office of Historic Preservation to classify Historic Resources that have been identified through a regulatory process or local government survey in the Statewide Historic Resources Inventory database maintained by the California Office of Historic Preservation.

**CALIFORNIA REGISTER OF HISTORICAL RESOURCES** is a listing of archaeological and Historic Resources that meet the criteria for designation in the California Register as defined in California Public Resources Code Section 5020.1, as it may be amended from time to time.

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**CERTIFICATE OF APPROPRIATENESS** is an approved certificate issued for work on a Historic Resource.

**CHARACTER DEFINING FEATURES** are the essential physical features that enable a building, structure, or object to convey why it is significant (applicable criteria and areas of significance) and when it was significant (Period of Significance). It is not necessary for a property to retain all of its historic physical features or characteristics; however, the property must retain sufficient physical features to enable it to convey its historic identity and without which the property can no longer be identified.

**CONSERVATION OVERLAY ZONE** is a concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development that do not meet the criteria for designation as Historic Landmarks or Historic Districts, but have unique qualities requiring special treatment and special approaches to development.

**CONTRIBUTOR** is any building, structure, or object located within a designated Historic District which adds to the historical integrity or architectural qualities that make the Historic District significant. Contributors to designated Historic Districts are considered Historic Resources.

**CRITERIA FOR DESIGNATION** are the local criteria established by the City Council for the designation of Historic Landmarks and Historic Districts.

**DEMOLITION** is destruction that is so extensive that the historic character of a Historic resource is completely removed and cannot be repaired or replaced.

**GOOD REPAIR** is the level of Maintenance and Repair which clearly furthers the continued availability of a Historic Resource for lawful reasonable uses and prevents deterioration, dilapidation, decay, and neglect of such resource.

**HISTORIC DISTRICT** is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically in a distinguishable way or in a geographically definable area that retain sufficient integrity and meet at least one of the Criteria for Designation.

**HISTORIC LANDMARK** is building, structure, object, or site that possesses sufficient Character Defining Features, integrity of location, design, setting, materials,

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# City of Paso Robles Historic Preservation Ordinance

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workmanship, feeling, or association, meets at least one of the Criteria for Designation, and has been officially designated through City Council action.

**HISTORIC RESOURCE** is any building, structure, object, or site that is listed in or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, either individually or as a contributor to a Historic District; is listed in the Paso Robles Historic Resources Inventory; meets at least one of the Criteria for Designating a Historic Landmark; or is identified as a Contributor to a Historic District.

**HISTORIC RESOURCES INVENTORY** as defined by Paso Robles is the list of buildings, structures, objects, or sites that are identified as Historic Resources or potential Historic Resources through survey or other evaluation; are included on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Places, the California Register, and the Statewide Historic Resources Inventory (with a California Historic Resource Status Code of 1-5); or are designated Historic Landmarks or Contributors to a Historic District by the City Council.

**HISTORIC RESOURCES SURVEY** is the systematic and standardized process, including historical research and field work, for identifying and gathering data on the City's potential Historic Resources for the purpose of evaluating the resources per local, State, and/or Federal criteria.

**INTEGRITY** is the ability of a Historic Resource to convey its significance, with consideration of the following aspects of Integrity: location, design, setting, materials, workmanship, feeling and association.

**MAINTENANCE AND REPAIR** is any work done to correct or prevent the deterioration, decay of, or damage to a building, structure or lot, or any part thereof, including replacement in-kind where appropriate, and which does not involve a change in the existing design or materials.

**NATIONAL REGISTER OF HISTORIC PLACES** is the nation's official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966(16 U.S.C. 470 et seq., 36 C.F.R. Sections 60, 63).

**NON-CONTRIBUTOR** is any building, structure, or object located within a designated Historic District which does not add to the historical integrity or

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architectural qualities that make the Historic District significant. Non-contributors to designated Historic Districts are not considered Historic Resources.

**OWNER** is any person, association, partnership, firm, corporation or public entity identified as the holder of title on any property as shown on the records of the City Clerk or on the last assessment roll of the County of San Luis Obispo, as applicable. For purposes of this section, the term Owner shall also refer to an appointed representative of an association, partnership, firm, corporation, or public entity which is a recorded Owner.

**PERIOD OF SIGNIFICANCE** is the span of time that a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for designation.

**POINT OF INTEREST** is a building, structure, object, or site that does not meet the criteria for designation as a Historic Landmark, but which is associated with historic events, important persons, or embodied a distinctive character or architectural style.

**PRESERVATION** is the act or process of applying measures necessary to sustain the existing form, Integrity, and materials of a Historic Resource.

**PROJECT** is work that is proposed to a Historic Resource.

**RECONSTRUCTION** is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**REHABILITATION** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**RELOCATION** is the act or process of moving a Historic Resource from one site to another site, or to a different location on the same site.

**RESTORATION** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and Reconstruction of missing features from the restoration period.

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**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES** are the guidelines prepared by the National Park Service for Preserving, Rehabilitating, Restoring, and Reconstructing historic buildings and the standards for historic preservation projects prepared by the National Park Service with the most current Guidelines for Applying the Standards.

**SECTION 106** is Section 106 of the National Historic Preservation Act of 1966 as amended, which requires federal agencies to take into account the effects that federally-funded activities and programs have on historic properties that are included in, or eligible for, the National Register of Historic Places.

**STATE HISTORICAL RESOURCES COMMISSION** is the nine-member state review board, appointed by the Governor, with responsibilities for the identification, registration, and preservation of California's cultural heritage.

**STATEWIDE HISTORIC RESOURCES INVENTORY** is the database of Historic Resources that have been identified through a regulatory process or local government survey that is maintained by the California Office of Historic Preservation.

**SUBSTANTIAL ALTERATION** is a proposed Alteration to a Historic Resource that may cause a change in its Character-Defining Features such that it no longer conveys its historic significance.

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## **21.50.054 - Historic Preservation Commission.**

### **A. Establishment of a Historic Preservation Commission.**

The City shall create a Historic Preservation Commission to act as an advisory body to the City Council on all matters pertaining to historic preservation.

- 1) The Historic Preservation Commission shall consist of five (5) members, three (3) public members and two (2) Planning Commissioners, all of whom shall be residents of the city during incumbency. The public members shall be appointed by the City Council and the Planning Commissioners shall be appointed by the Planning Commission Chair and affirmed by the City Council.
- 2) The Commission shall be comprised of professional and lay members with demonstrated interest, competence, or knowledge in historic preservation. Commission Members may be appointed from among the disciplines of architecture, history, architectural history, planning, archeology, or other related disciplines such as American studies, landscape architecture, cultural geography, or cultural anthropology, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interest, competence, experience, or knowledge of Paso Robles history and historic preservation.
- 3) The term of the office of each Commissioner shall be three years, or until his or her successor shall qualify. A Commissioner shall not serve for more than two consecutive full terms plus the portion of any unexpired term for which he or she was appointed.
- 4) The Commission shall annually elect a chair and vice-chair from among its Members to serve for terms of one year. No person shall serve as chair for more than two consecutive one-year terms.
- 5) Quorum. Three Members shall constitute a quorum.
- 6) The Commission shall hold at least one regular meeting every other month. All meetings of the Commission shall be open to the public and shall be at City Hall unless another meeting time or place is designated with legally required notice to the Commissioners and the public.
- 7) Commissioners shall serve without compensation. All expenditures shall be submitted to the Community Development Director for City Council approval of necessary reimbursements.

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## **B. Powers and Duties of the Commission.**

The Historic Preservation Commission shall be an advisory board to the City Council, Planning Commission, the City Manager, and all City departments on all matters related to historic preservation. The Historic Preservation Commission shall have the power and it shall be its duty to perform the following acts:

- 1) Recommend to the City Council that certain sites, buildings, structures, objects or districts having a significant historical, cultural, architectural, community or aesthetic value as part of the heritage of the City be designated as Historic Landmarks, Historic Districts or Points of Interest.
- 2) Make recommendations to the Planning Commission and the City Council on issues related to historic preservation in the General Plan.
- 3) Encourage public understanding of and involvement in the unique historic, cultural and architectural heritage of the City through educational and interpretive programs.
- 4) Educate property Owners and the general public about historic preservation policies, procedures, and practices.
- 5) Explore means for the protection, retention and use of any designated or potential Historic Landmark and Historic District including, but not limited to, appropriate legislation and financing, such as encouraging independent funding organizations or private, local, state or federal assistance.
- 6) Pursue or support the designation of individual properties or historic districts in the National Register of Historic Places to enable property Owners to make use of federal tax incentives.
- 7) Make recommendations on design review applications (including applications for demolition) affecting designated Historic Resources.
- 8) In coordination with the Main Street Association, recommend that the City Council confer recognition upon the Owners of designated Historic Landmarks, Points of Interest, or Historic Districts by means of certificates, plaques or markers.
- 9) Recommend that the City Council issue commendations to Owners who have rehabilitated their property in an exemplary manner.
- 10) Recommend and encourage the protection, enhancement, appreciation, and uses of structures of historic, cultural, architectural, community, or aesthetic value which have not been designated as Historic Resources but are deserving of recognition.
- 11) Oversee periodic updates to the Historic Resource Survey.
- 12) Advise the City Council and other Commissions as necessary on historic preservation issues.

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13) Perform any other functions that may be designated by the City Council.

### **21.50.055 – Historic Resources.**

A building, structure, object, or site is considered a Historic Resource in the City of Paso Robles if it is listed in or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources; it is listed in the Paso Robles Historic Resources Inventory; or it meets at least one of the criteria for designating a Historic Landmark.

Any Historic Resource or potential Historic Resource can be nominated for official designation as a local Historic Landmark or Historic District. Designated Historic Landmarks and Contributors to designated Historic Districts are eligible for special protection and incentives that non-designated Historic Resources do not receive.

The City of Paso Robles has two (2) designation categories to recognize Historic Resources:

1. Historic Landmarks
2. Historic Districts

The City of Paso Robles has two (2) designation categories to recognize buildings, structures, objects, or sites that do not meet the criteria for designation as a Historic Landmark or Historic District, but have particular social, cultural, or historic significance to the community and therefore shall receive recognition and consideration in local planning:

3. Point of Interest
4. Conservation Overlay Zone

### **21.50.056 - Paso Robles Historic Resources Inventory.**

The Paso Robles Historic Resources Inventory identifies buildings, structures, objects that are designated Historic Resources, appear eligible for historic designation, or are considered Historic Resources for purposes of CEQA. The Historic Resources Inventory may be used for reference for future determinations for the designation of Historic Resources, and for evaluating proposed alterations to or removal of Historic Resources.

The Paso Robles Historic Resources Inventory shall collectively consist of buildings, structures, objects, sites, or districts that:

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- 1) Are identified as Historic Resources or potential Historic Resources through survey or other evaluation;
- 2) Are included on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Places, the California Register, and the State Historic Resources Inventory (with a California Historic Resource Status Code of 1-5); or
- 3) Are designated Historic Landmarks or Contributors to a Historic District by the City Council.

The Historic Resources Inventory shall be kept on file with the Community Development Department, and distributed to the City Clerk, the Public Works Director, the Emergency Services Director, the Paso Robles Historical Society, and the Paso Robles Public Library.

### **21.50.057 – Historic Landmarks.**

#### **A. Description of a Historic Landmark.**

A building, structure, object, or site may be designated a Historic Landmark if it has individual historic significance and meets at least one of the Designation Criteria as defined in Paragraph 21.50.057.B. A designated Historic Landmark is eligible for special protection and incentives that non-designated Historic Resources do not receive.

#### **B. Criteria for Designating a Historic Landmark.**

A building, structure, object, or site may be designated as a Historic Landmark if it possesses sufficient Character Defining Features, integrity of location, design, setting, materials, workmanship, feeling, or association, and meets at least one of the following criteria:

- 1) It reflects special elements of the City's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development;
- 2) It is identified with persons or events significant in local, state, or national history;
- 3) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city; or

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- 4) It has yielded or has the potential to yield, information important to the history or prehistory of Paso Robles, California, or the nation.

The interior of a public or semi-public space or feature may be designated as part of a Historic Landmark if it meets all of the following criteria:

- 1) Historically the space has been open to the public;
- 2) The materials, finishes, or detailing are intact, or later additions are reversible;
- 3) The plan, layout, and features of the space are illustrative of its historic function;
- 4) Its form and features articulate a particular concept of design; and
- 5) There is evidence of distinctive craftsmanship.

### **C. Procedure for Designating a Historic Landmark.**

The designation of Historic Landmarks shall be approved by the City Council upon the recommendation of the Historic Preservation Commission in the following manner:

- 1) Nominations for Historic Landmarks may be initiated by the Historic Preservation Commission, by the Owner of the property that is proposed for designation, or by any resident of Paso Robles.
- 2) Applications for designation originating from outside the Historic Preservation Commission shall complete the nomination form provided by the Community Development Department.
- 3) If the applicant is not the Owner of the property, the Community Development Department shall, within ten (10) days of receipt of the nomination, notify the Owner in writing that an application for designation has been submitted.
- 4) Within thirty (30) days of the receipt of a nomination, the Community Development Director shall determine if the nomination form is complete.
- 5) The Historic Preservation Commission shall schedule a public hearing on all nominations, whether originating with the Commission or with another party. If a nomination originates from outside the Commission, the public hearing shall be held within ninety (90) days of the receipt of a complete application for designation.
- 6) There shall be a work moratorium while the Historic Preservation Commission's public hearing or the City Council's decision is pending. During the moratorium, demolition or alteration permits will not be issued. The work moratorium will end upon the earlier of the City Council's decision on

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the proposed designation, a moratorium termination date designated by the City Council, or one hundred eighty (180) calendar days from the date of commencement of the moratorium.

- 7) Notice of the date, place, time, and purpose of the hearing shall be given by first class mail to the applicants, Owners, and occupants of the property, and to property Owners within three hundred feet of the property, at least ten days prior to the date of the public hearing, and shall be advertised once in a daily newspaper of general circulation at least ten (10) days in advance of the public hearing. The Historic Preservation Commission and City Council may also give other notice as they may deem desirable and practicable.
- 8) After the public hearing, but in no event more than sixty (60) days from the date set for the public hearing, the Historic Preservation Commission shall recommend approval in whole or in part or disapproval of the application for designation in writing to the City Council, outlining the findings used to make its decision.
- 9) The City Council, within sixty (60) days of receipt of the Historic Preservation Commission's recommendations concerning proposed designations, shall by resolution approve the recommendations in whole or in part, or shall by motion disapprove them in their entirety. If the City Council approves a proposed designation, notice of the City Council's decision shall be sent to applicants and Owners of a designated property.

## **21.50.058 - Historic Districts.**

### **A. Description of a Historic District**

A Historic District is a significant concentration, linkage, or continuity of buildings, structures, objects, or sites unified historically or aesthetically in a distinguishable way or in a geographically definable area, can be designated a Historic District if it meets at least one of the criteria for designation. A Historic District will typically have both Contributors and Non-contributors within its boundaries. Contributors are considered Historic Resources and are eligible for special protection and incentives that Non-contributors do not receive. Non-contributors are not regulated under this ordinance.

### **B. Criteria for Designating a Historic District.**

Building, structures, objects, or sites that relate to each other in a distinguishable way or in a geographically definable area may be designated as a Historic District by meeting at least one of the following criteria:

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- 1) They are a contiguous grouping of resources that meet at least one of the criteria identified for the designation of a Historic Landmark;
- 2) They are a noncontiguous grouping of thematically related properties;
- 3) They are in a definable area possessing a concentration of historic, scenic, or thematic sites which contribute to each other and are unified by plan, physical development, or architectural quality;
- 4) They reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- 5) They have a unique location, singular physical characteristics, or are an established and familiar visual feature of a neighborhood, community, or the City.

### **C. Procedure for Designating a Historic District.**

The designation of Historic Districts shall be approved by the City Council upon the recommendation of the Historic Preservation Commission in the following manner:

- 1) Nominations for Historic Districts may be initiated by the Historic Preservation Commission, by the Owner of a property that is included in the proposed district, or by any resident of Paso Robles.
- 2) Applications for designation originating from outside the Historic Preservation Commission shall complete the nomination form provided by the Community Development Department.
- 3) In addition to the nomination form, the applicant shall provide documentation by letter or petition that a majority of the Owners of property within the proposed district support the designation; a map with the boundaries of the proposed district; and an inventory and photographs of all properties in the proposed district, including both Contributing and Noncontributing properties.
- 4) The Community Development Department shall, within ten (10) days of receipt of the nomination, notify all property Owners within the proposed district in writing that an application for designation has been submitted.
- 5) Within thirty (30) days of the receipt of a nomination, the Community Development Director shall determine if the nomination form is complete.
- 6) The Historic Preservation Commission shall schedule a public hearing on all nominations, whether originating with the Commission or with another party. If a nomination originates from outside the Commission, the public hearing shall be held within ninety (90) days of the receipt of a complete application for designation.

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- 7) There shall be a work moratorium while the Historic Preservation Commission's public hearing or the City Council's decision is pending. During the moratorium, demolition or alteration permits will not be issued. The work moratorium will end upon the earlier of the City Council's decision on the proposed designation, a moratorium termination date designated by the City Council, or one hundred eighty (180) calendar days from the date of commencement of the moratorium.
- 8) Notice of the date, place, time, and purpose of the hearing shall be given by first class mail to the applicants, Owners, and occupants of all properties within the proposed district, and to all property Owners within three hundred feet of the proposed boundary, at least ten days prior to the date of the public hearing, and shall be advertised five consecutive days in a daily newspaper of general circulation at least ten days in advance of the public hearing.
- 9) After the public hearing, but in no event more than sixty (60) days from the date set for the public hearing, the Historic Preservation Commission shall recommend approval in whole or in part or disapproval of the application for designation in writing to the City Council, outlining the findings used to make its decision.
- 10) The City Council, within sixty (60) days of receipt of the Historic Preservation Commission's recommendations concerning proposed designations, shall by resolution approve the recommendations in whole or in part, or shall by motion disapprove them in their entirety. If the City Council approves a proposed designation, notice of the City Council's decision shall be sent to applicants and Owners of a designated property.

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## **21.50.059 - Point of Interest.**

### **A. Description of a Point of Interest.**

A building, structure, object, or site can be designated a Point of Interest in the City of Paso Robles if it lacks integrity or otherwise does not meet the criteria for designation as a Historic Landmark, but is significant locally for its association with historic events, important persons, or has other cultural or historic importance to the community. The designation of a Point of Interest is honorary. A Point of Interest is not considered a Historic Resource, and is therefore not afforded the same protections or incentives as Historic Resources. Points of Interest are not regulated under this ordinance.

### **B. Criteria for Designating a Point of Interest.**

A building, structure, object, or site may be designated as a Point of Interest if it meets at least one of the following criteria:

- 1) It is the site of a building, structure or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character or architectural style;
- 2) It has historic significance, but has been altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised;
- 3) It is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark.

### **C. Procedure for Designating a Point of Interest.**

The designation of Points of Interest shall be approved by the City Council upon the recommendation of the Historic Preservation Commission in the manner identified in paragraph 21.50.057.C (Procedure for Designating Historic Landmarks), with the exception that no work moratorium shall be declared.

## **21.50.060 - Conservation Overlay Zone.**

### **A. Description of a Conservation Overlay Zone.**

A Conservation Overlay Zone is a concentration, linkage, or continuity of buildings, structures, objects, or sites united historically or aesthetically by plan or physical

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development that does not meet the criteria for designation as Historic District, generally due to low integrity or amount of new construction, but has unique qualities requiring special treatment and special approaches to development. The Conservation Overlay Zone designation is intended to protect these areas from incompatible development and to establish development standards which will ensure that new developments will not adversely affect the integrity of the remaining Historic Resources and the character of the surrounding areas. A Conservation Overlay Zone is not considered a Historic Resource (with the exception of any individual buildings or structures within a Conservation Overlay Zone that are eligible individually for designation as Historic Landmarks). Conservation Overlay Zones are regulated through separate design guidelines that are adopted by the City Council.

### **B. Criteria for Designating a Conservation Overlay Zone.**

A concentration, linkage, or continuity of buildings, structures, objects, or sites united historically or aesthetically by plan or physical development may be designated as a Conservation Overlay Zones if it meets at least one of the following criteria:

- 1) Has distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material;
- 2) Has distinctive features associated with the streetscape, such as light fixtures, signs, benches, curbs, and sidewalk;
- 3) Has distinctive site planning and natural features, such as lot platting, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens; or
- 4) Has distinctive land uses or land use.

### **C. Procedure for Designating a Conservation Overlay Zone.**

Conservation Overlay Zones shall be approved by the City Council upon the recommendation of the Historic Preservation Commission in the manner identified in paragraph 21.50.058.C (Procedure for Designating Historic Districts), with the exception that no work moratorium shall be declared.

### **21.50.061 - Amendment or Rescission of Designation.**

The City Council, upon the recommendation of the Historic Preservation Commission, may amend or rescind any designation of a Historic Landmark or Historic District, including the individual Contributors or Non-contributors to a Historic District, in the same manner and procedure as was followed for the original

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designation. Points of Interest and Conservation Overlay Zones are not designated Historic Resources, and therefore amendment or rescission of designation does not apply.

In rescinding or amending the designation of a Historic Landmark or Historic District, the City Council must make the finding that the building, structure, object, or district no longer meets the designation criteria due to:

- 1) New information that compromises the significance of the property; or
- 2) Destruction of the Historic Landmark, Point of Interest or Contributor to a Historic District through a catastrophic event that has rendered the structure a hazard to public health, safety, or welfare; or
- 3) The demolition, relocation, or removal of the Historic Landmark, Point of Interest, or Contributor to a Historic District.

### **21.50.062 - Alterations or Repairs to Designated Historic Resources.**

#### **A. Approval Process for Alterations or Repairs to Designated Historic Resources.**

It shall be unlawful for any person, Owner, or entity to directly or indirectly alter, remodel, demolish, grade, remove, construct, reconstruct, or restore any designated Historic Resource or any site, building, structure, object or district listed in the Historic Resources Inventory without first obtaining a Certificate of Appropriateness or Certificate of No Effect.

#### **B. Alterations that are Exempt from Review.**

The provisions for the issuance of a Certificate of Appropriateness or a Certificate of No Effect shall not be construed to prevent ordinary Maintenance and Repair which does not change the design, materials, architectural elements, or site features of a designated Historic Resource or a building, structure, object, or site listed in the Historic Resources Inventory. The following activities may be exempted from the review procedures:

- 1) Routine maintenance and minor repairs;
- 2) Exterior painting;
- 3) Replacing deteriorated roofing materials with the same type of material already in use;
- 4) Addition or removal of screens, awnings, canopies and similar incidental appurtenances;

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- 5) Addition or removal of walls and fences;
- 6) Addition or removal of exterior lighting;
- 7) Addition or removal of landscaping;
- 8) Addition or removal of driveways and walkways; and
- 9) Interior alterations (unless a Historic Resource designation includes interior features).

The Community Development Director can issue a Certificate of Appropriateness if it is determined that demolition, removal, or Substantial Alteration of a Historic Resource is immediately necessary to protect the public health, safety, or welfare.

### **C. Alterations that Require Review.**

All proposed alterations or repairs to a designated Historic Resource that are not listed in paragraph 21.50.062.B (Alterations that are Exempt from Review), must receive a Certificate of No Effect from the Community Development Director, or a Certificate of Appropriateness as recommended by the Historic Preservation Commission and approved by the City Council prior to the commencement of any work.

### **D. Criteria and Procedure for Issuance of a Certificate of No Effect.**

The Community Development Director shall issue a Certificate of no Effect if all of the following findings are made:

- 1) The work is minor and clearly meets applicable City design guidelines and the Secretary of the Interior's Standards for Rehabilitation; and
- 2) The proposed work will not diminish, eliminate or adversely affect the character of the Historic Resource; and

No changes shall be made to the approved plans for which a Certificate of No Effect was issued without resubmitting to the Community Development Director for approval of the changes.

If the Community Development Director determines that the proposed work is not eligible for a Certificate of No Effect, then the applicant must apply for and obtain a Certificate of Appropriateness.

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### **E. Criteria and Procedure for Issuance of a Certificate of Appropriateness.**

The review and decision on the issuance of a Certificate of Appropriateness will be undertaken by a recommendation from the Historic Preservation Commission and approval by the City Council. Community Development staff, with approval from the Community Development Director, shall review the application and detailed information (plans, drawings, agreements) as necessary to describe the intended work, deem it complete, and then schedule the item for consideration by the Historic Preservation Commission.

The Historic Preservation shall recommend approval of a Certificate of Appropriateness to the City Council based on the following findings:

- 1) The proposed work is found to be consistent with applicable Design Guidelines adopted by the City Council;
- 2) In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of the Interior's Standards for Rehabilitation;
- 3) If the Project is a demolition or relocation, the Project will not cause a significant adverse effect as defined in the State CEQA guidelines;
- 4) Any designated Historic Landmark or Contributor to a Historic District may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary on the Interior's Standards.
- 5) The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historic designation.

Subsequent to a regularly scheduled meeting, the Historic Preservation Commission shall make findings to approve, deny, approve with conditions, or continue the application with specific direction for additional information needed to make a recommendation to the City Council. The City Council shall make the final determination.

A Certificate of Appropriateness shall expire one (1) year from the date of issuance unless work is started within that time. No changes shall be made to the approved plans after the issuance of a Certificate of Appropriateness without resubmittal and determination of the necessary approval process for the proposed changes.

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## **F. Process for Revocation of Certificate of Appropriateness.**

Revocation proceedings may be initiated upon a motion by the Historic Preservation Commission or the City Council. Once revocation proceedings have been initiated, all work being done in reliance upon such certificate or associated permits shall be immediately suspended until a final determination is made regarding the revocation. The decision to revoke a certificate of appropriateness shall be made by the City Council with a recommendation from the Historic Preservation Commission following a noticed public hearing. A certificate of appropriateness may be revoked or modified for any of the following reasons:

- 1) Noncompliance with any terms or conditions of the certificate of appropriateness;
- 2) Noncompliance with any provisions of this chapter; or
- 3) A finding of fraud or misrepresentation used in the process of obtaining the certificate.

## **21.50.063 - Demolition of Designated Historic Resources.**

### **A. Approval Process for the Demolition of Designated Historic Resources.**

No person shall demolish any building or structure until a permit has been issued by the building official in accordance with the provisions set forth in Municipal Code Chapter 17.16.

Upon receipt of an application for a permit to demolish a building or structure, the building official shall forward the application to the Community Development Department. The Community Development Department shall determine if the building or structure is a designated Historic Resource (a Historic Landmark, Contributor to a Historic District, or included in the Paso Robles Historic Resources Inventory).

### **B. Process for Issuance of a Demolition Permit for a Designated Historic Resource.**

If the Community Development Department determines that the building or structure proposed for demolition is a designated Historic Resource, the Historic Preservation Commission must make a recommendation to the City Council, who will make the final determination per the procedures outlined in Municipal Code 17.16.050.

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The City Council may:

Require a six month continuance in consideration of the demolition permit request with an option to extend the continuance for an additional six month period should that become necessary. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition.

The building or structure shall not be demolished unless the City Council, with a recommendation from the Historic Preservation Commission, makes one or more of the following findings:

- 1) There is sufficient evidence, including evidence provided by the applicant, that the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, and the costs of rehabilitation to meet the requirements of the building code or other City, state or federal law;
- 2) That the Demolition or Relocation of the structure is necessary to proceed with a Project consistent with and supportive of identified goals and objectives of the General Plan, and the demolition of the structure will not have a significant effect on the achievement of the purposes of this division or the potential effect is outweighed by the benefits of the new Project;
- 3) In the case of an application for a permit to relocate, that the structure may be moved without destroying its historic or architectural integrity and importance; or,
- 4) That the demolition or relocation of the structure is necessary to protect or to promote the health, safety or welfare of the citizens of the City, including the need to eliminate or avoid blight or nuisance.

Upon making the determination that there are no feasible alternatives to demolition, the City Council may direct the Building Official to issue the permit.

The demolition of all buildings and structures shall be conducted in accordance with all conditions outlined in Chapter 44 and subsection 4409 of the Uniform Building Code as adopted by council.

#### **21.50.064 - Undesignated Structures CEQA Review.**

Prior to the issuance of a permit pursuant to Municipal Code Chapter 17.16 for the demolition or relocation of any structure that is not a Historic Landmark, Contributor to a Historic District, or included on the Paso Robles Historic Resources Inventory, the Community Development Director, within thirty (30) days of receipt

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of a permit request to demolish or relocate a structure, shall determine whether the structure has potential historic significance based on the criteria for the designation of Historic Landmarks and Historic Districts in this ordinance. If the Community Development Director determines that such potential exists, the structure shall not be demolished or relocated unless and until an environmental assessment is completed pursuant to the provisions of the California Environmental Quality Act (CEQA). This will entail the preparation of an Initial Study to determine the level of environmental review to be prepared by the City in conjunction with any such demolition. The cost of conducting this environmental assessment shall be borne entirely by the applicant for the demolition permit.

If an environmental impact report is completed and findings indicate that demolition of the structure would have a significant effect on the environment, the structure shall not be demolished or relocated unless the City Council subsequent to a consultation with the Historic Preservation Commission, makes one or more of the following findings:

- 1) That the Demolition or Relocation of the structure is necessary to proceed with a Project consistent with and supportive of identified goals and objectives of the General Plan, and the demolition of the structure will not have a significant effect on the achievement of the purposes of this division or the potential effect is outweighed by the benefits of the new Project;
- 2) In the case of an application for a permit to relocate, that the structure may be moved without destroying its historic or architectural integrity and importance; or,
- 3) That the demolition or relocation of the structure is necessary to protect or to promote the health, safety or welfare of the citizens of the City, including the need to eliminate or avoid blight or nuisance.

#### **21.50.065 - Review of Projects Affecting City-Owned Historic Resources.**

The Historic Preservation Commission shall review major projects affecting City-owned, designated Historic Resources, including changes to public and semi-public interior spaces, and forward its recommendation on these projects for approval by the City Council.

The Community Development Director may also request the Historic Preservation Commission to review major projects affecting City-owned Historic Resources determined eligible for designation and to forward its recommendation for approval by the City Council.

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### 21.50.066 - Preservation Incentives.

In addition to any other incentive of federal or state law, Owners of properties designated as Historic Landmarks or Contributors to Historic Districts may apply for the following:

- 1) **Use of the California Historic Building Code.** Whenever applicable, the property Owner may elect to use the California Historic Building Code for alterations, restorations, new construction, removal, relocation, or demolition of a designated Historic Resource, in any case which the building official determines that such use of the code does not endanger the public health or safety, and such action is necessary for the continued preservation of an Historic Resource. Such use of the Code is subject to construction work undertaken for historical resources pursuant to the Secretary of the Interior's Standards, and that has already been reviewed and approved by the Historic Preservation Commission and/or City Council in conjunction with a Certificate of Appropriateness.
- 2) **Parking Requirement Reduction.** Addition of floor area to a building designated as a Historic Landmark or a Contributor to a Historic District of up to twenty-five (25) percent shall be exempt from the City's standard parking requirements if such addition is determined by the Community Development Director to preserve or enhance the historical features of the building.
- 3) **Change of Use.** The City will encourage compatible Adaptive Reuse of historic properties.
- 4) **Technical Assistance.** The City will provide technical advice and assistance to Owners of historic properties regarding grants, and state and federal preservation incentives for Historic Resources.
- 5) **Mills Act Historic Property Contracts.** This subparagraph will implement State law (Government Code Sections 50280-50290), allowing the approval of Historic Property Contracts by establishing a uniform procedure for the Owners of qualified historic properties within the City to enter into contracts with the City.

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## **21.50.067 – Maintenance and Enforcement.**

### **A. Purpose.**

The purpose of this section is to preserve, protect, and perpetuate the elements of the historic fabric unique to designated Historic Landmarks and Contributors to Historic Districts, and to prevent the need for demolition or destruction due to neglect of important resources in the City's history.

### **B. Maintenance Requirements.**

- 1) Designated Historic Landmarks and Contributors to Historic Districts shall be maintained in Good Repair.
- 2) Designated Historic Landmarks and Contributors to Historic Districts shall be maintained in watertight condition to preclude decay problems caused by water. Deteriorated, insufficient, or ineffective waterproofing of exterior walls, roofs, foundations, floors, windows, or doors shall be promptly addressed to prevent further decay, deterioration, or possibility of injury to the public and/or the property.
- 3) The façade shall be properly maintained through repair, paint, or any necessary treatment, so as to prevent decay, water or moisture intrusion, damage to the structure, and/or injury to the public. Defective or insufficient weather protection for exterior treatments and facades, including lack of paint or protective covering shall be promptly addressed, and repaired or stabilized to prevent further decay, deterioration, and possibility of injury to members of the public and/or property.
- 4) Roof, foundation, and structure shall be maintained through proper treatment and repair to prevent decay, demolition by neglect, loss of historic materials and features, damage to the structure, and/or injury to the public. Defective materials or deterioration which may cause any or all portions of roofs, foundations, walls, or other structural members to deteriorate shall be promptly addressed, and repaired or stabilized to prevent further decay, deterioration, loss of historic fabric, and possibility of injury to members of the public and/or property.
- 5) The buildings elements such as cornices, chimneys, etc. shall be properly maintained to prevent decay, demolition by neglect, loss of historic fabric, and possibility of injury. Deteriorated or defective building elements shall be promptly addressed, and repaired or stabilized to prevent further decay, deterioration, loss of historic fabric, and possibility of injury to members of the public and/or property.

REVISED DRAFT

# City of Paso Robles Historic Preservation Ordinance

HISTORIC RESOURCES GROUP

### **C. Failure to Meet the Maintenance Requirements.**

In addition to any other penalty authorized by law, failure to maintain a designated Historic Landmark or Contributor to a Historic District as specified shall constitute a public nuisance resulting in the issuance of an order that the Owner perform the maintenance necessary to comply with this section. Any failure to comply with such an order shall entitle the City to cause the maintenance to be performed at the Owner's expense and in addition to the penalties provided by this code for violation thereof, such cost may be recovered of such Owner or occupant by civil action in any court of competent jurisdiction. In addition, any such costs shall become a lien against the property.

### **D. Penalty for Demolition without a Demolition Permit.**

If a designated Historic Landmark or Contributor to a Historic District is demolished without a Demolition Permit as required by this Chapter, no building or construction-related permits shall be issued, and no permits or use of the property shall be allowed, from the date of demolition for a period of three years.

### **E. Procedure for Applying Penalties.**

- 1) For purposes of this Section, the demolition shall be presumed to have occurred on the date the City has actual knowledge of the demolition. The Owner shall have the burden of proving a different date if one is claimed.
- 2) The Community Development Director shall provide notice by certified mail of the applicability of this section to the property Owner and any other person known to have an interest in the property as soon as practicable after having knowledge that the provisions of this Section are applicable to the subject property. The date the City first had actual knowledge of the demolition shall be stated in the notice.
- 3) The Community Development Director's decision may be appealed to the Historic Preservation Commission, which will make a recommendation to the City Council.
- 4) The City Council may grant relief from the requirements of this section if the following findings are made:
  - a) The violation of this section did not involve a Historic Resource, either individually or as a Contributor to a district; or
  - b) New construction serves an overriding public benefit and will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.

REVISED DRAFT

# City of Paso Robles Historic Preservation Ordinance

HISTORIC RESOURCES GROUP



The City Council shall consider the appeal at a public hearing noticed and conducted in accordance with Chapter 21.50.23A.030 of the Municipal Code. The City Council's action on the appeal shall be final.

REVISED DRAFT

# City of Paso Robles Historic Preservation Ordinance

HISTORIC RESOURCES GROUP

# Attachment 3 Historic Inventory

## Paso Robles Historic Resources Inventory

Photos 1, 1, 300 x 400 (Vertical); 2008; Photos 100 and Above (Horizontal); 2012

Photo #	Photo # (in Street Directory Zone)	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1884 Survey (Household)	1944 Survey (PHS)	Property Notes	Significance	Integrity Evaluation	HBI Evaluation	2008 Survey Evaluation (HIC)			Eligibility for Listing (Status Code Description)	Contributes to Vintner Business District Overlay Zone	Contributes to Business District Overlay Zone	Cultural Resources under CEQA
																					Local	California Register	National Register				
240	0812-0813	405	10TH	SF		090923002		1890	Merehouse Survey	Stewart Home, Bryan Home	House	SFR	Stripped	3	X	Destroyed by architect, Joseph Lenzler, who also designed the original Paso Robles Hotel; built in 1890. Prominent example of Victorian-era architecture.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	35	553	3C5	30	Appears individually eligible for listing in the California Register.	Y		X	
285	0808-0809	420	10TH	SF		009141002		1895	Merehouse Survey	Fred Jackson House, Fen House	House	SFR	Victorian-Era	3	X	Destroyed by architect, Joseph Lenzler, who also designed the original Paso Robles Hotel; built in 1895. Prominent example of Victorian-era architecture.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	7N	553	3C5	-	Appears individually eligible for listing in the California Register.	Y		X	
	0806-0807	425	10TH	SF		009092006		1929	Merehouse Survey	Olson's Home, Olson Cottage				4A	X	Colon was Bank of America building; destroyed by fire in 1929.			502				Appears individually eligible for listing in the California Register.	Y		X	
	0804-0805	443	10TH	SF		009092007		1934	Merehouse Survey	Olson Cottage				4D	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.			502				Appears individually eligible for listing in the California Register.	Y		X	
(one)	0792-0797	530 1/2	10TH	SF	530-10TH SF	009143006		1980	HRC estimated					4D	X	The abelian house evaluated in the 2008 Survey is no longer extant.			552	62	-	-	Appears ineligible for listing.	N		X	
	0792-0793	540	10TH	SF	943 GAY SF	009143007		2000	HRC estimated	Jay Cottage				4D	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.			552				Appears ineligible for listing.	N		X	
	0786-0787	630	10TH	SF		009145014		1925	Merehouse Survey					4D	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.			552				Appears ineligible for listing.	N		X	
	0784-0785	420	11TH	SF		009092001		1938	Merehouse Survey					4C	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.			502				Appears ineligible for listing.	Y		X	
229		860	11TH	SF		009104016	9104012	1906	Merehouse Survey	Municipal bath building	Bathroom	Commercial Retail	Mission Revival	3	X	Originally built as public bath building; remodeled as office in 1985.	Association with the City's original central early 20th-century recreational development; associated with the City's architectural history.	Fair	7N	553	3C5	-	Appears individually eligible for listing in the California Register.	Y		X	
		6	12TH	SF		009041002		1895	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		41	12TH	SF		009021005		1932	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		95	12TH	SF		009021041		1924	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		102	12TH	SF		009081001		1895	Merehouse Survey					4C					7N	7N	-	-	Needs to be reevaluated.			X	
		122	12TH	SF		009021014		1938	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		130	12TH	SF		009081003		1926	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		136	12TH	SF		009081026		1900	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		212	12TH	SF		009081025		1922	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		220	12TH	SF		009081041		1930	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
		227	12TH	SF		009021019		1922	Merehouse Survey					4A					7N	7N	-	-	Needs to be reevaluated.			X	
		230	12TH	SF	232-12TH SF	009081009		1914	Merehouse Survey					4D; 4D					502	7N	-	-	Needs to be reevaluated.			X	
		234	12TH	SF		009081010		1905	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.			X	
246	0776-0779	306	12TH	SF		009082001		1895	Merehouse Survey	Paso Robles Hotel	House	SFR	Victorian-Era	4D	X	Destroyed by architect, Joseph Lenzler, who also designed the original Paso Robles Hotel; built in 1895. Prominent example of Victorian-era architecture.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	502	553	3C5	-	Appears individually eligible for listing in the California Register.	Y		X	
247	0776-0777	312	12TH	SF		009092002		1898	Merehouse Survey	Paso Robles Hotel	House	SFR	Victorian-Era	4A	X	Destroyed by architect, Joseph Lenzler, who also designed the original Paso Robles Hotel; built in 1898. Prominent example of Victorian-era architecture.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Fair	502	553	-	-	Appears individually eligible for listing in the California Register.	Y		X	
248	0774-0775	330	12TH	SF		009082003		1898	Merehouse Survey	Paso Robles Hotel	House	SFR	Victorian-Era	4D	X	Destroyed by architect, Joseph Lenzler, who also designed the original Paso Robles Hotel; built in 1898. Prominent example of Victorian-era architecture.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	502	553	3C5	-	Appears individually eligible for listing in the California Register.	Y		X	
		321	12TH	SF		009023011		1922	Merehouse Survey					4D				502	62	62	-	-	Appears ineligible for listing.	N		X	
		326	12TH	SF		009082004		1935	Merehouse Survey					4D					502	62	-	-	Appears ineligible for listing.	N		X	
		335	12TH	SF		009023010		1925	Merehouse Survey					4D					502	62	-	-	Appears ineligible for listing.	N		X	
		411	12TH	SF		009034026		1938	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.	Y		X	
		413	12TH	SF		009024016		1938	Merehouse Survey					4C					502	7N	-	-	Needs to be reevaluated.	N		X	
		421	12TH	SF		009034017		1938	Merehouse Survey					4D					502	7N	-	-	Needs to be reevaluated.	N		X	
		544	12TH	SF		009030014		1947	Merehouse Survey					4D					502	7N	7K	-	-	Appears ineligible for listing.	N		X
321		725	12TH	SF		009042018		-	-					4A	X	1900 building evaluated in the 2008 Survey is no longer extant.			7K	7K	-	-	Reappraised to CHP for action but ineligible for listing.	N		X	
320		801	12TH	SF	12TH PARK ST	00301112		-	-					3	X	1897 Blackburn Building/Blackburn House	Association with the City's original central early 20th-century commercial development.	Fair	502, 7K	62	-	-	Reappraised to CHP for action but ineligible for listing.	N		X	
319		911	12TH	SF		009044008		1925	HRC estimated					4A	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.	Association with the City's original central early 20th-century commercial development.	Fair	7K	7K	-	-	Reappraised to CHP for action but ineligible for listing.	N		X	
295, 918		915	12TH	SF		009044009		1925	HRC estimated					4A	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.	Association with the City's original central early 20th-century commercial development.	Fair	7K	7K	-	-	Reappraised to CHP for action but ineligible for listing.	N		X	
296, 917		917	12TH	SF		009044010		1925	HRC estimated					4A	X	Former owners include the Edison, excelsior, and Heberts, all prominent local residents.	Association with the City's original central early 20th-century commercial development.	Fair	7N	553	3C5	-	Appears individually eligible for listing in the California Register.	Y		X	





Paso Robles Historic Resources Inventory

\* Photo by L. J. Blanton November 2005. Photo by RBG on Facebook February 2015.

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alameda Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRO)	Property Notes	Significance	Integrity	Integrity Evaluation	2008 Survey Evaluation (HRO)	2008 Survey Evaluation (Local)	California National Register	National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
		9695-0091	147H	ST	009031018			1923	Nonhouse							X				502					Y			X	
		9688-0089	147H	ST	009311007			1930	Nonhouse	Benny House						X				502					Y			X	
		9684-0087	147H	ST	312, 147H, ST	009031005		1921	Nonhouse	Nonhouse Survey						X		Per Nonhouse Survey, two structures on this parcel.		502					Y			X	
		9682-0085	147H	ST	009031009			1915	Nonhouse	Syke House						X				502					Y			X	
		9682-0083	147H	ST	008312005			1920	Nonhouse	Stewart						X				502					Y			X	
		9680-0081	147H	ST	009312006			1920	Nonhouse	Nonhouse						X				502					Y			X	
		9678-0079	147H	ST	009032002			1920	Nonhouse	Nonhouse						X				502					Y			X	
		9674-0077	147H	ST	009312011			1890	Nonhouse	Nonhouse						X				502					Y			X	
		9672-0075	147H	ST	008110011			1905	Nonhouse	Nonhouse						X				502	7N				Y			X	
		9670-0073	147H	ST	008110011			1905	Nonhouse	Nonhouse						X				502	7N				Y			X	
		9668-0071	147H	ST	008312009			1900	Nonhouse	Nonhouse						X				502	7N				Y			X	
		9666-0069	147H	ST	009032006			1915	Nonhouse	Nonhouse						X		Moved from 14th & Spring to current location; Emmons from 14th & Spring. PE has been restored, lobby, and new office.		502	5S3				Y			X	
		9662-0067	157H	ST	008304006			1922	Nonhouse	Nonhouse						X				502	7N				Y			X	
		9662-0067	157H	ST	008317008			1918	Nonhouse	Dougherty Home						X				502	7N				Y			X	
		9660-0061	157H	ST	008306017			1917	Nonhouse	Nonhouse						X				502					N			X	
289		9654-0055	157H	ST	008317011			1918	Nonhouse	Nonhouse		House	SFR			X				502					Y			X	
		9654-0055	157H	ST	008318007			1895	Nonhouse	Nonhouse		House	SFR			X		Increasingly rare example of form of the century and/or development; good example of Victorian architecture.	Good	7N	5S3	3C5	3S		Y			X	
		9650-0051	157H	ST	008312007			1915	Nonhouse	Nonhouse						X				502					Y			X	
		9648-0049	157H	ST	008312006			1920	Nonhouse	Nonhouse						X				502					N			X	
		9646-0047	157H	ST	008313007			1918	Nonhouse	Nonhouse						X				502					Y			X	
		9644-0045	157H	ST	008313007			1918	Nonhouse	Nonhouse						X				502					Y			X	
		9642-0043	157H	ST	008313005			1920	Nonhouse	Nonhouse						X				502					N			X	
		9640-0041	157H	ST	008313005			1920	Nonhouse	Nonhouse						X				502					Y			X	
		9638-0039	157H	ST	008313006			1921	Nonhouse	Nonhouse						X				502					Y			X	
(none)		9638-0039	157H	ST	008324001			1900	Nonhouse	Nonhouse		House	SFR			X		1893 Nonchick's Carriage House		3S	6Z			Y				X	
067		9632-0037	157H	ST	008324001			1900	REG	Carriage House		House	SFR			X		1893 Nonchick's Carriage House		502	6Z			Y				X	
		9632-0037	157H	ST	008324009			1900	REG	Carriage House		House	SFR			X		1893 Nonchick's Carriage House		502	6Z			Y				X	
		9630-0035	167H	ST	008301008			1930	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008301009			1929	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304009			1915	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014			1910	Nonhouse	Nonhouse						X				502					Y			X	
		9630-0035	167H	ST	008304014																								

Paso Robles Historic Resources Inventory

\* Photo by L. Blum from November 2001. Photo by RBG from October 2009. Photo by RBG from February 2010.

Photo #	Photo of (Vine Street Overlay Zone)	Street Number	Street	Type	Alternate Address	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Evaluation (HRG)	Property Notes	Significance	Integrity	HRG Evaluation	2008 Survey Evaluation (HRG)	California National Register	National Register	Local Register	Eligible for Listing (State or National Register)	Contributes to Street Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
138		177H	ST	1918	000301005		1918	Nonhouse						4D					502								X	
139		177H	ST	1922	000272009		1922	Nonhouse						4D					502								X	
144		177H	ST	1936	000301006		1936	Nonhouse						4C					502								X	
204		177H	ST	1922	000303001		1922	Nonhouse	Unclear Home					4C					7N								X	
206		177H	ST	1928	000272004		1928	Nonhouse	Doyle Home					4C					502								X	
221		177H	ST	1922	000272005		1922	Nonhouse						4D					502								X	
0559-0560		177H	ST	1920	000274011		1920	Nonhouse	Hilton Home					4D	X				502					Y			X	
0557-0598		177H	ST	1914	000305002		1914	Nonhouse						4D	X				502					Y			X	
0552-0596		177H	ST	1916	000305003		1916	Nonhouse						4D	X				502					Y			X	
0553-0594		177H	ST	1930	000305004		1930	Nonhouse	Salazar Survey					4D	X				502					Y			X	
0587-0590		177H	ST	1917	000305012		1917	Nonhouse	Dave Nantz, Borel Home		House			4C	X				7N					Y			X	
0583-0584		177H	ST	1921	000281007		1921	Nonhouse						4D	X				502					Y			X	
290, 863-865		177H	ST	1887	000283014		1887	Nonhouse	Biss House		House	SFR	Victorian-Era	3	X				7N	553				Y			X	
723		177H	ST	1916	000283005		1916	Nonhouse	Survey					4D					502								X	
291		177H	ST	1890	000283010		1890	Nonhouse	Survey		House	SFR	Victorian-Era	3	X				3S	553							X	
064		177H	ST	1915	000283006		1915	HRG estimated			House	SFR	Victorian-Era	4D	X				502								X	
112		187H	ST	1925	000272001		1925	Nonhouse	Boris Nantz Home, Marshall's					4C					5S2	7N							X	
115		187H	ST	1920	000272014		1920	Nonhouse	Boris Home					4C					5S2	7N							X	
128		187H	ST	1920	000272004		1920	Nonhouse	Survey					4D					5S2	7N							X	
135		187H	ST	1920	000272010		1920	Nonhouse	Survey					4D					5S2	7N							X	
144		187H	ST	1929	000272006		1929	Nonhouse	Survey					4D					5S2	7N							X	
146		187H	ST	1920	000272011		1920	Nonhouse	Survey					4C					5S2	7N							X	
213		187H	ST	1930	000272008		1930	Nonhouse	Survey					4C					5S2	6Z							X	
229		187H	ST	1938	000272010		1938	Nonhouse	Salazar Survey					4D					5S2	6Z							X	
238		187H	ST	1925	000281008		1925	Nonhouse	Salazar Survey					4D					502								X	
715		187H	ST	1920	000236005		1920	Nonhouse	Survey					4D					502								X	
0573-0574		197H	ST	1920	000272006		1920	Nonhouse	Survey					4D	X				5S2					Y			X	
0571-0572		197H	ST	1912	000211002		1912	Nonhouse	Survey		Barn			4D	X				5S2					Y			X	
0559-0560		197H	ST	1911	000211001		1911	Nonhouse	Survey		House			4D	X				5S2					Y			X	
326		197H	ST	1922	000232001		1922	Nonhouse	Survey					4D					502								X	
0553-0554		197H	ST	1924	000232014		1924	Nonhouse	Bare Home					3	X				3S	553				Y			X	
627		197H	ST	1922	000232016		1922	Nonhouse	Survey					4D					502								X	
0548-0550		207H	ST	1924	000232007		1924	Nonhouse	Salazar Survey		House			4D	X				502					N			X	
281		207H	ST	1895	000232002		1895	Nonhouse	Survey		House	SFR	Victorian-Era	4D	X				502	553	3CS			Y			X	
0543-0546		207H	ST	1900	000222008		1900	Nonhouse	Salazar Survey					4D	X				502	6Z				N			X	
728		207H	ST	1936	000232007		1936	Nonhouse	Salazar Survey					4D					502	6Z							X	
062		207H	ST	1922	000222012		1922	Nonhouse	Salazar Survey					4D					502	6Z							X	
292		215T	ST	1890	000222013		1890	HRG estimated			House	SFR	Victorian-Era	4D	X				5S2								X	
821		215T	ST	1920	000222010		1920	Nonhouse	Survey					4D					5S2	6Z							X	
911		215T	ST	1905	000181007		1905	Nonhouse	Survey					4D					5S2	6Z							X	
728		226D	ST	1920	000181001		1920	Nonhouse	Survey					4D					5S2	6Z							X	

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\* Photo by L. J. D. Smith, November 2005. Photo by M. J. D. Smith, February 2005.

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alamante Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Evaluation (HRG)	Property Notes	Significance	Integrity	HRG Evaluation	2008 Survey Evaluation (HRG)	Local Register	California National Register	Eligible for Listing (State and National)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
820		820	22ND	ST		008227002			1920	Nonhouse						4D	X		Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	552	6Z	-	-	-	Appears ineligible for listing.		X	
823		823	23RD	ST		008171007			1915	Nonhouse						4D	X		Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	552	6Z	-	-	-	Appears ineligible for listing.		X	
824		824	24TH	ST		008161016			1928	Nonhouse						4D	X		Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	552	6Z	-	-	-	Appears ineligible for listing.		X	
866		866	26TH	ST		008101004			1891	Nonhouse						4D	X		1891 structure evaluated in the 1984 Survey Report. Property now part of Glanville School.		552	6Z	-	-	-	Appears ineligible for listing.		X	
867		867	26TH	ST		008101004			1920	Nonhouse						4D	X				552	6Z	-	-	-	Appears ineligible for listing.		X	
868		868	26TH	ST		008051010			1918	Nonhouse						4A	X				552	6Z	-	-	-	Appears ineligible for listing.		X	
170-183		801	28TH	ST		0, 3124, 3201, 008081011, 80810302, 80718144, 80402015			1941	HRG Research	Oak Park		Garden Apartments	MIR	Minimal Traditional		X		This housing project occupies multiple parcels, each of which contains multiple buildings.	Associated with nearly World War II era military installations; the City's only example of mid-century HRG public housing.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X
150		503	30TH	ST		008064009			1945	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
151		509	30TH	ST		008064008			1945	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
152		517	30TH	ST		008064007			1945	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
154		531	30TH	ST		008064005			1945	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
155		539	30TH	ST		008064004			1935	Nonhouse		House	SFR	Minimal Traditional		4D	X		Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
156		607	30TH	ST		008061012			1951	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
128		504	32ND	ST		008064006			1945	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
127		512	32ND	ST		008064005			1946	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
126		520	32ND	ST		008062004			1945	HRG estimated		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
125		526	32ND	ST		008064003			1945	HRG estimated		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	
122		531	32ND	ST		008035013			1947	Nonhouse	KRL Radio Station	KRL 1230 Radio Station	Radio Studio	Radio Station	Streamline Moderne	4A	X		Purchased in 1951 by Barney Schwartz who served as Paso Robles Mayor for 25 years.	City's only radio station; rare example of the Streamline Moderne architectural style.	Good	553	3CS	-	-	-	Appears ineligible for listing.		X
124		534	32ND	ST		008064002			1947	Tax Assessor		House	SFR	Minimal Traditional		X			Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	-	Appears eligible as a contributor to the local potential oak park historic district.		X	

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\* Photo by LISA Miller November 2005. Photo by BRUCE FOSTER/Robles History 2011

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alameda Address	APN	Alameda	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRG)	Property Notes	Significance	Integrity Evaluation	HRG Evaluation	2008 Survey Evaluation (HRG)	Local Register	California National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenic Quality	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
123		54	32ND	ST		00065001		House	1946	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
129		62	32ND	ST		00065024		House	1933	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
141		50	AIRPORT	RD		00065009		House	1879			House	SFR	Minimal Traditional			552/7L	7L	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			-	-	-	-	Needs to be reevaluated using current standards.			X
142		50	BEVELLY	AV		00065008		House	1946	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
149		34	BEVELLY	AV		00065013		House	1950	HRG estimated		House	SFR	Minimal Traditional				Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
143		57	BEVELLY	AV		00065014		House	1951	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
148		58	BEVELLY	AV		00065002		House	1942	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
146		39	BEVELLY	AV		00065011		House	1949	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
147		54	BEVELLY	AV		00065011		House	1945	Tax Assessor		House	SFR	Minimal Traditional				Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
129		50	BONITA	AV		00065012		House	1947	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
140		50	BONITA	AV		00065006		House	1947	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
130		50	BONITA	AV		00065011		House	1946	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
139		51	BONITA	AV		00065005		House	1950	HRG estimated		House	SFR	Minimal Traditional			X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	
131		57	BONITA	AV		00065010		House	1945	HRG estimated		House	SFR	Minimal Traditional			X	Associated with one of the City's earliest postwar residential developments and the only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good			503	-	-	Appears eligible as a contributor to the local potential Post-World War II Residential Historic District.				X	



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\* Photo by: © 2010 Adobe Photoshop 2003, Retna, WPA, and the Adobe Photoshop 2003

Photo #	Vine Street Overlay Zone	Photo #	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Site Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRG)	Property Notes	Significance	Integrity Evaluation	HRG Evaluation	2008 Survey Evaluation (HRG)	Local Register	California National Register	Eligibility for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
138		138	BONITA	AV	000053004			1948	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	Appears eligible as a contributor to the local potential Post-War II Residential Historic District.				X		
139		139	BONITA	AV	000053009			1946	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	Appears eligible as a contributor to the local potential Post-War II Residential Historic District.				X		
137		137	BONITA	AV	000053003			1948	Tax Assessor		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	Appears eligible as a contributor to the local potential Post-War II Residential Historic District.				X		
136		136	BONITA	AV	000053002			1945	HRG estimated		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Fair	503	-	-	-	Appears eligible as a contributor to the local potential Post-War II Residential Historic District.				X		
135		135	BONITA	AV	000053001			1945	HRG estimated		House	SFR	Minimal Traditional	X	X	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Associated with one of the City's earliest only postwar tract developed west of Highway 101, located within an intact contiguous grouping of single-family residences designed in the Minimal Traditional style.	Good	503	-	-	-	Appears eligible as a contributor to the local potential Post-War II Residential Historic District.				X		
245		109	CHESTNUT	ST	000021034			1892	Nonhousehold Survey	Jenny House	House	SFR	Italianate	4A	X	Property had several successive owners who were prominent in Paso Robles, including the late Mrs. J. W. Johnson, who was the widow of the Jackson & Baker Almond Co. food commissionaire.	Property had several successive owners who were prominent in Paso Robles, including the late Mrs. J. W. Johnson, who was the widow of the Jackson & Baker Almond Co. food commissionaire.	Good	35	365	365	-	Appears individually eligible for local listing. Also appears eligible for listing with the Victorian Register.				X		
		104	CHESTNUT	ST	000082021			1920	Nonhousehold Survey			House	SFR		4D	X	Johnsons were longtime residents; food commissionaire.		552								X		
		105	CHESTNUT	ST	000081033			1903	Nonhousehold Survey			House	SFR		4D	X	Formerly owned by James and BESSIE CARR and used as a retail store on 12th Street 1930-60.		502									X	
		109	CHESTNUT	ST	000081032			1930	Nonhousehold Survey	Johnsons		House	SFR		4C	X	Bertie Carr who owned jewelry store on 12th Street 1930-60.		502									X	
243		955-0504	CHESTNUT	ST	000210233			1903	Nonhousehold Survey	Nonhousehold Survey	House	SFR	Renaissance	4B	X	Property was example of turn-of-the-century residential development.	Property was example of turn-of-the-century residential development.	Good	35	553	553	-	-	Appears individually eligible for local listing.				X	
		955-0502	CHESTNUT	ST	000021039			1915	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4C	X	First house in the city west of Highway 101.	First house in the city west of Highway 101.	Good	502									X	
		949-0496	CHESTNUT	ST	000021062			1923	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Mrs. Carr was a City librarian for many years.	Mrs. Carr was a City librarian for many years.	Good	502										X
		949-0494	CHESTNUT	ST	00021025			1922	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		949-0494	CHESTNUT	ST	00021026			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		948-0484	CHESTNUT	ST	00031017			1916	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4B	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		948-0482	CHESTNUT	ST	00022017			1906	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4A	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		947-0478	CHESTNUT	ST	00034008			1906	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4A	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		947-0478	CHESTNUT	ST	00034007			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		170	FILBERT	ST	00027007			1926	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4A	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		183	LOCUST	ST	00027102			1923	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		189	LOCUST	ST	000271023			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		190	MAPLE	ST	000231016			1890	Nonhousehold Survey	Nonhousehold Survey	House	SFR	Victorian Era	4A	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		234	MAPLE	ST	00022017			1878	Nonhousehold Survey	Nonhousehold Survey	House	SFR	Victorian Era	4A	X	Nonhousehold Survey	Nonhousehold Survey	Good	35	553	553	-	-	Appears individually eligible for local listing.				X	
		442	OKA	ST	00023010			1926	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		444	OKA	ST	00023008			1919	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		445	OKA	ST	00023006			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		503	OKA	ST	000254012			1921	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		527	OKA	ST	000254009			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		135	OKA	ST	000254016			1920	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	
		140	OKA	ST	000254002			1922	Nonhousehold Survey	Nonhousehold Survey	House	SFR		4D	X	Nonhousehold Survey	Nonhousehold Survey	Good	502									X	

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\* Photo by L. D. Smith November 2001. Photo by Robles Historic Resources Group 2011.

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Site Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (NRE)	Included in 2008 Evaluation (NRE)	Property Notes	Significance	Integrity	Int. Evaluation	2008 Survey Evaluation (NRE)	Local	California Register	National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
54		54	1325	OAK	ST	000237001			1925	Norhouse	Norhouse		House		Queen Anne	4A	X	Former owner, model F. Red. Gates, dentist, E.C. Bainger, and her father the builder.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	502	62	-	-	Appears ineligible for listing.				X	
55		55	1320	OAK	ST	000194009			1920	Norhouse	Norhouse		House		Norhouse	4D					502	62	-	-	-	Appears ineligible for listing.			X	
56		56	1318	OAK	ST	000194007			1918	Norhouse	Norhouse		House		Norhouse	4D					502	62	-	-	-	Appears ineligible for listing.			X	
57		57	1318	OAK	ST	000194013			1918	Norhouse	Benjamin House, Benetzer House		House	SFR	Queen Anne	4A	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.			7N	553	3CS	-	-	Appears individually eligible for listing. Also appears eligible individually for the California Register.				X
58		58	1319	OAK	ST	000194007			1919	Norhouse	Norhouse		House		Norhouse	4D					552	553	-	-	-	Appears individually eligible for listing. Needs to be reevaluated.			X	
59		59	1316	OAK	ST	000195004			1916	Norhouse	Grove Home		House		Norhouse	4D					552	7N	-	-	-	Needs to be reevaluated.			X	
60		60	1314	OAK	ST	000195001			1914	Norhouse	Grove Home		House		Norhouse	4D					552	7N	-	-	-	Needs to be reevaluated.			X	
61		61	1315	OAK	ST	000037003			1915	Norhouse	Andrew Cottage		House		Norhouse	4D					502	62	-	-	-	Appears ineligible for listing.			X	
62		62	1301, 1303	OAK	ST	000033010			1920	Norhouse	Plymouth Parsonage		House		Norhouse	4D	X	Owned and operated by Plymouth Congregational Church.			502					N			X	
63		63	1300	OAK	ST	000037012			2000	NRE estimated	Rocky Ridge Methodist Church		Commercial		Norhouse	4D	X	1925 English Revival church evaluated in Norhouse Survey			502					N			X	
64		64	1412	OAK	ST	000160011			1910	Norhouse	Shammis Home		House		Norhouse	4D	X	Shammis was a local general			502					Y			X	
65		65	1415	OAK	ST	000160014			1916	Norhouse	Dr. Gates Cottage		House		Norhouse	4D	X	Dr. Gates was an architect			502					Y			X	
66		66	1420	OAK	ST	000160003			1920	Norhouse	Blanche Home		House		Norhouse	4D	X	Blanche was a local general			502					Y			X	
67		67	1420	OAK	ST	000160002			1920	Norhouse	Blanche Home		House		Norhouse	4C	X	Former owner, model F. Red. Gates, dentist, E.C. Bainger, and her father the builder.			502					N			X	
68		68	1453	OAK	ST	000160013			1916	Norhouse	Nelson Home		House		Norhouse	4C	X	Nelson was a local general			502					Y			X	
69		69	1444	OAK	ST	000160001			1917	Norhouse	Shammis Home		House		Norhouse	4D	X	Shammis was a local general			502					Y			X	
70		70	1445	OAK	ST	000160009			1910	Norhouse	Bank House		House		Norhouse	4D	X	Bank was a local general			502					Y			X	
71		71	1300	OAK	ST	000160004			1916	Norhouse	Shammis Home		House		Norhouse	4D	X	Shammis was a local general			502					Y			X	
72		72	1443	OAK	ST	000160003			1920	Norhouse	Blanche Home		House		Norhouse	4D	X	Blanche was a local general			502					Y			X	
73		73	1459	OAK	ST	000160010			1892	Norhouse	Blanche Home		House		Norhouse	4A	X	Blanche was a local general			502					Y			X	
74		74	1438-1439	OAK	ST	000160009			1925	Norhouse	Nelson Home, Blair House, Blair House		House	SFR	Victorian-Era	4A	X	Blanche appears to have been altered.			502	62	-	-	-	Appears ineligible for listing.			X	
75		75	1438-1439	OAK	ST	000160001			1888	Norhouse	Nelson Home, Blair House, Blair House		House	SFR	Victorian-Era	4A	X	Blanche appears to have been altered.			502					Y			X	
76		76	1420-1421	OAK	ST	000281013			1892	Norhouse	Beta Home		House	SFR	Victorian-Era	4D	X	Former owners include early generations of the Nelson family, John Stedfite, and Paso Robles High School English teacher, Samuel A. Fisher.			7N	553	3CS	-	-	Appears individually eligible for listing in the California Register.	Y			X
77		77	1418-1419	OAK	ST	000281012			1892	Norhouse	Lipcomb House		House	SFR	Victorian-Era	4D	X	Former owners include early generations of the Nelson family, John Stedfite, and Paso Robles High School English teacher, Samuel A. Fisher.			502					Y			X	
78		78	1418-1417	OAK	ST	000281011			1888	Norhouse	Nelson House		House	SFR	Stock/Entrance	4A	X	Formerly owned by several generations of the Nelson family, John Stedfite, and Paso Robles High School English teacher, Samuel A. Fisher.			7N	553	3CS	3S	-	Appears individually eligible for listing in the California Register.	Y			X
79		79	1418-1415	OAK	ST	000281009			1888	Norhouse	Prayer Home, Prater Home		House	SFR	Stock/Entrance	4A	X	Attributed to architect Stanford Prater, originally built for early local resident.			7N	553	3CS	3S	-	Appears individually eligible for listing in the California Register and the National Register.	Y			X
80		80	1410-1411	OAK	ST	000281008			1890	Norhouse	Spurrer Home, Prater Home		House	SFR	Stock/Entrance	4A	X	Originally owned by C. Spurrer, the Prater family, prominent in the Robinson area, later owned by the Robinson family, prominent in the Robinson area, later converted to the Prater family.			7N	553	3CS	3S	-	Appears individually eligible for listing in the California Register and the National Register.	Y			X
81		81	1400-1403	OAK	ST	000220013			1909	Norhouse	Carner Home, Carner Home		House		Norhouse	4D	X	Carner Home was a local general			502					Y			X	
82		82	1402-1403	OAK	ST	000220016			1919	Norhouse	Carner Home, Carner Home		House		Norhouse	4D	X	Carner Home was a local general			502					Y			X	
83		83	1398-1399	OAK	ST	000220013			1919	Norhouse	Carner Home, Carner Home		House		Norhouse	4D	X	Carner Home was a local general			502					N			X	
84		84	1398-1399	OAK	ST	000220013			1892	Norhouse	Carner Home, Carner Home		House		Norhouse	4D	X	Carner Home was a local general			502					N			X	

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\* Photo by L. D. Smith November 2001. Photo by M. J. Anderson February 2011.

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alamite Address	Alamite APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Neighborhood)	Included in 2008 (HRO)	Property Notes	Significance	Integrity	Int. Evaluation	2008 Survey Evaluation (HRO)	California National Register	Local Register	Eligibility for Listing (State and National)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
159	0378-0379	1919	OAK	ST	008231010	008231010		1918	Neighborhood Survey			House		Minimal Traditional	4D	X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact residential neighborhood designed in the Minimal Traditional style.	Good	502	-	-	Appears eligible for listing.	Y			X		
160	0378-0379	1920	OAK	ST	008231013	008231013		1920	Neighborhood Survey			House		Minimal Traditional	4D	X		Associated with one of the City's earliest postwar residential developments and the Highway 101, located within an intact residential neighborhood designed in the Minimal Traditional style.	Good	502	-	-	Appears eligible for listing.	N			X		
161	0378-0377	1927	OAK	ST	008231015	008231015	8231009	1919	Neighborhood Survey	Owens Carmack Boy's Home		House		Minimal Traditional	4D	X		Appears to be an enormous HRI for 1832 Oak St. Neighborhood Survey appears to have been substantially altered or is no longer extant.	Fair	502	-	-	Appears eligible for listing.	Y			X		
162	0344-0345	1934	OAK	ST	008231008	008231008		1906	Neighborhood Survey	Owens Carmack Boy's Home		House		Minimal Traditional	4D	X		Appears to be an enormous HRI for 1832 Oak St. Neighborhood Survey appears to have been substantially altered or is no longer extant.	Fair	502	-	-	Appears eligible for listing.	N			X		
163	0344-0345	1935	OAK	ST	008222007	008222007		1914	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
164	0344-0345	2045	OAK	ST	008221010	008221010		1920	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
165	0344-0345	2111	OAK	ST	008221010	008221010		1920	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
166	0344-0345	2127	OAK	ST	008221010	008221010		1920	Neighborhood Survey	Lary Home		House		Minimal Traditional	4A	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
167	0344-0345	2135	OAK	ST	008221008	008221008		1895	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
168	0344-0345	2203	OAK	ST	008162007	008162007		1925	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
169	0344-0345	2232	OAK	ST	008164004	008164004		1918	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
170	0344-0345	2240	OAK	ST	008164003	008164003		1915	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
171	0344-0345	2295	OAK	ST	008060211	008060211		1932	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
172	0344-0345	3200	OAK	ST	008061011	008061011		1951	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
173	0344-0345	3208	OAK	ST	008061017	008061017		1951	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
174	0344-0345	3904	OAK	ST	008061018	008061018		1951	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
175	0344-0345	3106	OAK	ST	008061019	008061019		1951	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
176	0344-0345	3110	OAK	ST	008061020	008061020		1951	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
177	0344-0345	3156	OAK	ST	008061025	008061025		1953	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
178	0344-0341	810	OLIVE	ST	008142005	008142005		1925	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
179	0344-0329	826	OLIVE	ST	008142003	008142003	9142001	1926	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
180	0350-0354	1105	OLIVE	ST	008092013	008092013		1926	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
181	0350-0354	1110	OLIVE	ST	008091003	008091003		1910	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
182	0359-0350	1121	OLIVE	ST	008082013	008082013		1930	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
183	0359-0326	1232	OLIVE	ST	008034005	008034005		1920	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	N			X		
184	0359-0326	1233	OLIVE	ST	008032006	008032006		1889	Neighborhood Survey	Lary Home		House		Minimal Traditional	4A	X		Lary was a local grocer in the early 1920s.	Fair	502	7N	5B3	3C5	-	Appears individually eligible for listing in the California Register.	Y			X
185	0351-0282	1236	OLIVE	ST	008034020	008034020	009034003	1903	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	Y			X		
186	0386-0286	1319	OLIVE	ST	008031015	008031015		1920	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	Y			X		
187	0325-0284	1323	OLIVE	ST	008031004	008031004		1911	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	Y			X		
188	0381-0282	1323	OLIVE	ST	008031008	008031008		1890	Neighborhood Survey	Lary Home		House		Minimal Traditional	4D	X		Lary was a local grocer in the early 1920s.	Fair	502	6Z	-	Appears eligible for listing.	Y			X		



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\* Photo by L. J. Smith November 2005. Photo by RBG on October 26, 2009. Photo by RBG on October 26, 2009.

Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Address	APN	Construction Date	Site Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (NHR)	Property Notes	Significance	Integrity	Integrity Evaluation	2008 Survey Evaluation (NRO)	California National Register	National Register	Eligibility for Listing (State and National)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA		
069		1311	PARK	ST	001321011		1892	Nonhouse Survey	High Home		House	SFR	Victorian-Era	3	X		Good	502	553	-	-	-	Appears individually eligible for local listing.			X		
075		1320	PARK	ST	001321003		1903	Nonhouse Survey	High House		House	SFR	Victorian-Era	4D	X	Increasingly rare example of turn-of-the-century residential development.	Good	502	553	-	-	-	Appears individually eligible for local listing.			X		
076		1321	PARK	ST	001321010		1970+	HRG estimated	Nonhouse Commercial Office		Commercial Office	Commercial Office	Victorian-Era	4D	X		Good	502	6Z	-	-	-	Appears ineligible for listing.			X		
071		1327	PARK	ST	001321059		1893	Nonhouse Survey	Nonhouse		House	SFR	Victorian-Era	3	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; rare example of brick residential construction.	Good	35	553	3CS	-	-	-	Appears individually eligible for local listing. Also appears eligible for listing in the California National Register.			X	
024		1328	PARK	ST	001321012		1900	Tkx Assessor	TKX Assessor		House	SFR	Victorian-Era	4D	X		Fair	502	6Z	-	-	-	Appears ineligible for listing.			X		
023, 870		1334	PARK	ST	1335 PARK ST 001321011		1888	Tkx Assessor	New House		House	SFR	Victorian-Era	4D	X	Increasingly rare example of turn-of-the-century residential development.	Good	502	553	-	-	-	Appears eligible for local listing.			X		
072		1335	PARK	ST	001321014		1915	HRG estimated	Highway Sanitarium; Highpath		House	SFR	Victorian-Era	X	X	Associated with an important early local resident.	Good	502	553	-	-	-	Appears eligible for local listing.			X		
073		1345	PARK	ST	001321016		1900	Tkx Assessor	Highway Sanitarium; Highpath		House	SFR	Victorian-Era	4D	X	Associated with an important early local resident.	Good	35	553	-	-	-	Appears eligible for local listing.			X		
022		1346	PARK	ST	001321001		1922	Tkx Assessor	TKX Assessor		House	SFR	Craftsman	4D	X		Poor	502	6Z	-	-	-	Appears ineligible for listing.			X		
018		1370	PARK	ST	001321005		1885	Nonhouse Survey	Nonhouse Survey		House	SFR	Victorian-Era	4D	X	Increasingly rare example of turn-of-the-century residential development.	Good	502	553	-	-	-	Appears eligible for local listing.			X		
017		1374	PARK	ST	001321004		1920	Tkx Assessor	TKX Assessor		House	SFR	Victorian-Era	4D	X	Good example of residential development from one of the city's earliest neighborhoods.	Good	502	553	-	-	-	Appears eligible for local listing.			X		
289-299		1377	PARK	ST	001321009		1890	Nonhouse Survey	Nonhouse Survey		House	(unknown)	Victorian-Era	3	X	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; rare example of brick residential construction.	Good	35	553	3CS	3S	-	-	-	Appears individually eligible for local listing. Also appears eligible for listing in the California National Register.			X
015		1378	PARK	ST	001321018		1945	HRG estimated	TKX Assessor		House	SFR	(none)	4D	X		Poor	502	6Z	-	-	-	Appears ineligible for listing.			X		
014		1372	PARK	ST	001321002		1923	Tkx Assessor	TKX Assessor		House	SFR	Victorian-Era	4D	X		Poor	502	6Z	-	-	-	Appears ineligible for listing.			X		
080		1375	PARK	ST	001321014		1922	Nonhouse Survey	Nonhouse Survey		House	SFR	Victorian-Era	4D	X		Good	502	6Z	-	-	-	Appears ineligible for listing.			X		
013		1376	PARK	ST	001321001		1925	Tkx Assessor	TKX Assessor		House	SFR	Victorian-Era	4D	X		Fair	502	6Z	-	-	-	Appears ineligible for listing.			X		
081		1381	PARK	ST	001321010		1915	Nonhouse Survey	Nonhouse Survey		House	SFR	Craftsman	4C	X	Good example of Craftsman architecture.	Good	502	553	-	-	-	Appears individually eligible for local listing.			X		
011		1380	PARK	ST	001321014		1911	Nonhouse Survey	Nonhouse Survey		House	SFR	Craftsman	4D	X		Poor	502	6Z	-	-	-	Appears ineligible for listing.			X		
082		1381	PARK	ST	001321009		1925	Nonhouse Survey	Nonhouse Survey		House	SFR	Victorian-Era	4D	X		Good	502	6Z	-	-	-	Appears ineligible for listing.			X		
084		1387	PARK	ST	001321007		1915	Tkx Assessor	TKX Assessor		House	SFR	Colonial Revival	4C	X		Fair	502	6Z	-	-	-	Appears ineligible for listing.			X		

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\* Photo by L. D. Smith November 2001. Photo by W. J. de la Cruz October February 2001.

Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (NRE)	Included in 2008 (HRO)	Property Notes	Significance	Integrity Evaluation	HRT Evaluation	2008 Survey Evaluation (HRO)	Local	California National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA	
008		1806	PAK6	ST 1834 PAK6	ST 1000230022				1915	Tax Assessor			House	SFR	Vernacular	4D	X	Two-story east building 1834 Park St.		Good	502	6Z	-	-	-	-	-	-	X	
086		1845	PAK6	ST	1001230006				1917	Tax Assessor			House	SFR	Craftsman	4D	X		Good example of residential development in neighborhood; good example of Craftsman architecture.	Good	502	5S3	-	-	-	-	-	-	X	
007		1848	PAK6	ST	1001230001				1925	Tax Assessor			House	SFR	Colonial Revival	4D	X			Fair	502	6Z	-	-	-	-	-	-	X	
087		1803	PAK6	ST	1001230011				1915	Tax Assessor			House	SFR	Vernacular	4D	X			Fair	502	6Z	-	-	-	-	-	-	X	
006		1901	PAK6	ST	1001231005				1918	Tax Assessor			House	SFR	Craftsman	4C	X			Fair	502	6Z	-	-	-	-	-	-	X	
088		1911	PAK6	ST	1001230010				1920	Neighborhood Survey			House	SFR	Vernacular	4D	X		Good example of residential development from one of the city's earliest neighborhoods.	Good	502	5S3	-	-	-	-	-	-	X	
089		1829	PAK6	ST	1001230014				1910	Neighborhood Survey			House	SFR	Vernacular	4D	X			Fair	502	6Z	-	-	-	-	-	-	X	
090		1835	PAK6	ST	1001230008				1915	Neighborhood Survey			House	SFR	Vernacular	4D	X		Good example of residential development from one of the city's earliest neighborhoods.	Good	502	5S3	-	-	-	-	-	-	X	
091		1949	PAK6	ST	1001230007				1910	Tax Assessor			House	SFR	Vernacular	4D	X			Fair	502	6Z	-	-	-	-	-	-	X	
1200		2120	PAK6	ST	1001232005				1918	Neighborhood Survey						4D					5S2									X
2145		2145	PAK6	ST	1001230013				1915	Neighborhood Survey	Marjorie House						4D				5S2	6Z	-	-	-	-	-	-	X	
2146		2146	PAK6	ST	1001230005				1910	Neighborhood Survey	Bakerell House						4A				5S2	6Z	-	-	-	-	-	-	X	
2147		2147	PAK6	ST	1001160005				1915	Neighborhood Survey							4A				5S2	6Z	-	-	-	-	-	-	X	
2148		2148	PAK6	ST	1001110022				1921	Neighborhood Survey							4D				5S2	6Z	-	-	-	-	-	-	X	
2651		2651	PAK6	ST	1001081015				1925	Neighborhood Survey							4D				5S2	6Z	-	-	-	-	-	-	X	
170-183		0	PINE	ST 861 28TH ST, 3124, 3201 PINE ST	088001031; 088071014; 088044215				1945	HRT estimated	Oak Park		Garden Apartments	MFR	Vernacular		X	This housing project occupies multiple parcels, each of which contains multiple buildings. Morehouse Survey is no longer in the northern area.	Associated with nearby World War II era military installations; the City's only example of mid-century TWA public housing.	Fair	503	5D3	-	-	-	-	-	-	X	
(none)		721	PINE	ST 721-729 PINE	009203012											4D	X	1920s cottage evaluated in the Morehouse Survey is no longer in the northern area.			5S2	6Z	-	-	-	-	-	-	X	
(none)		725	PINE	ST 009203011												4D	X	1920s cottage evaluated in the Morehouse Survey is no longer in the northern area.			502	6Z	-	-	-	-	-	-	X	
(none)		731	PINE	ST 729 PINE ST	009203019											4D	X	1920s cottage evaluated in the Morehouse Survey is no longer in the northern area.			502	6Z	-	-	-	-	-	-	X	
880		880	PINE	ST 1001230003					1887	Neighborhood Survey	Benjamin Hober; Bakerell House; Southern Pacific		Train depot	Commercial	SSS/Estabke	3	X		Association with the City's original central business district; rare intact example of late 19th-Century commercial building.	Fair	3S	3CS	3S	-	-	-	-	-	X	
226-953		1011	PINE	ST 1001104005					1933	Tax Assessor	Clark Company		Streetfront	Commercial office	Vernacular	4A	X			Fair	502	6Z	-	-	-	-	-	-	X	
098		1102	PINE	ST 1102-1108 PINE ST	009103008				1886	Neighborhood Survey	Good Times Cafe		Streetfront	Commercial retail	Commercial Revival	4A	X	1887 building evaluated in the Morehouse Survey is no longer in the northern area.			502	6Z	-	-	-	-	-	-	X	
300-902		1122	PINE	ST 009103004					1886	Neighborhood Survey	Cooked KIR		Streetfront	Commercial retail	Commercial Revival	3	X			Fair	502	6Z	-	-	-	-	-	-	X	
227-903		1130	PINE	ST 009103020					1925	Neighborhood Survey	Benjamin Hober; Bakerell House; estimated		Streetfront	Commercial retail	Commercial Revival	4D	X		Association with the City's original central business district; rare example of an early 20th-Century commercial building.	Fair	502	5S3	-	-	-	-	-	-	X	
226-906		1202	PINE	ST 1214 PINE ST	009440006				1890	Neighborhood Survey	Printer Auto Parts		Streetfront	Commercial retail	Commercial Revival	3	X		Association with the City's original central business district; rare example of an early 20th-Century commercial building.	Fair	7N	5S3	-	-	-	-	-	-	X	
225-910		1222	PINE	ST 1232-1234 PINE ST	009440010				1887	Neighborhood Survey	The Tumbweed		Streetfront	Commercial retail	Commercial Revival	3	X		Association with the City's original central business district; rare intact example of late 19th-Century commercial building.	Fair	3S	5S3	3CS	-	-	-	-	-	X	
1206		1206	PINE	ST 1238-1238 PINE ST	009440009						Hotel Estrada		Streetfront	Commercial retail	Commercial Revival	3	X	1887 Campbell (Estrada) Building evaluated in the Morehouse Survey is no longer in the northern area.			3S	6Z	-	-	-	-	-	-	X	
224-911		1244	PINE	ST 1242-1246 PINE ST	009440001				1923	Neighborhood Survey	Paso Robles Electric; Highway		Commercial Block	Commercial retail	Commercial Revival	4D	X		Association with the City's original central business district; rare intact example of early 20th-Century commercial development.	Good	7N;7K	5S3	-	-	-	-	-	-	X	
028		1411	PINE	ST 009124010					1925	Tax Assessor			House	SFR	Craftsman	4D	X			Fair	502	6Z	-	-	-	-	-	-	X	

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\* Photo by L. D. Smith November 2005. Photo by RBG on February 20 February 2011.

Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Data Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (NRE)	Included in 2008 Survey (NRE)	Property Notes	Significance	Integrity	Integrity Evaluation	2008 Survey Evaluation (NRO)	Local Register	National Register	Eligible for Listing (State Survey)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
121		1414	PINE	ST	000324006		000324006	1892	Nonhouse Survey	Chin House, Survey Building, White House Beauty	House	Commercial Retail	(none)	4A	X		Incessantly are example of turn-of-the-century residential development.	Poor	502	6Z	-	-	-	Appears ineligible for listing due to poor integrity.			X	
029		1421	PINE	ST	000324009		000324009	1930	Tax Assessor		House	SFR	Victorian	4D	X			Fair	502	6Z	-	-	-	Appears ineligible for listing.			X	
120		1426	PINE	ST	000324004		000324004	1905	Tax Assessor		House	SFR	Victorian-Era	4D	X		Good example of moderate development from one of the city's oldest neighborhoods.	Good	502	5S3	-	-	-	Appears eligible for local listing.			X	
030		1427	PINE	ST	000324008		000324008	1910	RBG estimated		House	Commercial Office	Victorian	4D	X			Poor	502	6Z	-	-	-	Appears ineligible for listing.			X	
119		1430	PINE	ST	000324003		000324003	1905	Tax Assessor		House	Duplex	Colonial	4D	X		Converted to duplex.	Poor	502	6Z	-	-	-	Appears ineligible for listing.			X	
118		1431	PINE	ST	000324002		000324002	1915	RBG estimated		House	House	(none)		X			Poor	502	6Z	-	-	-	Appears ineligible for listing.			X	
117		1436	PINE	ST	000324002		000324002	1911	Nonhouse Survey		House	SFR	Victorian	4D	X			Fair	502	6Z	-	-	-	Appears ineligible for listing.			X	
116		1442	PINE	ST	000324001		000324001	1895	Nonhouse Survey		House	SFR	Victorian-Era	4D	X			Fair	502	6Z	-	-	-	Appears ineligible for listing.			X	
032		1445	PINE	ST	000324006		000324006	1900	Tax Assessor		House	SFR	Victorian-Era	4A	X			Incessantly are example of turn-of-the-century residential development.	Good	502	5S3	-	-	-	Appears eligible for local listing.			X
034		1512	PINE	ST	000324016		000324016	1920	Tax Assessor		House	Duplex	Victorian	4D	X			Rare example of a residential duplex.	Good	502	5S3	-	-	-	Appears involuntarily eligible for local listing.			X
035		1515	PINE	ST	000324014		000324014	1887	Tax Assessor		House	SFR	Victorian	4A	X		1890 building evaluated in the Nonhouse Survey is no longer extant.	Good	502	6Z	-	-	-	Appears ineligible for listing.			X	
112		1520	PINE	ST	000324002		000324002	1900	Tax Assessor		House	MFR	Victorian-Era		X		Converted to multiple units.	Poor	502	6Z	-	-	-	Appears ineligible for listing due to poor integrity.			X	
037		1521	PINE	ST	000324013		000324013	1926	Nonhouse Survey		House	SFR	Victorian	4D	X			Good example of residential development from one of the city's earliest neighborhoods.	Good	502	5S3	-	-	-	Appears eligible for local listing.			X
038		1523	PINE	ST	000324013		000324013	1915	RBG estimated		House	SFR	Victorian	4D	X			Good example of residential development from one of the city's earliest neighborhoods.	Good	502	5S3	-	-	-	Appears eligible for local listing.			X
039		1601	PINE	ST	000288018		000288018	1915	RBG estimated		House	SFR	Victorian	4A	X				Poor	502	6Z	-	-	-	Appears ineligible for listing.			X
110		1602	PINE	ST	000292014		000292014	1915	Tax Assessor		House	SFR	Victorian	4D	X				Poor	502	6Z	-	-	-	Appears ineligible for listing.			X
109		1616	PINE	ST	000292008		000292008	1992	Tax Assessor		House	SFR	(none)		X		1920 building evaluated in the Nonhouse Survey is no longer extant.	Good	502	6Z	-	-	-	Appears ineligible for listing.			X	
041		1619	PINE	ST	000288012		000288012	1915	Tax Assessor		House	SFR	Victorian	4A	X				Poor	502	6Z	-	-	-	Appears ineligible for listing.			X
107		1640	PINE	ST	000292002		000292002	1885	Nonhouse Survey		House	SFR	Victorian-Era	4A	X			Incessantly are example of turn-of-the-century residential development.	Poor	502	6Z	-	-	-	Appears ineligible for listing due to poor integrity.			X
106		1644	PINE	ST	000292013		000292013	1902	Nonhouse Survey		House	SFR	Carport Gothic	4A	X				Fair	502	6Z	-	-	-	Appears ineligible for listing.			X
105		1710	PINE	ST	000291006		000291006	1970+	RBG estimated		Apartments	MFR	(none)		X		1891 building evaluated in the Nonhouse Survey is no longer extant.	Good	502	6Z	-	-	-	Appears ineligible for listing.			X	
104		1712	PINE	ST	000291004		000291004	1915	Tax Assessor		House	SFR	Victorian	4D	X				Poor	502	6Z	-	-	-	Appears ineligible for listing.			X

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Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Alamata Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRG)	Property Notes	Significance	Integrity	HRG Evaluation	2008 Survey Evaluation (HRG) Local Register	California National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
048		1719	PINE	ST	1717 PINE ST	000287017		1925	Nonhouse Survey	Nonhouse Survey		House	SFR	Vernacular	4D	X	This housing project contains multiple buildings.	Increasingly an example of turn-of-the-century residential development.	Good	502	6Z	-	-	-	-	-	X
103		1720	PINE	ST	000291003			1905	Building Record	House	House	House	SFR	Vernacular	4A	X			Good	502	5S3	-	-	-	-	-	X
102		1720	PINE	ST	000291002			1889	Nonhouse Survey	House	House	House	SFR	Victorian-Era	4A	X			Fair	502	6Z	-	-	-	-	-	X
049		1745	PINE	ST	000291013			1899	Nonhouse Survey	House	House	House	SFR	Victorian-Era	4A	X			Poor	502	6Z	-	-	-	-	-	X
050		1803	PINE	ST	000291012			1889	Nonhouse Survey	House	House	House	SFR	SSS/Extrane	3	X			Good	2135	5S3	-	-	-	-	-	X
100		1866	PINE	ST	000241004			1900	Nonhouse Survey	House	House	House	SFR	Victorian-Era	4D	X			Fair	502	6Z	-	-	-	-	-	X
052		1811	PINE	ST	000291010			1911	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Poor	502	6Z	-	-	-	-	-	X
224		2224	PINE	ST	000181003			1916	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Fair	552	5D3	-	-	-	-	-	X
170-183		3224	PINE	ST	000071014			1945	HRG estimated	House	House	House	SFR	Vernacular	4D	X			Good	502	7N	-	-	-	-	-	X
170-183		2801	PINE	ST	000291015			1945	HRG estimated	House	House	House	SFR	Vernacular	4D	X			Good	502	7N	-	-	-	-	-	X
871-872, 873		1440	RAILROAD	ST	1442 RAILROAD ST	000651012		1915	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Good	502	7N	-	-	-	-	-	X
59		59	RIVERSIDE	AV	000266003-000266004			1922	HRG (rough)	Remnants Alliance Building	Industrial	Industrial						Poor	502	6Z	-	-	-	-	-	X	
1605		1605	RIVERSIDE	AV	000291016			1925	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Good	553	3C5	3S	-	-	-	-	X
1607		1607	RIVERSIDE	AV	000291008			1930	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Good	552	6Z	-	-	-	-	-	X
1815		1815	RIVERSIDE	AV	000291010			1905	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Good	552	6Z	-	-	-	-	-	X
1825		1825	RIVERSIDE	AV	000242004			1910	Nonhouse Survey	House	House	House	SFR	Vernacular	4D	X			Good	552	6Z	-	-	-	-	-	X
2010		2010	RIVERSIDE	AV						Nonhouse Survey	Pioneer Park	Park	Park						Fair	553	-	-	-	-	-	-	X
2199		2199	RIVERSIDE	AV				1946	HRG research	Base Robles Event Center	Event Center	Event Center						Fair	35	5S3	-	-	-	-	-	X	
233		0	SPRING	ST	1103 SPRING ST	000101001		1886	Nonhouse Survey	Base Robles City Park	Park	Park						Fair	35	5S3	-	-	-	-	-	X	
232		0	SPRING	ST	1100 SPRING ST, 800 12TH ST	000101001		1908	Nonhouse Survey	Carnegie Library	Library	Library	Museum	Classical Revival	3	X			Good	15, 15 (R00) 171H (S7); 3; SPRING ST)	5S3	1C5	1S	-	-	-	X
1954-198		125	SPRING	ST	000287003			1945	HRG estimated	Clifton Apartments/Hotel	Hotel	Hotel	MFR	Spanish Colonial Revival	4D	X			Fair	503	-	-	-	-	-	-	X
400		400	SPRING	ST	000261002			1930	Nonhouse Survey	Base Robles National Bldg	House	House						Determined ineligible for local listing.	35	6L	-	-	-	-	-	-	X
1992-203		425	SPRING	ST	000258005			1947	HRG Assessor	The Firmhouse Hotel	Hotel	Hotel	Hotel	Vernacular	4D	X			Good	503	3C5	-	-	-	-	-	X
301		301	SPRING	ST	515 SPRING ST	000257010		1921	Nonhouse Survey	Nonhouse Survey	House	House							Fair	502	6Z	-	-	-	-	-	X



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Photo #	Vine Street Overlay Zone	Photo #	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRC)	Property Notes	Significance	Integrity Evaluation	HRC Evaluation	2008 Survey Evaluation (HRC)	Local	California Register	National Register	Eligible for Listing (State or National Register)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
204-206	SR22-8B23	1303	1317	SPRING ST	Hotel	Midway Ranch Hotel	9932457		1922	Nonhouse HRC estimated	Midway Ranch Hotel	Hotel	Hotel	Hotel	Ranch	4D	X	Associated with early to mid-20th Century hotel industry. One of the best examples of a mid-century hotel which is a fine example of a group of a discontiguous thematic grouping of roadside lodging establishments along local listing.	Good	552	5B	3CS	-	-	Appears eligible for listing.	N			X	
209	SR12-8B17	1103	1009	SPRING ST	Hotel	El Paso de Robles Hotel Ballroom	000930971		1890	HRC estimated	El Paso de Robles Hotel Ballroom	Hotel Ballroom	Hotel	Commercial	Victorian-Era	3	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair/Good	71, 35	553	-	-	-	-	Appears eligible for listing.	N			X
207-208		1103	000930971	SPRING ST	Hotel	El Paso de Robles Hotel Ballroom	9932457		1942	HRC estimated	El Paso de Robles Hotel Ballroom	Hotel Ballroom	Hotel	Hotel	Spanish Colonial Revival	3	X	Designed by architect Herbert A. Knowles in 1942 after the earlier building was destroyed by fire in 1940. The building is a fine example of a group of a discontiguous thematic grouping of roadside lodging establishments along local listing.	Good	50	502	5B	3CS	3S	-	Appears eligible for listing.				X
(none)		1319	000837010	SPRING ST	Theater	American Legion			-	-	American Legion	Theater	Theater	Warrant	Art Deco/Moderne	4D	X	Originally constructed as the American Legion Hall and later used as a theater.	Fair	7K	502	7K	-	-	Reexamined to OHP for action but appears eligible for listing.			Consult with OHP.	X	
193		1436	00032003	SPRING ST	House	Clarkson's Refractor			1927	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.			Consider for Point of Interest.	X	
194		1510	00032003	SPRING ST	House	Clarkson's Refractor			1927	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
192		1524	00032003	SPRING ST	House	Clarkson's Refractor			1925	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
186		1636	00032002	SPRING ST	House	Clarkson's Refractor			1923	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
166		1646	00032001	SPRING ST	House	Clarkson's Refractor			1915	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
210		1703	00032015	SPRING ST	House	Clarkson's Refractor			1895	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	3	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Good	35	553	3CS	3S	-	Appears eligible for listing.				X	
1704		1704	00032004	SPRING ST	House	Clarkson's Refractor			1917	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	7N	-	-	Needs to be reevaluated.			Consider for relocation.	X	
1721		1721	00032015	SPRING ST	House	Clarkson's Refractor			1902	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	7N	-	-	Needs to be reevaluated.			Consider for relocation.	X	
1720		1720	00032003	SPRING ST	House	Clarkson's Refractor			1922	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1722		1722	00032002	SPRING ST	House	Clarkson's Refractor			1918	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	3	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	7N	553	-	-	-	Appears eligible for listing.				X	
211		1803	00032010	SPRING ST	House	Clarkson's Refractor			1890	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	3	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	35	553	-	-	-	Appears eligible for listing.				X	
191		1804	00032004	SPRING ST	House	Clarkson's Refractor			1920	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4C	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	7N	553	-	-	-	Appears eligible for listing.				X	
1818		1818	00032003	SPRING ST	House	Clarkson's Refractor			1920	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4C	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1836		1836	00032001	SPRING ST	House	Clarkson's Refractor			1909	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	7N	-	-	Needs to be reevaluated.			Consider for relocation.	X	
1843		1843	00032007	SPRING ST	House	Clarkson's Refractor			1917	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1905		1905	00032012	SPRING ST	House	Clarkson's Refractor			1915	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1921		1921	00032010	SPRING ST	House	Clarkson's Refractor			1924	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4C	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1924		1924	00032004	SPRING ST	House	Clarkson's Refractor			1924	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4C	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1925		1925	00032009	SPRING ST	House	Clarkson's Refractor			1925	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4C	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
1945		1945	00032007	SPRING ST	House	Clarkson's Refractor			1929	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
2005		2005	00032013	SPRING ST	House	Clarkson's Refractor			1906	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	7N	-	-	Needs to be reevaluated.				X	
2021		2021	00032011	SPRING ST	House	Clarkson's Refractor			1921	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	
2025		2025	00032010	SPRING ST	House	Clarkson's Refractor			1920	Nonhouse Survey estimated	Clarkson's Refractor	House	House	Warrant	Art Deco/Moderne	4D	X	Original building destroyed by fire in 1940; only the ballroom and a portion of the main structure were built in 1891 and destroyed by fire in 1940.	Fair	502	502	6Z	-	-	Appears eligible for listing.				X	

Paso Robles Historic Resources Inventory

\* Photo by L. J. Johnson, November 2001. Photo by W. J. Johnson, February 2001.

Photo #	Vine Street Overlay Zone	Photo # (Vine Street Overlay Zone)	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Evaluation (HRG)	Property Notes	Significance	Integrity	HRG Evaluation	2008 Survey Evaluation (HRG)	Local	California Register	National Register	Eligible for Listing (State and National)	Contributes to Street Scenery	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
204	SPRING	ST	00122-009	Nonhouse	Nonhouse			1916		Shaw House					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
206	SPRING	ST	2205 PARK ST 00116-008	Nonhouse	Nonhouse			1910		Shaw House					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
220	SPRING	ST	00116-002	Nonhouse	Nonhouse			1895		Nonhouse					4A	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
223	SPRING	ST	2223 SPRING 00116-009	Nonhouse	Nonhouse			1936		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
219	SPRING	ST	00116-003	Nonhouse	Nonhouse			1924		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
212	SPRING	ST	00110-003	Nonhouse	Nonhouse			1935		Travel Lodge Motel	Travel Lodge Motel	Motel	Motel	Vernacular	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
214	SPRING	ST	00110-002	Nonhouse	Nonhouse			1935		HRG estimated	Budget Inn	Motel	Motel	nono	4C	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing due to poor integrity.				X
215	SPRING	ST	00110-001	Nonhouse	Nonhouse			1937		TR Assessor	Townhouse Motel	Motel	Motel	Mid-Century Modern	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
216-217	SPRING	ST	00105-006	Nonhouse	Nonhouse			1928		Kerry's Kamp	Trees Mobile Home Park and South Camp	Motel; Cottages	Mobile Home/Vernacular Park	Vernacular	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
245	SPRING	ST	00105-001	Nonhouse	Nonhouse			1937		King Reary					4C	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
304	SPRING	ST	00107-013	Nonhouse	Nonhouse			1925		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
300	SPRING	ST	00107-015	Nonhouse	Nonhouse			1925		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
302	SPRING	ST	00107-007	Nonhouse	Nonhouse			1930		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
301	SPRING	ST	00107-005	Nonhouse	Nonhouse			1932		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
302	SPRING	ST	00106-026	Nonhouse	Nonhouse			1905		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
340	SPRING	ST	00107-004	Nonhouse	Nonhouse			1930		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
218	SPRING	ST	00103-003	Nonhouse	Nonhouse			1935		HRG estimated	Walton Motel	Motel	Motel	Mid-Century Modern	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
186	SPRING	ST	00104-041	Nonhouse	Nonhouse			1945		HRG estimated	Spanish Oaks Motel	Motel	Motel	Vernacular	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
184-185	SPRING	ST	00104-039	Nonhouse	Nonhouse			1933		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	6Z	-	-	-	Appears ineligible for listing.				X
346	SPRING	ST	00104-037	Nonhouse	Nonhouse			1935		HRG estimated	Wine Country Inn/Motel	Motel	Motel	Ranch	4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		503	5D3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
300	SPRING	ST	01101-001	Nonhouse	Nonhouse			1914		HRG estimated	Red Oaks Motel	Motel	Motel	Colonial Revival	3	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		35	5S3	3CS	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
0	VINE	ST	500 12TH ST 00109-001	Nonhouse	Nonhouse			1930		HRG estimated	Old Clemmons House; Paso Robles Historic Register	House	House	Colonial Revival	3	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	5S3	-	-	-	Appears eligible for local listing as a contributor to the local potential Thematic Historic District.				X
101	VINE	ST	00109-018	Nonhouse	Nonhouse			1920		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		7N	5S3	-	-	-	Appears individually eligible for local listing.				X
405	VINE	ST	00109-005	Nonhouse	Nonhouse			1938		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
419	VINE	ST	00109-007	Nonhouse	Nonhouse			1937		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
635	VINE	ST	00105-011	Nonhouse	Nonhouse			1921		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
545	VINE	ST	00105-007	Nonhouse	Nonhouse			1921		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
630	VINE	ST	00119-014	Nonhouse	Nonhouse			1927		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X
639	VINE	ST	00119-003	Nonhouse	Nonhouse			1920		Nonhouse					4D	X	Par Northwest Survey, substantially altered.	Associated with early- to mid-20th Century Fair roadside lodging along the Spring Street Thematic Historic District.		502	7N	-	-	-	Needs to be reevaluated.				X

Paso Robles Historic Resources Inventory

\* Photo by L. D. Smith November 2005. Photo by RBH on Facebook February 2015.

Photo #	Vine Street Overlay Zone	Photo #	Vine Street Number	Street	Type	Address	APN	Alternate APN	Construction Date	City Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Herehouse)	Included in 2008 (HRC)	Property Notes	Significance	Integrity	HRC Evaluation	2008 Survey Evaluation (HRC)	Local Register	California Register	National Register	Eligible for Listing (State or National)	Contributes to Street Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
647	VINE	ST	00112016		Norhouse Survey				1910	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
701	VINE	ST	00191009		Norhouse Survey				1921	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
702	VINE	ST	00191008		Norhouse Survey				1917	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
704	VINE	ST	00192013		Norhouse Survey	Schubert Home			1920	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
725	VINE	ST	00191006		Norhouse Survey				1922	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
737	VINE	ST	00191005		Norhouse Survey				1910	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
746	VINE	ST	00191004		Norhouse Survey				1924	Norhouse Survey			House			4D					502	7N	-	-	-			Potential contributor to Street Overlay Zone	X	
9202-9203	915	VINE	00142010		Norhouse Survey				1915	Norhouse Survey			House			4D	X				502	502								
9184-9187	920	VINE	00142003		Norhouse Survey	Clay House			1920	Norhouse Survey			House			4D	X				502	502								
221	9182-9183	945	00141005		Norhouse Survey	Anne Tole House, Lons			1893	Norhouse Survey			House	SFR	Victorian-Era	3	X		Property originally built by Otto Mandelstam and sold to Clifford Mandelstam prominent early local residents.	Increasingly rare example of turn-of-the-century residential development.	Good	7N	553	-	-	-			Appears individually eligible for local listing.	X
0162-0177	1048	VINE	00093004		Norhouse Survey				1941	Norhouse Survey			House			4D	X				502									
0139-0160	1105	VINE	00091016		Norhouse Survey	Bert Davis House			1915	Norhouse Survey			House			4C	X		House built by Bert Davis and bought by family of the same name. Undertaken.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; associated with an important early local resident.	Good	7N	583	3C-B	3D			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears eligible for listing individually and as a contributor to a potential district. Appears as a contributor to a potential local district.	X	
275-875	0143-0148	1117	00093019		Norhouse Survey	Bert Davis House			1903	Norhouse Survey			House			3	X		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	35	583	3C-B	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X		
301-876	0143-0144	1146	00091005		Norhouse Survey	Hatch Davis (Elen Diagnostics)			1890	Norhouse Survey			House	Commercial office	Shack/Banknote	3	X		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	35	583	3C-B	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X		
9141-9142	1200	VINE	00036003		Norhouse Survey				1921	Norhouse Survey			House			4A	X		Original Christian Science Church.		502									
979	1221	VINE	00036012		Norhouse Survey	McCooch Home			1910	Norhouse Survey			House			4D	X		Formerly owned by the Bennett and Tibbet families, prominent residents.		502									
269-880	0134-0136	1229	00036011		Norhouse Survey	Hanson Home			1890	Norhouse Survey			House	SFR	Shack/Banknote	3	X		Owned by Charles Ordorff, a prominent early resident.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	35	583	3C-B	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X	
268-881	0134-0134	1233	00036010		Norhouse Survey	McCooch Home			1892	Norhouse Survey			House	Commercial office	Victorian-Era	3	X		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	7N	583	3C-B	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X		
267-882	0131-0132	1246	00093009		Norhouse Survey	Stevens Home			1892	Norhouse Survey			House	SFR	Queen Anne	3	X		Formerly owned by the Stevens family, prominent early local residents.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; associated with an important early local resident.	Good	35	583	3C-B	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X	
265-266-884	1314	VINE	00093016		Norhouse Survey	Born House, A. Booth House			1900	Norhouse Survey			House	SFR	Queen Anne	3	X		Former residence of Peter of Honoré (Dr. James J. Call).	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture; associated with an important local resident.	Good	15; 15.2; 203; 25; 5A	583	3C-5	3B			Appears eligible for local listing both individually and as a contributor to a potential local district. Appears as a contributor to a potential local district.	X	

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\*Photos by L. D. Smith November 2005. Photos by RBH of the Architecture History Dept. 2011.

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Alternate Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (NHR)	Included in 2008 (NHR)	Property Notes	Significance	Integrity	Int. Evaluation	2008 Survey Evaluation (NHR)	Local	California Register	National Register	Eligible for Listing (State or National Register)	Contributes to Street Canyon Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
262-264	0127-0128	1337	VINE	ST	009033012			1889	Norhouse Survey	Lodge House, 1880s		House	SFR	SOCK/EARTHAK	3	X	This building under renovation at the time of the survey. The original owner was George and Gracie Johnson in 2007 per the City of Paso Robles. The building was owned by the Johnsons and later by the Johnsons, all prominent early local residents.	Increasingly rare example of turn-of-the-century residential development; excellent example of Victorian-era architecture; associated with important early local residents.	Fair	35	5B3	3CB	3D	Appears eligible for local listing in the California Register. Appears eligible for listing in the National Register as a contributor to a potential district.	Y			X	
262-887	0128-0129	1340	VINE	ST	009033001			1923	Norhouse Survey	Guarded Home		House			4D	X	Home of pioneer backbench.		Good	502					Y			X	
262-887	0129-0134	1345	VINE	ST	009033008			1887	Sturges Survey	Lane House, both House		House	SFR	Victorian-Era	3	X	Former home of early local resident and prominent early local resident, Daniel Lane who was the Director of the Bank of Italy.	Increasingly rare example of turn-of-the-century residential development; excellent example of Victorian-era architecture; associated with important early local residents.	Good	35	5B3	3CB	3B	Appears eligible for local listing in the California Register. Appears eligible for listing in the National Register as a contributor to a potential district.	Y			X	
261-888	0127-0122	1405	VINE	ST	008313012			1888	Norhouse Survey	Betty House		House	SFR	Italianate	3	X	Former home of Mrs. Betty Speyer, later home of Mrs. Betty Speyer and her sister, Mrs. C. G. Speyer. An early local resident with important early local residents.	Increasingly rare example of turn-of-the-century residential development; excellent example of Victorian-era architecture; associated with important early local residents.	Good	35	5B3	3CB	3B	Appears eligible for local listing in the California Register. Appears eligible for listing in the National Register as a contributor to a potential district.	Y			X	
260-889	0119-0120	1412	VINE	ST	008314005			1938	Norhouse Survey	Sherman House		House	SFR	SOCK/EARTHAK	4D	X	Originally built by City founder and restaurateur Conrad Selheim.	Increasingly rare example of turn-of-the-century residential development; excellent example of Victorian-era architecture; associated with an important early local resident.	Good	502	7N	5B3	3CB	3B	Appears eligible for local listing in the California Register. Appears eligible for listing in the National Register as a contributor to a potential district.	Y			X
259	0096-0097	1521	VINE	ST	008316012			1890	Norhouse Survey	Peters Home		House	SFR	Victorian-Era	3	X	A.A. Peters was early owner; originally owned by Conrad Selheim.	Increasingly rare example of turn-of-the-century residential development; excellent example of Victorian-era architecture; associated with an important early local resident.	Fair	502	6Z			Appears ineligible for listing.	Y			X	
258	0082-0083	1546	VINE	ST	008313014			1930	Norhouse Survey	Schwartz Home		House	SFR	Victorian-Era	4C	X				502					Y			X	
257	0055-0051	1840	VINE	ST	008323002			1915	Norhouse Survey	Beacons-Dutra House		House	SFR	Victorian-Era	4A	X		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	502	553	3CS			Appears individually eligible for local listing. Appears eligible for listing in the California Register.	Y			X

Paso Robles Historic Resources Inventory

\* Photo by LISA Miller November 2005. Photo by BRUCE WILSON/Architectural History 2015

Photo #	Photo # (Vine Street Overlay Zone)	Street Number	Street	Type	Address	APN	Alternate APN	Construction Date	Date Source	Historic Name	Current Name	Building Type	Current Use	Architectural Style	1984 Survey Evaluation (Heritage)	Included in 2008 Survey (HRO)	Property Notes	Significance	Integrity	Integrity Evaluation	2008 Survey Evaluation (HRO)	2008 Survey Evaluation (Local)	California National Register	Eligibility for Listing (State and National)	Contributes to Street Canyon Overlay Zone	Contributes to Central Business District Conservation Overlay Zone	Recommendations	Cultural Resource under CRQA
254	0040-0049	1844	VINE ST	ST	004232001			1920	Nonhouse			House			4C	X	Formerly owned and built by the Tucker family and later the Luckers and Drins.			502				Y			X	
	0046-0047	1849	VINE ST	ST	438 1779157	008211607		1910	Nonhouse			House			4D	X				502				Y			X	
	0041-0045	1902	VINE ST	ST	008211607	008211607		1895	Nonhouse			House			4A	X	Per House Survey. Residence originally built for W. resident, a prominent early local resident.	Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture, associated with an important early local resident.	Fair	3S	5S3	3CS	-	Appears individually eligible for listing in the California Register.	Y			X
256	0039-0040	1905	VINE ST	ST	008211606			1890	Nonhouse	Bone Home		House	SFR		3	X				552				Y			X	
255	0037-0038	1911	VINE ST	ST	008211601			1925	Nonhouse	Dwyer home		House			4D	X				552				Y			X	
	1808	1808	VINE ST	ST	004231019	8231004		1895	Nonhouse	Survey		House	SFR		4C	X				7N	5B3	3CS	-	Appears individually eligible for local listing. Appears individually eligible for listing in the California Register.	Y			X
	0011-0014	1809	VINE ST	ST	008211608			1905	Nonhouse			House			4C	X				552				Y			X	
	0029-0030	1935	VINE ST	ST	008211609			1915	Nonhouse			House			4D	X				552				N			X	
	0021-0026	1945	VINE ST	ST	008211610			1920	Nonhouse			House			4D	X				552				Y			X	
	0021-0022	2006	VINE ST	ST	008222006			1899	Nonhouse			House			4D	X				552				N			X	
	0013-0020	2011	VINE ST	ST	008216006			1915	Nonhouse			House			4D	X				552				Y			X	
	0017-0018	2012	VINE ST	ST	008222005			1920	Nonhouse			House			4D	X				552				Y			X	
	0021-0024	2024	VINE ST	ST	008222004			1920	Nonhouse			House			4D	X		Not visible from the public right-of-way.		552					Y			X
	0009-0010	2029	VINE ST	ST	008216008			1921	Nonhouse			House			4D	X				552				Y			X	
	0005-0006	2035	VINE ST	ST	008216009			1921	Nonhouse			House			4D	X				552				Y			X	
	0001-0002	2048	VINE ST	ST	008222001			1910	Nonhouse	Ed Tucker house		House			4D	X				552				N			X	
	2105	2105	VINE ST	ST	008153006			1914	Nonhouse			House			4D	X				552				Y			X	
	2118	2118	VINE ST	ST	008221005			1925	Nonhouse			House			4D	X				552				Y			X	
	2120	2120	VINE ST	ST	008221004			1910	Nonhouse			House			4D	X				552				Y			X	
	2241	2241	VINE ST	ST	008152008			1916	Nonhouse			House			4A	X				552				Y			X	
	2245	2245	VINE ST	ST	008152014			1916	Nonhouse			House			4D	X				552				Y			X	
	2345	2345	VINE ST	ST	008092018			1915	Nonhouse			House			4D	X				552				Y			X	
241	2801	2801	VINE ST	ST	008341043			1885	Nonhouse	Survey estimated		House	SFR			X		Increasingly rare example of turn-of-the-century residential development; good example of Victorian-era architecture.	Good	553		3CS	-	Appears individually eligible for local listing. Also appears eligible individually for the California Register.				X

## DRAFT

### City of Paso Robles Historic Preservation Frequently Asked Questions

1. What rules and procedures are in place in the City of Paso Robles for historic properties?

The City of Paso Robles has adopted a Historic Preservation Ordinance to implement the local rules and procedures governing Historic Resources. The Ordinance:

- a) Assigns responsibility for a review body (Historic Preservation Committee or Planning Commission) to advise the City Council on all matters pertaining to historic preservation.
- b) Identifies criteria and procedures for the designation of Historic Resources. Four designation categories are identified: Historic Landmark, Historic District, Point of Interest, and Conservation Overlay Zone.
- c) Establishes the procedures for reviewing permit applications for the alteration or demolition of Historic Resources.
- d) Identifies incentives for the reuse of Historic Resources.
- e) Institutes maintenance requirements for Historic Resources and penalties for code violations.

The City of Paso Robles Historic Preservation Ordinance also fulfills the City's responsibilities regarding Historic Resources under the California Environmental Quality Act (CEQA) and Federal Section 106.

2. What is a Historic Resource?

For purposes of CEQA, a Historic Resource is defined as a building, structure, object, or site that is listed in or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources; is listed in the City's Historic Resources Inventory with a status code between 1 and 5; or meets at least one of the City of Paso Robles' Criteria for Designating a Historic Landmark.

Any Historic Resource or potential Historic Resource can be nominated for official designation as a local Historic Landmark or Historic District. Designated Historic Landmarks and Contributors to designated Historic Districts are eligible for special protection and incentives that non-designated Historic Resources do not receive.

3. What does this mean?

Historic Resources require special consideration under California environmental law (the California Environmental Quality Act or CEQA). Prior to significantly altering any property that is a Historic Resource under CEQA requires review of the potential impacts on the Historic Resource. This does not mean that you can never make changes to a Historic Resource, but only that the project needs to be reviewed to consider the impacts on the historic features.

4. What are the criteria for designation in the City of Paso Robles?

Historic properties are evaluated using the following criteria, as identified in paragraph 21.50.057B of the Historic Preservation Ordinance:

- a) The property reflects special elements of the City's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development;
- b) It is identified with persons or events significant in local, state, or national history;
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city; or
- d) It has yielded or has the potential to yield, information important to the history or prehistory of Paso Robles, California, or the nation.

5. My property has important interior features that should be protected. Is this possible?

For non-public spaces, historic designation protects exterior features only. However, historic features in public or semi-public spaces in the City of Paso Robles can be included in a nomination for Historic Landmark status if:

- a) Historically the space has been open to the public;
- b) The materials, finishes, or detailing are intact, or later additions are reversible;
- c) The plan, layout, and features of the space are illustrative of its historic function;
- d) Its form and features articulate a particular concept of design; and
- e) There is evidence of distinctive craftsmanship.

6. What is a Historic District? What does it mean if my property is identified as a "contributor" to the Historic District?

A Historic District is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically or aesthetically in a distinguishable way or in a geographically definable area that meet at least one of the Criteria for Designation. Only properties that are identified as contributors to the Historic District are considered Historic Resources.

7. What is a Point of Interest?

A Point of Interest is an honorary designation for properties that do not meet the criteria for designation as Historic Landmarks ("historic resource"), but which have cultural or historic significance to the community. For example, a Point of Interest could be the site of an important historic event, or have an association with an important person in the City's history. Because the Point of Interest designation is an honorary category only, Points of Interest are not considered Historic Resources and therefore are not regulated in

the same way, or receive the same protections or incentives as Historic Landmarks. For more information, see the Historic Preservation Ordinance section 21.50.059.

8. What is a Conservation Overlay Zone?

A Conservation Overlay Zone is applied to areas in the City which do not meet the criteria for designation as Historic Districts, but which have cultural or historic significance, or particular architectural character or scale that is important to the community. Each Conservation Overlay Zone will have specific design guidelines that will help to encourage compatible new design to achieve continuity with the City's historic character and scale. Properties within a Conservation Overlay Zone that have not been determined to have individual historic significance are not considered Historic Resources. For more information, see the Historic Preservation Ordinance section 21.50.060.

9. What is the Historic Resources Inventory?

The Paso Robles Historic Resources Inventory identifies buildings, structures, objects that are designated Historic Resources, appear eligible for historic designation, or are considered Historic Resources for the purposes of CEQA. The Historic Resources Inventory may be used for reference for future determinations for the designation of Historic Resources, and for evaluating proposed alterations to or removal of Historic Resources.

The Paso Robles Historic Resources Inventory consists of buildings, structures, objects, sites, or districts that:

- a) Are identified as Historic Resources or potential Historic Resources through survey or other evaluation;
- b) Are included on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Places, the California Register, and the State Historic Resources Inventory (with a California Historic Resource Status Code of 1-5); or
- c) Are designated Historic Landmarks or Contributors to a Historic District by the City Council.

10. How can I determine if my property is on the Historic Resources Inventory?

The Paso Robles Historic Inventory is located in the Community Development Department at City Hall. Copies are also available at the Paso Robles Historical Society, the Paso Robles Public Library, and on the City's website.

11. If my property is not listed in the Historic Resources Inventory, does that mean that it is not historic?

The historic resources survey and Historic Resources Inventory are important planning tools in the identification of historic properties in Paso Robles. Periodic updates to the



Historic Resources Inventory, as well as individual research efforts may identify Historic Resources that were not previously included on the inventory list. Properties that have social or cultural significance can only be identified by in-depth, site specific research that is beyond the scope of a visual survey. Properties identified as potentially significant through research can be nominated for local designation. In addition, the Planning Department reviews work proposals on a case-by-case basis and may determine that a property is potentially historic under City and state law, which may require further review under state environmental laws.

12. How can I have my property added or removed from the Historic Resources Inventory?

Properties are added to the Historic Resources Inventory through survey work, federal and state environmental reviews, and federal, state, or local designations. If your property is not identified as a Historic Resource on the Inventory but you believe that it has historic significance, you may nominate it for local designation according to the procedures in the Historic Preservation Ordinance (see sections 21.50.057 and 21.50.058).

Properties cannot be removed from the Historic Resources Inventory without evidence that they no longer meet the criteria for historic designation. In order to make this determination, the City Council must find:

- a) That there is new information that compromises the significance of the property; or
- b) The destruction of the Historic Landmark or contributor to a Historic District through a catastrophic event has rendered the structure a hazard to public health, safety, or welfare; or
- c) The Historic Landmark or contributor to a Historic District has been demolished, relocated, or removed.

13. What is the difference between being listed in the Historic Resources Inventory and being a designated Historic Landmark?

If your property is listed in the Historic Resources Inventory, it means that it is considered a Historic Resource under California environmental law (CEQA) and requires review when you apply for a permit to substantially alter or demolish it. If your property is a designated Historic Landmark, or is a contributor to a designated Historic District, then you are eligible for certain incentives and protections that apply only to designated properties.

14. What changes can I make to my property if it is a Historic Resource?

You can still make changes to properties that are identified as Historic Resources. Any substantial change will need to be reviewed by the Planning Commission or Historic Preservation Commission and the City Council, and must meet the Secretary of the Interior's Standards for the Rehabilitation and any local design guidelines. The Secretary

of the Interior's Standards are the federal guidelines for the treatment of historic properties, and can be found online at: <http://www.nps.gov/hps/TPS/tax/rhb/stand.htm>.

Certain alterations not requiring a permit include:

- a) Routine maintenance and minor repairs;
- b) Exterior painting;
- c) Replacing deteriorated roofing materials with the same type of material already in use;
- d) Addition or removal of screens, awnings, canopies and similar incidental appurtenances;
- e) Addition or removal of walls and fences;
- f) Addition or removal of exterior lighting;
- g) Addition or removal of landscaping;
- h) Addition or removal of driveways and walkways; and
- i) Interior alterations (unless a Historic Resource designation includes interior features).

15. What is the process for applying for a permit to alter my Historic Resource?

The permit process is outlined in sections 21.50.062 and 21.50.063 of the Historic Preservation Ordinance.

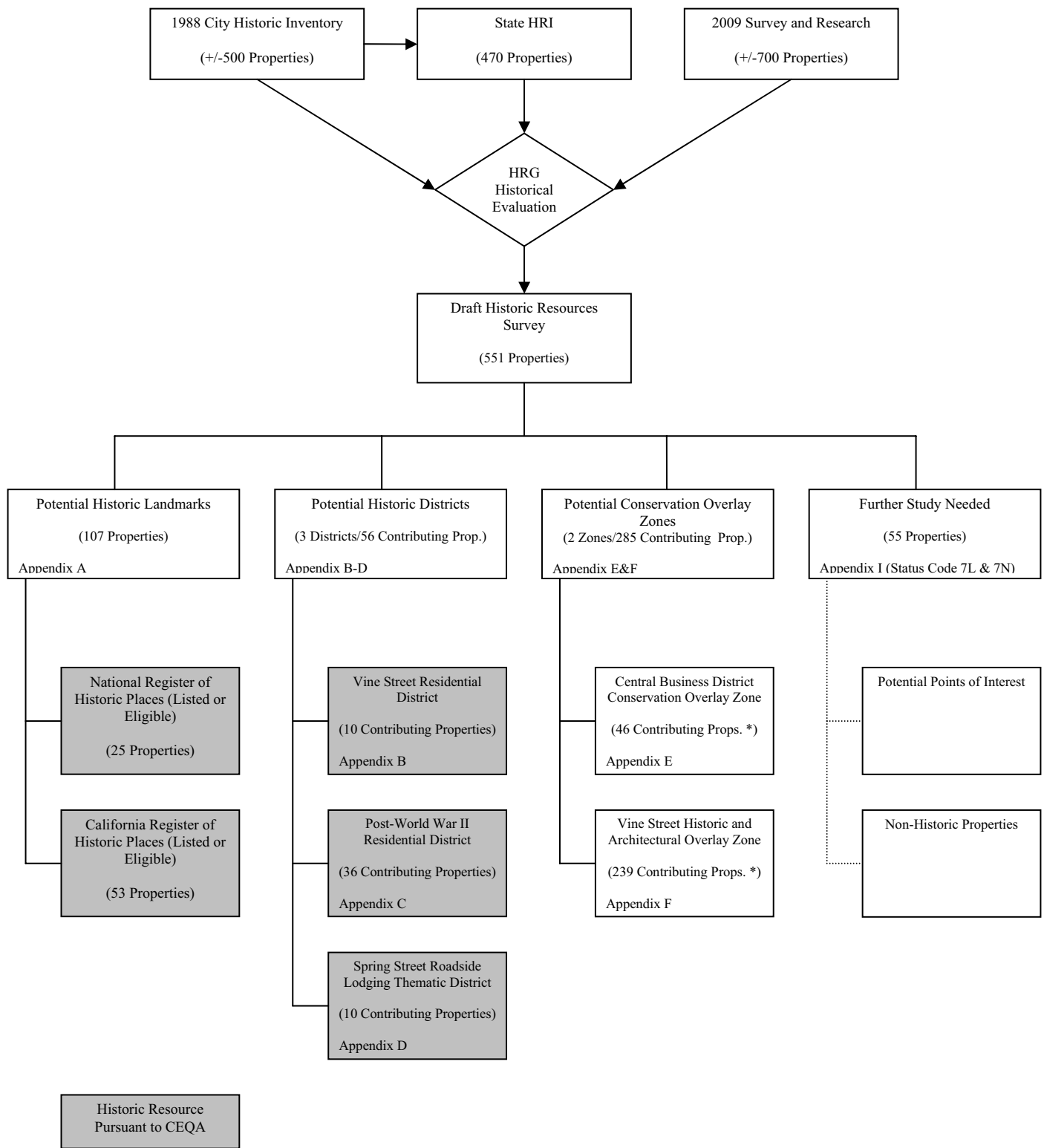
16. Are there any incentives for historic preservation?

City incentives are outlined in section 21.50.066 of the Historic Preservation Ordinance.

17. Where can I find guidance on how to treat my historic property?

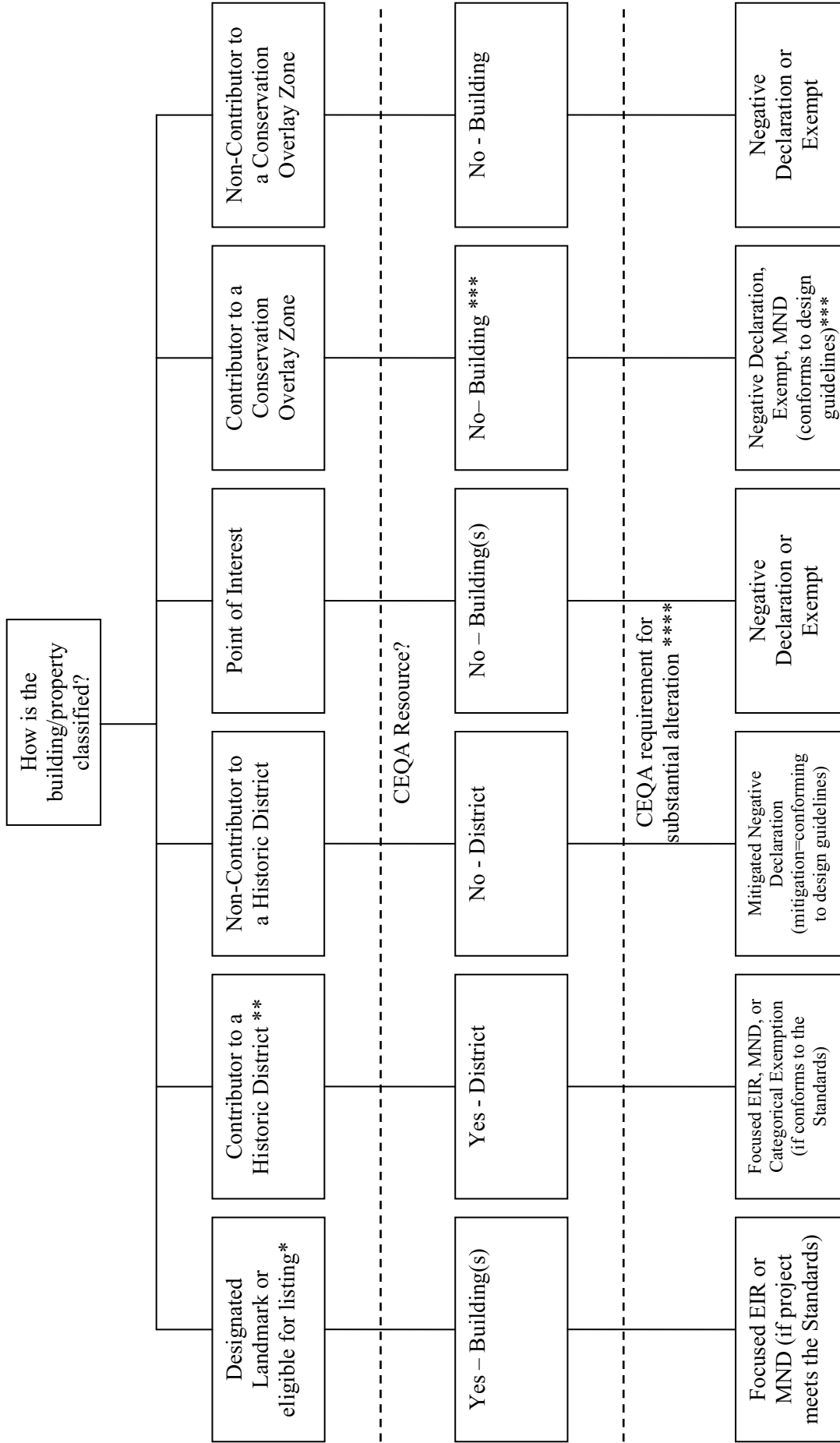
The National Park Service has developed a series of Preservation Briefs that detail appropriate treatments for historic buildings according to the Secretary of the Interior's Standards for Rehabilitation. Preservation Briefs are available online at: <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

# 2010 Historic Resource Survey Development Process



\* Some may be eligible for Historic Landmark Status

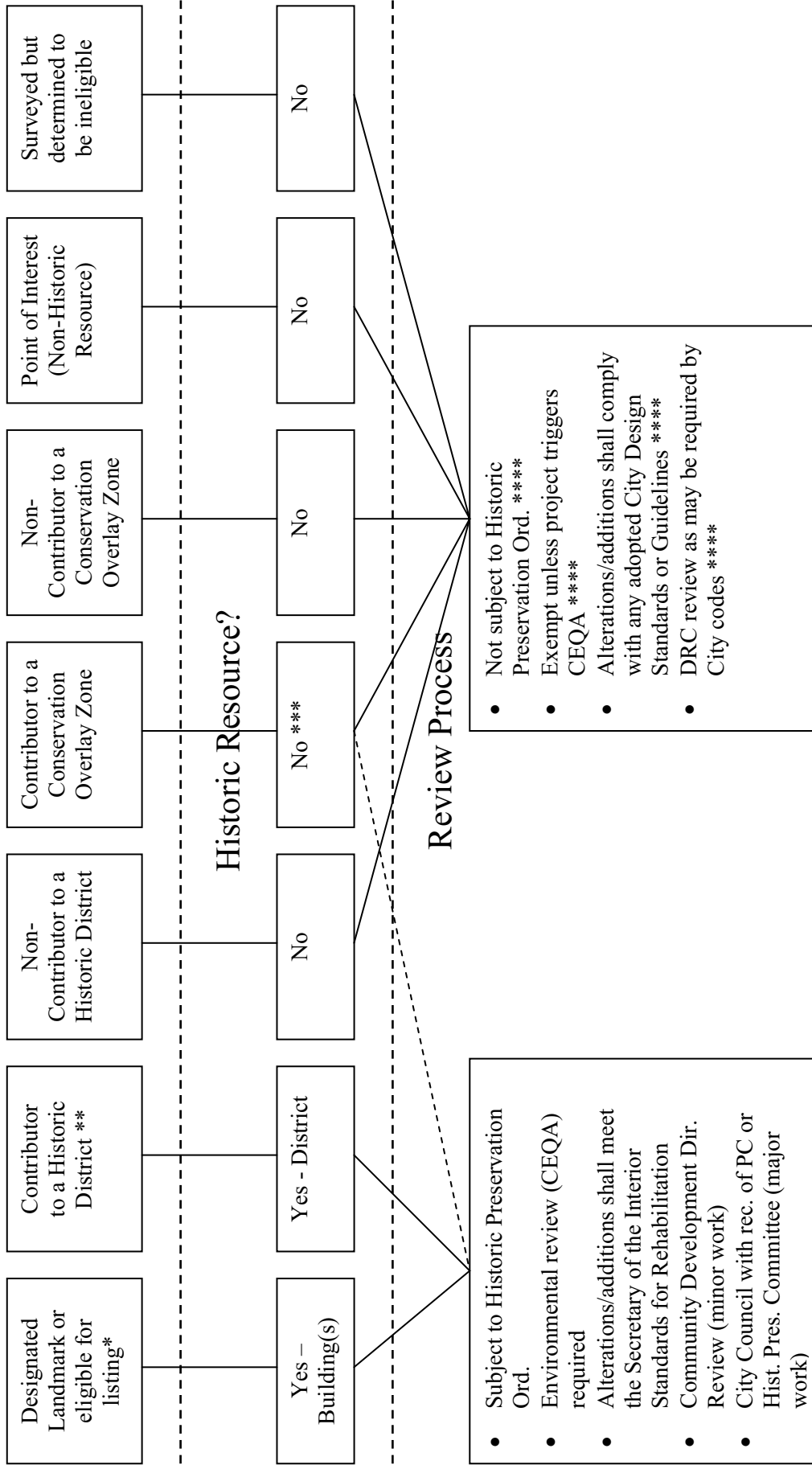
# Historic Preservation Review



- \* Includes resources eligible for listing in the local, State, or Nat. Register
- \*\* May or may not also be eligible individually for landmark designation
- \*\*\* Unless eligible individually for landmark designation
- \*\*\*\* Change resulting in a loss of character defining features or demolition

# Historic Resource Processing

## Historic Survey Classification (Appendix I)



\* Includes resources eligible for listing in the local, State, or Nat. Register  
 \*\* May or may not also be eligible individually for landmark designation  
 \*\*\* Unless eligible individually for landmark designation  
 \*\*\*\* Regular City process

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM  
CITY OF PASO ROBLES

1. PROJECT TITLE: Historic Preservation Ordinance

2. LEAD AGENCY: City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Contact: Susan DeCarli, AICP  
Phone: (805) 237-3970  
Email: sdecarli@prcity.com

3. PROJECT LOCATION: Citywide

4. PROJECT PROPONENT: City of El Paso de Robles

Contact Person: Ron Whisenand  
Community Development Director  
Phone: (805) 237-3970  
Email: rwhisenand@prcity.com

5. GENERAL PLAN DESIGNATION: Not applicable

6. ZONING: Not applicable

7. PROJECT DESCRIPTION:

The Historic Preservation Ordinance is intended to provide for the recognition, preservation, protection, and use of historic resources in Paso Robles. The ordinance will apply to any buildings, structures, objects, or sites considered to be a historic resource if it is listed in or determined to be eligible for listing in the City's Historic Resources Inventory, or if it meets at least one of the criteria for designating it a Historic Landmark. The ordinance is intended to facilitate compliance with CEQA regarding historic resource protection, consistent with State and Federal criteria and requirements.

8. ENVIRONMENTAL SETTING: This ordinance pertains to historic resources within the City limits of El Paso de Robles.

9. OTHER AGENCIES APPROVAL REQUIRED (AND PERMITS NEEDED): None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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

Signature: \_\_\_\_\_

October 4, 2010  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS:** Would the project:

- |   |                          |                          |   |                          |
|---|--------------------------|--------------------------|---|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|---|--------------------------|--------------------------|---|--------------------------|

Discussion: Implementation of the Historic Preservation Ordinance will not likely affect designated scenic vistas since the ordinance applies to historic resources within urbanized areas of the City. However, should there be a historic resource (e.g. historic site) within a designated scenic vista, it is the intent of the ordinance to preserve it. Therefore, this ordinance will likely result in less than significant impacts on scenic vistas.

- |  |                          |                          |   |                          |
|--|--------------------------|--------------------------|---|--------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|--|--------------------------|--------------------------|---|--------------------------|

Discussion: The ordinance will apply to historic resources and is intended to preserve them. If there is a historic resource that is part of a scenic resource, the intent would be to not damage or disturb either resource. Should alterations to a historic resource affect a scenic resource the project would be required to go through the CEQA environmental review process, which would identify potential impacts and appropriate mitigations. Therefore, this ordinance will likely result in less than significant impacts on scenic resources.

- |   |                          |                          |   |                          |
|---|--------------------------|--------------------------|---|--------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|---|--------------------------|--------------------------|---|--------------------------|

Discussion: (See items I.a. & b. above.) The ordinance will likely have a beneficial impact on visual character and quality of visual resources within the City. Potential impacts from implementation of this ordinance would likely be less than significant.

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|---|--------------------------|--------------------------|--------------------------|---|

Discussion: Implementation of the ordinance will not create or result in light or glare. Future modifications to historic resources that may require new light sources shall be consistent with the City's Zoning Code which requires that exterior light sources be shielded and downcast to not result in excessive light and glare.

**II. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: The proposed ordinance could not result in impacts of converting agricultural uses to non-agricultural uses, or impacts to Agricultural Resources in general since preservation of historic resources would not convert agricultural resources to other uses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? Discussion: See IIa above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? Discussion: See IIa above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: The proposed ordinance would not conflict with or obstruct implementation of the SLO County Clean Air Plan.

Future projects proposed for alterations to historic resources would be required to identify and address potential air quality impacts in compliance with applicable standards and thresholds of SLO County APCD, on a case-by-case basis.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: See III.a. above.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: See III.a. above.

d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: See III.a. above.

e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: See III.a. above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES:** Would the project:

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|--|--------------------------|--------------------------|--------------------------|---|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: The proposed ordinance would not affect biological resources either directly or through habitat modification since it provides regulations related to historic resource preservation.

Individual projects proposed for alterations to historic resources on sites with biological resources would be required to identify and address potential biological impacts in compliance with applicable local, State and Federal regulations, on a case-by-case basis.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: See IV. a. above.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: See IV. a. above.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: See IV. a. above.

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|---|--------------------------|--------------------------|--------------------------|---|

Discussion: The proposed Historic Preservation Ordinance will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. See IV. a. above.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion: There are currently no applicable community conservation plans in Paso Robles, therefore, the proposed project does not conflict with any approved local, regional, or state habitat conservation plan.

**V. CULTURAL RESOURCES:** Would the project:

- |  |                          |                          |   |                          |
|--|--------------------------|--------------------------|---|--------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|--|--------------------------|--------------------------|---|--------------------------|

Discussion: The purpose of the Historic Preservation Ordinance is intended to preserve historic cultural resources. Therefore, the ordinance could not result in substantial adverse impacts to historic resources.

Individual projects proposed for alterations to historic resources would be required to identify and address potential impacts in compliance with CEQA, local, State and Federal regulations on a case-by-case basis.

- |   |                          |                          |   |                          |
|---|--------------------------|--------------------------|---|--------------------------|
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|---|--------------------------|--------------------------|---|--------------------------|

Discussion: The proposed ordinance would not directly impact archaeological resources. See V.a. above.

- |   |                          |                          |   |                          |
|---|--------------------------|--------------------------|---|--------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|---|--------------------------|--------------------------|---|--------------------------|

Discussion: The proposed ordinance would not directly impact paleontological resources. See V.a. above.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: There are no known human remains located in the City outside of the city cemetery. The proposed ordinance would not directly impact potential human remains/resources. If any are encountered during individual project alteration or demolition, the City would contact the SLO County coroners office per adopted procedures.

**VI. GEOLOGY AND SOILS:** Would the project:

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                          |   |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

Discussion: The proposed ordinance would not directly impact people or structures due to geological or soils conditions. Individual projects proposed for alterations to historic resources would be required to

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
identify and address potential impacts in compliance with applicable building codes on a case-by-case basis.				
ii. Strong seismic ground shaking? (Sources: 1, 2, & 3) Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3) Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iv. Landslides? Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Discussion: See VI. a.i. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: VII a & b The proposed ordinance would not directly or indirectly impact or result in greenhouse gas emissions, since the ordinance contains procedural regulations on historic resource preservation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See VII a above.				

**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: Implementation of the ordinance will not create or result in significant hazardous materials, or use, transport or dispose of them. Future individual modifications to historic resources may expose existing hazardous materials such as asbestos, which shall require compliance with applicable handling, containment and disposal requirements, on a case-by-case basis.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See VIII a. above.				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See VIII a. above.				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See VIII a. above.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See VIII a. above.				
f. For a project within the vicinity of a private airstrip, would the project result in a safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
hazard for people residing or working in the project area? Discussion: Not applicable. There are no private airstrips in the City.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Discussion: Not applicable. The proposed procedural regulations do not affect emergency response related issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Discussion: No applicable. The proposed procedural regulations do not affect wildland or wildfire related issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**IX. HYDROLOGY AND WATER QUALITY:** Would the project:

a. Violate any water quality standards or waste discharge requirements? Discussion: Not applicable. The proposed procedural regulations do not affect water quality related issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) Discussion: Not applicable. The proposed procedural regulations do not affect water quantity related issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10) Discussion: Not applicable. The proposed procedural regulations do not affect drainage/erosion/siltation related issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Substantially alter the existing drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)</p> <p>Discussion: Not applicable. The proposed procedural regulations do not affect drainage/flooding related issues.</p>				
<p>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)</p> <p><i>Discussion:</i> Not applicable. The proposed procedural regulations do not affect runoff related issues.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>f. Otherwise substantially degrade water quality?</p> <p>Discussion: Not applicable. The proposed procedural regulations do not affect water quality related issues.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Discussion: Not applicable. The proposed procedural regulations do not affect flood hazard related issues.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>Discussion: See IX. g. above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>Discussion: Not applicable. There are no levees or dams within or near the City.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>j. Inundation by mudflow?</p> <p>Discussion: Not applicable. The proposed procedural regulations do not affect mudflow related issues.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?</p> <p>Discussion: Not applicable. The proposed procedural regulations do not affect storm water related issues.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion: :Not applicable. The proposed procedural regulations do not affect water resource related issues.

**X. LAND USE AND PLANNING:** Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: As a historic preservation regulatory tool, it would not physically divide an established community.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: The proposed ordinance is consistent with City plans and supports policies related to preserving historic resources and community character in the 2003 General Plan, Draft Uptown/Town Center Specific Plan and Zoning Ordinance.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: There are currently no existing habitat conservation plans applicable in the City.

**XI. MINERAL RESOURCES:** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: Not applicable. The proposed procedural regulations do not affect mineral resource related issues.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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Discussion: See XI. a. above.

**XII. NOISE:** Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance, or applicable standards of other agencies? (Source: 1)				
Discussion: Not applicable. The proposed procedural regulations do not affect or nor will it generate noise.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Not applicable. See XII a. above.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Not applicable. See XII a. above.				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Not applicable. See XII a. above.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Not applicable. See XII a. above.				

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**XIII. POPULATION AND HOUSING:** Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Not applicable. The proposed historic preservation ordinance could not result in inducing growth.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See XIII above.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See XIII above.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection? (Sources: 1,10) Discussion: XIV a - e, not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Police protection? (Sources: 1,10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Schools? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other public facilities? (Sources: 1,10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<b>XV. RECREATION</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Discussion: XV a & b, not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<b>XVI. TRANSPORTATION/TRAFFIC:</b> Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Discussion: Not applicable. As a historic preservation procedural regulation too, the proposed project could	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
not impact transportation related issues.				
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Discussion: See XVI a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Discussion: See XVI a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Discussion: See XVI a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in inadequate emergency access? Discussion: See XVI a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Result in inadequate parking capacity? Discussion: The proposed ordinance will not directly result in parking capacity impacts, however future preservation projects may require a reduction in on-site parking in order to minimize impacts to historic resources. However, this would be determined on a case-by-case basis, and it is not likely that parking capacity will be significantly impacted or otherwise not be mitigated.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Discussion: The proposed ordinance will not conflict with adopted policies, plans or programs that support alternative transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Discussion: XVII a – g, not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environmental effects? Discussion: See XVII a. above.				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Discussion: See XVII a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Discussion: See XVII a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? Discussion: See XVII a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Discussion: The proposed ordinance will not directly result in waste disposal, however future historic preservation alterations, renovations or demolitions may result in construction related waste. The City's municipal landfill has adequate capacity to accommodate potential landfill waste generated by future modifications resulting from implementation of this plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Comply with federal, state, and local statutes and regulations related to solid waste? Discussion: The proposed ordinance complies with local, state and federal regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion: The Historic Preservation Ordinance and its implementation of regulatory procedures would not likely result in impacts to the environment, and would not substantially reduce the habitat of fish or wildlife species, cause a decline in fish or wildlife population.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

Discussion: The Historic Preservation Ordinance would not likely have an impact on the environment and would not result in cumulative impacts.

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|---|--------------------------|--------------------------|--------------------------|---|

Discussion: The Historic Preservation Ordinance would likely have a beneficial impact on the environment and human beings.

**Exhibit:**

**A – Draft Historic Preservation Ordinance (August 2010)**

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	Draft Uptown/Town Center Specific Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446