

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MAINTENANCE OF HISTORIC RESOURCES

DATE: MAY 12, 2015

Needs: For the Planning Commission to consider options related to maintenance of historic resources.

Facts:

1. The first survey of historic resources in Paso Robles was conducted in 1981, by a Cal Poly planning student intern. The original inventory, “the red book” was only a catalogue of older buildings, but it included detailed information on building age, permit history, and photographs. However, it did not include a determination of the historic relevance of buildings in accordance with State requirements.
2. A request to demolish the Farmer’s Alliance building on Riverside Avenue spurred interest by the City in being proactive to identify truly historic resources. Prior to this, an individual architectural historic analysis was required for modifications to any older buildings.
3. A professional historic survey and analysis was prepared as part of preparing the Uptown/Town Center Specific Plan. The process to develop the survey and historic preservation ordinance included several educational presentations at public meetings and collaboration with the local Historic Society and others. The City Council adopted an official historic survey and Historic Preservation Ordinance in February 2011.
4. The Historic Preservation Ordinance contains several topics related to the preservation of historic resources, including, but not limited to: (1) Section 21.50.050 – Powers and Duties of the Planning Commission; (2) Section 21.50.170 Preservation Incentives; and (3) Section 21.50.180 Maintenance. A complete copy of the Historic Preservation Ordinance is provided in Attachment 1.
5. The City Council approved removing an historic home owned by Walter Macklin from the list of historic resources, and demolition of the structure on March 5, 2014. The property was located at 1527 Park Street.
6. In the spirit of historic preservation and maintaining the City’s local heritage, the Council is interested in avoiding demolitions (such as the Macklin home) in the future due to the unintended consequences of deferred maintenance.
7. At the conclusion of the Council’s March 5, 2015 meeting, they directed the Planning Commission to implement their duties under the Historic Preservation Ordinance. The Council suggested the Commission conduct, “...on a sampling basis each year, an evaluation of how they (historic resources) are maintained.”

**Analysis
and
Conclusions:**

The City and residents take pride in the abundant stock of historic buildings and character they lend to the community. In an effort to encourage maintaining the local historic character and resources of the community, the City worked with professional architectural historians, the Historical Society, and residents to gather the necessary information to prepare a thorough historic resource survey and inventory. The City's official 2011 survey of historic resources includes both registered/designated resources and undesignated historic resources within the City. Registered/designated historic resources are resources that are recognized by the State as meeting specific criteria of the California Office of Historic Preservation and US Department of the Interior. Historic resources are ranked by their relative significance in terms of the overall quality and importance of the resource. They are also coded as to status of whether they are listed in the National, California, or Local Register of resources, and/or whether they are not listed but may be eligible for listing.

In determining the relative historic value of a property, its historic significance and integrity are evaluated. The *significance* and *integrity* of historic resources are based on specific criteria established by the Department of Interior. These include:

“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. 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.*

“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. Integrity is assessed by determining the extent to which a property’s historic materials and architectural features remain intact. 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. 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. Integrity is composed of seven aspects:

- (1) *Location is the place where the historic property was constructed or the place where the historic event occurred.*
- (2) *Design is the combination of elements that create the form, plan, space, structure and style of a property.*
- (3) *Setting is the physical environment of a historic property.*
- (4) *Materials are the physical elements that were combined during a particular period of time and in particular pattern or on figuration to form a historic property.*
- (5) *Workmanship is the physical evidence of the crafts of a particular culture or people during a given period of history or prehistory.*
- (6) *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*
- (7) *Association is the direct link between an important historic event or person and a historic property.*

The inventory also identifies potential historic districts. Potential districts in the survey meet specific historic criteria, but have not yet been officially designated by the City. Buildings in a district may be noted as being a “contributor” to a district, which indicates that they are a historic resource and are associated with specific character-defining features of the district. Buildings noted as a “non-contributor” in a district are not historic resources. Historic resources are subject to the California Environmental Quality Act (CEQA).

As with all private development, it is the property owners’ responsibility to maintain it. Since property can be costly to maintain, especially historic resources that may require use of specific building materials and techniques, there are incentives available to encourage maintenance of historic properties. However, even with incentives available, the public may not be aware of this information or may not understand how to utilize it. As noted above, the City Council approved delisting and demolition of a historic resource, which may have been prevented if the property owner had taken advantage of preservation incentives. In response to this situation, as outlined in the Historic Preservation Ordinance below, the Council suggested the Commission pursue reporting on the maintenance of historic buildings on an annual basis.

As noted above, Section 21.50.050 of the Historic Preservation Ordinance outlines the “Powers and Duties of the Planning Commission”, as provided in the following text below:

21.50.050 - Powers and Duties of the Planning Commission.

The Planning Commission shall be the advisory body to the City Council on all matters related to historic preservation. The Planning 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 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 development 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 advisory bodies as necessary on historic preservation issues.
- (13) Perform any other functions that may be designated by the City Council.

In reviewing Section 21.40.050 above, it appears that items 3, 4 and 5 pertain to Council's interest of the Commission surveying the condition of historic resources. The ordinance suggests educating the public on local heritage,

policies, procedures and practices, in addition to providing information on incentive programs to assist property owners in the maintenance of resources.

The following section from the ordinance is related to preservation incentives. However, they are intended to assist properties that are “designated” historic resources. Not all historic resources are officially designated, nor do they all have the historic integrity required for such designation. Often property owners of undesignated properties do not understand the historic relevance of their property, or if they do, they are not interested in formal designation due to concerns related to potential implications that designation entails. However, a property that is a candidate for listing, but is not formally listed, is still a cultural resource under the CEQA, and the Ordinance and state regulations still apply. Some property owners might be more apt to go through the designation process if they understood more on how the preservation regulations apply, and the potential incentive benefits, as outlined below.

In regard to the Mills Act incentive listed below, the City has all the necessary information, forms, hand-outs, etc. prepared to assist property owners that may be interested in that program. The Mills Act program is a voluntary program whereby property owners commit to specific improvements over a 10-year period in exchange for a reduced property tax rate. The City’s forms and hand-out information is provided in Attachment 2.

21.50.170 - 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 Planning 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.** Allows 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 in exchange for a property tax reduction.

The following section provides information and guidance on maintenance for designated historic resources.

21.50.180 – Maintenance.

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.

In considering the direction from the City Council, and interests of the Planning Commission on this topic, the Commission may want to consider forming an ad hoc committee or a standing committee, perhaps with assistance from the historic society and other local historians, to strategize on how to best evaluate the maintenance status of properties and assist owners of historic resources with property maintenance.

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

- a. Form an ad hoc Historic Preservation Committee to strategize on property maintenance and outreach to owners of historic property; or
- b. Refer to staff for additional analysis; or
- c. Amend, modify, or reject the above-listed action.

Attachments:

1. Historic Preservation Ordinance and Survey
2. Mills Act information

Reference: 2011 Historic Resources Survey



City of Paso Robles Historic Preservation Ordinance February 2011

HISTORIC RESOURCES GROUP
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Article V. Historic Preservation

Chapter 21.50

HISTORIC PRESERVATION

Sections:

21.50.010	Title
21.50.020	Purpose
21.50.030	Enabling Authority
21.50.040	Definitions
21.50.050	Powers and Duties of the Planning Commission
21.50.060	Historic Resources
21.50.070	Paso Robles Historic Resources Inventory
21.50.080	Historic Landmarks
21.50.090	Historic Districts
21.50.100	Points of Interest
21.50.110	Conservation Overlay Zone
21.50.120	Amendment or Rescission of Designation
21.50.130	Alteration and Repair of Historic Resources
21.50.140	Demolition of Designated Historic Resources
21.50.150	Undesignated Structures CEQA Review
21.50.160	Review of Projects Affecting City-Owned Historic Resources
21.50.170	Preservation Incentives
21.50.180	Maintenance

21.50.010 - Title.

This article shall be known as the “Historic Preservation Ordinance.”

21.50.020 - 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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- 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.

21.50.030 - 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.”

21.50.040 – 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, workmanship, feeling, or association, meets at least one of the Criteria for Designation, and has been officially designated through City Council action.

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HISTORIC RESOURCE is (a) 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; (b) is listed in the Paso Robles Historic Resources Inventory; (c) meets at least one of the Criteria for Designating a Historic Landmark; or (d) 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 (a) identified as Historic Resources or potential Historic Resources through survey or other evaluation; (b) 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 (c) 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 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

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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.

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.

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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.

21.50.050 - Powers and Duties of the Planning Commission.

The Planning Commission shall be the advisory body to the City Council on all matters related to historic preservation. The Planning 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 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.

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- 7) Make recommendations on development 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 advisory bodies as necessary on historic preservation issues.
- 13) Perform any other functions that may be designated by the City Council.

21.50.060 – 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

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4. Conservation Overlay Zone

21.50.070 - 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:

- 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.

21.50.080 – 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 21.50.080.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,

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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
- 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 Planning Commission in the following manner:

- 1) Nominations for Historic Landmarks may be initiated by the owner of record of the property or structure, the Planning Commission, the City Council, or any other organization with a recognized interest in historical preservation.
- 2) Applications for designation originating from outside the Planning Commission or the City Council shall complete the nomination form provided by the Community Development Department and shall be accompanied by applicable fees.
- 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.

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- 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 Planning 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 Planning 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.
- 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 Planning 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 Planning 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 Planning 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.

21.50.090 - 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

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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:

- 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 Planning Commission in the following manner:

- 1) Nominations for Historic Districts may be initiated by the City Council, Planning Commission, by the Owner of a property that is included in the proposed district, or any other organization with a recognized interest in historical preservation.
- 2) Applications for designation originating from outside the Planning Commission shall complete the nomination form provided by the Community Development Department and shall be accompanied by applicable fees.
- 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.

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- 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 Planning 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.
- 7) There shall be a moratorium on the issuance of new demolition or alteration permits from the time the Planning Commission sets a public hearing until 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 Historic Preservation Commission 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 Planning 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 Planning 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.

21.50.100 - Points 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.

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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 Planning Commission in the manner identified in paragraph 21.50.080.C (Procedure for Designating Historic Landmarks), with the exception that there shall be no moratorium on the issuance of alteration or demolition permits.

21.50.110 - 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 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.

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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 Planning Commission in the manner identified in paragraph 21.50.090.C (Procedure for Designating Historic Districts), with the exception that no work moratorium shall be declared.

21.50.120 - Amendment or Rescission of Designation.

The City Council, upon the recommendation of the Planning 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 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.

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21.50.130 - Alterations or Repairs to Historic Resources.

A. Approval Process for Alterations or Repairs to 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; (a) any designated Historic Resource; or (b) 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;
- 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 21.50.130.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 Planning Commission and approved by the City Council prior to the commencement of any work.

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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.

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 Planning 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 Planning Commission.

The Planning Commission 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.

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- 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 Planning 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.

F. Process for Revocation of Certificate of Appropriateness.

Revocation proceedings may be initiated upon a motion by the Planning 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 Planning 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.

21.50.140 - 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,

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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 Planning 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.

The City Council may:

Require a six month continuance for 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 Planning 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.

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The demolition of all buildings and structures shall be conducted in accordance with all conditions outlined in Chapter 33 of the California Building Code as adopted by council.

21.50.150 - 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 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 Planning 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.

21.50.160 - Review of Projects Affecting City-Owned Historic Resources.

The Planning Commission shall review major projects affecting City-owned, designated Historic Resources, including changes to public and semi-public interior

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spaces, and forward its recommendation on these projects for approval by the City Council.

The Community Development Director may also request the Planning 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.

21.50.170 - 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 Planning 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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21.50.180 – Maintenance.

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.

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C. 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.

D. 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 Planning 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.

The City Council shall consider the appeal at a public hearing noticed and conducted in accordance with Chapter 21.23A of the Municipal Code. The City Council's action on the appeal shall be final.

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REPORT

City of Paso Robles
Historic Resources Survey
August 2010

HISTORIC RESOURCES GROUP

PREPARED FOR

**City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446**

REPORT

**City of Paso Robles
Historic Resources Survey**

HISTORIC RESOURCES GROUP

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REPORT

City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

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 1941.¹ 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

¹The 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.² 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

² 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.³ 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.

³ 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.⁴

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

⁴ 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, 8th Street, and 21st 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.”⁵ 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.”⁶ 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

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

⁶ “Paso Robles Main Street Design Guidelines.” (1)

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predominant architectural style in a particular area.⁷

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."⁸

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

⁷ City of Paso Robles. "Westside Historic District Conservation Plan." January 11, 2005. (3)

⁸ 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.*⁹

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

⁹National 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.¹⁰ 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

¹⁰ 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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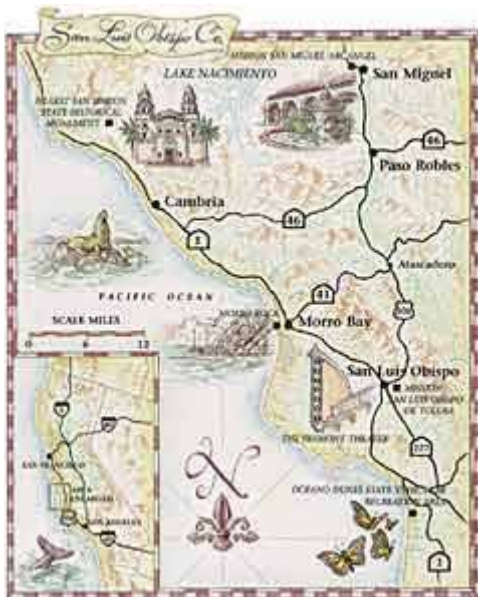
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to the development of Paso Robles, outlines the chronological development of the built environment, and identifies key historic resources from each period. Factors that have had the most significant impact on the extant built environment of Paso Robles 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

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.¹¹ The river, hilly topography, quality of the soil, and climate also contributed to the development of the region's economy, based primarily on agriculture.

¹¹ 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.¹² 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.¹³ 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.¹⁴

¹² 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.

¹³ Bowler, The History of the Paso Robles Inn. (14)

¹⁴ 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."¹⁵ 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,

¹⁵ 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.¹⁶

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 53,000.¹⁷

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

¹⁶ Magliari, California Populism. A Case Study. (84)

¹⁷ 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 18th and early 19th centuries, and the Mexican rule of California in the late 19th 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.¹⁸

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.¹⁹ 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.

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

¹⁹ Ohles, The Lands of Mission San Miguel. (3)

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Mission San Luis Obispo. Image courtesy of 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.²⁰

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

²⁰ 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.²¹

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."²²

Mission San Luis Obispo de Tolosa was founded on September 1, 1772.²³ Because of the fertile surrounding land, wheat production, and eight sheep farms, San Luis Obispo was one of the most prosperous missions.²⁴ 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

²² 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)

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

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

²¹ 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.²⁵ 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 Arcangel²⁶ 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.*²⁷

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 1828.²⁸ Eight miles of canals were built to carry water to Mission San Miguel and help irrigate the fields. Crops consisted of wheat,

²⁵ Robinson, The Story of San Luis Obispo County. (8)
²⁶ Mission San Miguel was the sixteenth mission chronologically.

²⁷ 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)
²⁸ 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.²⁹ 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.³⁰ In

1813 Father Cabot also had a rough shelter constructed directly over the hot springs at what is now 10th 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.³¹

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

²⁹ Robinson, *The Story of San Luis Obispo County*. (9)

³⁰ 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.

³¹ Peterson, "Short History of Paso Robles." (6)

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that the Native Americans be freed to live wherever they chose.³²

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.³³ 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.³⁴ 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.³⁵

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 1835.³⁶ In addition, in 1846 Rios, William Reed, and Miguel Garcia bought the San Miguel Mission and its property from Governor Pio Pico.³⁷

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.

³² Harrison, [The Story of San Luis Obispo County](#). (12)

³³ Bowler. [The History of the Paso Robles Inn](#). (8)

³⁴ 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)

³⁵ Bowler. [The History of the Paso Robles Inn](#). (9)

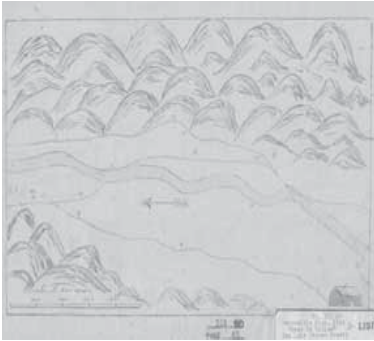
³⁶ The original home of Petronillo Rios is preserved today as the Rios-Caledonia Adobe and was restored by the Friends of the Adobes in 1972. It currently houses a gift shop and museum adjacent to Mission San Miguel.

³⁷ 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.³⁸ Along with later partner Drury James, the Blackburns are almost solely responsible for the early development of Paso Robles.³⁹ Their interest in investing in the development

³⁸ Bowler, *The History of the Paso Robles Inn*. (12)

³⁹ 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."⁴⁰

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

⁴⁰ 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.⁴¹ 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 James⁴² 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.⁴³ 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 1851,⁴⁴ 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.*⁴⁵

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

⁴¹ 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)

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

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

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

⁴⁵ "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.”⁴⁶ 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.⁴⁷ 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.⁴⁸

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 1849.⁴⁹ Instead, Anglican styles imported from the East Coast began to

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

⁴⁷ Peterson, “Short History of Paso Robles.” (18)

⁴⁸ Nicholson, *Rails Across the Ranchos*. (34)

⁴⁹ 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.⁵⁰ 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,

⁵⁰ Weitze, Karen. California's Mission Revival. Los Angeles: Hennessey & Ingalls, 1984. (7)

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.⁵¹ 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.⁵² 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 8th and 9th Streets.

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

⁵¹ Weitze, California's Mission Revival. (45)

⁵² 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 20th 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.⁵³ 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.⁵⁴

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 17th 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.⁵⁵ 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

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

⁵⁴ Hobbs, Andrea and Radford, Milene. [Images of America, Paso Robles](#). Chicago: Arcadia Publishing, 2007. (25)

⁵⁵ 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.⁵⁶ 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

guests. In 1888, a magnificent Victorian-style bathhouse was constructed at the corner of 10th 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 8th 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.

⁵⁶ Nicholson, *Rails Across the Ranchos*. (56)

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12th 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.⁵⁷ 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.⁵⁸



Parkland donated by Blackburn & James in 1887.

⁵⁷ Woodbridge, *California Architecture: Historic American Buildings Survey*. (38)

⁵⁸ 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.⁵⁹ 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

⁵⁹ 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.*⁶⁰

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.⁶¹

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

⁶⁰ 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.

⁶¹ 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.⁶² 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.*⁶³

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

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

⁶³ "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.⁶⁴ 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.⁶⁵

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 12th 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.⁶⁶

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 12th Street, parts of which were built in 1872 by founders Drury James and Daniel Blackburn; it was moved to the current location in 1904.⁶⁷

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

⁶⁵ Hobbs, *Images of America, Paso Robles*. (27)

⁶⁶ Hobbs, *Images of America, Paso Robles*. (57)

⁶⁷ "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
- **1225-1231 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 15th and Oak Streets.⁶⁸

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)**

⁶⁸ "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.⁶⁹ 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.”⁷⁰ 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.⁷¹

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

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

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

⁷¹ Magliari, California Populism. A Case Study. (97)

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“the best almonds in the world.”⁷² 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.⁷³

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.⁷⁴

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

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

⁷³ 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.

⁷⁴ 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.⁷⁵ 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.⁷⁶

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, 1891.⁷⁷ 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.⁷⁸ 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.⁷⁹

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

⁷⁵ Magliari, *California Populism, A Case Study*. (287)

⁷⁶ Magliari, *California Populism, A Case Study*. (165)

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

⁷⁸ Gastelum, *Saving the Paso Robles Farmers Alliance Building*. (7)

⁷⁹ 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.⁸⁰

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

⁸⁰ 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 1920.⁸¹

In 1910 the almond industry had grown large enough to necessitate the formation of the Paso Robles Almond Growers Association.⁸² 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.⁸³

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

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

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

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

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Park and 12th 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 11th and 12th 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.⁸⁴

William H. Weeks (1864-1936) was born on Prince Edward Island, Canada, and came to the United States with his family in 1880.⁸⁵ 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.⁸⁶ By the turn of the twentieth century, Weeks had expanded his practice to cities outside Watsonville, earning

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

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

⁸⁶ 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.⁸⁷ 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.

⁸⁷ "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.⁸⁸ The

bathhouse still stands at 840 11th 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.⁸⁹ 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

⁸⁸ Bowler, The History of the Paso Robles Inn. (52)

⁸⁹ 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.⁹⁰ 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.

⁹⁰ 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 19th 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.”⁹¹ 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

⁹¹ “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.*⁹²

Advertisements placed in publications such as *Sunset Magazine* claimed that almonds would make the reader “independent for life,”⁹³ and trips aboard the Southern Pacific to attract out-of-town potential orchardists were arranged.⁹⁴ From the mid teens through 1922, the *Paso Robles Press* dedicated a front page article of every issue to the Almond Growers Association.⁹⁵ 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.”⁹⁶

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.*⁹⁷

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

⁹² “Paso Robles District California.”

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

⁹⁴ 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.

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

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

⁹⁷ “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.⁹⁸

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.

⁹⁸ 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.*⁹⁹

⁹⁹ "Faith in California." San Luis Obispo Tribune, February 20, 1922.

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.¹⁰⁰ The FABFA 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.

¹⁰⁰ "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 18th 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.¹⁰¹

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
- **1225-1231 Park Street (1889)**
Smith Sporting Goods (remodeled 1923)
- **1305 Spring Street (1926)**
Chevrolet Garage

New commercial construction during this period focused on warehouses for the growing agricultural industry which were primarily located near the railroad. There were also a number of

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

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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 America, and in particular California. In the 1920s the automobile was the leading consumer product in the

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country, and by 1925 there was one automobile for every six Americans (compared to one for every 100 in Great Britain).¹⁰² 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.”¹⁰³ 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 9th and 10th 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-your-own apartment-house with laundry paraphernalia to make you gasp; electric

¹⁰² 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.

¹⁰³ 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). Accessed November 4, 2008.

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*stoves, cozy breakfast nooks, warm showers, and a plunge.*¹⁰⁴



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.

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.¹⁰⁵ 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 10th Street between Park and Pine in Paso Robles. Camp Roberts 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

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

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

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Corps Air Station.¹⁰⁶ 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.¹⁰⁷

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 the design of small, low-priced houses, the principles of efficiency, economic use of materials, and proper equipment,

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

¹⁰⁷ "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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which are important in any class of dwellings, become paramount.”¹⁰⁸

*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.*¹⁰⁹

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.”¹¹⁰



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 its original configuration and general landscape features.

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

¹⁰⁹ Hise, Magnetic Los Angeles. (68-69)

¹¹⁰ Hise, Magnetic Los Angeles. (34)

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There is an intact collection of 1940s residences bordered by Bonita and Beverly, Vine and Oak, and 30th and 32nd 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 17th 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 36th Street; and the 1955 Glen Speck School at 432 18th 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 13th and 24th 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 Motel¹¹¹, 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

¹¹¹ 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.¹¹² 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.

¹¹² 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.¹¹³

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).¹¹⁴

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.

¹¹³ 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.

¹¹⁴ "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 11th Street and 8th 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 10th 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 22nd. 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 10th 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 7th, 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-19th Century

Property Type: Single Family Residence

Residential properties constructed in the last decades of the 19th 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-19th 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-20th Century

Property Type: Single Family Residence

Single family residences constructed in the first three decades of the 20th 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.¹¹⁵

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

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

¹¹⁵Per 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 20th 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-20th 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-20th 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-20th 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-20th century residential subdivision developed west of U.S. Highway 101
- As a highly intact example of a mid-20th 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-20th 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-19th Century

Property Type: Commercial Building

Commercial properties constructed in the last decades of the 19th 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.¹¹⁶

A commercial property from this period may be significant:

- As an increasingly rare example of late-19th 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.

¹¹⁶ 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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Early-20th Century

Property Type: Commercial Building

Commercial properties constructed in the first three decades of the 20th 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.¹¹⁷

A commercial property from this period may be significant:

- As a rare intact example of early-20th 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

¹¹⁷ 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-20th Century

Property Type: Commercial Building

Paso Robles retains a broad range of commercial property types from the 1940s and 1950s. Mid-20th 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-20th 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-19th century through the mid-20th 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-19th century through the mid-20th 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 19th 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 19th-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 20th 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-19th 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

REPORT

City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

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 10th 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

REPORT

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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 16th 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

REPORT

City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

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 11th Street

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Craftsman

Craftsman architecture in America grew out of the late-19th 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

REPORT

City of Paso Robles Historic Resources Survey

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

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HISTORIC RESOURCES GROUP

Tudor Revival

The Tudor Revival style¹¹⁸ 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

¹¹⁸ 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.

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Colonial Revival

The Colonial Revival¹¹⁹ style proliferated during the first half of the 20th 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

¹¹⁹ 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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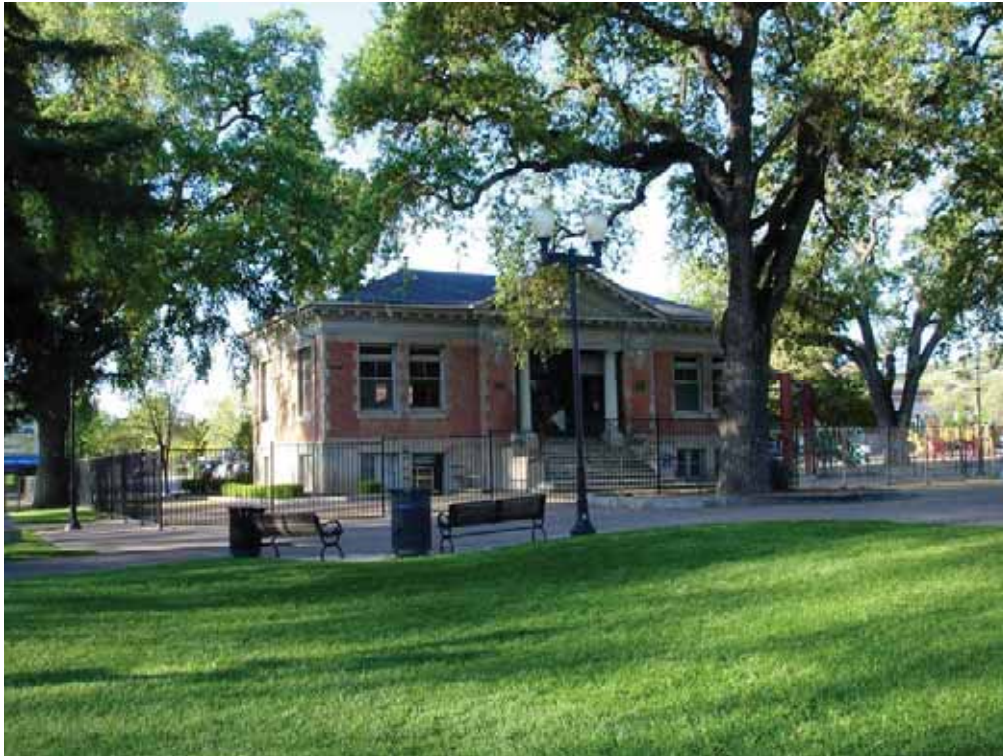
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Classical Revival

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

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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 32nd Street

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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 30th 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

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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

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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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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.¹²⁰

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

¹²⁰ 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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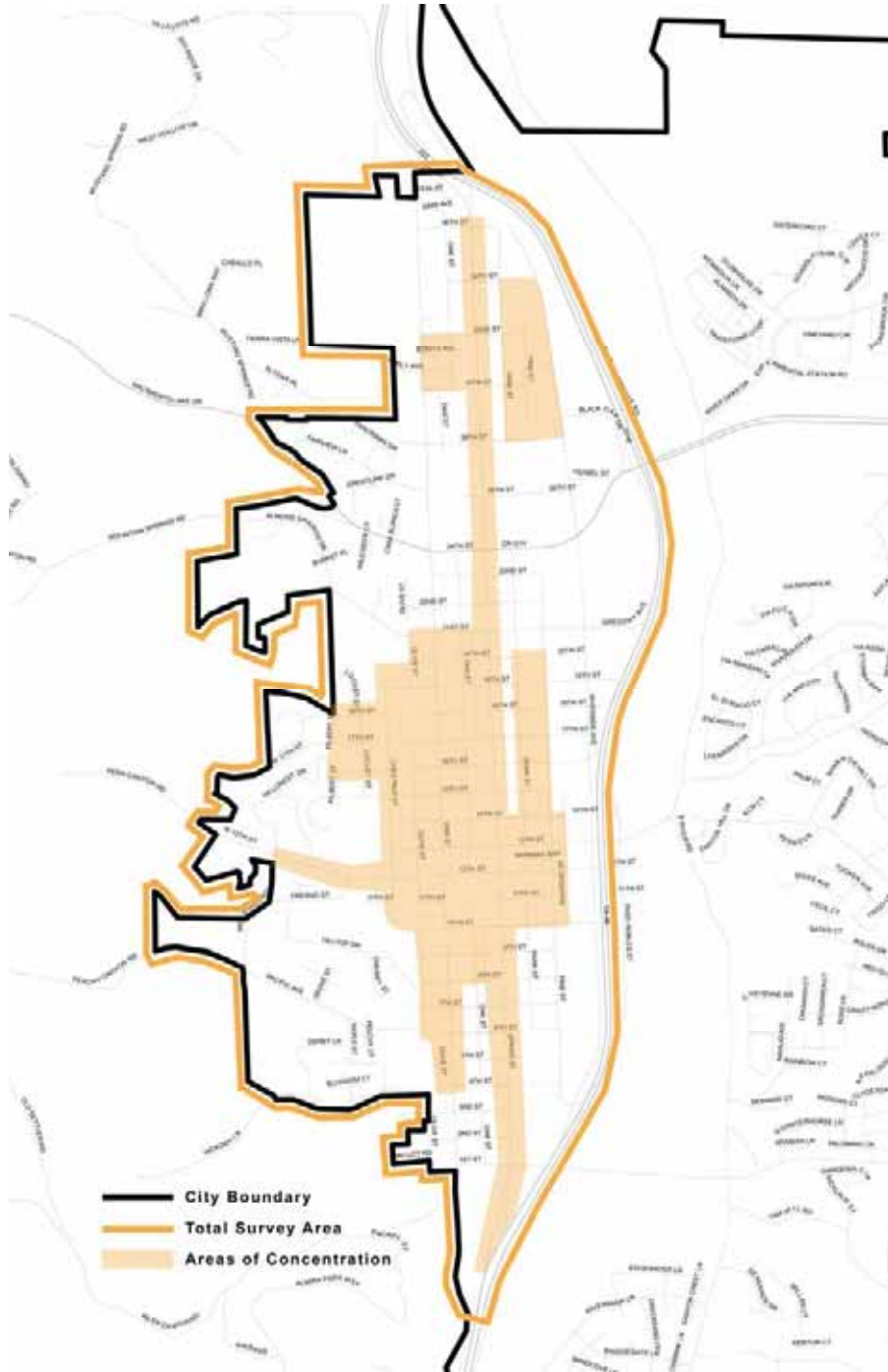


Figure 1: Primary Survey Area

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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 14th and 20th streets.
- A concentration of residential buildings from the immediate post-World War II period located east of Vine Street between 30th and 32nd 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.¹²¹

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.

¹²¹ 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**¹²²
Appears to be individually eligible for local listing or designation through survey evaluation.
- **5D3**¹²³
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**¹²⁴
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*

¹²² HRG assigned status codes of "5S3" based on the survey evaluations. Status codes of "5S2" noted in the data table are from the HRI.

¹²³ HRG assigned status codes of "5D3" based on the survey evaluations. Status codes of "5D2" noted in the data table are from the HRI.

¹²⁴ 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.*¹²⁵

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

¹²⁵ *National Register Bulletin 16A. (3)*

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individual resources.¹²⁶ *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.”¹²⁷ 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.

¹²⁶ 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.

¹²⁷ *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.”¹²⁸

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.*¹²⁹

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.¹³⁰ 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

¹²⁸ 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)

¹²⁹ *National Register Bulletin 15*. (5).

¹³⁰ 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.¹³¹

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.¹³²

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.¹³³

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.

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.

¹³¹ California Public Resources Code, Section 21084.1.

¹³² California Code of Regulations, Section 15064.5.

¹³³ 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.¹³⁴

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)

¹³⁴ 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.¹³⁵

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 20th 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 14th and 20th streets was also surveyed and did not meet the criteria for a district due to the poor

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

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integrity of many potential contributors.¹³⁶

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 11th and 15th 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).

¹³⁶ 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 32nd Street to the north, 30th 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 34nd Street to the north, 28th 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 28th 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 20th 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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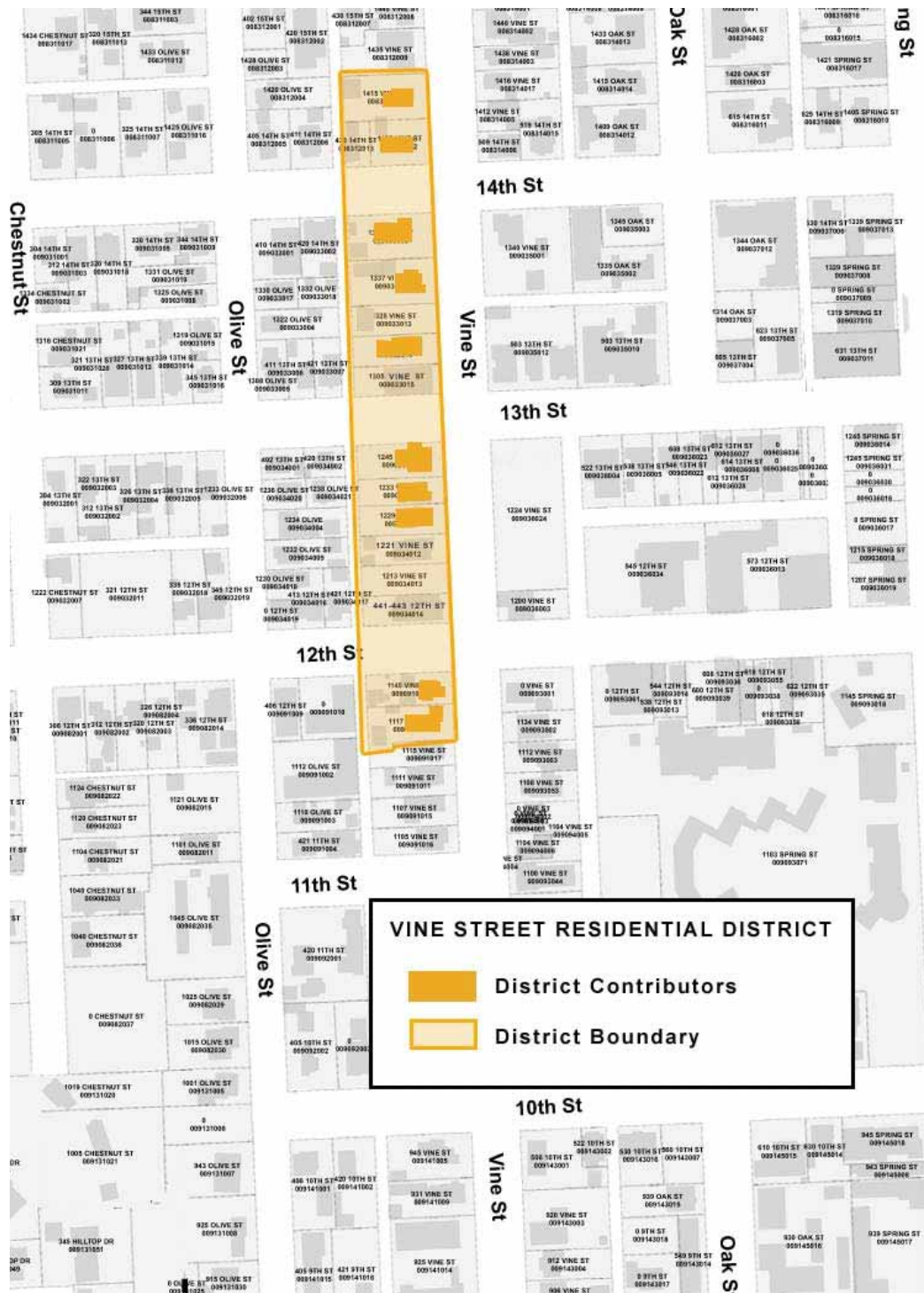


Figure 2: Vine Street Residential District

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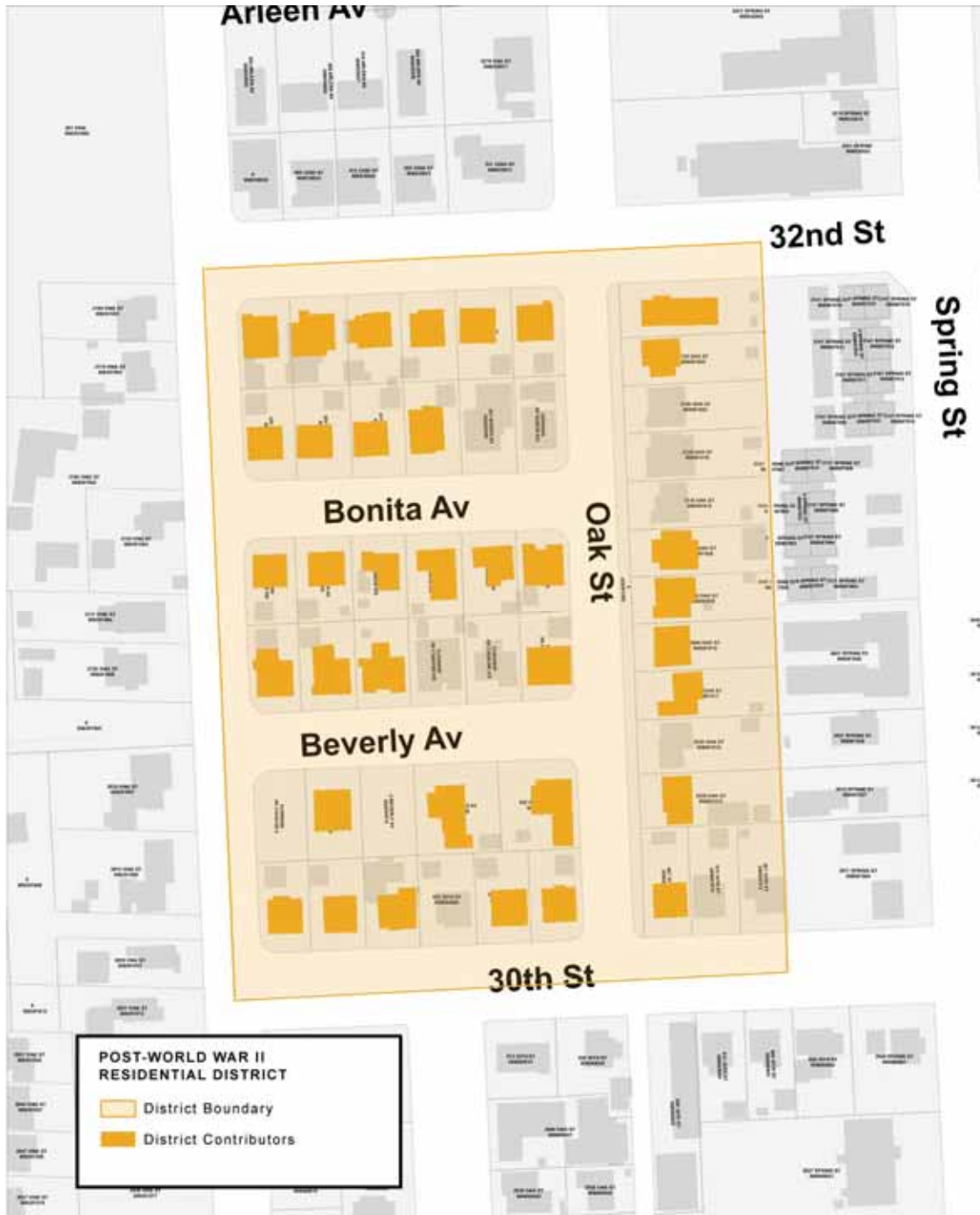


Figure 3: Post-World War II Residential District

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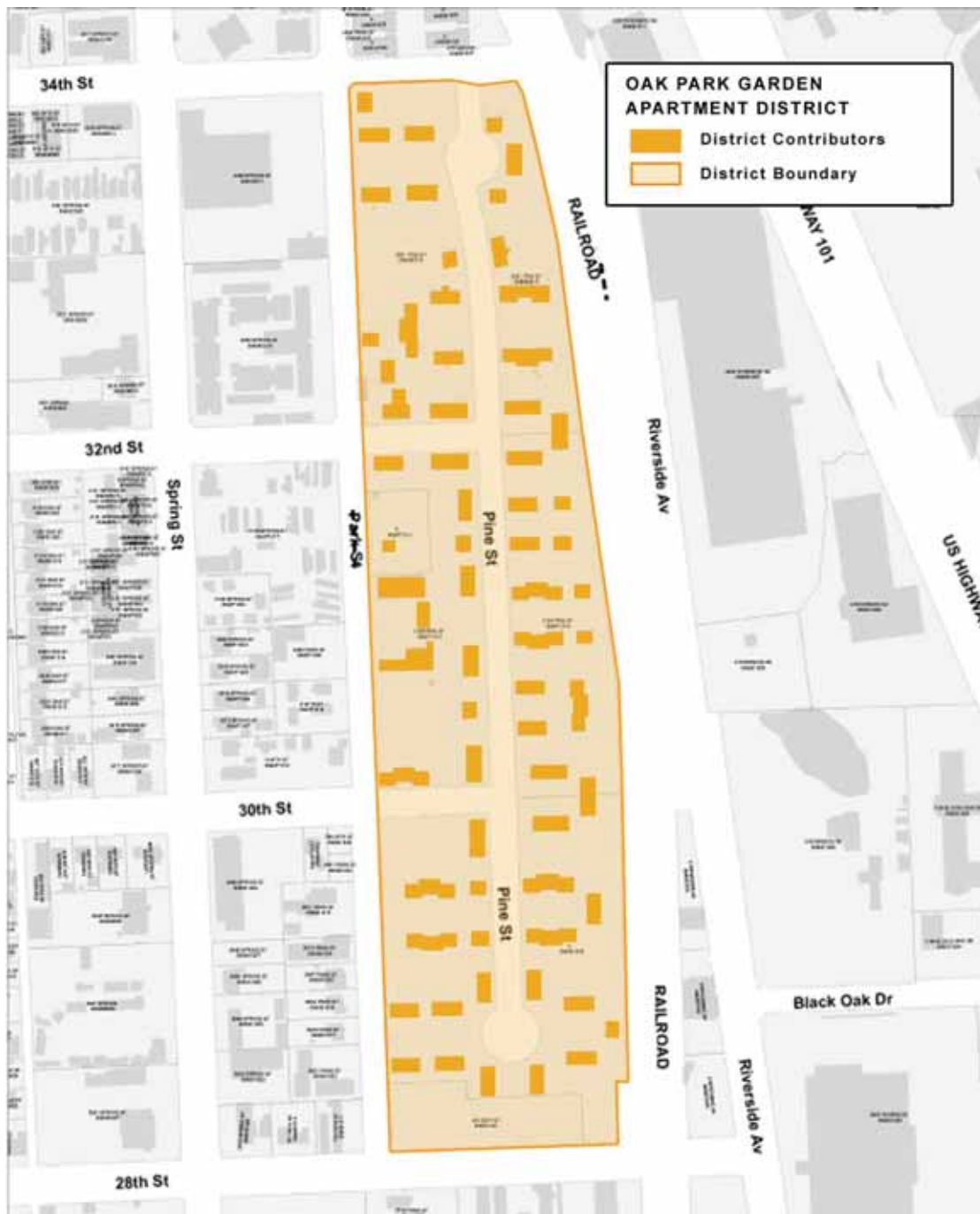


Figure 4: Oak Park Garden Apartment District

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Central Business District Conservation Overlay Zone

The area generally bounded by Spring Street to the west, the railroad tracks to the east, 14th Street to the north, and 10th Street to south, has served as Paso Robles' central business district (CBD) since the mid-19th 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.¹³⁷

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.¹³⁸

This survey identified approximately seventy-three (73) properties within the boundaries of the CBD. Of these, forty-five (45) 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.

¹³⁷ 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.

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

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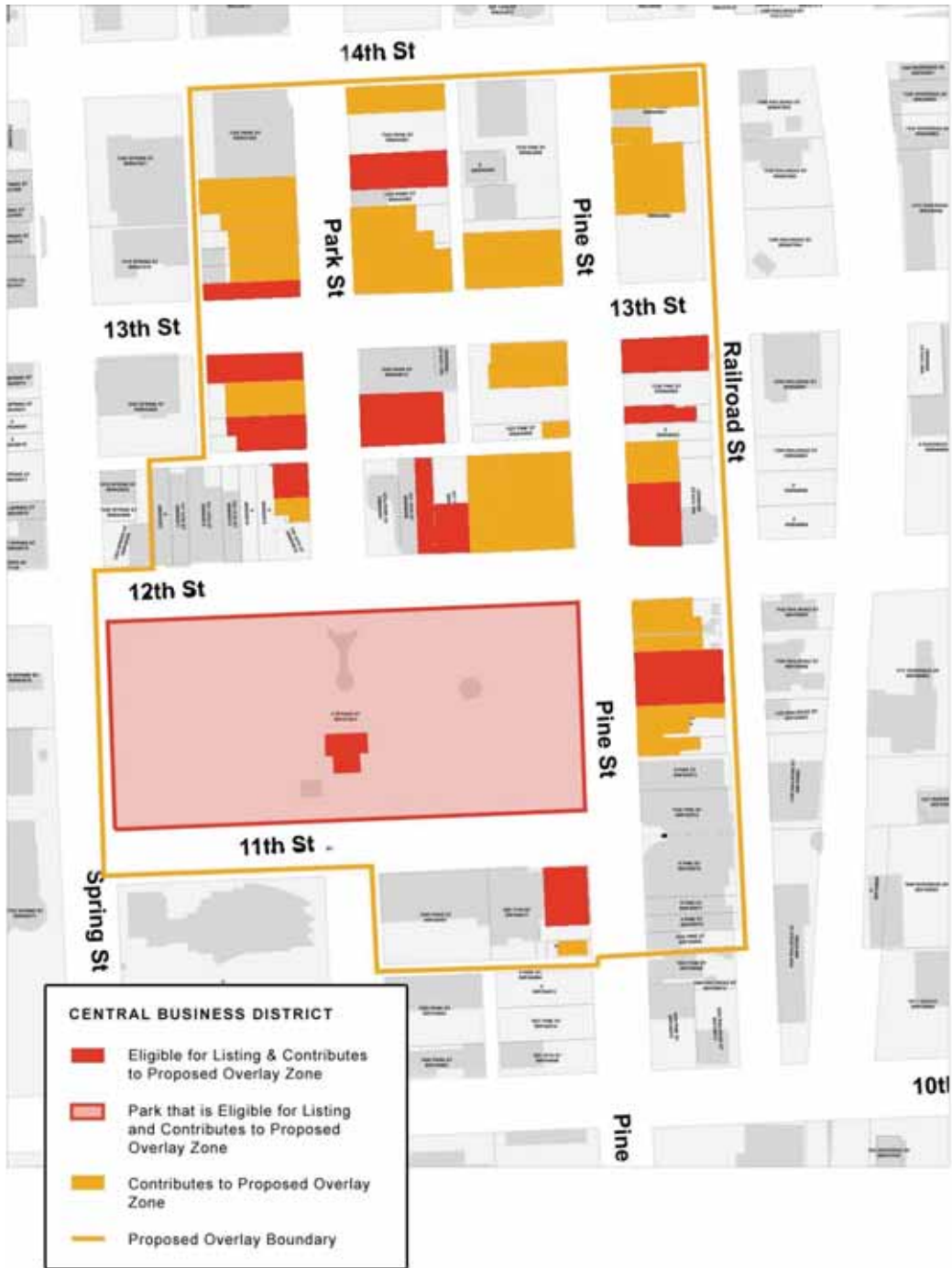


Figure 5: Central Business District Proposed Conservation Overlay Zone

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Vine Street Historic and Architectural Overlay Zone

Introduction

The Vine Street Historic and Architectural Overlay Zone (Overlay Zone)¹³⁹ 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 19th century to the mid- 20th 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.

¹³⁹ 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.¹⁴⁰

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."¹⁴¹ Identification of an "historic district" requires a rigorous application of significance criteria, integrity thresholds, boundary justification, and defined numbers of contributing properties.

¹⁴⁰ 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)

¹⁴¹ *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.¹⁴² 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.

¹⁴² 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 4th Street, west on 12th Street to Murray Hill Road, and west on 16th, 17th and 18th 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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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
Civic and Institutional Properties					
840 11 th St.	Municipal Bathhouse	1906	✓	✓	
623 13 th St.	Fire Station	1930	✓	✓	
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	✓		
Commercial Properties					
815 12 th St.	Store	1925	✓		
817 12 th St.	Ramona Hotel Gilson Building	1925	✓	✓	
630 14 th St.	Le Grande Hotel	1915	✓		
531 32 nd St.	KPRL Radio Station	1947	✓	✓	
1221 Park St.	Heaton/Horzen Building	1922	✓		
1225-1231 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
1336 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 th St.	House	1890	✓	✓	
405 9 th St.	Witter Cottage	1892	✓		
530 9 th St.	House	1892	✓	✓	
405 10 th St.	Stowell Home	1890	✓	✓	✓
420 10 th St.	Fred Iversen Home	1895	✓	✓	
306 12 th St.	House	1895	✓	✓	
312 12 th St.	House	1898	✓		
320 12 th St.	House	1898	✓	✓	
304 13 th St.	Bickell Home	1900	✓	✓	✓

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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	LOCAL	CR	NR
326 13 th St.	House	1894	✓	✓	✓
336 13 th St.	House	1890	✓	✓	
305 14 th St.	Tolle House	1898	✓	✓	✓
419 15 th St.	House	1895	✓	✓	✓
626 16 th St.	House	1903	✓		
605 17 th St.	Bliss House	1887	✓		
727 17 th St.	House	1890	✓		
623 19 th St.	Jany Home	1924	✓		
605 20 th St.	House	1895	✓	✓	
525 21 st 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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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY NAME	DATE	DISTRICT STATUS	INDIVIDUALLY SIGNIFICANT
441-443 12 th 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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HISTORIC RESOURCES GROUP

ADDRESS	PROPERTY TYPE	DATE	DISTRICT STATUS
503 30 th St.	House	1945	Contributor
509 30 th St.	House	1945	Contributor
517 30 th St.	House	1945	Contributor
525 30 th St.	House	1945	Non-contributor
531 30 th St.	House	1945	Contributor
539 30 th St.	House	1945	Contributor
607 30 th St.	House	1951	Contributor
615 30 th St.	House	1952	Non-contributor
621 30 th St.	House	1948	Non-contributor
504 32 nd St.	House	1945	Contributor
512 32 nd St.	House	1946	Contributor
520 32 nd St.	House	1945	Contributor
526 32 nd St.	House	1945	Contributor
534 32 nd St.	House	1947	Contributor
542 32 nd St.	House	1946	Contributor
620 32 nd 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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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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ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
800 11 th St.				Non-contributor	
810 11 th St.				Non-contributor	
828 11 th St.	009104013			Non-contributor	
840 11 th St.	009104016	Municipal Bathhouse		Contributor	✓
0 12 th St.	009042022			Non-contributor	
0 12 th St.	009042014			Non-contributor	
0 12 th St.	009042015			Non-contributor	
711-717 12 th St.	009042022		ReMax	Non-contributor	
721 12 th St.	009042012		Vietnam Imports	Non-contributor	
729 12 th St.	009042013		Marv's Pizza	Non-contributor	
739 12 th St. & 1209 Park St.	009042018	Mastagne Buildings		Non-contributor	
801 12 th St.				Non-contributor	
811 12 th St.	009044007			Non-Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
815 12 th St.	009044008		Marlow Interiors	Contributor	✓
817-819 12 th St.	009044010	Ramona Hotel/Gilson Building		Contributor	✓
835 12 th St.	009044011	Orcutt's Market		Contributor	
839 12 th St.	009044012	Alexander Hotel / Mercantile Building		Contributor	
935-945 12 th St.	009046007		Second Hand Books & Bistro Laurent Wines	Non-contributor	
0 13 th St.	009043004			Contributor	
803 13 th St.	009043003		Paso Robles Home Furnishings	Contributor	
835 13 th St.	009043008	Granger's Union Building		Contributor	
840 13 th 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	✓
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	
1312 Park St.				Contributor	
1315-1317 Park St.	009041011		Ortman Family Vineyards	Contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
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	
0 Pine St.	009106017			Non-contributor	
0 Pine St.	009106015			Non-contributor	

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HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	CURRENT NAME	STATUS	INDIVIDUALLY SIGNIFICANT
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	Non-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	✓
1218 Pine St.	009046008		Gibson & Company	Contributor	
1224 Pine St.			Pan Jewelers	Contributor	

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

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HISTORIC RESOURCES GROUP

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

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HISTORIC RESOURCES GROUP

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

REPORT

City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

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

REPORT

City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

ADDRESS	APN	HISTORIC NAME	STATUS	INDIVIDUALLY SIGNIFICANT
323 16 th St.	008305008		Contributor	
330 16 th St.	008317004		Contributor	
411 16 th St.	008307005		Contributor	
415 16 th St.	008307006		Contributor	
421 16 th St.	008307007		Contributor	
422 16 th St.	008318002		Contributor	
428 16 th St.	008318008		Contributor	
245 17 th St.	008274011	Hilton Home	Contributor	
312 17 th St.	008305002		Contributor	
320 17 th St.	008305003		Contributor	
324 17 th St.	008305004		Contributor	
396 17 th St.	008305012	Davis Home; Bonzi Home	Contributor	
517 17 th St.	008281007		Contributor	
605 17 th 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 th St.	008232004	Sobey House	Contributor	
609 18 th St.	008234006		Contributor	
244 19 th St.	008273006		Contributor	
304 19 th St.	008211002		Contributor	
305 19 th St.	008213013		Contributor	
333 19 th St.	008213003		Contributor	
337 19 th St.	008213004		Contributor	
345 19 th St.	008213005		Contributor	
407 19 th St.	008214001		Contributor	
532 19 th St.	008232009		Contributor	
623 19 th St.	008233014	Jany Home	Contributor	✓
605 20 th St.	008224007		Contributor	✓
620 21 st 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	

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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	

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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	

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City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

California Historical Resource Status Codes	
1 Properties listed in the National Register (NR) or the California Register (CR)	
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.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by 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.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as 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.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

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.

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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).

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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).

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City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP

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City of Paso Robles Historic Resources Survey

HISTORIC RESOURCES GROUP



City of El Paso de Robles

Historic Preservation Mills Act Program

A Tax Incentive Program for Preserving and Restoring Historic Property

In February 2011, the City Council adopted an Historic Preservation Ordinance. The ordinance includes historic preservation incentives to encourage "qualified historic properties" to be well maintained. Owners of historic property tend to take pride in their property, and may benefit from financial assistance in the cost to maintain it. Maintaining the City's historic resources will help ensure the rich history of Paso Robles continues into the future.

What is the Mills Act?

The Mills Act is a State law that allows cities to enter into contracts with the owners of "qualified historic property" to preserve, rehabilitate and improve their property, in exchange for a reduction in property tax.

The goal of the Mills Act is to provide property owners with tax savings to encourage them to invest in maintaining and restoring their historic property.



How it Works

Property owners work with the County Assessor to determine their property tax rate if their property was under a Mills Act agreement. The City also has property tax worksheet and tax calculation information available to assist property owners in determining their tax rate.

Once a contract is approved by the City Council, the property owner records their Mills Act agreement with the County Assessor.

The contract runs for 10 years and is automatically renewed annually for an additional year unless a notice of non-renewal is filed by the owner or City. Once a contract is terminated, the property owner's taxes increase over a 10-year period, to the standard rate based on the current assessed value of the property. Tax savings stay with the property and are transferred to new owners when the property is sold.

Property Eligibility

A qualified historical property is privately-owned (residential or commercial) property that is not exempt from property taxation.

To be eligible for applying for a Mills Act agreement in the City of El Paso de Robles, your property must be a City designated local, State or on the National register of historic landmarks. (A concurrent application for local landmark designation may be processed at the same time of applying for a Mills Act contract.)

The City's List of History Resources Inventory is on the City website at: www.prcity.com. The Mills Act Program is managed by the Community Development Department, Planning Division. For program information, please contact the Planning Division at (805) 237-3970 or by email at planning@prcity.com.



City of El Paso de Robles

Historic Preservation Mills Act Program

Frequently Asked Questions

1. If I own an historic property, am I obligated to participate in the program?

No. Participation is voluntary. The contracts are intended for property owners who have a strong commitment to historic preservation, and to assist property owners who plan to rehabilitate their property.

2. What is the term of Mills Act Agreement?

The contract is written for an initial term of 10 years. However, the contract automatically renews each year on its anniversary date for a new 10-year term. The contract, in effect runs in perpetuity with the land. The initial 10-year term is the period of time in which major rehabilitation projects should be substantially completed. If an owner desires to be released from the contract, a letter of non-renewal is submitted to the City. The owner is released from the contract 10 years after the notice of non-renewal is submitted.

3. How are my property taxes reduced?

Instead of basing your property tax on the purchase price of your property (Proposition 13, Base Year Value), the County Assessor reassess your property on its ability (or potential ability) to produce income (Income Approach). Using the Income Approach, the Assessor values the property according to the capitalization of income, whereby the property's potential income is divided by a pre-determined capitalization rate to establish a new assessed property value to be taxed. The Income Approach for an owner-occupied property is based on its potential rental value. Commercial, industrial, or multi-family properties would have an actual income that is used for the calculation. A Mills Act Valuation Notice is sent annually to the property owner and the City. The notice will analyze three current components of the property: a) the Base Year Value which is the purchase price under Prop 13 (trended upward at 2% per year), b) the Fair Market Value (what the property is worth at the time of assessment) and c) the Mills Act Value. The Assessor is obligated to base the property tax levy on the lowest of the three components.

4. What type of property is likely to benefit?

Property purchased after 2000 is most likely to receive the highest reduction. Property purchased prior to 2000 will likely receive a minimal reduction. Property purchased prior to 1978 (Prop 13) is unlikely to receive a tax reduction. The Mills Act Agreement program does not guarantee a reduction amount for any property. Properties that have more recently sold (e.g. within the last 10 years) are likely to see greater tax reductions.

5. How much reduction will I receive?

The application Tax Adjustment Worksheet is provided to assist you in calculating the potential reduction on your property. Calculated accurately, it will provide you with an idea of your

potential reduction. It is not a guarantee. Remember that a reduction is based only on the General Tax Levy portion of your bill and DOES NOT reduce other district assessments of your tax bill.

6. What happens if I want to sell my property after I have a Mills Act Contract?

The contract will always remain with the property, and the new owner is obligated to meet the contract requirements. This can enhance the marketability of the property because it is not reassessed at its new market value when it is sold. Rather, new owners will likely pay property taxes based on the existing or proximate Mills Act Valuation notice. The new owner would be required to complete an outstanding rehabilitation or restoration work within the time remaining under the first 10-year term of the contract. It is always important for sellers and realtors to fully disclose the contract to potential buyers – both as an incentive to the property’s rehabilitation, restoration and maintenance and to apprise them of their responsibility to perform under the terms and conditions of the agreement.

7. Are there potential penalties for property owners with a Mills Act Contract?

Yes. If a property is not maintained under the terms of the contract, is improperly altered, or if rehabilitation work is not performed, the owner could be found in breach of contract. If the breach of contract cannot be resolved to satisfy the contract, the Contract is cancelled and the owner is assessed a 12.5% penalty based on the current Fair Market Value of the property.

8. How long does it take to get a Contract?

Contracts are approved and recorded by the end of the application calendar year. Reassessments start after January 1 of the year following the contract recordation.

9. What portion of my property is obligated under a Contract?

The entire property is covered under a Mills Act Contract. The structure(s) both interior and/or exterior and grounds are required to be rehabilitated and maintained. Any work performed to the property must conform to the Secretary of the Interior’s Standards for Rehabilitation and the California Historic Building Code.

10. How can I terminate a Contract?

The owner may terminate the contract by notifying the City at least 90 day prior to the annual renewal date. (The City may terminate a contract (with cause) by notifying the owner at least 60 days prior to renewal date. The owner may make a written protest about termination by the City. The contract remains in effect for the balance of the 10-year term of the contract beyond the notice of non-renewal.

11. What if I cannot afford to rehabilitate my property?

The Mills Act is an incentive program for properties needing rehabilitation work. The purpose of the Mills Act Contract is to assist owners in the rehabilitation of property. In many cases the cost of rehabilitation may be significantly higher than the amount of property tax saved. Owners are nonetheless obligated to rehabilitate and maintain the property. Failure to do so can lead to breach of contract and cancellation by the City.



City of El Paso de Robles

Historic Preservation Mills Act Program

How to Apply and the Approval Process

How to Apply for a Mills Act Agreement

- Confirm that your property is an eligible, historic property on the City's Historic Inventory List.
- Calculate the potential Property Tax Adjustment that may apply to your property, to determine if it would be a beneficial incentive for your property. (see separate Property Tax Adjustment Calculation Worksheet handout)
- Prepare a list of improvements that would be completed over the 10 year period of the agreement to submit with application.
- Submit a General and a Supplemental Applications with all application materials listed, including:
 - Property information
 - Description of the condition of the property
 - Description of alterations (if any) made to original property
 - Photographs of property & structure
 - Description of architectural theme
 - Description of architectural importance
 - Location Map
 - Plot Plan of Site
 - Processing fee
- Submit all materials to the Community Development Department, Planning Division.
- For questions call, (805) 237-3970.

Approval Process

- Once an application is submitted, the City will review the materials and determine if all the information required is complete and accurate. This will include a site visit. If the City needs to enter the site an appointment will be set up in advance with the applicant.
- When the application is determined to be complete, it will be scheduled for consideration by the Planning Commission.
- The Planning Commission will review the information on the existing condition of the property and the proposed list of improvements and make a recommendation to the City Council on whether to approve a Mills Act Agreement.
- The City Council will either approve or deny a proposal to enter into a Mills Act Agreement for the property.
- If the City Council approves a property owner to enter into a Mills Act Agreement, the City will prepare a Mills Act Agreement for approval by City and San Luis Obispo County.
- The Mills Act Agreement shall be recorded with the San Luis Obispo County Clerk Recorder's Office.
- The approval process should be complete within 8 to 10 weeks.



HISTORIC PRESERVATION MILLS ACT PROGRAM

SUPPLEMENTAL APPLICATION

1000 Spring Street
Paso Robles, CA. 93446
Phone: (805) 237-3970
Fax: (805) 237-3904
planning@prcity.com

Please submit the following information and a completed Community Development Department - Development Application Form to process a request for a Mills Act Historic Preservation Program Agreement. After the application for a Mills Act Agreement is received and reviewed by Planning Division staff, a public hearing will be held by the Planning Commission and referred to the City Council for approval. Once approved the Agreement will be forwarded to the SLO County Assessor Office to determine the new assessed property tax and recordation of the Agreement. Please contact the Planning Division if you have any questions at (805) 237-3970.

General Requirements for All Applications

1. **COMPLETED DEVELOPMENT APPLICATION FORM:** Must include property owner's signature on form.

2. **DEPOSIT:** As required by the City's Fee Resolution.

3. **PROPERTY INFORMATION:**

Common Name: _____

Historic Name and Date of Construction: _____

Property Address and APN: _____

Name of Property Owner: _____

Property Owner Address: _____

Present Use of Building or Site: _____

Original Use of Building or Site: _____

Listed in City of Paso Robles Historic Inventory? yes no

4. **Description of the Existing Condition and Physical Appearance of the Site and Structure(s):**
(A separate sheet may be attached.)

5. **Description of Alterations to Original Structure(s):**
(A separate sheet may be attached.)

9. **Photographs of Property and Structure(s) from each direction and elevation: (attached)**

10. **Architectural Style/Theme:**

11. **Historic or Architectural Importance, Architect or Builder (include source of information):**
(A separate sheet may be attached.)

12. **Location Map and Plot Plan (attach)**



City of El Paso de Robles

Historic Preservation Mills Act Program

Property Tax Adjustment Worksheet Guide

The following is an example showing the possible tax benefits to the historical property owner of an owner occupied single family dwelling. *This form is a Guideline only.* Your reduced property tax under a Mills Act Historic Preservation Agreement is not guaranteed to match this calculation.

EXAMPLE: Single Family Dwelling
Current Assessed Value (General Levy Taxes Only*) = \$100,000
Estimated Monthly Rent **= (See Property Tax Calculation Worksheet)

A. DETERMINE ANNUAL INCOME AND ANNUAL OPERATING EXPENSES

[\$800 per month income minus approximately \$100 per month expenses for maintenance, repairs, insurance, utilities, and gardener equals a net income of \$700 per month. Multiply by 12 months for an annual net income of \$8,400. *(Mortgage payments and property taxes are not considered expenses.)*

B. DETERMINE CAPITALIZATION RATE

Add the following together to determine the Capitalization Rate:

The Interest Component is determined by the Federal Housing Finance Board and is based on conventional mortgages. While this component will vary from year to year, the State Board of Equalization has set this at 5.0% for 2011.

The Historical Property Risk Component of 4% (as prescribed in Sec. 439.2 of the State Revenue and Tax Code) applies to owner-occupied single family dwellings. A 2% risk component applies to all other properties.

The Property Tax Component (Post-Prop 13) of .01 times the assessment ratio of 100% (1%).

The Amortization Component is a percentage equal to the reciprocal of the remaining life of the structure and is set at the discretion of the County Assessor for each individual property. In this example the remaining life of a wood frame building is typically 20 years. The amortization component is calculated thus: $100\% \times 1/20 = 5\%$. Use 5% for your calculation.

Now add the following: $5.00\% + 4.0\% + 1.0\% = 15\%$ Capitalization Rate (Single family dwelling)

C. CALCULATED NEW ASSESSED VALUE AND ESTIMATED TAX REDUCTION

The new assessed value is determined by dividing the annual net income (\$8,400) by the capitalization rate .1500 (15.00%) to arrive at the new assessed value of \$56,000.

Lastly, determine the amount of taxes to be paid by taking .01 (1%) of the assessed value \$56,000. Compare with the current property tax rate for land and improvements only (be sure not to include voter indebtedness, direct assessments, tax rate areas and special district items on your tax bill):

- **Current general levy property tax: 1% of original assessed valuation of \$100,000 (\$100,000 x .01 = \$1,000)**
- **Mills Act property tax: 1% of new assessed value of \$56,000 is \$560**

Annual property taxes have been reduced by \$440 (\$1,000 minus \$560), and approximately 44% property tax reduction.

*The Mills Act applies ONLY to general levy property taxes. Be sure to DEUCT the portions of your tax bill that include sewer assessment, bond issues, etc. when calculating what portion of your property tax will be reduced by the Mills Act.

**Single family applicants may find that a realtor can assist in determining a monthly rental figure.

***SEE PROPERTY TAX ADJUSTMENT CALCULATION WORKSHEET GUIDE TO HELP CALCULATE INDIVIDUAL PROPERTY TAX REDUCTION.**



City of El Paso de Robles

**Historic Preservation
Mills Act Program**

Property Tax Adjustment Calculation Worksheet Guide

Property Address: _____

STEP 1: DETERMINE ANNUAL INCOME OF PROPERTY

ANNUAL PROPERTY INCOME	AMOUNT	EXPLANATION
1. Monthly Rental Income		Even if property is owner-occupied, an estimated monthly rental income is needed as a basis for this formula.
2. Annual Rental Income	0.00	Multiply line 1 by 12

STEP 2: CALCULATE ANNUAL OPERATING EXPENSES

ANNUAL OPERATING EXPENSES	AMOUNT	EXPLANATION
3. Insurance		Fire, liability, etc.
4. Utilities		Water, Gas, Electric
5. Maintenance*		Maintenance includes: painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs, and structural repairs.
6. Management*		
7. Other Operating Expenses		Security services, etc. Provide a breakdown on separate sheet as necessary.
8. Total Expenses**	0.00	Add lines 3 through 7

STEP 3: DETERMINE ANNUAL NET INCOME

NET OPERATING INCOME	AMOUNT	EXPLANATION
9. NET TOTAL	0	Line 2 minus line 8

*If you are calculating for commercial property, remember to provide the following documentation where applicable:

- Rent Roll (include rent for on-site manager's unit as income, if applicable)
- Maintenance Records (provide detailed break-down - all costs should be recurring annually)
- Management Expenses (include expense of on-site manager's unit and 5% off-site management fee; and describe other management costs - provide breakdown on separate sheet).

**Annual operating expenses do not include mortgage payments, property taxes, depletion charges, corporate income taxes or interest on funds invested in the property.

STEP 4: DETERMINE CAPITALIZATION RATE

CAPITALIZATION RATE	AMOUNT	EXPLANATION
10. Interest Component	5.00%	As determined by the State Board of Equalization for 2011
11. Historic Property Risk Component	0.00%	Single family home = 4% (SFD)
12. Property Tax Component	1%	.01 times the assessment ratio of 100%
13. Amortization Component (Reciprocal of life of property)	0.00%	If the life of the improvements is 20 years use 100% x 1/20 = 5%
14. TOTAL = CAPITALIZATION RATE	6.00%	Add lines 10 through 13

STEP 5: CALCULATE NEW ASSESSED VALUE

NEW ASSESS VALUE	AMOUNT	EXPLANATION
15. Mills Act Assessed Value	0.00	Line 9 divided by line 14 Example: Line 9 ÷ 0.1500 (15.00) SFD
16. Current Assessed Value	0.00	

STEP 6: DETERMINE ESTIMATED TAX REDUCTION

NEW TAX ASSESSMENT	AMOUNT	EXPLANATION
17. Current Tax (1% of line 16)	0.00	General tax levy only
18. Tax under Mills Act	0.00	Line 15 x .01
19. ESTIMATED TAX REDUCTION	0.00	Line 17 minus line 18



City of El Paso de Robles
Historic Preservation
Mills Act Program

Sample Improvement Projects

The following are sample historic preservation improvement ideas that property owners may want to consider. This list is illustrative, and not inclusive of all potential improvements that property owners may be interested in completing under their Mills Act Agreement. All improvements shall be completed with the intention of maintaining the structural and site historic character.

Balcony – repair upgrade, repaint, install	Patio – repair, replace, rebuild in-kind, repaint
Barn – repair, upgrade, repaint, convert	Porch – repair, replace, rebuild in-kind
Basement - repair, upgrade, repaint, convert	Porch railings – repair, replace, rebuild, repaint
Cabinets – repair, replace, install (kitchen, bathroom, etc.)	Plumbing – repair, upgrade, replace
Carpet – replace, install	Remove existing un-historic features
Ceilings – restore	Roof – repair, re-roof, repaint, replace (house, garage, barn, shed, etc.)
Deterioration – remove, repair, restore	Seismic retrofit
Driveway – replace, repave, upgrade	Siding – repair, restore, repaint
Dry rot – remove, repair	Skylight – install, replace
Doors – repair, replace, upgrade, rescreen	Stairs – repair, replace, repaint
Eaves – repair, repaint	Stairway – repair, replace, repaint
Electrical – install, rewire, new outlets	Stucco – repair, replace
Exterior trim – repair, repaint	Tenant Improvements – commercial
Fencing – repair, install, repaint, upgrade	Termites – remove, treat damage
Fireplace – repair, restore	Tile – repair, replace
Fixtures – repair, replace in kind, restore	Trellis – install, repair, repaint
Flooring – remove & restore, refinish repair, carpet	Ventilation – repair, replace (interior / exterior)
Foundation – repair, install	Walkways – install, repair
Garage door – repair, replace, upgrade, install	Walls – restore, repaint, wallpaper
Insulation – install	Water seal
Irrigation – install, repair	Windows – repair, replace with conforming, re-screen
Landscape – plant, re-plant, remove overgrowth (front, back, side yards)	Window frame – repair, replace with conforming
Lighting – install, upgrade	Window transoms – repair, restore
Paint – interior, exterior, eaves	

**SAMPLE
RESOLUTION**

**APPROVING AN HISTORIC PROPERTY PRESERVATION AGREEMENT
BETWEEN THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
AND (property owners' name), OWNERS OF A DESIGNATED HISTORIC RESOURCE
AT (property address & APN)**

”

WHEREAS, the City Council of the City of El Paso de Robles is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with the owners of qualified historical properties to provide for appropriate use, maintenance, and rehabilitation such that these historic properties retain their historic characteristics; and

WHEREAS, the City Council has adopted Resolution No. ____ establishing the Mills Act Historic Property Tax Incentive Program as an on-going historic preservation program to promote the preservation, maintenance and rehabilitation of historic resources through financial incentives; and

WHEREAS, the owners possess fee title in and to that certain qualified real property, together with associated structures and improvements thereon, located on Assessor’s Parcel Number ____ at ____ Paso Robles, California, 93446, hereinafter referred to as the “historic property”; and

WHEREAS, the City Council of the City of El Paso de Robles has designated this property as an historic resource of the City of El Paso de Robles pursuant to the City’s Historic Resources Survey and Inventory, and the Historic Preservation Ordinance; and

WHEREAS, The City and owners, for their mutual benefit, now desire to enter into this agreement to limit the use of the property to prevent inappropriate alterations and to ensure that character-defining features are preserved and maintained in an exemplary manner, and repairs and/or improvements are completed as necessary to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Sec. 50280 et seq., and to qualify for an assessment of valuation pursuant to Article 1.9, Sec. 439 et. seq. of the Revenue and Taxation Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles as follows:

Section 1. Historic Preservation Agreement is approved. The City Council hereby approves the attached historic preservation agreement between the City of El Paso de Robles and the owners.

Section 2. The Mayor is authorized to sign this agreement for the City of El Paso de Robles. The City Council hereby authorizes the Mayor to execute said agreement on behalf of the City of El Paso de Robles.

Section 3. Environmental Determination. The City Council has determined that this historic preservation agreement is not a project, as defined by Section 15378 of the California Environmental Quality Act, and is exempt from environmental review.

Section 4. Recordation of this Agreement. No later than thirty (30) days after the parties execute and enter into said agreement, the City Clerk shall cause this agreement to be recorded in the Office of the County Recorder of the County of San Luis Obispo.

PASSED AND ADOPTED THIS ___ day of _____ by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

EXHIBIT A

WHEN RECORDED, RETURN TO:

City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

Attn: Community Development Director

MILLS ACT AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of ____, 20__, (the “Effective Date”) by and between the City of El Paso de Robles, a municipal corporation (hereinafter referred to as the “City”), and _____, (hereinafter referred to as “Owner”), and collectively referred to as the “parties”.

Recitals

A. The City enacted Ordinance No. 972 N.S. thereby adding Chapter 21.50 to the Paso Robles Municipal Code to encourage the preservation of historic properties within the City. One of the historic preservation incentives included in Chapter 21.50 is the authority for the City to enter into contracts under the Mills Act (Gov’t. Code §50280 *et seq.*) (the “Mills Act”).

B. Owner is the owner of property at _____ [insert address] _____ (the “Property”) that has been designated by the [City, State, federal government] as an _____
[Historic Landmark; historic Resource, etc.] _____.

Agreements

Section 1. **Incorporation of Recitals.** All of the above recitals are true and correct and are hereby incorporated in this Agreement.

Section 2. **Description of Preservation Measures.** Owner hereby agrees to undertake and complete, at its sole cost and expense, the preservation, maintenance and improvement measures on the Property as described in “Exhibit A”, attached hereto and incorporated herein by reference.

Section 3. **Effective Date and Term of Agreement.** This Agreement shall be effective and commence upon the Effective Date set forth above, and shall remain in effect for an initial term of ten (10) years.

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Mills Act Agreement

Section 4. Agreement Renewal and Non-Renewal.

- A. Beginning on the anniversary date of the Effective Date, and on each anniversary date thereafter (hereafter referred to as the "Annual Renewal Date"), the term of this Agreement shall be extended automatically by one (1) year unless written notice of non-renewal is served as provided herein.
- B. If the Owner or the City desires in any year not to renew the Agreement, the Owner or the City shall serve written notice of non-renewal of the Agreement on the other party. Unless such notice is served by the Owner on the City at least ninety (90) days prior to the Annual Renewal Date, or served by the City Council on the Owner at least (60) days prior to the Annual Renewal Date, one (1) year shall automatically be added to the term of the Agreement as provided herein.
- C. Owner may make a written protest of a notice of non-renewal. The City Council may, at any time prior to the Annual Renewal Date, withdraw its notice to the Owner of non-renewal.
- D. If either City or Owner serves notice to the other party of non-renewal in any year, the Agreement shall remain in effect for the balance of the remaining term.

Section 5. Standards and Conditions. During the term of this Agreement, the Property shall be subject to all of the following conditions:

- A. Owner agrees to preserve, maintain, and where necessary, restore or rehabilitate the Property and its character-defining features, including the building's general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other opening; interior architectural elements that are integral to the building's historic character or significance; exterior materials, coating, textures, details, mass, roof line, porch and other aspects of the appearance of the building's exterior, as described in Exhibit A, to the satisfaction of the Community Development Director or his designee.
- B. If the building's interior contributes to the Property's eligibility as a qualified historic property, the Owner agrees to allow pre-arranged tours on a limited basis, as approved by the Community Development Director or his designee.
- C. All building changes shall comply with applicable City specific plans, City regulations and guidelines, and conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards for Rehabilitation and Standards and Guidelines for Historic Preservation Projects. Interior remodeling shall retain original, character-defining architectural features such as oak or mahogany details, pillars and arches, special tilework or architectural ornamentation, to the greatest extent possible.
- D. Owner shall notify the Community Development Director of any proposed changes to character-defining features of the Property prior to their execution, such as major landscaping projects and tree removals, exterior door or window replacement, repairing, remodeling, or any other exterior alterations requiring a building permit. The Owner agrees to secure all necessary City approvals and/or permits prior to changing the building's use or commencing construction work.

- E. Owner agrees that property tax savings resulting from this Agreement shall be used for property maintenance and improvements as described in Exhibit A.
- F. The following are expressly prohibited: demolition or partial demolition of the historic Property or accessory buildings; exterior alterations or additions not in keeping with the standards listed above; dilapidated, deteriorating or unrepaired structures such as fences, roofs, doors, walls, windows; outdoor storage of junk, trash, debris, appliances, or furniture visible from a public way; or any device, decoration, structure or vegetation which is unsightly due to lack of maintenance or because such feature adversely affects, or is visually incompatible with, the Property's recognized historic character, significance and design, as determined by the Community Development Director.
- G. Owner shall allow reasonable periodic examination, by prior appointment, of the interior or exterior of the Property by representatives of the County Assessor, the State Department of Parks and Recreation, the State Board of Equalization, and the City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

Section 6. Furnishing of Information. The Owner hereby agrees to promptly furnish any and all information requested by the City which City reasonably deems necessary or advisable to determine Owner's compliance with the terms and provisions of this Agreement.

Section 7. Cancellation of Agreement for Owner Breach.

- A. The City, following a duly noticed public hearing by the City Council, as required by Government Code Section 50285, may cancel this Agreement if it determines that Owner has breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property; or if the City determines that the Owner has failed to preserve, maintain or rehabilitate the Property in the manner specified in Section 5 of this agreement. If the Agreement is cancelled because of failure of the Owner to preserve, maintain, and rehabilitate the Property as specified above, Owner shall pay a cancellation fee in the amount and manner set forth in Government Code Section 50286, as it may be amended from time to time.
- B. If the Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of the Agreement, this Agreement shall be canceled and no fee imposed, as specified in Government Code Section 50288.

Section 8. Enforcement of Agreement.

- A. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, the City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provision to cancel the Agreement by the Owner, the City shall give written notice of violation to the Owner by registered or certified mail to the address set forth in Section 10 below. If such a violation is not corrected to the reasonable satisfaction of the Community Development Director or designee within thirty (30) days thereafter; or if not corrected within such a reasonable time as may be required to cure the breach or default of said breach; or if the default cannot be cured within thirty (30) days thereafter (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by the Owner); then the City may, without further notice,

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Mills Act Agreement

declare a default under the terms of this agreement and may bring any action necessary to specifically enforce the obligations of the Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner, or apply for such relief as may be appropriate.

- B. The City does not waive any claim of default by Owner if the City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in the City's regulations governing historic properties are available to the City to pursue in the event that there is a breach or default under this Agreement. No waiver by the City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default herein under.

Section 9. **Binding Effect of Agreement.** The Owner hereby agrees that the Property shall be subject to the covenants, reservations, and restrictions as set forth in this Agreement. The City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, restrictions, and reservations are set forth in such contract, deed, or other instrument.

Section 10. **Notice.** Any notice required by the terms of this Agreement shall be sent registered or certified mail, return receipt requested, to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

To City: Community Development Director
 City of El Paso de Robles
 1000 Spring Street
 Paso Robles, CA 93446

To Owner:

Section 11. **General Provisions.**

- A. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions, or conditions cause them to be considered joint venturers or members of any joint enterprise.
- B. The Owner agrees to hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage, or from claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or activities of the Owner, or from those of the contractor, subcontractor, agent, employee or other person acting on the Owner's behalf which relates to the use, operation, maintenance, or improvement of the Property. The Owner hereby agrees to and shall defend the City and its

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Mills Act Agreement

electd and appointed officials, officers, agents, and employees with respect to any and all claims or actions for damages caused by, or alleged to have caused by, reason of the Owner's activities in connection with the Property, excepting however any such claims or actions which are the result of the sole negligence or willful misconduct of the City, or its officers, agents or employees.

- C. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications, or other documents for the property.
- D. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Property, whether by operation of law or in any manner whatsoever.
- E. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- F. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- G. This Agreement shall be construed and governed in accordance with the laws of the State of California.
- H. Owner agrees it shall pay City, as a condition to entering into this Agreement, all necessary and reasonable fees to recover City's costs of executing, recording and administering this Agreement.

Section 12. **Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

Section 13. **Recordation of Agreement.** No later than twenty (20) days after the Effective Date, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of San Luis Obispo.

[Signatures on following page]

IN WITNESS WHEREOF, the City and Owner have executed this agreement on the day and year written above.

CITY OF EL PASO DE ROBLES

Duane Picanco, Mayor

Date

ATTEST:

City Clerk

OWNER

Date

Date

STATE OF CALIFORNIA)

) ss

COUNTY OF SAN LUIS OBISPO)

On _____, 2011, before me, _____ (here insert name and title of the officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Exhibit A

MAINTENANCE AND IMPROVEMENT MEASURES FOR PROPERTY LOCATED AT _____, PASO ROBLES, CALIFORNIA.

1. Owner shall preserve, maintain, and repair the historic building, including its character-defining architectural features in good condition, to the satisfaction of the Community Development Director or designee, pursuant to a Mills Act Preservation Contract with the City of El Paso de Robles for property located at _____. Character defining features shall include but not be limited to: roof, eaves, dormers, trim, porches, walls and siding, architectural detailing, doors and windows, window screens and shutters, balustrades and railings, foundations and surface treatments.
2. Owner agrees to make the following improvements and/or repairs during the term of this contract, but in no case later than _____. All changes or repairs shall be consistent with the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards for Historic Preservation Projects:

(Improvements to be inserted)