

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received SEP 30 1987
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Brewster-Dutra House

and/or common Moye House

2. Location

street & number 1803 Vine Street

n/a not for publication

city, town Paso Robles

n/a vicinity of

state California

code 06

county San Luis Obispo

code 079

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Robert W. and Norma J. Moye

street & number 1803 Vine Street

city, town Paso Robles

n/a vicinity of

state California 93446

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Reorder; County of San Luis Obispo

street & number Room 102; Courthouse, 976 Osos Street

city, town San Luis Obispo

state CA 93401

6. Representation in Existing Surveys

title A Guide to Architecture in Los Angeles
and Southern California

has this property been determined eligible? yes no

date 1977

federal state county local

depository for survey records ThenUniversity Art Galleries, University of California

city, town Santa Barbara

state CA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> </u> n/a
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Brewster-Dutra House is a large, wooden frame, single family residence located in the original residential area of the city of Paso Robles. It is zoned R-2 and is situated on two city lots. The neighborhood of older homes has been well maintained over the years.

The lots upon which the house is situated are part of a tract recorded on October of 1889 by Blackburn and James, the founders of the City of El Paso de Robles. Title records do not show the exact date of purchase of the property by the original owner of the house, G.W. Brewster. However, conversations with long-time residents of the area and with the daughter of the original owner (Mrs. Aileen Brewster Rigby of Redlands, CA) have verified that the house was constructed between the years 1890 and 1895.

The Brewster-Dutra House is a two-story example of late Queen Anne styling, dominated by an octagonal turret projecting from one corner. The roof line is high, combining a hipped roof with projecting gables. The massing is irregular and the juxtaposition of varied patterns and textures are characteristic of the Queen Anne and are prominent features of the house.

The construction of the house is wood frame, almost entirely redwood, with lath and plaster interior. There is a sizeable dirt floor basement with two screened windows and a brick and redwood foundation. Channel rustic siding covers the ground floor and a portion of the facade on the upper story; patterned shingles are used extensively on the remainder of the second story. Spindles alternating with posts form the porch railings. Sunbursts and incised designs are also used in the exterior trim.

The original house had a taller weather vane on top of the tower, but it was shortened by the Dutras when they reroofed the house in 1970. The original exterior color of the house was grey and the roofing was of wood shingles.

The downstairs has an entry hall, library, sitting room, parlor-music room, dining room, kitchen, pantry and a bathroom. The library has a built-in redwood desk with a bookcase above it. Two large paneled sliding doors divide the library and the music room. The music room (also known as the parlor) has a bay window with a beautiful original stained glass window above it. In the dining room there is a built-in window seat and paneled wainscoting with cap and base all around the room. A rear hall contains an original marble sink in the corner where hands were washed before entering the dining room. The front entrance hall has three original doors with etched glass panels.

The first floor has 11½' ceilings and the second floor has 8½' ceilings. Upstairs, there are four bedrooms, two full baths, and a hall. The house has 37 double hung sash windows. All door and window surrounds are decorative and topped with corner rosettes. All interior and exterior doors are topped by transoms. There are three fireplaces with marble and beveled mirrors downstairs and one upstairs. There are four pieces of Victorian Eastlake furniture that belonged to the original owners of the house. The house is now furnished with many original family pieces belonging to the families of the present owners.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Ca. 1890 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Brewster-Dutra House is one of the oldest and finest remaining houses in the city of Paso Robles. It is an outstanding local example of late 19th century Queen Anne architecture.

This house, built ca. 1890, is one of the oldest residences in the city of Paso Robles. It was built in the original residential section of the new city within a few years of its founding in 1886 and subsequent incorporation in 1889. An outstanding local example of late Queen Anne architectural styling, it is one of the finest residences remaining from the early years of Paso Robles' development. It displays the characteristic features of Queen Anne architecture with its asymmetrical composition, corner tower and interplay of ornamental patterns and textures. It has been recognized by the noted architectural historians David Gebhard and Robert Winter, in their book A Guide to Architecture in Los Angeles and Southern California.

The house was built for G.W. and Mary A. ("Molly") Brewster. G.W. Brewster arrived in California from Madison, Kentucky. Mary Moody was born in Marysville, CA in 1861. Soon after her birth, the family moved to Estrella, near Paso Robles. She grew up in the area and met and married Brewster, foreman of the Hillman Ranch. They had the new house at 1803 Vine Street built in the early 1890's. Brewster spent much of his time living at the ranch located east of Paso Robles, while his wife and children occupied the house in town. In 1905, the Brewsters lost the house in a foreclosure to Andrews Banking Company, but Mrs. Brewster redeemed the house a year later. She continued to live in the house until her death in 1931. G.W. Brewster lived at the Hillman Ranch until his death in 1938.

The house saw a succession of occupants until purchased by the present owners in 1975. Since purchase and restoration of the house the Moyes often conduct tours. Each year the students at the Paso Robles High School Home Economics class are given a special guided tour through the entire house and gardens conducted by Mrs. Moye, a fourth generation Paso Roblean. Other guided tours are provided by special appointment.

9. Major Bibliographical References

A Guide To Architecture in Los Angeles and Southern California, by David Gebhard and Robert Winter (pg. 588, Section 5C-8L, Item #2, Peregrine Smith, Inc., 1977.
 Vignettes of History in San Luis Obispo County by Louisiana Clayton Dart (1978)
 The Paso Robles Daily Press - Pioneer Edition, Oct. 6, 1967 and Oct. 10, 1985
 The Paso Robles Country News - July 18-22, 1980.

10. Geographical Data

Acreeage of nominated property 0.32
 Quadrangle name Paso Robles, CA Quadrangle scale 1:24000

UTM References

A	<u>10</u>	<u>708850</u>	<u>319454910</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification
 The house occupies its original 100' x 140' parcel described as lots five and six in blocks 156 of the City of El Paso de Robles, in the County of San Luis Obispo, State of CA. Assessor's Parcel Number 008-211-04-000.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

11. Form Prepared By

name/title Robert W. and Norma J. Moye, Owners (OHP Staff Revisions, 7/82)
 organization n/a date July 2, 1981
 street & number 1803 Vine Street telephone (805) 238-0318
 city or town Paso Robles state California 93446

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *R. M. Collins*

title STATE HISTORIC PRESERVATION OFFICER date 9-29-82

For NPS use only

I hereby certify that this property is included in the National Register. Entered in the National Register

for Helene Byers
 Keeper of the National Register

date 10/29/82

Attest: _____ date _____
 Chief of Registration

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Brewster-Dutra House
Paso Robles, CA
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Prior to the present owners' acquisition of the house in 1975 there were very few major alterations. The upstairs had been closed off for 13 years. All the fireplaces were closed off. The prior owners utilized the music and sitting rooms as bedrooms, and the dining room as their living room. The present library, entry, pantry and basement were not utilized.

The downstairs bath was modernized about 1955. The exterior front wooden steps were replaced with concrete steps. Concrete steps were also added to the south entrance. Other than normal exterior maintenance, there was no other work performed on the house.

Upon acquisition in 1975, the present owners began an extensive rehabilitation program, which is continuing to the present time. Forced air heating was installed, the attic was insulated and an attic fan added, the old nob and tube wiring was replaced with modern wiring, and decorative Victorian overhead light fixtures and light switches were added. Ornate plaster of Paris rosettes were installed under all overhead light fixtures. Picture molding was added in the living area. All ceilings in the house were replaced, and the kitchen and pantry were remodeled in a Victorian flavor. All fireplaces were reopened and dampers were installed. All interior woodwork was stripped and refinished. A new master bathroom was built in what had been a nursery (later converted to an upstairs kitchen). The existing upstairs guest bathroom, which has all of the original fixtures, was restored. The main entry hall was restored. A new decorative picket fence was built across the front and side of the house, along with a solid board fence across the back of the property. Garden areas were created throughout the yard, including fountains, outdoor lighting and a sprinkler system.

A detached garage was added at the rear of the property in 1973 by the previous owners.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Brewster-Dutra House
Paso Robles, CA

CONTINUATION SHEET

ITEM NUMBER

PAGE

APPENDIX

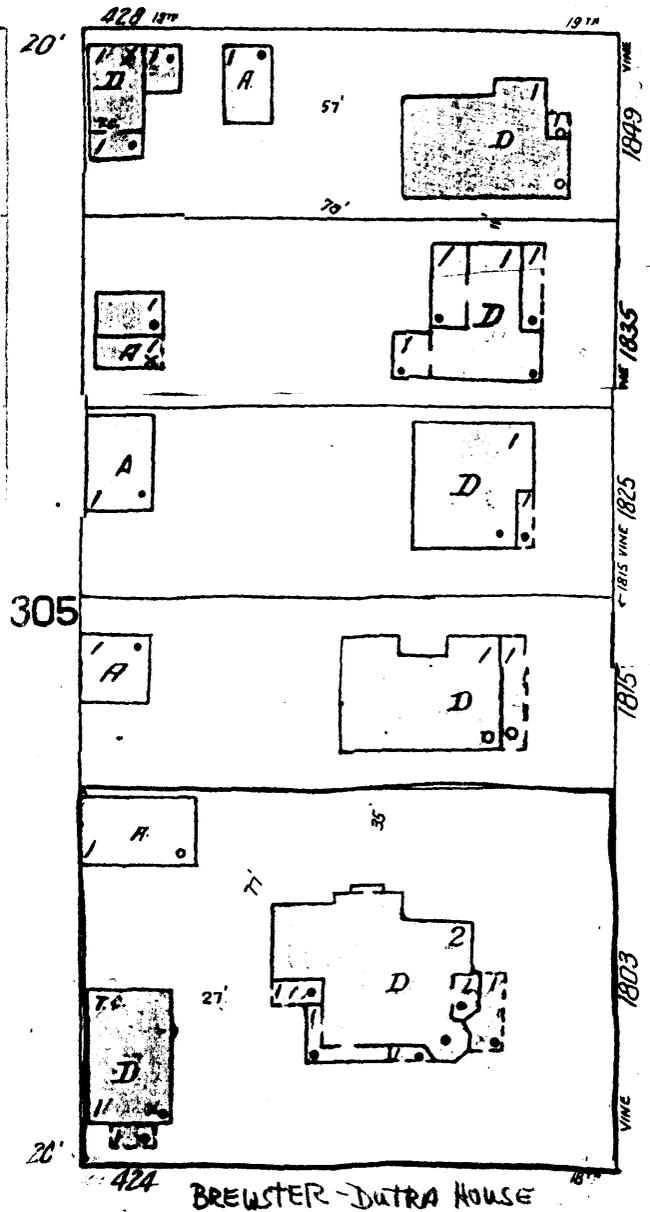
- C. 1890-1895 G.W. Brewster (ranch foreman for Hillman Ranch) and Mary A. Brewster built the Queen Anne house.
- October, 1905 Brewsters lost property in foreclosure to Andrews Banking Co. for the amount of \$2,021.40.
- Nov., 1906 Mary A. Brewster redeemed the house.
- 1929 The Brewsters had to borrow \$1800.00 from Joseph Dutra because one of their six children was ill. Brewsters were unable to repay the loan so they quitclaimed the house to Joseph Dutra. Dutra let Mrs. Brewster live in the house until her death in 1931.
- 1932 Joseph Dutra died and the house went to his wife, Reta Dutra.
- 1933-1937 Reta Dutra rented the house to a Mrs. Toves and some of the time it was vacant.
- July, 1938 Reta Dutra and her son John joined in joint tenancy and John and his wife Nina moved into the home.
- 1940's During W.W.II, John and Nina Dutra rented rooms to military personnel stationed in the area. John was a local policeman and his wife worked for the Bell Telephone Company.
- July, 1974 John Dutra died and his widow Nina joined in joint tenancy with her son and daughter-in-law, Charles and Joyce Gilbert.
- Oct., 1974 Nina Dutra died leaving Charles and Joyce Gilbert as joint tenants. The house was vacant from Oct., 1974 to Feb., 1975.
- Feb., 1975 Robert W. and Norma J. Moyer purchased the house from the Gilberts.

*Sanborn map
at Paso Robles Insurance Co.*

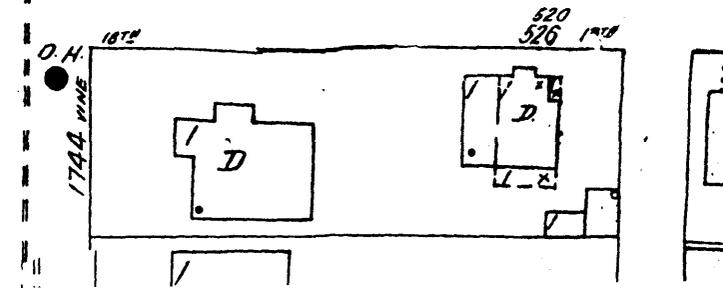
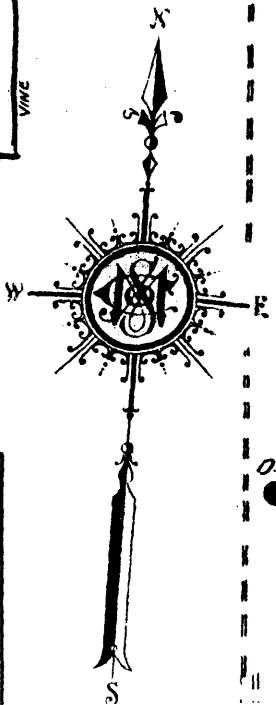
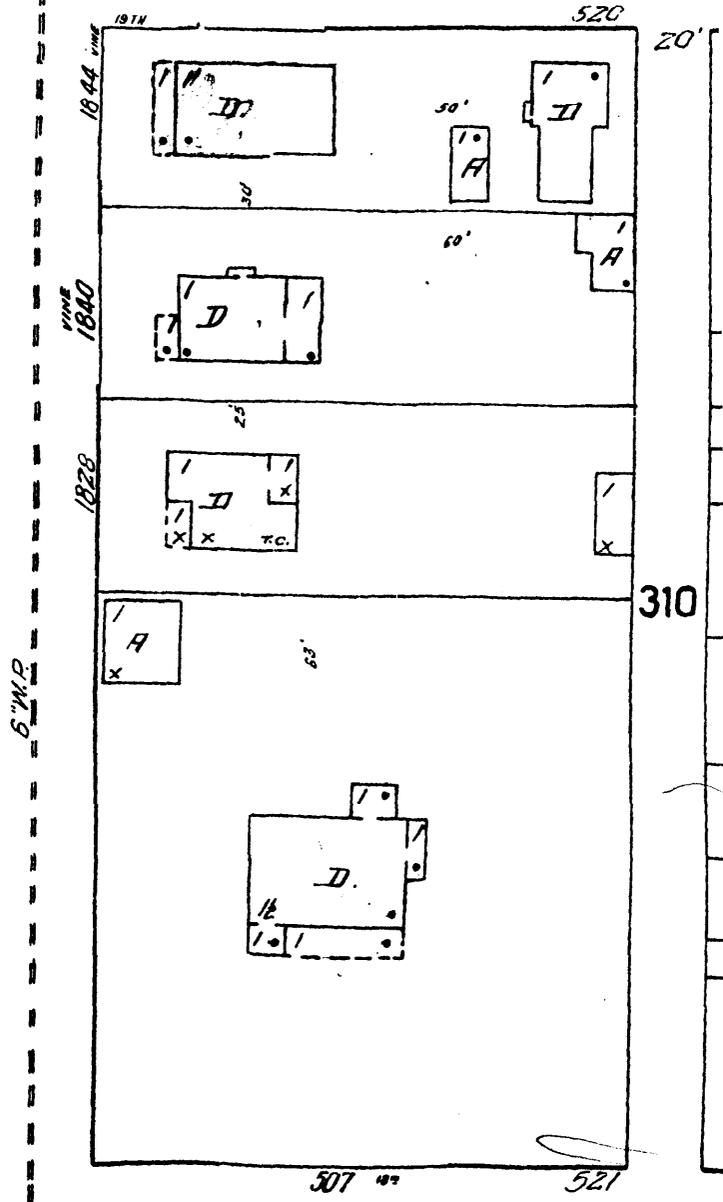
JAN. 1926
PASO ROBLES
CAL.

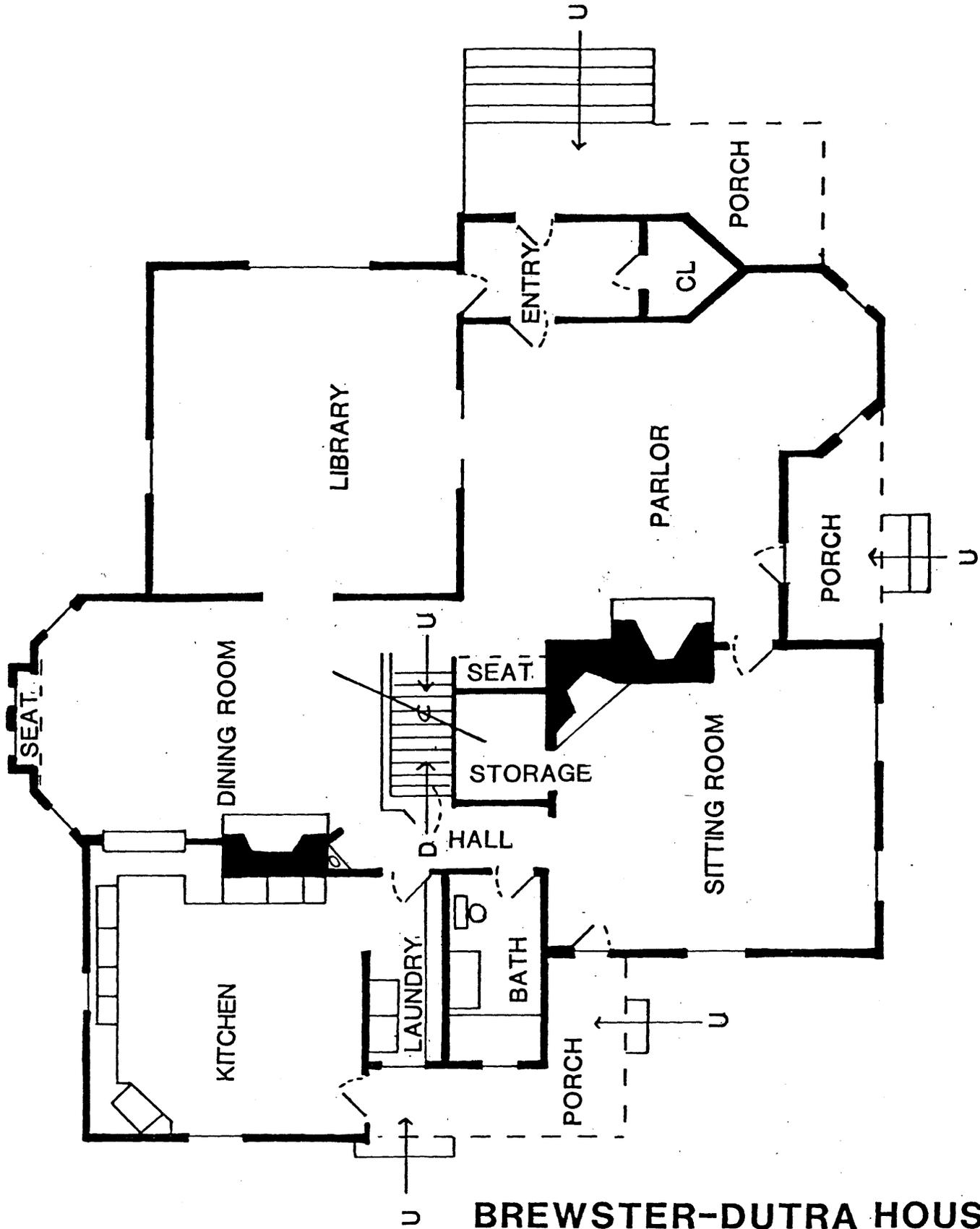
TO
12" W.P. RESERVOIR

6" W.P.

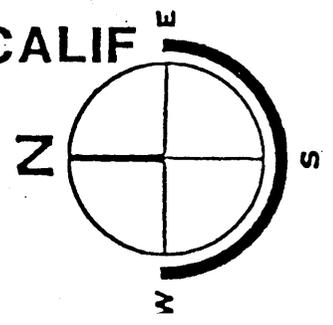


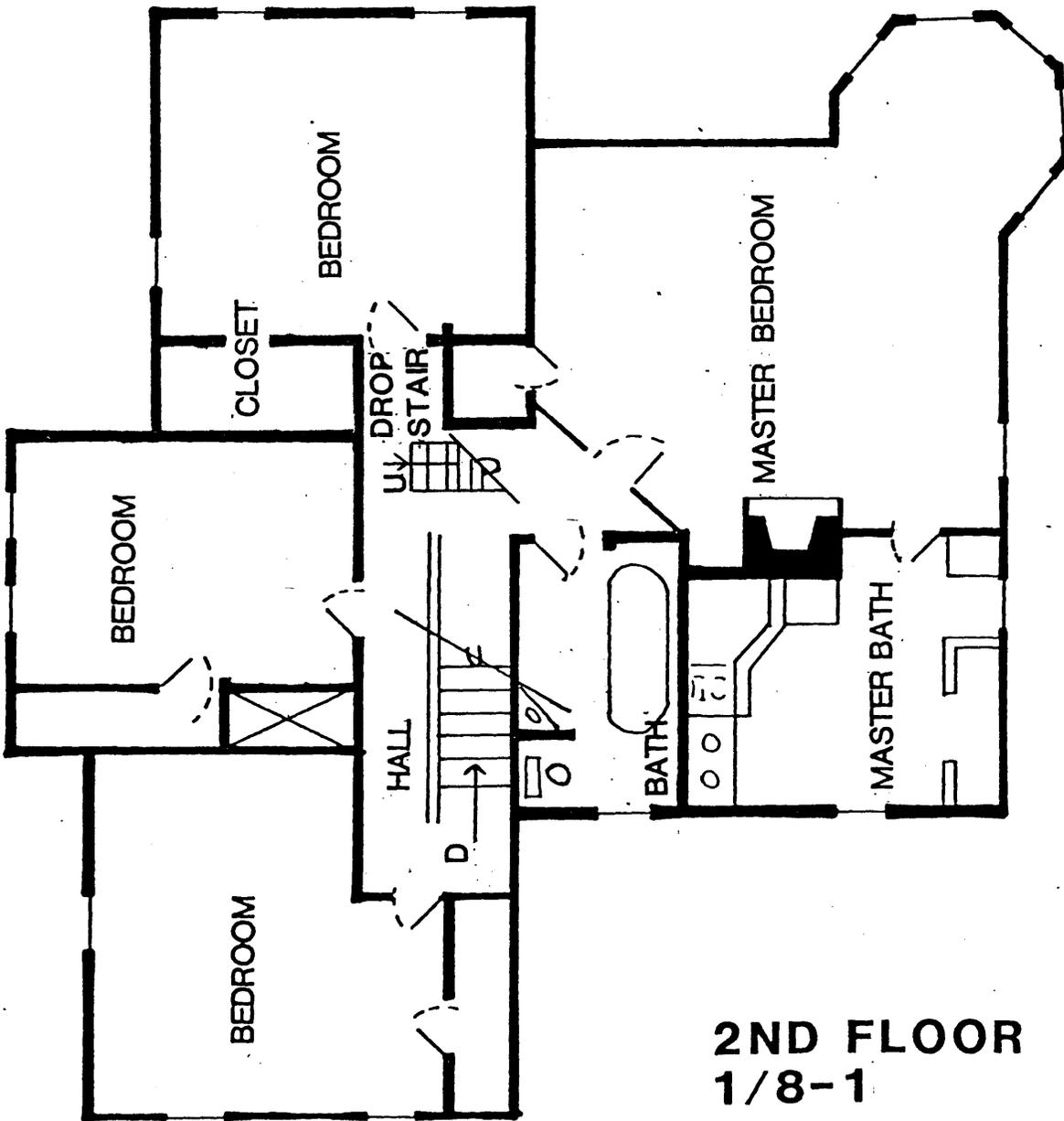
80'



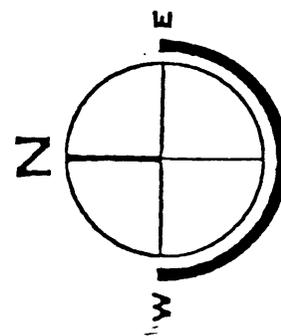


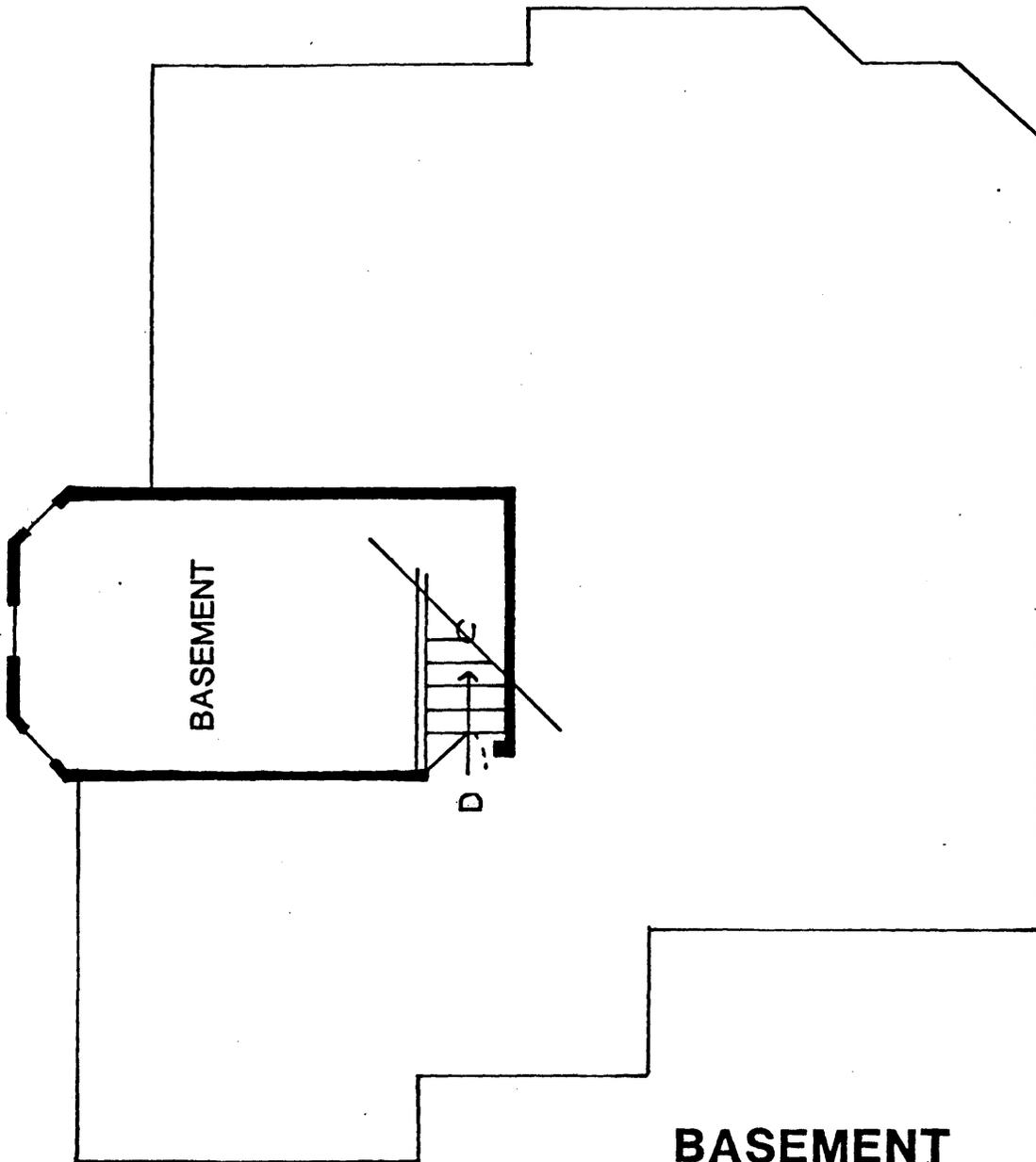
BREWSTER-DUTRA HOUSE
1803 VINE ST
PASO ROBLES CALIF
1ST FLOOR
1/8-1'



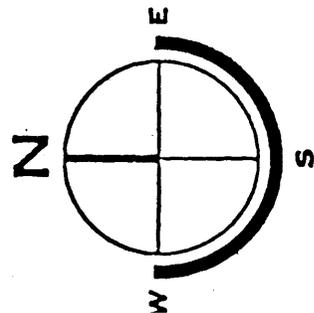


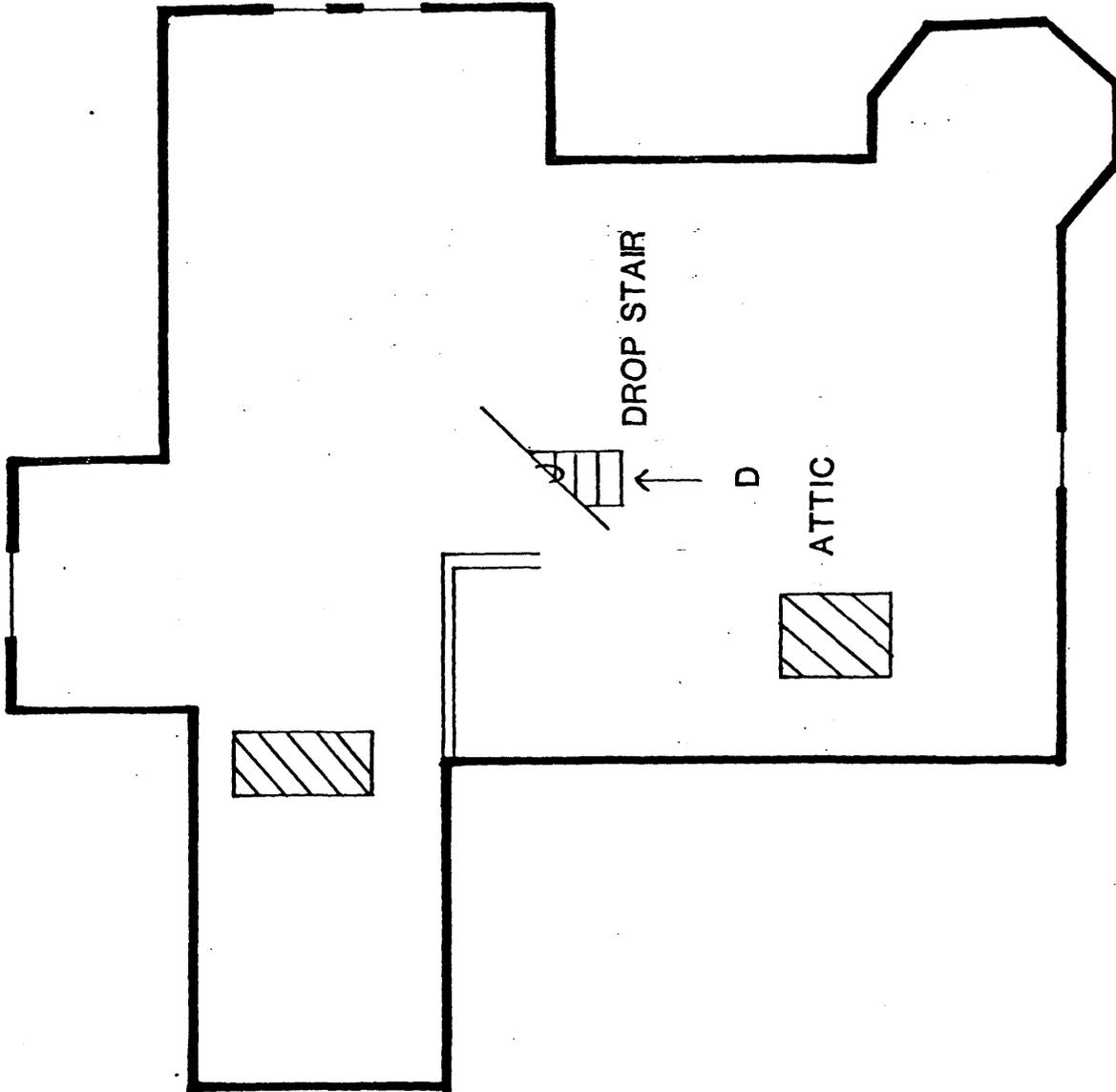
2ND FLOOR
1/8-1



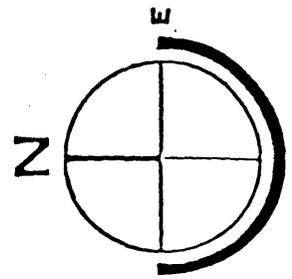


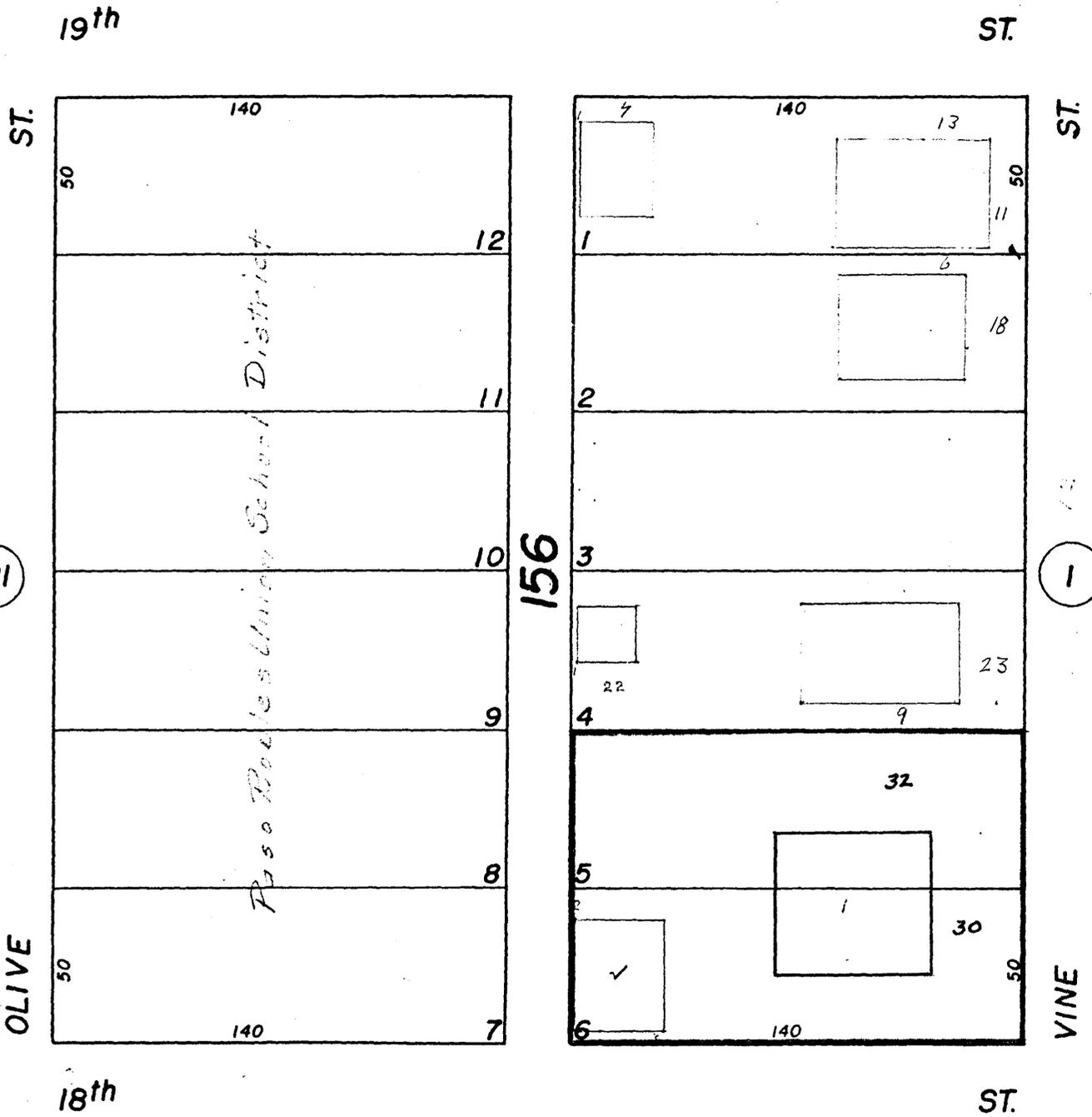
BASEMENT
1/8-1'



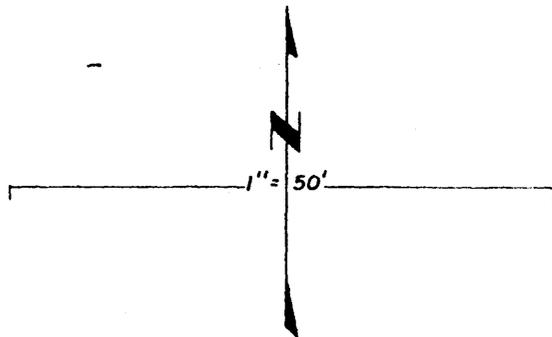


**ATTIC
1/8-1'**





Brewster-Dutra House
 1803 Vine Street
 Paso Robles, California



Assessor's Map
 City of Paso Robles
 County of San Luis Obispo
 Jan. 1945