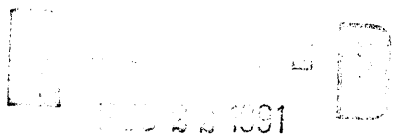


United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

RECEIVED

1. Name of Property

historic name Arroyo Grande IOOF Hall

APR 11 1991

other names/site number

OHP

2. Location

street & number 128 Bridge Street

not for publication

city, town Arroyo Grande

vicinity

state CALIFORNIA

code CA

county San Luis Obispo

code 079

zip code 93420

3. Classification

Ownership of Property

- private public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official California Office of Historic Preservation

Date 2/19/91

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain):

Entered in the National Register

Signature of the Keeper

Date of Action 3/22/91

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Social: Meeting Hall

Recreation & Culture: Museum

Commerce/Trade: Department Store

**7. Description**

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Late Victorian: Romanesque

foundation Sandstone

walls Sandstone

roof Asphalt

other Wood

Describe present and historic physical appearance.

See Continuation Sheet, attached.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1902  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1902  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

None.  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

None.

Architect/Builder

Parsons, A.F.  
Lockwood, C.H. & B.F. Stewart

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Continuation Sheet, attached.

See continuation sheet

**9. Major Bibliographical References**

See Continuation Sheet, attached.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

South County Historical Society  
Arroyo Grande, California

**10. Geographical Data**

Acreage of property Less than one acre.

UTM References

A 1,0 7,2,0 7,8,0 3,8,8,9,1,0,0  
 Zone Easting Northing

C            

B              
 Zone Easting Northing

D            

See continuation sheet

Verbal Boundary Description

The verbal boundary for the Arroyo Grande IOOF Hall is a rectangle measuring 75' wide by 105' deep, and comprising Assessor's Parcel Number 07-481-12 in Arroyo Grande.

See continuation sheet

Boundary Justification

This nomination includes the Odd Fellows Hall and the above-named parcel; it excludes all other structures.

See continuation sheet

**11. Form Prepared By**

name/title Tracy Ann Cuning, with Pamela Post and Jean Hubbard

organization PHR Associates date 23 March 1990

street & number 725 Garden Street telephone 805-965-2357

city or town Santa Barbara state California zip code 93101

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National Park Service

## National Register of Historic Places Continuation Sheet

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The Arroyo Grande IOOF Hall is a pristine, turn-of-the-century commercial building/fraternal hall located in the original Arroyo Grande village commercial district. The surrounding neighborhood was originally mixed commercial and residential but is now predominantly commercial. The building faces northeast, but for ease of explanation the front elevation will be called the east elevation. The hall is bounded on the north by a vacant lot and Arroyo Grande Creek, on the west by a tire store and welding shop, and on the south by a shop converted from a house.

The Odd Fellow's Hall was built in 1902 and is an understated variation of the Romanesque style. A. F. Parsons of the Arroyo Grande Lodge designed the building; C. H. Lockwood of Redlands and B. F. Stewart of Arroyo Grande were the building contractors. The two- by five-bay structure is two stories tall in front and three stories in rear. It measures 32'1" wide by 74' deep, and has walls are of solid sandstone masonry resting on a stone foundation. Parapet walls hide a slightly sloping roof with composition roofing. A stone chimney is engaged in the wall at the southwest corner of the building, and an iron fire escape descends from the second floor door on the north side. Turnbuckles distinguish the iron tie rods at the building's corners. The hall is heated by steam.

Window and door openings are segmentally arched throughout the building, except for the first floor front entries, and the second floor door on the north side. Hinged double doors in the center of the first floor rear allowed for the loading and unloading of store merchandise; the segmental arch of this doorway is now filled with plywood. Fenestration throughout the building is predominantly one- over one-light, double-hung wood sash.

On the first floor the facade is composed of an off-center tripartite store entry which dwarfs the stairway door on its left. Two sets of paired windows are symmetrically placed at the second floor level and have two-light segmentally arched fanlights over them. Capping the facade is a crenellated parapet with a larger central merlon. A row of widely spaced dentils separates the second floor windows from the cornice. The rough cut stone blocks on the facade are laid in an ashlar pattern; those on the side and rear walls are irregular and generally coursed. The stone is a local yellow sandstone, quarried "on the ranch of Ex Supervisor Moore about a mile from town" (San Luis Obispo Breeze, June 8, 1902). The segmental arches, rusticated stone wall, and crenellated cornice constitute the Romanesque influences exhibited by the Odd Fellow's Hall.

The off-center store front is typical of late 19th century and early 20th century commercial buildings in that it has a recessed entry flanked by two multi-paned display windows. The whole opening has an iron beam lintel supported by two thin, cast iron

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GFN-359-1116

columns. In the beam are four rosettes which probably indicate where the lintel is structurally joined to the masonry. Under the display windows are panelled spandrels; false-bead tongue-in-groove boards fill the space over the double door entry and cover the ceiling. Each door in the store entry is one-light over two-panel wood with original hardware.

The left-bay pass door opens to a hallway and stairway that leads to the second floor. A stone lintel projects slightly above the door, which appears to be a recent replacement and more deeply recessed than was its predecessor. A one-light transom window overhead is original.

### **INTERIOR:**

The first floor of the hall, as stated above, is devoted to store space, a storage room and the hallway/stairway to the second floor. Most of the floor is open space, where the South County Historical Society keeps museum collections. A few alterations may have been made to the rear of the room, but these are not readily apparent.

The second floor is mainly devoted to the Odd Fellow's meeting room. The room measures 23' 11" wide by 48' 5" deep, and has windows on the west and south sides, toward the rear of the building, in addition to those on the facade. The walls in the meeting room are of vertical false-bead tongue-in-groove wainscoting and plaster; the ceiling is also plastered. The wood floor is covered by a very old carpet of long strips sewn together. A raised platform for chairs surrounds the room, with a slightly higher dais at the east end. Hanging ceiling lights, while old electric fixtures, are replacements according to a 1908 photograph of the room. Decorative wooden rosettes ornament the two central fixtures. Doors in this room are five-panel wood; door and window surrounds are simply molded. To the rear of the meeting room are two anterooms and a bathroom.

The third floor is actually just one room at the west end of the building. It was the lodge's social room and it still serves this purpose for the few remaining Oddfellows in Arroyo Grande. It measures 21' 10" wide by 28' 9" deep, and is the most intact room in the building. It has a hardwood floor with plaster walls and ceiling. The baseboards and door and window surrounds are of plain boards. Original hanging gaslight fixtures are still intact, although long since converted to electricity; wooden rosettes like those in the room below decorate the ceiling around the lights. A high sink in the southwest corner has a cast iron supports with distinctive camels in them. Several card tables and an antique pool table fill the small room.

The design integrity of the Arroyo Grande IOOF Hall is outstanding. The building is in excellent condition, and has undergone remarkably few structural alterations. The

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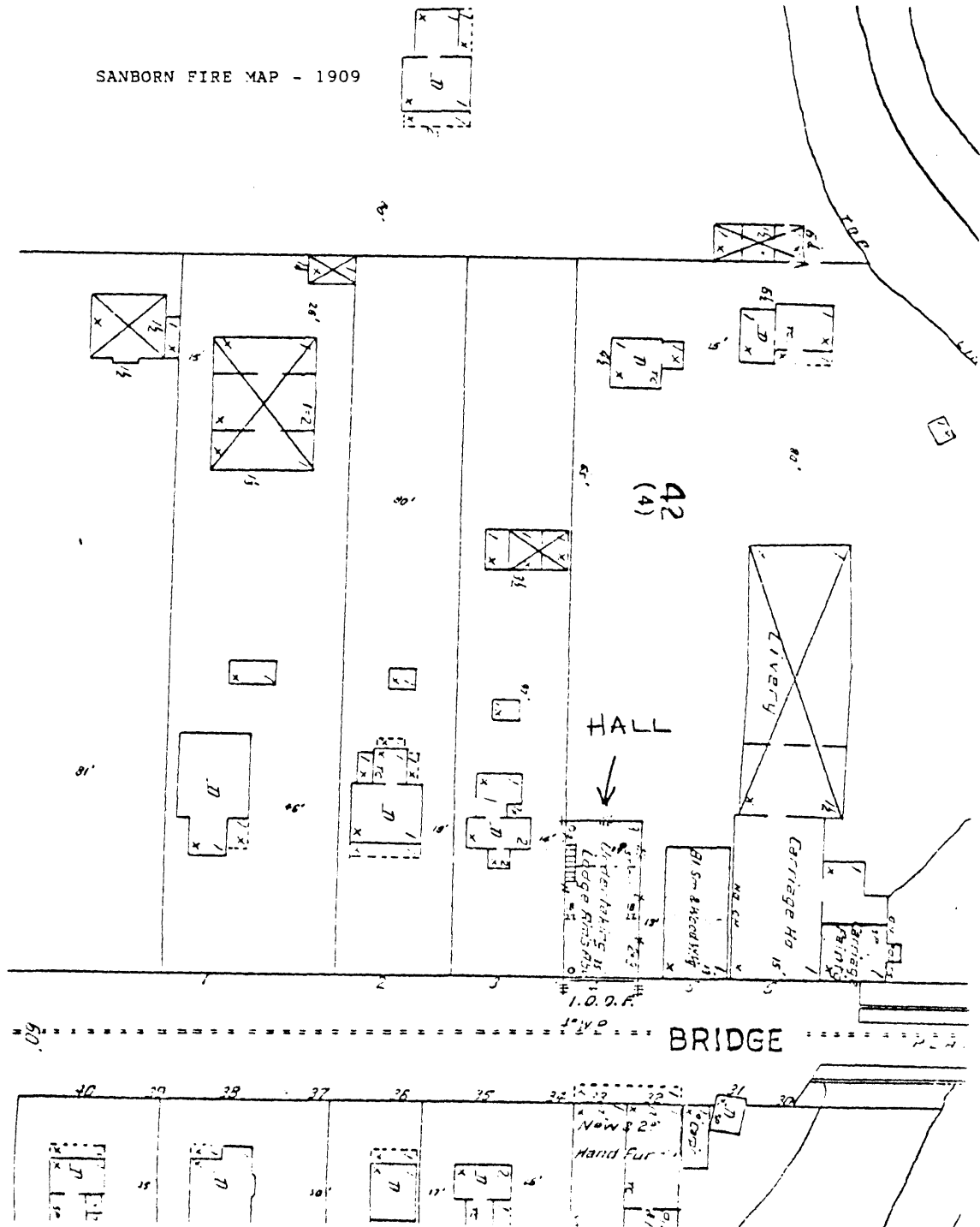
most noticeable of these are the tie rods that help support the building's walls. After the 1906 San Francisco earthquake the Odd Fellow's closed the hall and engaged B. F. Stewart to install the tie rods for structural stability (Hubbard, telephone interview, 2 April 1990). Other early changes were the addition of an iron fire escape on the north side and the replacement of the gaslight fixtures with electric fixtures; no dates are known for these modifications although they each pre-date 1940. The most recent changes have been the replacement of the stairway door on the facade, and the replacement of the rear loading door and its segmentally arched fanlight. The visual effect of these alterations is minimal given that the majority of the structure retains its original appearance.

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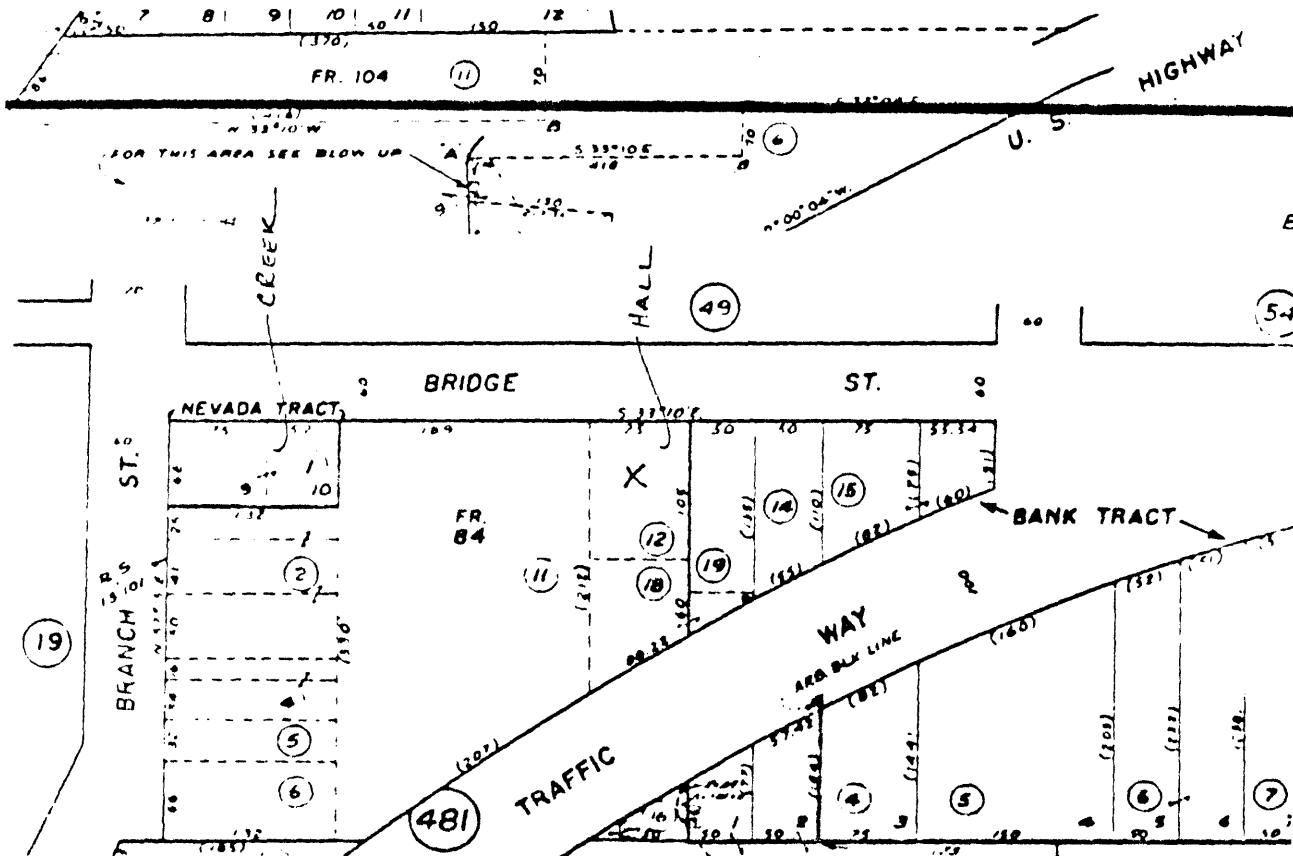
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Arroyo Grande IOOF Hall  
128 Bridge Street, Arroyo Grande, California

Assessor's Map, Parcel # 12



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### INTRODUCTION:

The Arroyo Grande IOOF Hall is locally significant under Criterion C as an excellent example of a small town turn of the century commercial/fraternal hall structure. The Odd Fellow's Hall stands out in Arroyo Grande for several reasons. The village's downtown commercial district is a mixture of older brick and modern store buildings, mostly one story in height. The IOOF Hall is two and one-half stories in height and built of stone, which visually distinguishes it from most Arroyo Grande commercial buildings. One two-story commercial building on West Branch Street is built of the same kind of stone but has undergone several recent alterations. The Odd Fellow's hall possesses nearly perfect architectural integrity, unlike its downtown relatives. Further research may show the IOOF Hall to be the most intact historic structure in the community.

### BACKGROUND:

The Arroyo Grande IOOF Lodge No. 285 was established in 1877, and was well known locally for the creation in 1878 of what is now the Arroyo Grande District Cemetery. The Odd Fellow's maintained it until 1918, when it became a public cemetery (Hubbard, unpublished manuscript, January 31, 1990). The order also gave loans to members and provided some financial support for destitute widows of its deceased members, a common practice among IOOF lodges in the days before health insurance. Arroyo Grande was a small community, but in 1901 the sixty-six lodge members felt they needed a permanent home.

In December of that year the lodge discussed the possibility of erecting a hall on the property that Mrs. Elston, the wife of charter member J. B. Elston, deeded to the order in 1898. In January 1902 they approved a preliminary set of plans drawn by A. F. Parsons, the lodge's secretary (Minutes, IOOF Lodge No. 285). A two-story structure was chosen since rental of the first floor retail space would provide a continuing source of revenue for the Odd Fellows, while the Romanesque-influenced design with its use of rusticated stone and segmental arches set the IOOF hall visually apart from the other commercial buildings in the town.

By spring 1902 the drawings were finalized, and contracts let. The lodge engaged stone mason C. H. Lockard of Redlands to erect the stone building for \$2739, and B. F. Stewart of Arroyo Grande to do the woodwork, painting, tinning and plumbing. The total cost was first estimated at \$5500, but may have ended closer to \$6300 (Minutes, and Five Cities Times-Press-Recorder, September 20, 1989).

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On June 7, 1902, Lodge No. 285 held a gala celebration for the laying of the corner stone (San Luis Obispo Breeze, June 8, 1902). Construction continued during the remaining six months of 1902, and by January 1903 the new hall was ready for dedication. Lodge member N. G. English was the Odd Fellow's first tenant; he rented the ground floor store for his funeral parlor. Later retailers rented the space for an accordian studio, a furniture store and a tire repair shop. In addition to serving as the community social hall, the Odd Fellow's hall was also used throughout the years by other fraternal organizations in Arroyo Grande, among them the Grand Army of the Republic, the Rebeahs, and the Knights of Columbus (Times-Press-Recorder, September 20, 1989).

Membership in the Arroyo Grande IOOF chapter remained high until World War II, when it began to decline. By 1985 the membership had dwindled to six members, and the lodge voted to disband and sell the building to the South County Historical Society. Odd Fellows Lodge No. 285 made virtually no alterations to the building during the eighty-three years of its ownership, and today the hall is one of the best-preserved historic structures in the community. The Arroyo Grande IOOF Hall is locally significant under Criterion C for its exceptional integrity and as a modest yet elegant example of small town commercial/fraternal hall architecture.

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"An Odd Fellows Hall. Laying of the Corner Stone of the New Hall of Arroyo Grande...."  
San Luis Obispo Breeze, June 8, 1902, p. 1.

"Historical society taking steps to make IOOF Hall a museum." Five Cities Times-Press-Recorder, Arroyo Grande, January 12, 1990, p. 3B.

Hubbard, Jean. Unpublished manuscript, 31 January 1990.

Hubbard, Jean, Arroyo Grande, California. Telephone interview with author, 2 April 1990.

Hubbart, Denise. "Odd Fellows Hall, Local historical landmark declared." Five Cities Times-Press-Recorder, Arroyo Grande, September 20, 1989, p. 15.

IOOF Arroyo Grande Lodge No. 285. Minutes, 1877-1906.

Sanborn Fire Insurance Map for Arroyo Grande, 1909.