

# HISTORIC RESOURCES INVENTORY

HABS	HAER	NR	4	SHL	Loc
UTM:	A	10/712680/	3306040	B	
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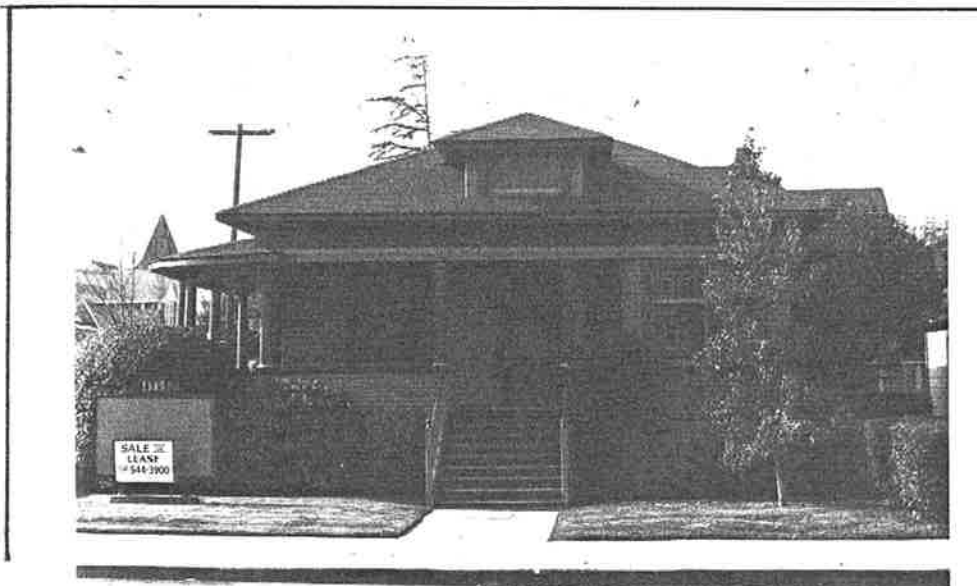
## IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Frank Anderson House
3. Street or rural address: 1345 Broad Street  
City San Luis Obispo Zip 93401 County San Luis Obispo
4. Parcel number: 03-522-14
5. Present Owner: Kitamura, Robert E. & J.M., et al. c/o Address: P.O. Box 6670  
Ghitteman, Allen S., et al.  
City Ventura Zip 93006 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial Original use: Residential

## DESCRIPTION

- 7a. Architectural style: Neo-Classic ("Rowhouse")
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This one story wood frame structure has a hipped roof. The southeast corner is wrapped by a curved porch which was probably an addition to the main structure. A bay window is located on the northwest side of the entrance. The roof is composition shingle. The exterior is covered with clapboard siding. Major features include a hipped dormer, front and center, and ornate mullions on the fixed windows. Classic columns support the porch roof. Aside from the exception of the porch expansions, the structure is basically original and intact.



8. Construction date:  
Estimated 1912 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 60' Depth 115'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
December 1982

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up \_\_\_\_\_  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Yes Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The structure at 1345 Broad was built originally as a residence although in recent years its usage has been for commercial and office space. Built between 1910 and 1914, it is a well-proportioned example of the single story, single family dwellings which, in an attempt to emulate Neo-Classic traditions, appeared in San Luis Obispo after the turn of the century lasting through the mid-teens. Frank Anderson, a lineman for the Pacific Telephone and Telegraph Co. resided here with his wife in the early teens. Today the Neo-Classic rowhouse with its distinctive dormer and Neo-Colonial wrap around porch retains most of its original character. It is one of the finer prototypes of this early 20th century style which, symbolizing a transitional era between the Victorian and period revivals, some historians have labeled "Victorian cottages."

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directory of SLO (1914)  
Sanborn Fire Insurance Maps  
(1909)

22. Date form prepared JUN 20 1983  
By (name) Historic Res. Survey Staff  
Organization City of San Luis Obispo  
Address: P.O. Box 321  
City San Luis Obispo Zip 93401  
Phone: (805) 541-1000

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

