

Mid-20th Century Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Single-family Residence; Multi-family Residence; Historic District

In general, tract houses are not individually significant, but a geographically-linked collection may be eligible as a historic district. A post-World War II residential historic district may be eligible:

- For playing an important role in the post-war suburbanization of San Luis Obispo; or for collectively representing postwar planning and design principles – Criterion A/1/B.2 (Event).

An individual residential property from this period may be significant:

- For its association with Cal Poly San Luis Obispo, and in particular for being a custom-designed house influenced by a Cal Poly professor – Criterion A/1/B.2 (Event) and Criterion C/3/A.1,A.2,A.3 (Design/Construction).
- As an excellent example of a particular architectural style; or as the work of noted architect – Criterion C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mid-20th Century Residential Development theme.

- Historic Districts eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, setting, materials, and feeling. Some alterations to individual buildings, such as replacement windows in original openings, replacement of roof materials, and replacement garage doors may be acceptable as long as the district as a whole continues to convey its significance. The district overall should convey a strong sense of time and place.
- Individual residential properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a historic district must:

- retain a majority of the contributors date from the period of significance;
- reflect post-World War II planning and design principles;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.

To be eligible, an individual property must:

- date from the period of significance;
- display most of the significant character-defining features of the style or property type; and
- retain the essential aspects of integrity.

Extant Examples

1944 Corralitos, 1950. *Photo 2013; source Historic Resources Group.*



2554 Greta Place, 1951. *Photo 2013; source Historic Resources Group.*



314 San Miguel Avenue, c.1960. *Photo 2013; source Historic Resources Group.*



Ken Schwartz House, 201 Buena Vista Avenue, 1964. *Photo 2013; source Historic Resources Group.*