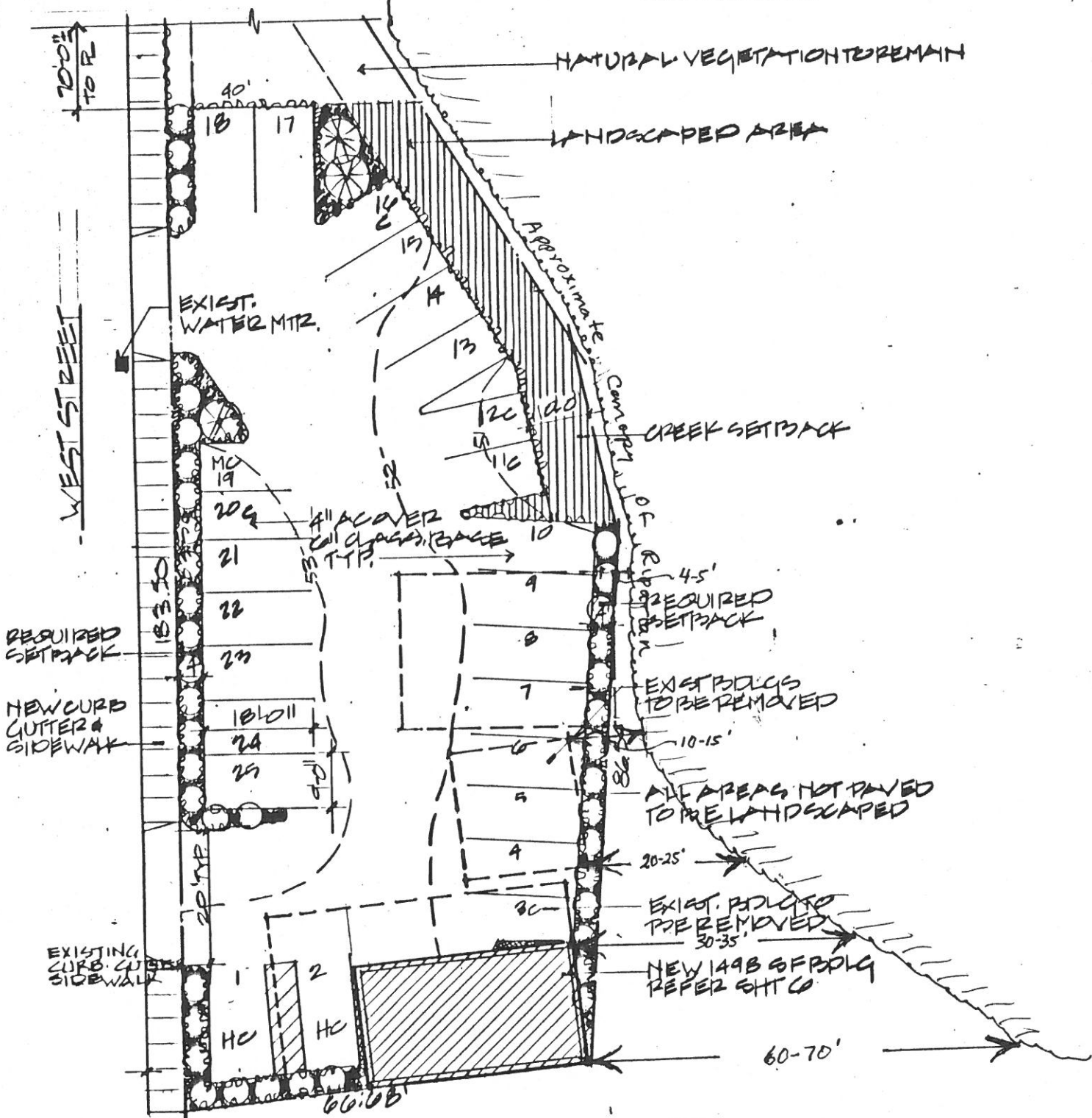


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PROPOSED NEW PARKING LOT  
SCALE 1" = 20' 0"

LOT DESCRIPTION  
LOT 14 BLOCK  
TOWN OF CAMPBRIA  
APH = 13.26 | 14



W. Holland  
11/16/88

**HISTORIC STRUCTURE  
ASSESSMENT OF THE  
BRAMBLES INN & RESTAURANT  
AT 4005 BURTON DRIVE,  
CAMBRIA, CALIFORNIA**  
*APN [013-262-014]*



Prepared for:

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**CRMS**



CULTURAL RESOURCE MANAGEMENT SERVICES

September 18, 2012

CRMS Project No. 46-791

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## CHAPTER 1: INTRODUCTION

Cultural Resource Management Services (CRMS) was contacted in July of 2012 by Gary Michael Swauger Architect and Associates and contracted to conduct a historic structure assessment of the Brambles Inn at 4005 Burton Drive in the town of Cambria, San Luis Obispo County, California (see Figures 1 & 2). The property is currently unoccupied but was, until recently, an active restaurant. The proposed development will involve significant alteration of the existing structure on the property and the immediate vicinity (see Figure 3). The restaurant has grown over the years as a series of additions to the original structure that was built in the 1870s. Consequently an assessment of the historical significance and integrity of the building was required.

This investigation consisted of a site visit, visual inspection as well as the taking of photographs and measurements. Background for the property was gathered by a search of the historic literature, maps, newspapers, documents, unpublished manuscripts, photographs and various internet resources. The purpose was to establish the structure's background, historic use and people associated with the property. This included research to investigate if historic events or persons important to the history of Cambria were associated with this property. Much of the material used in the preparation of this report came from the following sources.

- Private Archive of Bertrando & Bertrando Research Consultants for a search of the historic literature, maps, and unpublished manuscripts
- San Luis Obispo County Assessors Office - August 6, 2012 - Building history
- San Luis Obispo County History Center - August 16, 2012 - Historic photographs
- On line sources - various
- On site - August 30, 2012

The results of this investigation are presented below along with a brief description of the environmental and cultural context so that the results of this study can be placed in the larger context.

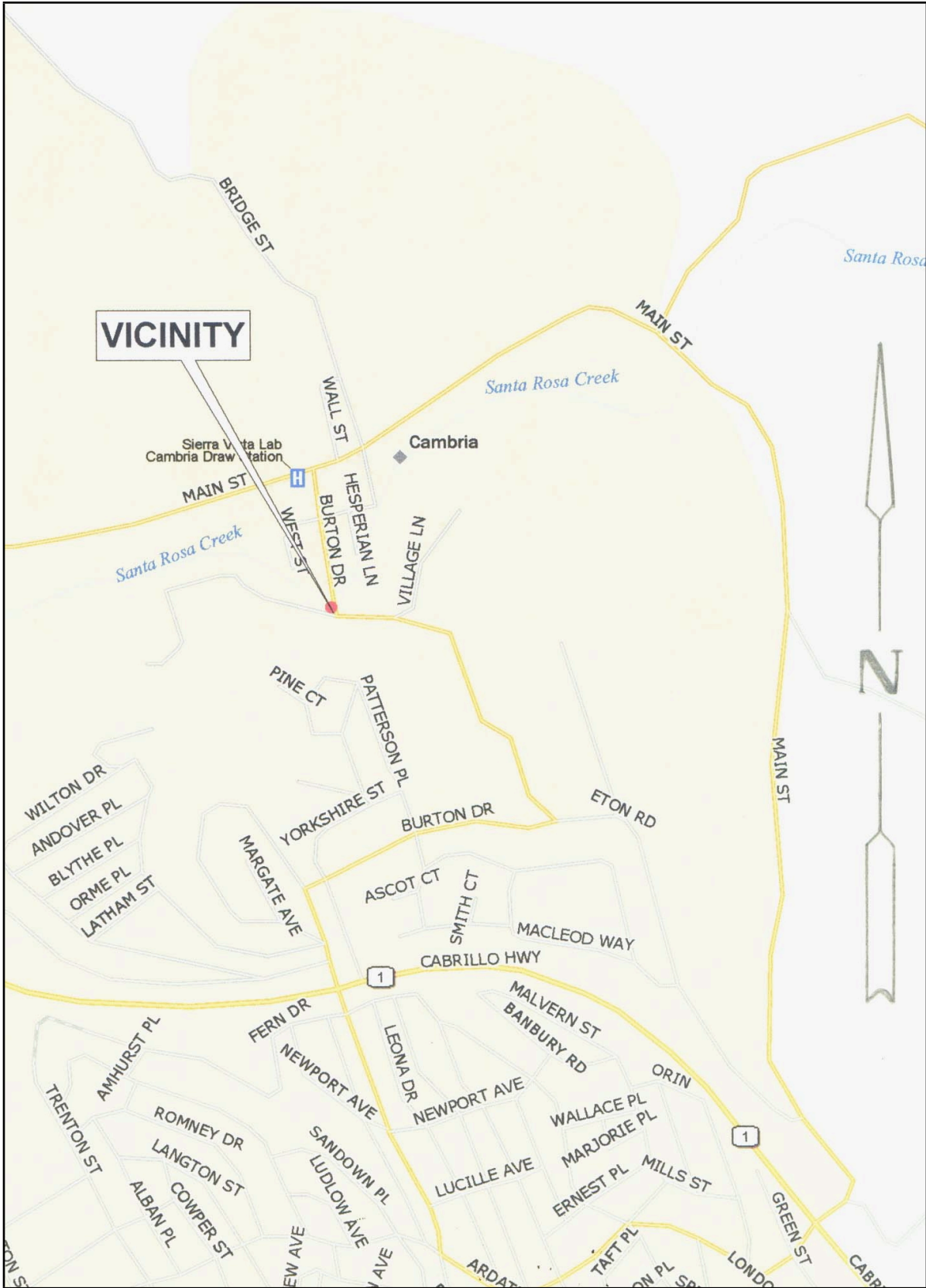


Figure 1: Location of Subject Property

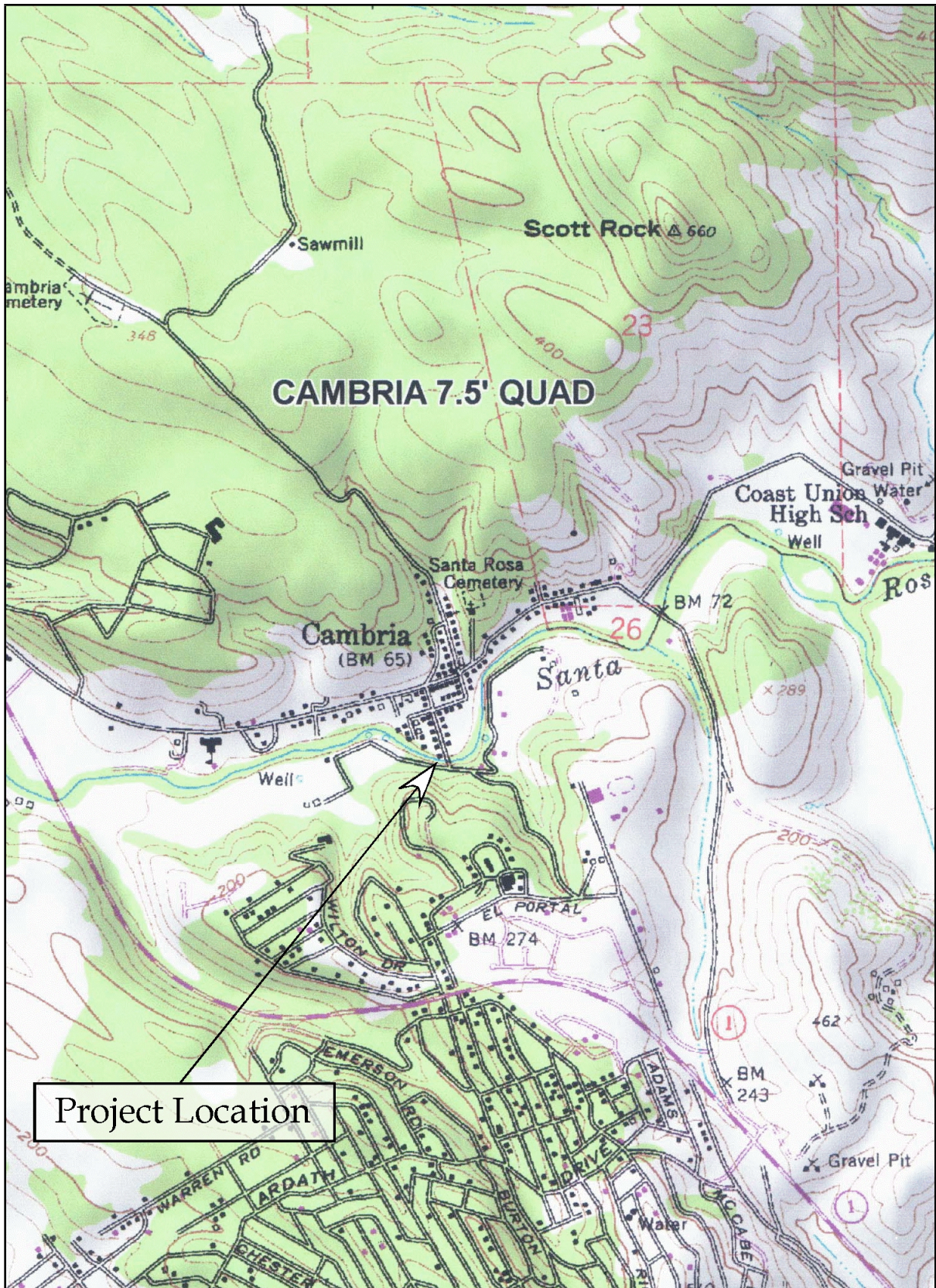


Figure 2: Cambria USGS 7.5 Quadrangle

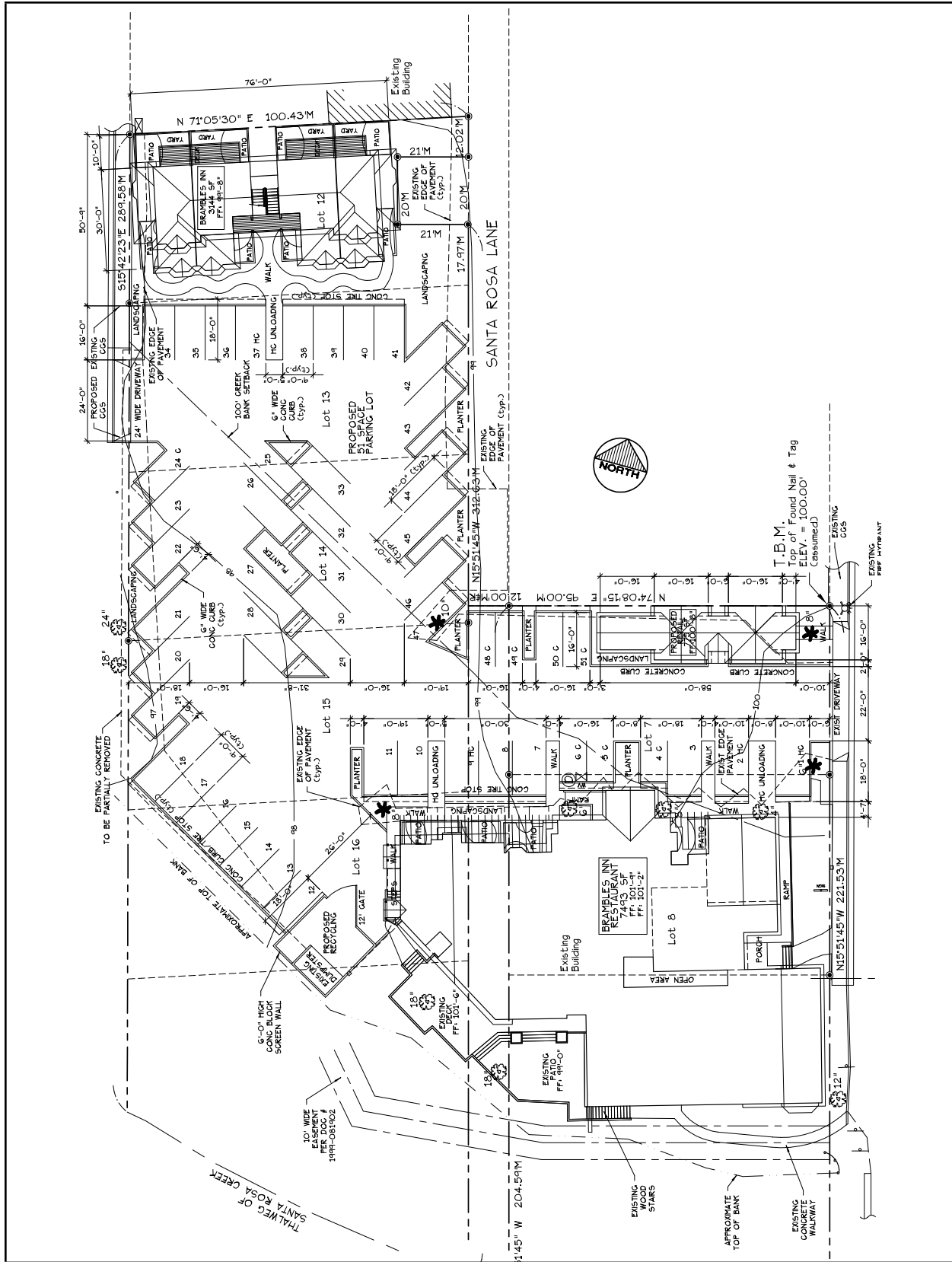


Figure 3: Proposed Alteration To The Existing Structure & Surroundings

## CHAPTER 2: HISTORICAL CONTEXT

*By Betsy Bertrando*

### CAMBRIA

In 1769, the land from Harmony to San Simeon was under the jurisdiction of Mission San Miguel. In 1822 California, as a part of Mexico, became independent from Spain. After secularization was enacted, Mexican citizens living in California began to apply for land formerly owned by the missions. Cambria was formed from part of the 13,183 acre Rancho Santa Rosa that had been granted to Don Julian Estrada by the Mexican Government in 1841. Estrada had been living on Mission San Miguel's pasture land and built a small house and corral for his livestock (Blomquist 2003).

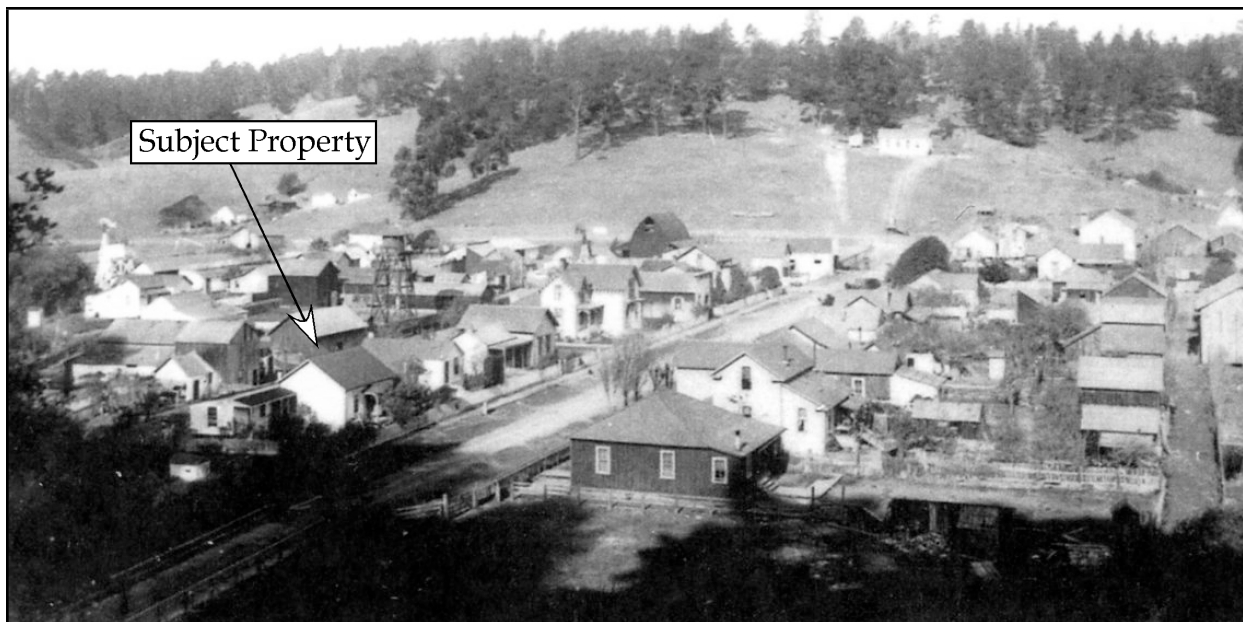
The road from San Luis Obispo to Rosaville (later Cambria) was laid out in 1868 and soon after a small community began to form. By the mid 1870s, Cambria was the second largest town in the county. It had two hotels and two sawmills as well as

... several dry-goods and grocery stores, drug stores, saloons, butcher shop, blacksmith and harness shops, livery stable, etc. Indeed, all branches of business necessary to constitute a country town, are represented. (Cooper 1993:31)

Early business, primarily agricultural and mining endeavors, used wharfs in the area to reach markets to the north and south. Farmers were shipping produce and Swiss Italian settlers were shipping butter and cheese from the dairies. Mining commenced by 1862 when coal, copper and chrome were shipped, but it was quicksilver, first found in 1871, that was responsible for supporting Cambria (Morrison and Haydon 1917). Also, along the coast, Portuguese whalers and Chinese seaweed farmers practiced their respective trades (Adams 1986).

The wharf at Leffingwell Landing supplied lumber to the growing community when the local supply of timber was used up. Cambria prided itself on its lack of adobe houses proclaiming that it was settled and inhabited by Americans. Unfortunately, all of the wood construction eventually led to the great fire that destroyed the commercial area in 1889.



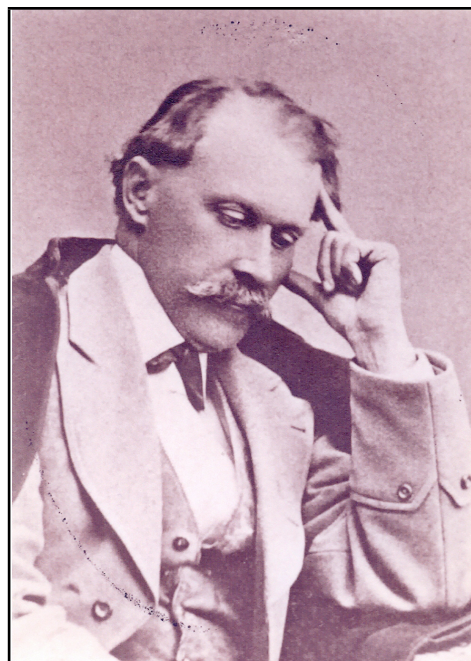


*Figure 4: Cambria in the Early 1900s looking North  
(Photo Courtesy of the San Luis Obispo Historical Society)*

The growth of Cambria slowed when the Southern Pacific Railroad reached San Luis Obispo in 1894. It ran from San Francisco through Paso Robles and bypassed the coastal communities to the north of San Luis Obispo. Shipping out of Cayucos and Cambria declined and the area became more isolated until the automobile allowed growth to resume. The Great Depression slowed development again and Cambria kept its character of serving a self-sufficient farming and ranching community. In 1958, when Hearst's Castle was opened to the public, change came again with an influx of tourists to the area (Bertrando 2005).

#### **4005 BURTON DRIVE**

All but 1500 acres of Rancho Santa Rosa was purchased in 1862 by Domingo Pujol, a wealthy lawyer and landowner. Pujol had his land surveyed and placed on sale in 1866. George Long purchased three large parcels and had one of them carved into smaller plots. George Long partnered with Samuel Pollard and they constructed the first general store.

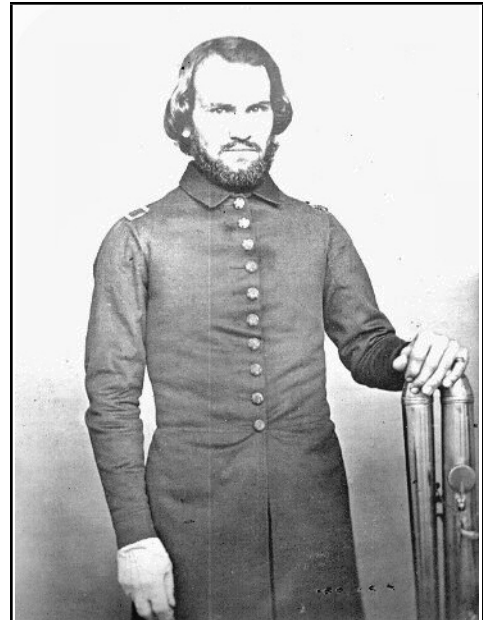


*Figure 5: Samuel Pollard  
(Photo Courtesy of the Cambria History Exchange)*

This was the beginning of the town of Cambria. Pollard had married Josefa Tefft, a wealthy widow, and was able to use her money for his various investments.

### *Proctor and Davis*

In 1868, George W. Proctor and George S. Davis brought property that contained the project parcel from George Long and the small settlement soon became a town with eight families. Proctor and Davis, blacksmiths from Maine, came in 1866 and continued in their trade (Hamilton 1974). They accumulated property within the town where they were also responsible for the construction of the first hotel. Originally called the Davis Hotel, the operation was turned over to Proctor and his wife. Later at the site of Proctor and Hackney's blacksmith shop, Proctor built the first three story building in the county. The 1880 Proctor Hotel was also run by his wife. At around the same time Proctor's interests gravitated inland to San Miguel where he opened a blacksmith shop and planted an orchard (Angel 1983).



*Figure 6: George Proctor  
(Photo Courtesy of the Cambria  
History Exchange)*

Most sources attribute the house at 4005 Burton Drive to the time of ownership of George Proctor with a date of construction of 1874.

The little three-bedroom house with the attached kitchen was built in 1874 by George W. Proctor. He was an enterprising, prominent Cambria businessman who most likely built the house to shelter a favorite employee or relative or, perhaps, as an income-producing property.

Between 1877 and 1895, the house was bought and sold five times by Mr. Lindner, Mrs. Fiske, Mr. and Mrs. Haynes and Mrs. Van Gorden. Then, in 1895, Josie and Rafael Mora Bought it. They lived there until 1908 with their five sons Ralph, Alphonso, Rudolpho, Lawrence and Louis and their two daughters, Frances and Ramona. The family returned to the house for a year in 1915. (Kast and Dunlap 1997)

*Raphael and Josephine Mora*

Raphael Mora first came to the San Simeon/Cambria area as a boy from Watsonville. In the mid 1890s, he opened a butcher shop with Alvin Hitchcock on the corner of Bridge Street and Proctor Lane. He married Josephine Cantua, a native Cambrian in 1900. They lived at 4005 Burton Drive until 1908.

In 1908, the Moras moved to the McPherson place, a ranch about 1/2 mile northeast of the present-day high school. Rafael set up a slaughter house facility on the ranch to supply his shop in town. The house stood idle and empty until the Mora family moved back in 1915. Rafael gave up his slaughter house and sold his interest in the butcher shop to Edward Assize, Rafael's nephew with whom he'd trained in butchering. Assize, in turn, bought out Alvin Hitchcock and took in Joaquin "Jack" Soto as his partner in 1915. He then sold the business to Soto in 1917, which became a Cambria meat-and-grocery dynasty that was to be a part of the Soto family until 1991. (Kast and Dunlap 1997)

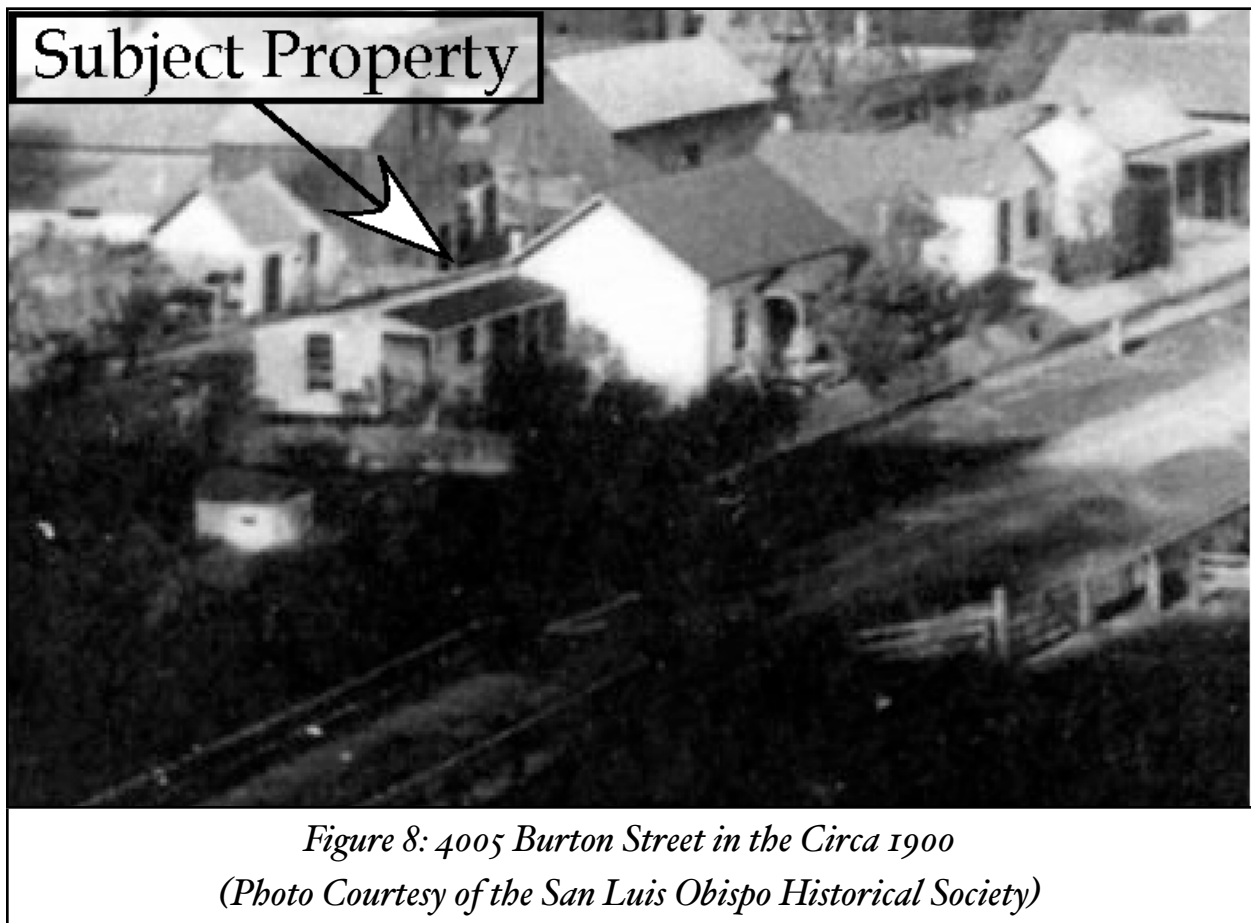
Besides the McPherson ranch, Mora later became the sole owner of the Jack Ranch as well as a ranch in Chorro Valley, where he later lived. Mora was considered the largest individual stock-buyer in his locality (Morrison and Haydon 1917).



In 1916, the property was purchased by I. Yount and in 1918 transferred to Ethel Yount.

*The Doctors and Later Owners*

Dr. Frank Lowell acquired the property in 1924 and had his practice in the house where he and his wife lived. For most of the time until 1945, the property was rented to, or owned by, those in the same or similar profession. Dr. Sherman took over the practice from Dr. Lowell. Cambria's pharmacist William Gabriel bought the property with his wife and later Dr. Heimowitz. Later, an osteopath, held his practice there. The house was sold to Matthew and Lillian Langan in 1945. Matthew Langan ran a garage in Cambria, but after his wife died, Langan sold the property to Norma and Holland Vaughn in 1955 and went to work on the Hearst Ranch as a mechanic. (Kast and Dunlap 1997) With the Langan sale, the property completely changed direction and began the new course with which we are familiar today.



*Figure 8: 4005 Burton Street in the Circa 1900  
(Photo Courtesy of the San Luis Obispo Historical Society)*



Figure 9: Back side of 4005 Burton Street Between 1910 & 1913

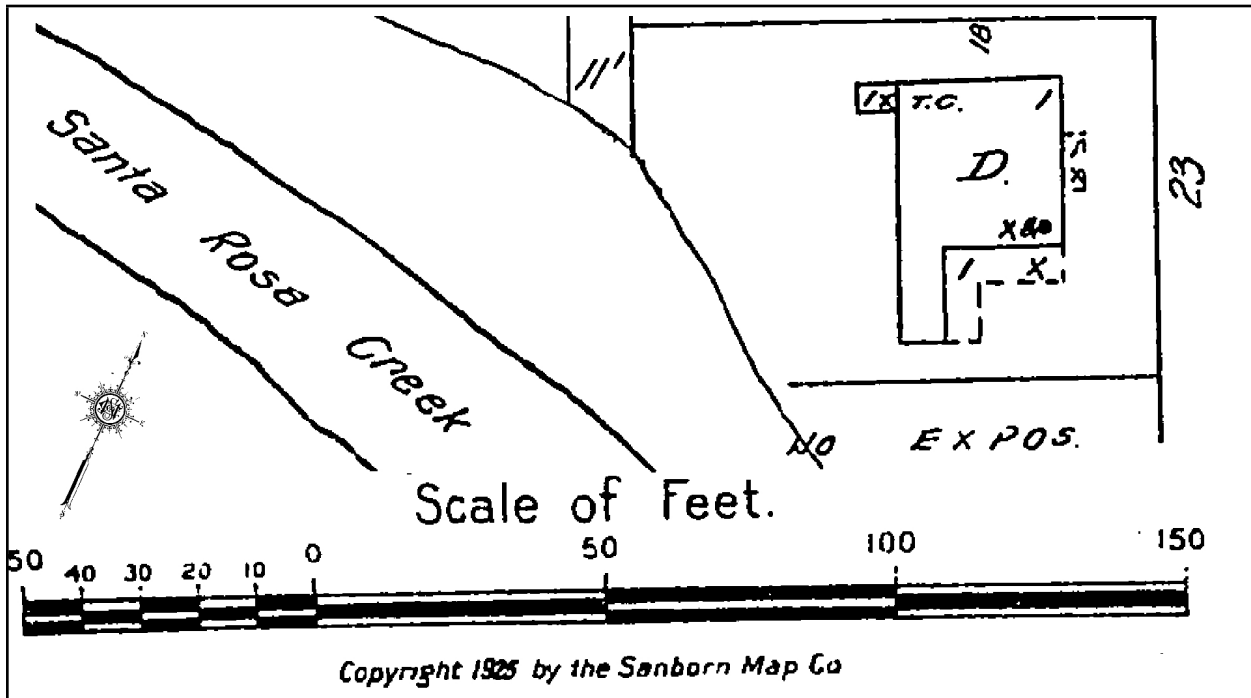


Figure 10: 1926 Sanborn Fire Insurance Map

### *The Brambles by the Bridge*

After the property was purchased in 1955 by Norma and Holland Vaughn, a small tea room was opened in the house and named Brambles by the Bridge after all the berry brambles that grow along Santa Rosa Creek. After Holland Vaughn died, the property was purchased in 1962 by Bryan and Sylvia Hume.

### *The Brambles Dinner House*

Building on the initial success of the tea room the Humes made additions to the house that allowed for a restaurant and changed the name to “The Brambles Dinner House.”. This establishment became a twenty year fixture establishing a fine dining tradition that went well beyond Cambria.

#### Town Celebrating Centennial

#### Don't Just Whiz Past; Stop to See Cambria

...On your next trip through the area, try stopping off at Cambria. Accommodations are excellent and there are several fine restaurants. We would especially recommend The Brambles, operated by Bryan Hume. At one time he was maitre d' on British liners on the Atlantic run out of Southampton, and he knows his business. (*Valley News* - Van Nuys, CA - May 31, 1966)

Ansun Enterprises purchased the property in 1976 and leased it back to the Humes until Nick and Debbie Kaperonis bought the business and took over the lease. The reign of the English owners, Vaughn and Humes presenting English menu specialties in a private home atmosphere, had ended.

### *The Brambles Restaurant*

Nick and Debbie Kaperonis bought the business in 1984. Nick, originally from Greece, and his wife both had previous restaurant experience in Chicago. They expanded both the menu and the facility in 1986 when an additional 1360 square feet were added, and the entire restaurant was recovered in its current clapboard siding. The Brambles Restaurant now had a full bar, banquet facilities, wine cellar and a creekside patio.

After Nick died in 2007, a lease disagreement between the family and Ansun Enterprises ensued. The Brambles closed in 2008 and the long run was over. It was

reopened by Zara Landrum in 2009. Unfortunately, in May 2011, The Brambles was closed again (*The Cambria History Exchange* 2011).

Capitalizing on the history of Cambria, the c.1875 house entertained visitors and the community as a restaurant for over fifty years. Originally a tea room, the atmosphere of dining in a private home was continued with the Humes' later addition of dining rooms with a period decor. The twenty five year ownership by the Kaperonis family greatly expanded the restaurant and continued welcoming guests with the fine dining experience at the Brambles Dinner House. Recently, it has been vacant and closed until Ansun Enterprises have come forth with plans for a Brambles Inn, downsizing the restaurant, closing the banquet facilities and adding four hotel units to the historic Brambles Restaurant. Adjacent to the Brambles Inn additional new construction of a hotel and retail building is being proposed.

As can be seen from Figures 8, 9 and 10 the original structure was a very modest dwelling of approximately 1000 square feet with a modest porch on the southeast and a shed roofed extension on the west side. This building as noted above was repeatedly modified after 1955 (see Figure 11).

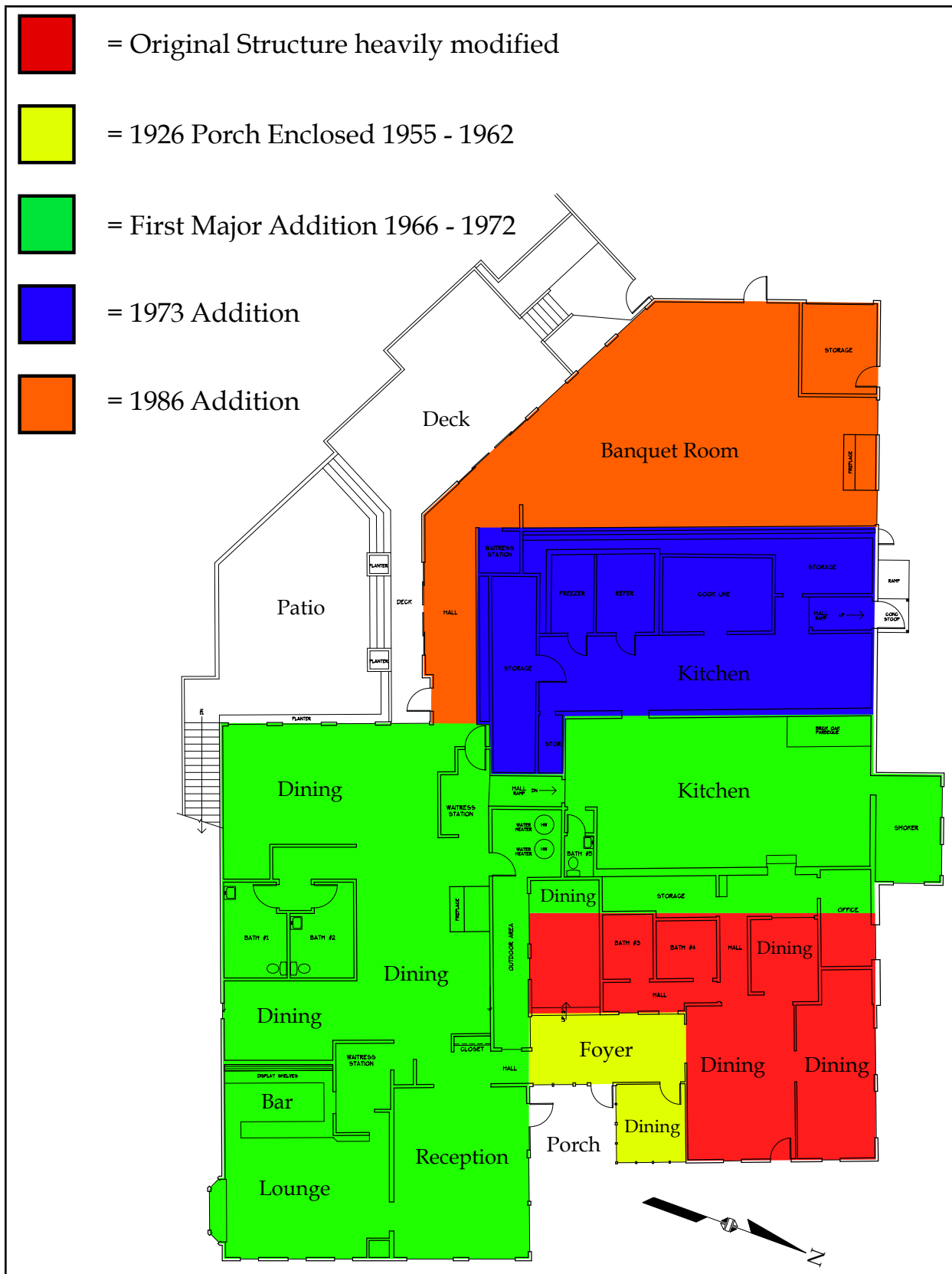


Figure II: Chronology Of The Various Additions And Modifications



## CHAPTER 3: DESCRIPTION AND RESULTS OF THE FIELD SURVEY

### FIELD INVESTIGATIONS

An intensive field investigation was conducted on August 10, 2012. This effort consisted of a visual investigation of the interior and exterior of the Brambles restaurant at 4005 Burton Drive in Cambria. It should be noted that this inspection was visual only and no destructive methods to expose various construction details or to clarify the relative dates of certain additions or alterations were employed. Extensive notes, numerous photographs and measurements were taken.

The building is a moderately complex structure with many rooms, hallways, storage areas and work spaces. There is even an open area within the building that does not serve any particular aesthetic or functional purpose. The building is essentially two parallel rectangles oriented east-west with the west end of the northern rectangle given a 45 degree angle to the long axis (see Figure 13). It is the result of multiple additions and remodeling, and consequently the building does not have a clear and legible plan but rather demonstrates a series of accretions and alterations that have resulted in an eclectic and moderately complex structure (see Figures 11 & 13).

Currently the building is sheathed in red painted edge butted wooden clapboards with white trim around windows and doors. This was put on as part of the 1986 renovation (see Figures 12, 14, 15 & 16). The building possesses a varied roof with small gable ends to both the north and south as well as extensive areas of flat, asphalt and gravel roofs. The gable roof on the south eastern portion of the building was given a pitched roof in the 1970s or 80s but still has its original flat roof from the 1960s beneath what is essentially a decorative roof structure.



*Figure 12: East Facade (August 2012)*

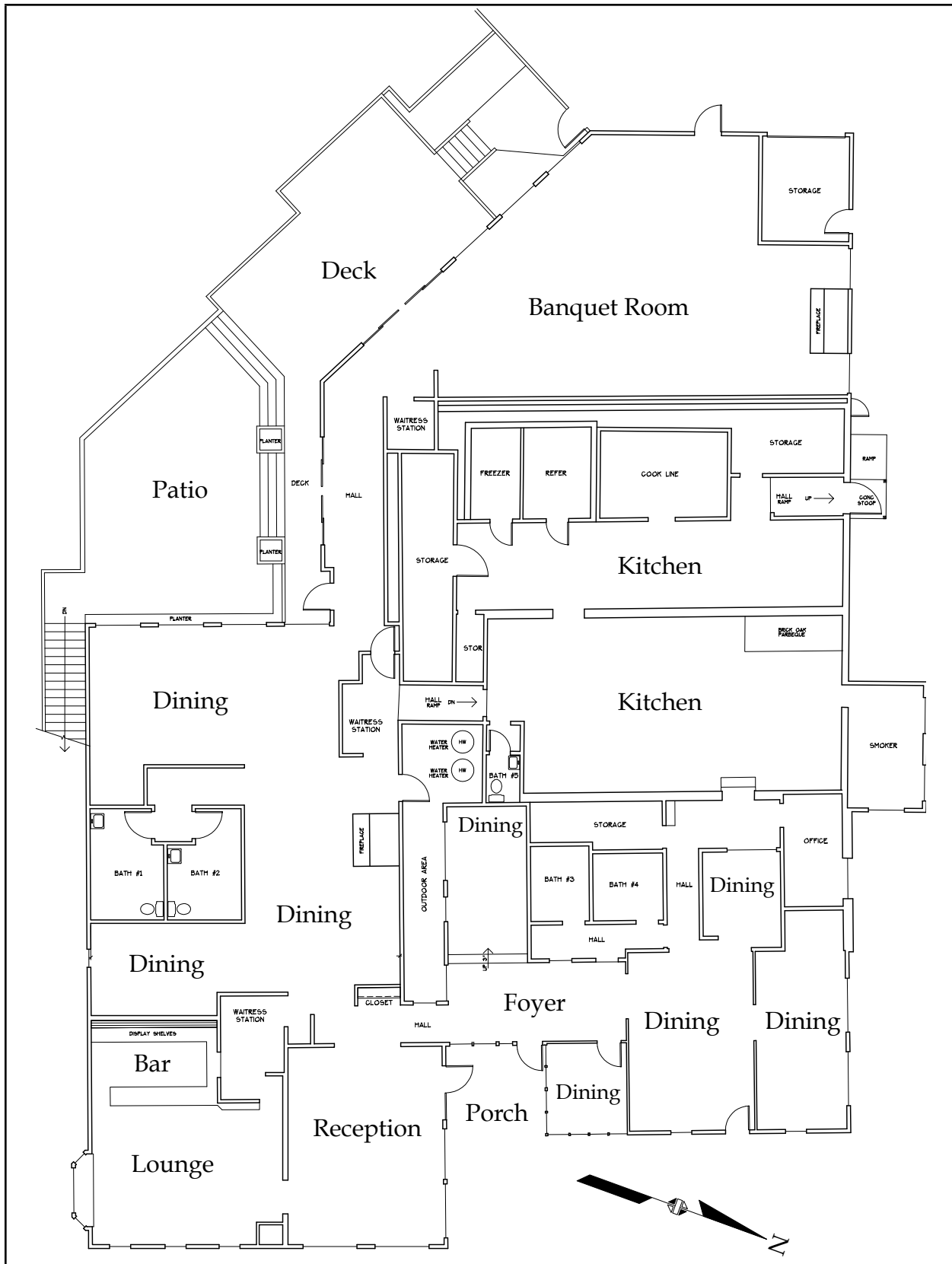


Figure 13: Existing Floor Plan of the Brambles Restaurant August 2012



*Figure 14: North Facade (August 2012)*



*Figure 15: Portion of West Facade (August 2012)*



*Figure 16: South Facade (August 2012)*

As noted above the majority of the building was built after the mid 1960s. There remain, however, some elements of the original domestic structure built in 1875. These elements are now wholly enclosed within later additions. The older exterior sheathing and some elements of the fenestration are now interior elements with windows that have been converted into cabinets or look out upon blank interior walls. There are areas of shiplapped clapboards and fixed frame windows that possess some frames of low quality rippled glass that date at least to the early 1900s (see Figures 17, 18 & 22). Without destructive testing it could not be determined if the older elements dated to the original structure or were later modifications made by the various owners prior to the establishment of the Brambles by The Bridge. No square nails, which would have been consistent with a date of 1875, were observed in the visible oldest portions of the building. Wire nails came into common usage in San Luis Obispo county in the 1880s and 1890s.

The oldest portion of the building has hardwood floors, and it appears from the way the flooring is laid out that there was an interior partition in the dining room that is accessed by the northernmost door in the east facade. This door was originally the front entrance to the residence. This partition divided the room into two almost equal

portions and had a five foot opening that was slightly off center to the north (see Figures 17 & 20).



Figure 17: Existing Floor Plan of the Brambles Restaurant August 2012



*Figure 18: Original Exterior Wall Now Interior (August 2012)*

The front entrance now dates from the 1960s and was updated again to be wheelchair accessible probably during the 1986 construction (See Figure 19).



*Figure 19: New Front Entrance With Ramp (August 2012)*



The interior rooms of the original house have been repurposed from their original function. There are two restrooms that now have vinyl flooring and plumbing fixtures. The interior walls, except for the dining rooms, employ narrow board tongue-and-groove sheathing. The dining rooms have been redone with painted drywall. The original house was probably heated with a small metal stove that has since been removed but the hole for the chimney is still visible in the ceiling (see Figure 21). The North wall of the oldest portion retains a ventilation system that probably dates to the 1950s or earlier. It is a louvered set of vents that can be opened with sliding panels on



the inside which allow fresh air to enter below the two large fixed frame windows (see Figures 23 & 24).

*Figure 21: Original Chimney Hole & Wall Sheathing (August 2012)*



*Figure 22: Original Exterior Wall Facing Enclosed Open Area (August 2012)*





*Figure 23: Vents Below Windows On North Facade (August 2012)*



*Figure 24: Interior Access To Same Vents (August 2012)*

The enclosed porch appears to date from the original tea room of the 1950s with mostly fixed frame windows and one casement window. It also possesses well worn wooden floors. The exterior of this section probably employed the original shiplapped clapboards found in the oldest portions of the building but the exterior sheathing was replaced during the 1986 remodeling. Some of the fenestration of the 1960s renovation has been employed in the oldest portion of the restaurant as well, specifically the fixed framed leaded glass employing four inch square panes that are employed both as windows and interior dividers in the 1960s addition. Two of the original double hung windows on the east facade of the original residence have been replaced with these windows and are now flanked by false, white painted shutters like those in the 1960s addition (see Figure 10).

The rest of the structure, which accounts for the remaining 7,000 square feet of the building, dates from the mid 1960s or later. The exterior sheathing as noted above all dates from the 1980s.

## CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

The restaurant at 4005 Burton Drive in Cambria California has grown over the years from a very modest residence of 1,000 square feet, in the 1870s to the large commercial restaurant of 7,971 square feet that it is today. There are some elements of the original structure but the accretions, adaptations and modifications have been numerous and extensive. This has obscured the physical record where it has not obliterated it.

When assessing the historical significance of a structure the Secretary of the Interior's standards provide the most commonly accepted framework for addressing this question. The Secretary of the Interior's guidelines for the evaluation list four criteria to be considered when assessing cultural resources:

### **Criteria for Evaluation**

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

The California Environmental Quality Act (CEQA) uses the same basic criteria and the significance of the restaurant at 5004 Burton Drive in Cambria, California has also been assessed with regard to California Environmental Quality Act (CEQA), Appendix K, and revised effective February 1999 (Public Resources Code §5024.1, Title 14 CCR, Section 4852). Specifically, a resource is eligible for listing in the California Register of Historical Resources (CRHP)(Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a) (1) if it meets one of the following four criteria:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possess high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources that meet one or more of these criteria are defined as historical resources under CEQA.

While there are elements that may date from the original dwelling or at least the early 1900s they have been much obscured by the later additions and modifications. The massing of the structure is almost eight times the original residence. Roofline, sheathing, fenestration, doors and entrance way have all been significantly altered. The feeling and associations and the overall integrity of the historical component of the structure have been lost or otherwise obscured over the years. Today it is difficult to discern the modest tea room of the 1950s let alone the original 1875 structure. The restaurant at 4005 Burton Drive does not meet criteria A,B, C or D of the Secretary of the Interior's Standards Criteria For Evaluation nor does it meet criteria A,B, C or D under CEQA. Consequently no further work is recommended.

It should be noted that this report deals only with the structure and not with buried archaeological materials. Any earth moving activities in the vicinity of the original residence would have the potential to disturb subsurface historic remains such as foundations of earlier buildings, trash pits or a privies. If such resources are encountered they could potentially meet criterion D.

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<http://www.bramblesdinnerhouse.com>

## Maps Consulted

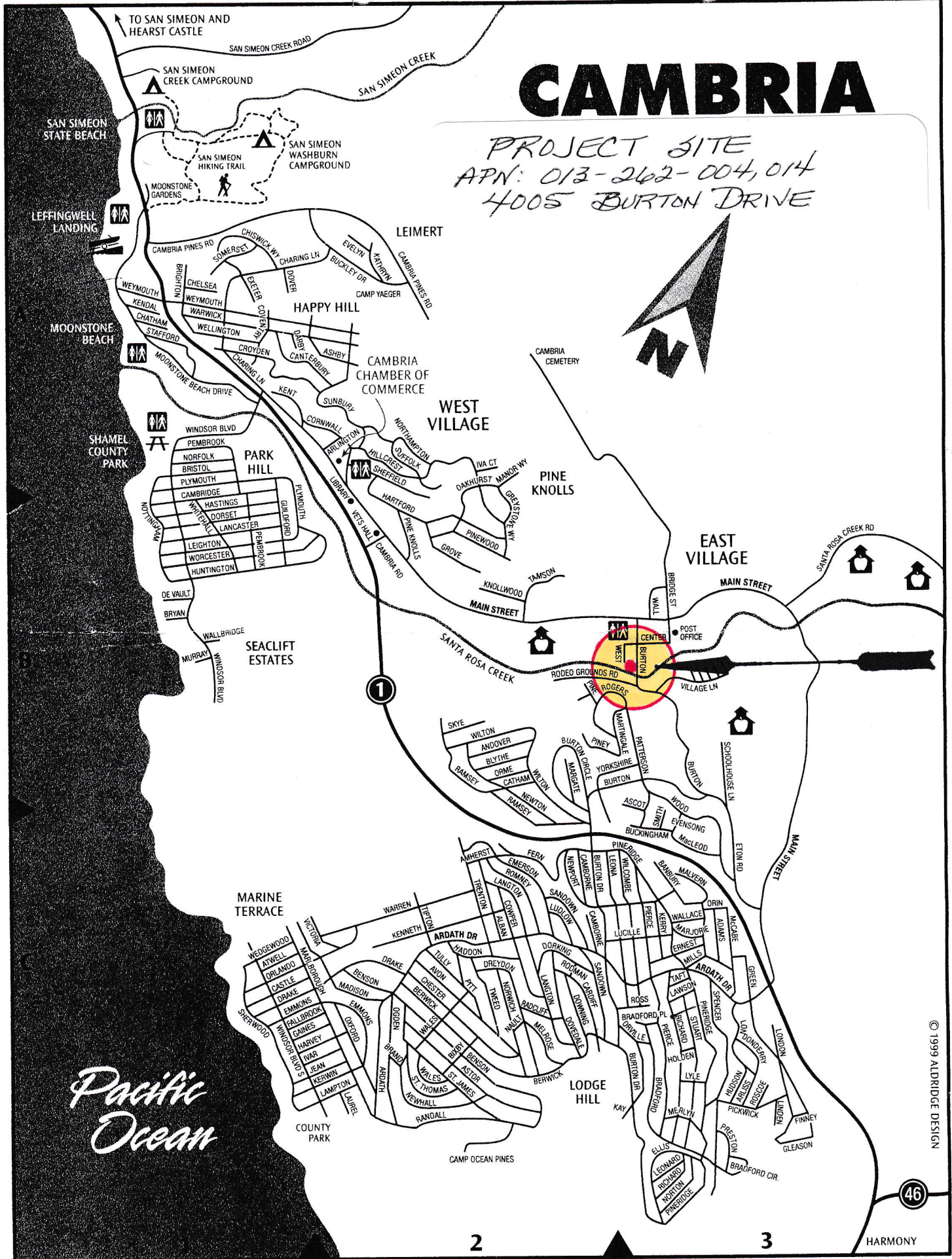
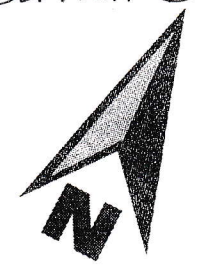
1874 County of San Luis Obispo. Surveyed by R. R. Harris. Project area owned by G. W. Proctor.

1886-1913 Sanborn Fire Insurance Maps - no coverage of project area

1926 Sanborn Fire Insurance Maps - Depicts original house footprint

# CAMBRIA

PROJECT SITE  
APN: 013-262-004, 014  
4005 BURTON DRIVE



© 1999 ALDRIDGE DESIGN

46

HARMONY

Pacific Ocean

2

3