NPS Form 10-900-b
(Jan 1987)

OMB No 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

RECEIVED
JUL 31 1990
NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Architectural and Historic Resources of Point Arena, California

B. Associated Historic Contexts

Economic Development of Point Arena, 1859-1940
Residential Building in Point Arena, 1850-1940
Institutions in Point Arena, 1859-1940

C. Geographical Data

The boundaries of the study area are encompassed by four UTM points:

A	10	435000	4312000
B	10	446000	4312000
C	10	446000	4305000
D	10	438000	4305000

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Stephen R. Craigo — 7/24/90
Signature of certifying official — Date

California Office of Historic Preservation
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Antoinette Lee — 9/12/90
for Signature of the Keeper of the National Register — Date

Introduction to Point Arena
Page 1

Point Arena--the promontory and the nearby town--is located on the Pacific Coast some 100 miles north of San Francisco. The town was founded 130 years ago and grew to its present size of 500 in only a few years. It continued to develop over the next eighty years, experiencing in different respects both dramatic change and slow transformation, yet retaining a distinct identity. Its present character, including its collection of historic resources, largely reflects that eighty-year development.

The town is situated in the southern part of a coastal terrace that separates the Pacific Ocean on the west from the rolling hills of the Coast Range on the east. The terrace takes a triangular form, running approximately ten miles from north to south and five miles from that base line to the point itself. This coastal plain is the largest in the county and an extremely unusual feature on California's north coast, where foothills ordinarily extend all the way to the shore. Just north of the point is the mouth of the Garcia River, which flows north through the mountains and then east across the terrace. About three miles south of the point and directly west of the main part of town lies Arena Cove, the only sheltered spot in some fifty miles of rugged coastline. The climate typifies the coast--wet and chilly winters, mild and often foggy summers, and warm and clear autumns. Original vegetation included grasses on the terrace, chaparral in the foothills, and redwood forest in the mountains.

In 1850 Central Pomo were the only settlers in the Point Arena area. They had a village of some seventy-five inhabitants about five miles up the Garcia from the coast and a few smaller settlements a few miles away. These native people, who totaled about 100, probably formed one social and political entity, distinct, for example, from the villagers elsewhere on the coast. They subsisted as did other Pomo, fishing, gathering seeds and nuts, and hunting small game. They were able to meet their needs through diligent effort, while remaining beyond the reach of the northernmost mission at Sonoma. Thus they lived a stable and peaceful existence in a well established society.

The outside world had begun to intrude, however. In 1844 the Mexican government made a large land grant to Rafael Garcia which encompassed all of the Point Arena area. Garcia brought in cattle and began ranching. In 1858 he sold out to Jose Leandro Luco, who hired M. T. Smith and Dr. J. C. Morse to manage the ranch. Meanwhile, other settlers began trickling in. The first of these, three cattlemen from Yolo County, arrived in 1855. The new settlers either bought land from Luco or merely "squatted," believing that the original Garcia grant would not survive legal challenge. Thus the land around Point Arena was already being subdivided before the Supreme Court invalidated the grant in 1861. By that time about 1,000 people lived in the area.

The work that had brought the first white settlers, cattle ranching, was quickly replaced by two other industries--farming and lumbering--which formed the long-term basis of the local economy. Many crops grew well in the area; potatoes, beans, peas, carrots, and beets were among the exports. Dairy products, however, were even more important. In particular, butter from Point Arena became famous in San Francisco and throughout California's north coast. Lumbering got underway in early 1860s, but did not have its greatest impact until 1869, when the first large mill was erected on the Garcia River. The Garcia Mill became the area's largest single employer and produced finished lumber for almost fifty years. Other mills also operated from time to time, as did small scale enterprises that produced shakes, fence posts, and railroad ties in isolated camps.

For the area to be prosperous, its products needed to reach distant markets. Hemmed in by mountains that made overland travel slow and uncertain, Point Arenans turned to the sea for their link to the outside world. They began shipping goods from the cove in 1862 and benefitted from the construction of a wharf there a few years later. Maritime traffic increased considerably, and schooners operated by lumber companies sailed on regular schedule to San Francisco. With increased shipping came greater losses due to shipwrecks. In 1869 the federal government acted to aid navigation along the coast by

constructing a lighthouse station on the point. Navigation became less hazardous, and the future of Point Arena's port was assured.

About a mile east of the cove, the town of Point Arena grew up. Apparently, it was the site of the original Luco ranch house. The first store was built there in 1859, soon to be followed by other stores, houses, and saloons. The town quickly became the area's centerpiece, providing goods and services for those living and working at the farms and lumber camps that stretched some thirty miles along the coast. Point Arena had about 500 residents in the early 1860s, increased to nearly 1,000 by the end of the decade, then returned to 500 in the mid-1870s.

The variety of economic opportunities in the area produced a diverse population. Agriculture attracted native-born Americans from the midwest in the 1860s and 1870s and Swiss and Swiss-Italian immigrants in the 1880s and 1890s. Farming was an enterprise for large families, often including a half-dozen children, grandparents, and various cousins, nieces and nephews. Lumbering drew native Americans from Maine and immigrants from Nova Scotia, Ireland, and Scandinavia. Millworkers were men of various ages who were almost always single. The Point Arena area also had the county's largest population of Chinese. With only a few exceptions, they were men without families who worked in the mills and as domestic servants. The town itself reflected an ethnic mix, with small rather than large families the predominant living unit. Meanwhile, the Indians, deprived of the land on which they had hunted and foraged, were eventually concentrated on a rancheria a few miles from town and employed on farms. Like other Pomo in the state, they escaped extermination and managed to maintain elements of their native culture.

Despite its small population, Point Arena was anything but a sleepy little town. The coming and going of small ships kept the port busy. The hauling of lumber--especially from the water wheel north of town via the steep "Devil's Cutoff" to the wharf--produced dramatic activity. On Main Street a variety of shops,

lodging places, and saloons provided goods and services for the entire area. Weekends in particular meant plenty of action as men from surrounding ranches, mills, and "split timber" camps came to town for some sociability. Brawling was common and public drunkenness routine. Point Arenans seemed to consider weekly mayhem a natural phenomenon rather than a social problem, as they devised calmer entertainments--dances, parties, plays, and so on--to keep themselves amused.

In some measure, activity in Point Arena depended on economic conditions in the rest of the country. So the town and the surrounding area went through a series of ups and downs in the years from 1859 to 1940. The first fifteen or twenty years saw growth and prosperity as markets developed for lumber and agricultural products. But the national depression that began in 1873 hit Point Arena a few years later. Exports decreased, population declined, and hard times continued into the 1880s.

The local economy began to pick up again and remained comparatively unaffected by the depression of 1893-1898. In part this was due to an increasing demand for railroad ties and in part to the beginning of a new local industry, tourism. The Point Arena Hot Springs, located about twelve miles up the Garcia River, opened in the early nineties and soon began drawing a fashionable clientele from San Francisco. In 1903 sea travel became more secure when the U.S. Life Saving Service established a station at the cove. Lumber markets continued to expand in the first decade of the twentieth century, with rebuilding after the 1906 earthquake a major impetus. "No section of the state considering its size," exulted W. W. Fairbanks in 1908, "is more universally prosperous than this."

The prosperity proved short lived, however. The demand for lumber decreased drastically, forcing all the local mills to shut down. Rustic resorts (especially those inaccessible by train or car) lost their vogue, and the hot springs closed. The national economy went into another decline. Point Arena became a town of closed shops and vacant hotels. "I would not give much for the

town's place on the map twenty years hence," glumly predicted J. Smeaton Chase in 1913.

The First World War soon arrived to lift America out of depression. In California good times continued through the 1920s. Point Arena revived, with the population stabilizing at about 400. Agriculture led the way, and tourism (thanks to new all-weather roads) made a comeback. When a devastating fire wiped out most of the town's business district in 1927, Point Arenans had the wherewithal to rebuild immediately. New stores, gas stations, and a theater brought local commerce up to date. The town, like the rest of the state, never felt the full impact of the depression of 1929-1939. With a few new jobs created in oil exploration, the local economy remained stable through the 1930s.

Social institutions continued to develop in Point Arena throughout the eighty years after initial settlement of the town. The first grammar school was set up near Point Arena in 1860; a primary school in town followed soon after; and a high school was established in 1905. Religious activities began in the 1860s under the guidance of transient clergymen; by 1880 permanent congregations of Methodists, Presbyterians, and Catholics were well established; they remained the only churches in town for the next sixty years. Voluntary associations played an important role in the social life of the town from the 1860s. They varied greatly in purpose, duration, and impact. The Masons and Oddfellows, founded in 1867 and 1876 respectively, were the first of many fraternal groups, while the volunteer fire department (established ca. 1875) formed the first enduring civic association. The town remained unincorporated for almost fifty years, enjoying a de facto self-government far from the county seat in Ukiah. In 1908, facing the threat of county-wide prohibition, Point Arenans decided to incorporate. The formation of a city government reaffirmed the town's identity and independence.

Point Arena was a much different place in 1940 than it had been sixty or seventy years before. Lumbering had disappeared as a mainstay of the economy. Roads had replaced sea lanes as the primary links to the outside world. Ethnic diversity had given way to homogeneity. The number of single men had declined substantially, and the town had become quieter and more stable. On Main Street brick and concrete buildings had replaced nearly all the earlier frame structures.

Despite all the changes, however, the town maintained much of its original identity. The isolation continued; an automobile trip to the nearest larger town--Fort Bragg via the coast highway--took two hours. So businesses and institutions stayed "home grown." Agriculture remained an important economic activity, with farms and ranches still dominating the surrounding landscape. Despite modernization, the town looked much the same. No new streets had been laid out, the commercial center was in exactly the same place, and many buildings, especially houses, remained from sixty or seventy years before.

To a remarkable extent, the look and feel of 1940 continue today. Point Arena has not become a backwater--men at the wharf discuss jogging shoes and cholesterol levels, for example--but it has retained its historic identity. It's an identity well worth preserving.

Context: Economic Development of Point Arena, 1859-1940
Page 1.

Like so many places in California, the economy of the Point Arena area during the Mexican era was based on cattle. No town of Point Arena yet existed, although a number of American families had taken up farming and ranching in the vicinity by the end of the 1850s. Len Wilsey's construction of a general store in 1859 marked the beginning of the town. Wilsey's building, which no longer exists, was made of rough boards and white-washed. In the same year came another store and a saloon. In light of the importance of saloons and drinking to the town, it is fitting to note their presence from the beginning.

Eighteen sixty-five saw the construction of a hotel -- another continuing mainstay of the community -- and in the following year, Mart T. Smith obtained an exclusive franchise to build a wharf at the waterfront west of town. The wharf had great potential. Lumber mills had been operating nearby since 1862. Shakes, ties, pickets and fence posts awaited outgoing transportation, and the area was producing copious quantities of potatoes. In 1867 Daniel Gillis started a tannery. And a paper mill had begun operating by 1869, using the agricultural straw that remained after threshing. Unfortunately for these producers, regular shipping was non-existent, and throughout the decade of the 1860s, sea transportation for passengers and freight depended on stopping the chance schooner en route from San Francisco to points north of the small town. During these years it was also difficult to maintain supplies, particularly in the winter when Point Arena was a dangerous destination.

The early 70s brought major improvements in transportation. The first regular steamer, the "Mary Taylor" began scheduled runs between Point Arena and San Francisco, and three times a week a four-horse stage serviced the town and brought in the mail. Shipments made from the Point Arena wharf in 1879 consisted of the following:

Context: Economic Development of Point Arena, 1859-1940
Page 2

Merchandise	2300 tons
Fence posts	70,000
Bark	223 cords
Shingles	13,500,000
Leather	228 rolls
Potatoes	1042 bags
Butter	940 boxes
Eggs	274 cases
Wool	130 sacks
Paper	4000 reams

By this time Main Street was blossoming into the service/commercial development that it remains today, serving a population living in town and in the outlying areas, and the traveler. By 1882, Point Arena had three general stores, a hardware store and meat market, several saloons and three hotels. (One of those, the Point Arena Hotel, still survives behind a modernized facade on Main Street.)

In order to fully understand the town's economic development it is useful to know something of the three main activities underpinning economic life in the Point Arena vicinity: lumbering, maritime transportation, and agriculture. These fueled Point Arena's commercial economy throughout the nineteenth century and on into the twentieth.

The lumber industry was the major force in settling the Mendocino coast. In 1882 there were 20 mills operating near the coast. Almost all of them were on rivers or large streams, since before the advent of logging railroads the easiest means of transport involved floating logs downstream to their destination, or at least part of the way there. The trees were cut down in summer and early fall, and teams of bulls dragged the logs to the nearest stream beds. When winter came, the rising water carried away the huge piles of logs to the mills.

Context: Economic Development of Point Arena, 1859-1940
Page 3

Some of the largest and most important mills in the Point Arena area were on the Garcia River, five miles east of town. Because of the distance, transportation of the logs to the wharf posed a problem. Lumbering men, being rather a resourceful and imaginative lot, devised a system to bring the logs in. A flume was constructed that covered a seven mile distance from the mill to a point one mile north of the mouth of the Garcia River. The logs were floated down this 16" by 30" flume, and at the end, were hoisted three hundred feet into the air by a mechanism powered by the flow from the flume. Finally, a tramway carried the logs down to the coast where they were loaded into the lumber schooners and, later, steamers. At the wharf, sufficient lumber could be stacked up to fill a number of vessels.

Besides the large, permanent mills there were a number of smaller mills producing wood for local construction needs. And, in addition to these operations there were many independent "split timber" men who made railroad ties, fence posts, pickets and shakes in isolated forest camps. After about 1890, and expecially after 1894, the demand for redwood railroad ties skyrocketed as the nation's railroad trackage covered more and more miles in every direction. The pay for tie-makers was decent and higher than that for many skilled occupations at the time. Lumber companies rented out virgin timber land to the tie makers and them allowed them to charge their food and other expenses at a company store until they were paid, by the tie.

By about 1915 the Mencocino county lumber industry suffered a real blow as railroad companies became much more selective in the ties they would accept. In addition, it was learned that creosote could turn Douglas fir into very durable ties that could out-perform redwood. Because redwood is a soft wood it could not be successfully creosoted and it only became softer in the process.

Context: Economic Development of Point Arena, 1859-1940
Page 4

The other forms of lumber saw further rises and falls in their fortunes, but eventually the Point Arena area was no longer the source of much wood of any kind. The Great Depression of the 1930s permanently closed many mills. After 1940 the southern part of the county, including Point Arena, looked entirely to other industries to power the economy.

In terms of architectural resources directly related to lumbering, little remains. Fires took their toll every year the mills were in operation, and decay has presumably leveled any survivors. A review of the literature and interviews with local residents has not uncovered any standing mill structures although it is possible that future investigations will lead to some.

The impact of lumber on the town of Point Arena was substantial. The wharf was the shipping point for the San Francisco market, and the town was a mecca for hardworing and pleasure-deprived woodsmen. Eva Biaggi, who lived in the area in the first decades of the present century, recalled that Point Arena was a tough town. "You had to look out for drunks. Every other house was saloon. You'd see the woodsmen, the tie-makers. They'd come in on a Saturday night usually and just whoop it up until Sunday night..." (Mendocino county Remembered, p. 54) Chester Bishop, another long-time resident, remembered Point Arena as a "rough place. There was thirteen saloons there....people drank. Fourth of July was a big time. All these guys from out in the woods, tie-makers and all that kind of stuff, they'd come to town. They's stay two or three weeks. They'd just lay around and drink, and get drunk." (Mendocino County Remembered, p. 62) Point Arena's identity as a wet oasis became even more firmly established in 1908 when the town incorporated to avoid the county's prohibition of alcohol on county land. Sanborn maps for 1909 reveal, an Chester Bishop remembered,thirteen saloons, a high water mark for this town of about 500 permanent residents. The Sanborn map of 1898 had registered just four saloons and two bars, enough to provide at least a moderately high level of entertainment.

Context: Economic Development of Point Arena, 1859-1940
Page 5

Throughout the 1890s and into the beginning of the twentieth century, Point Arena had its own brewery, started in 1870 and run until its demise by a J. Schlacter. Unfortunately, his death bought an end to this large operation at the southeast end of Main Street. The buildings from the operation no longer stand, and perhaps the only physical link with Point Arena's historic identity as a good place to get a drink is the bar at the Point Arena Hotel.

Point Arena's economic development also depended upon the sea. The entire Mendocino Coast was an isolated territory: it was isolated from the rest of the state and northern towns were isolated from southern towns. Roads were rough and stage businesses were on-again off-again ventures. In 1855 two women made the trip over land from San Francisco to the coastal town of Big River, a journey comparable to that to Point Arena. Requiring carriages, ferries, ponies and a boat voyage from San Francisco to Petaluma, the trip lasted six days. In contrast, a schooner traveling from San Francisco to Point Arena could make the trip in a little more than eighteen hours. Consequently, ocean transportation was at the heart of Point Arena's economic development and remained an important part of it until the 1930s when trucks began to haul the bulk of the area's production to market.

The wharf at Point Arena Cove established the only safe facility along over 100 miles of coastline for the early schooners and later for steamships. The first wharf was built there around 1866. The construction of the wharf greatly simplified the loading and unloading of goods, as previously, chutes and lighters were used.

Schooners were the principal type of vessel involved in the trade between San Francisco and Point Arena. These ships were not large, aiding their maneuverability, and carried huge cargoes and small crews. They carried lumber products and agricultural produce out of Point Arena and brought back passengers and consumer goods. In the nineteenth century the latter amounted

Context: Economic Development of Point Arena, 1859-1940
Page 6

to more than twenty tons per week to the Mendocino coastal ports, primarily Mendocino and Point Arena.

The trip back and forth between San Francisco and the Mendocino Coast was not without peril. Heavy fogs, rough seas, magnetic disturbances, offshore rocks and hidden reefs made the area near Point Arena a hazardous one. Adding to the difficulties was the shape and position of Point Arena itself. Extending westward it intersected the lanes of shipping, and at only 60 feet in height it was not easy to spot, especially in heavy fog.

Point Arena was the site of a good many shipwrecks in the 1860s, so many that by 1870 the U.S. government established a light station there, about two miles north of the town of Point Arena. The original lighthouse was 100 feet tall and built of brick and mortar. Its light was visible for twenty-one miles at sea. Next to the lighthouse was the fog signal building, a frame structure with two steam powered whistles coming out of the roof. Boilers inside the building burned tons of cordwood and the fires kept the whistles blowing through the many months of fog. Two cisterns were excavated under this building, holding water for the boilers. This building still stands today, the only one remaining of the original complex.

Even after the lighthouse was established on the point, shipwrecks continued, although perhaps at a slower pace. By 1900 there had been thirteen major shipwrecks near Point Arena, and many, many, smaller ones. In the 1880s approximately one ship per day was at least temporarily wrecked around the point. With wrecks so numerous, there was a great need for additional aid to mariners in distress. On May 6, 1903, the U.S. Life-Saving Service established the Arena Cove Life-Saving Station. The cove, just west of the town of Point Arena and two miles south of the lighthouse, provided protection for a boathouse and launching facilities that would not get washed out by every storm. For nearly 60 years this station operated during all kinds of

Context: Economic Development of Point Arena, 1859-1940
Page 7

weather and conditions to save lives and render assistance to mariners. The major structures of the life-saving station still stand today. They include the boathouse, which held lifeboat and surfboat, the station itself, and various residential and functional buildings. On the bluff south of the cove stood a tall lookout tower which has been replaced in more recent times.

On April 18, 1906 the great earthquake that struck San Francisco also destroyed much of Point Arena. The brick lighthouse was damaged severely and the lens was ruined. The keepers struggled hard to maintain the light in the midst of this devastation, and in the following months their efforts became especially important as many ships traveled down the Mendocino coast bringing wood for the rebuilding of San Francisco. By January 1907 a new light began operating. It consisted of a lens placed atop a temporary tower. The station staff, or "wickies" as they were known, slept in tents, as their communal residence had been destroyed along with the lighthouse.

Rebuilding the lighthouse on a more permanent basis posed an engineering challenge. How could a tall tower be constructed that would withstand earthquakes? The brick and mortar of the former lighthouse had proven a complete disaster. Fortunately, the development of reinforced concrete as a building material had progressed sufficiently to provide a solution. A company that ordinarily built industrial smokestacks erected the nation's first reinforced concrete lighthouse at Point Arena. The 115 foot tower was further strengthened against seismic danger by its unique form. At its base it was buttressed by a cylindrical room twice the diameter of the tower. The lamp, a First Order Fresnel lens, was lit in the new lighthouse on January 15, 1908. The wickies moved into new smaller buildings that provided more privacy.

Context: Economic Development of Point Arena, 1859-1940
Page 8

Operating the light was a laborious process. Prior to the introduction of electrical power, the lens, which contained 666 hand-ground glass parts, had to be rotated through a process that involved constant attention. The wickies had to hoist a large weight up the central shaft of the tower every four hours. The descent of the weight operated a clockwork mechanism that kept the lens turning. Oil lamps provided the illumination, and these had to be kept filled and their wicks trimmed. With electricity, two 1,000 watt bulbs and a 1/8th horsepower engine made the job easier.

In the 1930s, the Lighthouse Service was disbanded and the operation of the light was taken over by the U.S. Coast Guard in 1939. In 1977 the light was automated and continues to function today. The tower, along with the earlier fog signal station still stands. The complex is operated as a museum and bed and breakfast hotel.

Whereas lumbering had a turbulent impact on the town, agriculture seemed to pull the town in the opposite direction. Many of the woodsmen were single men, living in hotels, mill facilities or more primitive lodgings. Farmers usually were part of large farming families, some living in town, but more on the rolling hills surrounding Point Arena. There were numerous connections between the two groups, however. Tie-making came to a halt from October to March every year, sending the tie-makers in search of work in the region's dairy ranches.

Agriculture has always been important to the region. Flat terraces covered with grasses surround Point Arena. Unlike the northern part of the county, the forests didn't have to be cleared for agriculture. Grazing has always been prominent in the region, and a number of crops have brought in a great deal of money as well.

As Dorothy Halliday has pointed out "Any story dealing with Point Arena [agriculture] must, begin at the port, for without it there would have been

nothing but subsistence farms." (unpublished report, 1988, p. 1) As soon as regular shipping became established, farmers lost no opportunity to deliver large quantities of potatoes, butter, eggs, wool and leather for transport to consumers in San Francisco. Other exports included beef and pork, and salmon netted by farmers who kept the fish penned in the Garcia River until boat time. A great deal of hay and grain were grown in the area as well, but were fed to horses and cows.)

Potatoes and butter remained the most enduring of the region's products. The land seened particularly will suited for growing potatoes and yields were extraordinarily high. Potatoes were a major crop until after World War I and even in more recent times have been grown for the potato chip industry.

The quality of Point Arena's butter was renown and it was much sought after by commission merchants who sold it as far away as Alaska and Japan. Dan Jensen remembered that "The surrounding territory was all devoted to dairying and each rancher had a dairy house where the milk was strained into large pans and placed on racks made for the purpose and in 36 to 48 hours the cream had risen and was skinned off into a large can. It was left there to sour before churning and churning was mostly done by hand....Later on creameries were built at stategic places and the farmers brought the milk there daily. This was more sanitary and the butter brought more money than before. Many of the dairymen were scrupulously clean and made number one butter." (Mendcocino Remembered, p. 239) By 1913 there were six creameries at various locations, but apparently none has survived. A more complete survey of the township will indicate what dairy and other farm complexes are still extant. In the area that has been surveyed to date, one very large barn remains from the ranching operation of dairyman Gus Miller.

Agriculture, lumbering, maritime transportation, and, in more recent times,

Context: Economic Development of Point Arena, 1859-1940
Page 10

automobile transportation, have all had an impact on the commercial development of Point Arena. The hotel and saloon businesses were given an early and continuing boost through the large population of lumberingmen in the vicinity. Other businesses also served this transient population, many of whom worked independently in the woods. In 1882, in addition to three hotels and several saloons, Point Arena had general stores, a hardware store and a meat market. In 1891, at the beginning of the tie-making boom, the town was providing a very large array of goods and services. Various specialty stores sold carpet, drugs, jewelry, hats, hardware, livery, paint, furniture, shoes, and hay and grain. A cobbler, two barbers, a tailor, upholsterer and hand-printer also offered their services on Main Street. Clearly such a variey of goods and services was also being sold to the permanent residents of the area, not just to lumbermen on a temporary stay.

Throughout the 1890s Point Arena continued to offer this large variety, but by 1909 the balance leaned heavily toward hotels (5) and saloons (13). Many of the goods and services previously available, e.g., furniture and millinery, were no longer to be had in local shops.

A few possible explanations may shed light on this development. The earthquake of 1906 devastated many of the town's brick commercial buildings and perhaps the most profitable enterprises were the first to be rebuilt. Another possible explanation is that as roads improved and boat travel became more reliable, Point Arenans could obtain products outside the town's shops. Traveling peddlers brought all manner of goods. Florence Halladay remembered, "We used to have peddlers come through with all kinds of notions and come around to the house. Then we had the men who delivered. We used to think the peddlers' arrival was a big deal. They brought things that many of us hadn't seen and they would come with all kinds of little things, needles and pins and materials....some of the peddlers would come by with vegetables or fruit."

Context: Economic Development of Point Arena, 1859-1940
Page 11

(Mendocino Remembered, pp. 192-193)

Some Point Arenans got their groceries directly from San Francisco. Lillian Sterling recalled "We ordered our staple groceries from Smith Brothers....They had a grocery store in San Francisco and then it was shipped up by either the steamer Pomo or the steamer Sea Foam. When it got down to the dock my dad would go down there with his dray wagon and a couple of horses and haul the stuff up; a hundred pounds of sugar or flour; a large load." (p.216) Some families traveled to Fort Bragg for special items such as fancy clothing.

For the lumbermen though, such options were largely unavailable. The L.E. White lumber company ran a general store in Point Arena (currently the site of Gillmore's). Here at the "company store" lumbermen purchased goods on credit against future wages.

By the decade of the 1920s, lumbermen were in short supply and the economy of Point Arena had been dealt dual blows. The end of the demand for railroad ties and the beginning of Prohibition combined to create many vacancies on the town's Main Street business section. Yet even in the midst of economic hardships, there were signs that Point Arena's merchants were beginning to make adjustments to twentieth century realities.

Point Arena's importance as a transportation center reaches back at least to the 1870s with the beginnings of regular boat transportation. The wharf area was the heart of this activity but from a fairly early time, Main Street's businesses reflected the town's importance to land transportation as well. Even today, Point Arena is a long way from anywhere, and the only place for miles around to buy gas or have one's car repaired. The Sanborn maps for 1891 reveal a number of transportation-related businesses -- a livery, two harness makers, three blacksmiths and a wagon shop. The Sanborn maps for 1923

show an even higher number of such businesses. They also show the transition between the era of horse-drawn transportation and the new age of the automobile. Point Arena still had two blacksmiths and a harness maker, but it also had two auto stage businesses, a garage, and an auto storage facility. The phone directory for 1926 indicated three auto garages.

In 1927 a terrible fire destroyed most of the town's business district. When it was re-built, shortly thereafter, Point Arena emerged very close to its present day appearance and function.

The fire started in the kitchen of the Grand Hotel and spread rapidly. By the time the flames were extinguished, all of the commercial buildings on the west side of the street north of the bank were gone. On the east side, the fire was stopped before it consumed the Point Arena Record Building, one of the town's oldest non-residential buildings. However, most commerce on both sides of the street was virtually wiped out -- a total of 22 buildings.

Surprisingly, the downtown area was rebuilt very rapidly, obviously reflecting a strong belief in the town's economic viability. Post 1927 Point Arena was largely built of reinforced concrete -- a material to withstand the hazards of fire and earthquake. The town was also geared strongly to the automobile traveler. By 1929 the town had two garages and three gas stations, along with a number of shops serving the needs of town residents and outlanders. One of the garages, now known as the Kentucky Forge Works, was built in 1924 and was owned by former county supervisor and Coastal Commissioner Joseph Scarmella. The garage is another of the town's few pre-fire commercial buildings.)

Unlike many places in California, Point Arena's commercial district has retained much of its identity and appearance over the last 60 years. There are no fast food outlets or chain stores except for oil company franchises.

Context: Economic Development of Point Arena, 1859-1940
Page 13

Most storefronts have not seen serious alterations. Yet, unlike Mendocino to the north, Point Arena has also not been flooded with boutiques and high-priced gourmet restaurants. It is not "cute." It is a lively, interesting town that does not especially cater to the tourist. The economy does serves the traveler, though, and the surrounding agricultural areas. Point Arena offers a rare opportunity to see a north coastal town with an identity that matches its appearance.

Context: Residential Building in Point Arena, 1850-1940
Page 1

Introduction. Residential building began in the Point Arena area by 1850 and continued through the 1930s. The amount of building fluctuated, depending on economic conditions in the area. Even during active building periods the number of newly constructed houses was small, with possibly no more than twenty built in any one decade.

Small-scale housing predominated throughout the period. Houses were detached, one or two stories, and designed for single families. All were of wood construction. They were located on lots large enough to allow yard on all sides and were often accompanied by sheds, barns, or garages. Virtually all permanent residents of Point Arena lived in settings of this type. Although some houses were larger and more carefully designed than others, none approached the grandest homes of Ukiah, the county seat, or other large towns in Northern California.

Single family dwellings erected by non-Native residents were the dominant residential building type of the period and provide the focus of this essay. No apartment buildings, not even duplexes, were constructed before the end of World War II. Nevertheless, several other kinds of residences deserve note here and fuller treatment elsewhere. Native people built houses of traditional design at the nearby rancheria. These structures were later replaced by buildings similar to those in town and none now remains. Workingmen lived in bunkhouses at the mills that once surrounded Point Arena. As the mills proved transitory, so did their associated buildings. None of the bunkhouses is known still to exist. Finally, downtown hotels, of which at least one operated from the 1860s through 1940, often attracted occupants who remained for extended periods. Sometimes the hotels changed character, becoming rooming-houses rather than overnight accommodations.

Residential development may be divided into two eras. The first covers the period of settlement (1850-1880). During this time

Context: Residential Building in Point Arena, 1850-1940
Page 2

Point Arena was built up to accommodate a population of approximately 500 residents. The second incorporates the period of stability (1880-1940). During this time the population remained fairly constant, and new houses either replaced older ones or filled in empty spaces within well defined town limits.

Houses of the Period of Settlement (1850-1880). The first non-Native settlers came to the area to manage the Rancho de Norte, part of the Mexican land grant obtained by Rafael Garcia. The overseer's house, a small wooden structure built several miles north of the present city, was erected sometime after the award of the grant in 1844.

When the grant was invalidated in 1855, a few settlers began arriving from the eastern United States, often having spent time first in the gold fields or San Francisco. They established cattle ranches and erected simple houses. Presumably, their first dwellings were built quickly and lasted only until something more substantial could be constructed. These followed in a year or two. The permanent dwellings were small and functional.

The earliest house of which a record exists was erected in 1858 by Dr. J. G. Morse. The building was one story, with a side-facing gable roof and symmetrical plan. All the lumber used--whether structural elements, siding, or roof shingles--was hand-sawn. Windows had six lights over six and were topped by plain board headers. The building had no decoration. Only the cornice return gave a suggestion of the Greek Revival style, which was popular in the East.

Simple, functional houses continued to be built in and near Point Arena for at least the next decade. Buildings similar to Morse's house appeared with the settling of the town itself in 1859. They were augmented by houses in which the gable faced the front and by somewhat larger houses with two stories and intersecting wings. Milled lumber, which soon became available, constituted the main improvement in construction during the 1860s. In

addition, window panes became larger and two-over-two emerged as the most common window arrangement.

By the early 1870s Point Arenans began to desire more in their houses than mere shelter. They sought comfort and beauty. Their new houses had more space inside to permit rooms differentiated by function; wide front porches to allow for informal gatherings; and longer, often paired, windows to brighten interiors. A few also featured wooden decorative elements--turned posts and balustrades, door and window moldings, completely non-functional ornament like finials and sunbursts--that put some of the stylishness of San Francisco in the small, out-of-the-way town.

Stylishness was not quite style, however. Even the fanciest houses in town--those on the upper end of Main Street or the north side of Mill--maintained the medium-pitched gable roofs, simple or composite, of the decade before. Neither the hipped roof of the Italianate nor the complex massing of the Queen Anne made much of an appearance. Builders may have been using standard plans, but they were not attempting complicated construction. The result during the 1870s was Eastlake ornament applied to comparatively light and roomy houses of unsophisticated design.

Houses of the Period of Stability (1880-1940). The town was built out almost to its present limits by 1880. New houses thus filled in empty lots or replaced older structures. Point Arenans seldom demolished old houses just because the buildings were outmoded. Fire, a persistent enemy, caused the loss of more buildings than did a desire for the new and up-to-date. Additions, especially to the rear, were the usual method of making older houses more spacious. Three-sided bay windows appeared as a typical "modernization" at the turn of the century, while stucco resurfacing became popular in the 1920s.

Architectural style finally arrived in Point Arena toward the end of the 1880s. Before that, an economic slump had kept new home-building to a minimum for almost a decade. Emerging from bad

times, the town saw the construction of several houses in the Second Empire style. With mansard roofs and classical detailing, these two-story buildings were pristine (if someone late for California) examples of the style.

Houses continued to be built in recognized styles for the next two decades. But the amount of construction was so small that the structures, while demonstrating the architectural evolution of the town, had no clear impact on the design of the community. One Queen Anne cottage or one Craftsman bungalow did not alter the overall late nineteenth-century appearance of Point Arena.

Residential building picked up a bit in the 1920s, with the emphasis returning to the functional. The new houses had the horizontal look of the California bungalow, with one or more shallow pitched gable roofs and wide, three-part windows facing the street. Siding was of horizontal wood board. Detailing was subdued, limited largely to extended rafter ends and prominent roof bracings. "Period revivals"--Tudor, Pueblo, Spanish Colonial, and others--which burgeoned elsewhere in California barely made an appearance in Point Arena.

Residential building slowed to a stop in the 1930s. No house showed signs of "streamline" or "international" influences often seen elsewhere in the state. Nor was there a hint of a suburban "ranchhouse," which was making its first appearance in at the end of the decade. These architectural ideas did not arrive in Point Arena until after World War II.

In 1940 Point Arena displayed only a few houses from each of the previous six decades. It possessed some well designed examples of architectural styles that were popular elsewhere in California during those sixty years. The town had even more "ordinary" houses, easily lived in but without architectural distinction. Although the houses varied in type and quality of design, they remained constant in scale.

Conclusion. In 1940 Point Arena contained approximately 100

houses. Approximately half were constructed before 1880. All were wood, surrounded by yard, and designed for single families. Ornament appeared here and there, and several houses seemed to have emerged directly from the pages of builders' guides. Even so, Point Arena is not the home of architectural statement, and most houses were designed to be functional.

The residences of Point Arena tell a story of the community. They show the rapid growth of the town's first two decades followed by the slow evolution of the next six. The houses may say something about the town's character as well, for they remained practical and unpretentious throughout the period.

Context: Institutions in Point Arena, 1859-1940
Page 1

Introduction. The history of a community can be understood in part by looking at the evolution of its institutions. Government, schools, churches, and voluntary organizations show how residents organized their society and channeled many of their individual activities.

Point Arena was unusual in three respects. First it was isolated. In the nineteenth century it was a days' journey from any substantially larger town. It thus developed independent from cities that otherwise might have "colonized" it, by bringing in institutions from outside, or challenged it, by luring residents away. Even when the automobile and paved roads improved communications, the terrain and the smallness of the place kept outside influence to a minimum. So Point Arenans learned to do for themselves.

Next, Point Arena never experienced any sustained growth. Boom periods lasted no more than a decade and were followed by times of economic distress that wiped out previous gains. The town had about 500 inhabitants in the early 1860s and the same number in the late 1930s. As a result, every institution in town remained small and under control. Bureaucracy never arrived in Point Arena.

Third, the town formed an island of stability in a region that had many temporary residents. A clear distinction arose between those who owned businesses and ranches (and had thus made strong investments, both personal and financial, to the area) and those who worked in the mills or on the ranches, came to town on weekends, and might soon leave for better jobs elsewhere. Social institutions reinforced that distinction, providing a sense of belonging to those who had committed themselves to life in Point Arena.

Although this discussion focuses on "secondary groups," a few words about the family may be in order. In some respects, Point Arena followed national trends. In the nineteenth century farm families were quite large (ten was not an unusual number) and

often included cousins, aunts, uncles, and grandparents. Families of town residents were smaller. In the twentieth century families got smaller, because couples had fewer children and "non-nuclear" members went to live by themselves. The Point Arena area had an unusually high proportion of single men, living on mills or ranches often thousands of miles from where they grew up. (Chinese workers were over 5,000 miles from home.) They were not necessarily young men on their first jobs; many had reached middle age. In contrast, Point Arena had only a few single women living on their own, although more in the twentieth century than the nineteenth. A number of women headed households, however, in the absence of their husbands. So while many Point Arenans lived a "normal" family life with spouse and children, a large number experienced that existence only in their memories.

Finally, not all social life was institutional. Some was personal: Point Arenans maintained their private lives and their special friendships. On the other hand, at least one annual event transcended institutions. The Fourth of July celebration featured a parade, speeches, games, dinner, and fireworks. Almost everyone participated. So the event had to be arranged in an ad hoc fashion, for no institution encompassed the entire town.

Government in Point Arena. Government is the institution through which people fulfill obligations to one another. Point Arenans began self-government soon after the first settlement and continued it in one form or another through 1939.

When the first white settlers arrived in Point Arena in the late 1850s, local government was still situated at the Sonoma County seat in Santa Rosa. Mendocino County was organized as an independent jurisdiction in 1859. The county seat, Ukiah, was not much closer, however, for it too lay east of the Coast Range.

Context: Institutions in Point Arena, 1859-1940
Page 3

The slow and difficult trip from Point Arena took at least a day and precluded any easy interaction between the county government and the people of Point Arena.

As a result, Arena Township became the focus of local government. It extended from Manchester on the north to Gualala on the south and from the mountains on the east to the ocean on the west. Point Arena was the largest town in the area and the governmental center of the township. Voters in the township elected three officials: the justice of the peace, the constable, and (later) the road overseer. In 1878, when the county board of supervisors expanded to five members, the township got its own representative on the board. The township also had a grand jury. The government center was the combination Masonic Hall and Presbyterian church on the corner of Main and Mill Streets.

This arrangement remained in place for 50 years. During this time the town never experienced sustained growth nor the resulting need for greater government services. So while four cities in the county (Ukiah, Willits, Fort Bragg, and Potter Valley) voted to incorporate, Point Arena (like the larger town of Mendocino to the north) remained unincorporated.

All of this changed with the coming of the prohibition movement at the turn of the century. The state itself, with its wine industry and large southern European population, was not about to go "dry." So the prohibitionists pushed for "local option," allowing each jurisdiction to decide whether or not to prohibit the sale of alcohol.

At first glance, it might have appeared that Point Arena would vote dry just as the rest of the unincorporated areas were likely to do. Point Arenans were probably more politically conservative than the residents of the county as a whole. With a dozen saloons on Main Street and a weekly influx of mill workers trying to unwind, they knew first hand the debilitating results of alcohol addiction and public drunkenness.

Context: Institutions in Point Arena, 1859-1940
Page 4

But they also knew how important it was for the workers to keep spending their pay in the town. The saloons (and the three or four workers' hotels) accounted for a large part of Point Arena's retail business. The town's economy was none too vigorous with this business; it could only worsen without it. So the saloon owners were not the only ones to realize the importance of keeping the town "wet."

The town elders knew that the way to fend off prohibition was to incorporate Point Arena as an independent city. Little opposition was apparent, but the proponents of incorporation took no chances. They proposed a vast city boundary that included voters known to oppose prohibition and excluded those who favored it. The scheme worked. In 1908 Point Arena, with its unwieldy boundaries, incorporated on a vote of 66 to 24. It became the fifteenth smallest of California's 200 cities. Soon after, and as expected, the county's unincorporated areas went dry.

Having created an island of alcohol consumption, Point Arenans got down to the task of making the new city work. They elected a city clerk to keep the government functioning and a five-member board of trustees to make political decisions. The board appointed a mayor, a city marshal, and a fire warden. The building formerly used by township government became the new city hall. City officials moved to clean up the town a bit. In the first few years they forced saloons to close at midnight, cracked down on prostitution, paved roads, and drove livestock from the streets.

The structure of city government remained unchanged through 1939. Hard times for lumbering before World War I and nationwide prohibition afterward cut into city revenues and kept government small. Providing services to outlying parts of the city became increasingly difficult, especially during the Great Depression of the 1930s. By 1940 city leaders had concluded that the boundaries needed to be reduced substantially. The current city limits, with roughly one-fifth of the original area, were adopted in 1940.

Context: Institutions in Point Arena, 1859-1940
Page 5

Point Arenans governed themselves successfully from 1859 to 1940. Whether as an isolated township in the county or as an independent city, they maintained government operations that furnished essential services.

Schools in Point Arena. Schools are the major institutions through which people pass information and values to their children. They are among the first signs that permanent settlement is underway.

The first grammar school in the Point Arena area was organized in 1860. The schoolhouse was built about a half-mile north of town on the east side of Windy Hollow Road. It was constructed of logs and contained one square-shaped room, approximately twelve feet on each side. It had one teacher, whose salary was paid by collection among parents, and no more than a dozen pupils of various ages.

Other schools were established soon after. They followed the same pattern: small buildings, one teacher, and a handful of students in different grades. As in all rural areas with no transportation facilities, schools remained small because they needed to be within walking distance of students' homes. Curriculum stuck closely to the "3 Rs," and the ambience of the classroom depended largely on the ability of the teacher to keep order. The term of instruction depended somewhat on when pupils needed to working at home on the ranches. Typical was three months in the fall and three more in the spring. Teachers tended to be young, often barely out of their teens and on their first jobs. They were as likely to be women as men, and they were not likely to stay long in the rustic isolation of rural Point Arena when less strenuous positions were available elsewhere.

The state government, which ordinarily took little interest in local affairs, intervened directly in public instruction. It required the counties to formally establish school districts (of which Mendocino County had 59 by 1880). It founded "normal"

schools for teacher training, accredited graduates, and encouraged counties to provide continuing education through annual teachers' institutes. The State also directly subsidized each school district. School districts in the Point Arena area could thus expect a small sum (possibly about 100 dollars) each year to keep its schools running.

The largest and most prosperous school in the area was the one in Point Arena itself. The building, probably constructed in the late 1870s had two floors and a steeple. It sat atop the hill at the corner of School and Lake Streets and overlooked the entire town. The building had several rooms, three teachers, and maybe three or four dozen students.

While Point Arena had a well equipped grammar school by 1890, it still had nothing like a high school. In fact, the entire county had no public high schools. Point Arenans seeking to educate their children past the eighth grade needed to send them to private "academies" in Ukiah or in the San Francisco bay area. But that was soon to change. In 1891 the State required small school districts to unify and form high schools.

Point Arena was too isolated to have its school districts merged with those of another town. But it lacked the wherewithal to set up a high school at once. So it was not until 1905 that the Point Arena high school got underway. The new "union" school had one teacher, nineteen pupils (fourteen of them girls), and 103 volumes in the library. It was the smallest of the county's six public high schools and met in the grammar school building.

The earthquake of 1906 led to the expansion of Point Arena's school facilities. During the quake a fire broke out in the chemistry laboratory on the second floor of the school building. The blaze could not be contained and the school burned to the ground. Point Arenans responded by constructing two new buildings--first a high school across School Street and then a new grammar school on the old site.

Context: Institutions in Point Arena, 1859-1940
Page 7

The high school began to grow. When it was accredited by the State in 1913, it had three teachers and about twenty students. The sexual balance was apparently evening out, for the 1914 baseball team had eight boys (and only one girl). In the next two decades the number of students continued to increase as school buses running on paved roads allowed more children to get to the school. The building became overcrowded.

Another earthquake in 1933 followed by more State intervention once again changed high school facilities in Point Arena. The quake in southern California led the legislature to require school districts to construct new buildings (or remodel present ones) to make them more resistant to earthquake damage. The law also provided funds for this purpose. Point Arenans seized the opportunity to replace their high school building with a stronger, larger, and more modern structure. The new building, located on a less prominent site at the north edge of town, opened in 1938.

Schools were by far Point Arena's most important educational institutions. But there were others. A public library was organized in 1910, but it failed after a year or two. Groups formed to study literature or the relation of religion and science. Traveling speakers, usually invited by church or civic organizations, gave public lectures that were often well attended. Chautauqua came to town to provide intense but transient educational experiences. None of these efforts, however, had the impact of the public schools.

Schools were organized in the Point Arena area soon after the coming of the first white settlers. With some prodding by the state government, organizing schools and building schoolhouses remained important civic activities throughout the period until 1940.

Context: Institutions in Point Arena, 1859-1940
Page 8

Churches in Point Arena. Churches are the institutions through which people fulfill their spiritual needs. Especially in small towns churches serve as centers of social activity as well.

Churches began to be organized in the Point Arena area after about a decade of settlement. Before that, Point Arenans, like other residents of sparsely populated rural areas, received religious rites and inspiration from traveling clergymen. Sometimes these were priests and ministers from Mendocino who served small and transient congregations. Sometimes they were itinerant revivalists who held camp meetings. The Methodists were the first to organize, setting up the Mendocino Coast parish in 1867. They erected their first church building in 1874. The Presbyterian congregation, meanwhile, continued to grow and was finally organized in 1873. The Presbyterians did not have sole ownership of their meeting-place, however. They shared the community hall with the Masons and local government. The Catholics were the third group to set up a parish in Point Arena. They constructed at least one other church building before erecting St. Aloysius Roman Catholic Church in 1888.

Point Arena offered services to Methodists, Presbyterians, and Catholics. Other religionists had to cope as best they could. Many Christians, finding no alternative to ecumenism, sloughed off some doctrinal beliefs and joined one of the existing congregations. Others simply gave up regular religious observance, perhaps traveling to churches out of the area on special occasions.

Native Americans, concentrated in the Manchester Rancheria after 1880, maintained some of their traditional religious practices. Insofar as these were located in a building, a roundhouse served the Indians' needs. Probably the first of these was constructed soon after the rancheria was organized. At the same time, Native Americans were prime targets of Christian missionaries, and many were converted. So Indians merged some traditional religious beliefs with those of Christianity. They never attended the churches in Point Arena, however.

Context: Institutions in Point Arena, 1859-1940
Page 9

The Chinese, another large group of non-Christians, were generally seen by whites as a temporary population. So they didn't attract missionaries, and their religious beliefs went unchallenged. The Chinese in Point Arena, probably because they were too small in number, lacked the wherewithal to build a temple of their own. Thus when they sought a place dedicated to worship, they were forced to travel north to the "joss house" in Mendocino.

From its founding in 1867 the Methodist parish in Point Arena was probably the most successful. It erected an attractive church on a prominent hilltop lot next to the town grammar school. It oversaw the establishment of separate congregations at Manchester and Elk, conducted missionary work at the rancheria, and at one point extended its operations as far as Jenner, some forty miles to the south. Despite these successes, the number of members of the Point Arena church remained small, starting at less than twenty and probably seldom rising over fifty. Finances remained shaky (as late as 1929 the annual budget was less than $720). Stability depended on members of the congregation, for ministers came and went with startling frequency. In its first forty years, the parish had twenty-three pastors. The resilience of the parish was sorely tested in 1906, when the Point Arena church burned to the ground in the same post-earthquake fire that destroyed the neighboring school. The parishioners met the challenge, erecting a new building, St. Paul's Methodist Episcopal Church, in the same location by the end of the year.

The Methodists and Presbyterians were both active in the social affairs of the town. They each had groups for teen-agers which gave parties and went on picnics. In 1908 they jointly hosted a county-wide convention of the Young People's Christian Union. The Methodists often provided their church grounds for the site of the town's communal Christmas tree. The Presbyterians may have had more fun, however. They put on shows and held dances, and their band was always ready to play at civic events. The Catholics, meanwhile, made less of an public impression and stayed more to themselves. Point Arena thus maintained a

distinctly Protestant flavor through the first part of the twentieth century.

The thirties saw signs of change. The Presbyterian church disbanded and gave its interest in the community hall to the Masons. The Catholics started a parochial school for primary grade students in the area. And a Pentecostal congregation began to hold services in Point Arena.

Religious institutions played an important role in Point Arena. Although always small in number and never overwhelming in influence, they provided for spiritual needs and offered many social opportunities.

Social and civic groups in Point Arena. Voluntary associations have long been a distinguishing mark of American society. In Point Arena, as in the rest of the United States, these groups added much to the social life of the community. They began in the 1860s and continued to have an impact throughout the period until 1940.

Among the most widely known of the voluntary associations are the "fraternal societies"--those groups that limit membership, have secret rituals, and are affiliated with larger, usually national, organizations. The Masons were the first of these groups established in Point Arena. The Claiborne Lodge, with eight charter members, was organized in 1867. The Oddfellows came next. The Garcia Lodge of the IOOF got underway in 1876 with six charter members. The Masons expanded to form the Good Templars at about the same time, and the Oddfellows established the Arena Encampment in 1886. The Masons and the Oddfellows drew their membership from the area's well established white males. Ranchers and businessmen joined. Laborers and women did not.

The fraternal groups constructed buildings for their own use and for community functions. The Masons and Oddfellows jointly built a hall in 1880. The Oddfellows built a hall of their own in 1885

and again in 1901. The Good Templars erected a building in 1888. While the evolution of these buildings remains sketchy, it appears that the first one continued to be used by the Masons (as well as the Presbyterian church and the local government) through 1940. The Good Templars hall burned in the fire of 1906 and was not replaced. And the Oddfellows hall, which was also destroyed in 1906, was replaced by a new building within a year. This, in turn, was remodeled after the fire of 1926 and remained in use through 1940.

Although the Masons and the Oddfellows remained the most influential, other fraternal groups also organized in Point Arena. In 1888 the Broderick Chapter of the Native Sons of the Golden West was established with twenty charter members. The local Grange was organized about the same time. By 1914 the Fraternal Brotherhood, the Foresters, the Workmen, and the Yeomen all had chapters in town. These organizations generally limited membership to men. A women's group was not set up until 1910 when the Masons (or, more likely, the wives of Masons) established a chapter of the Order of the Eastern Star. It had twenty charter members, not all of them women. Of all these groups, only the Grange and the Druids, who organized a Point Arena chapter in the 1920s, built a hall of their own.

Social life in Point Arena by no means revolved around the activities of fraternal societies. Indeed, groups sprang up for almost every purpose. Voluntary associations came and went with great frequency in the late nineteenth and early twentieth centuries. Every year probably saw the formation of a new group to study important books, put on plays and talent shows, or hold parties and dances.

Some of these groups lasted longer than others. The longest lived was the volunteer fire department--the Wide Awake Hook and Ladder Company--which formed in the mid-1870s and continued through 1940. Civil War veterans organized a local chapter of the Grand Army of the Republic (presumably in the late 1860s or early 1870s) and kept it functioning until the turn of the

century. The brass band, already in its second incarnation by 1888, continued in one form or another for at least twenty-five years.

Other groups were more ephemeral. Local newspapers mention: the Literary Union (1878), the Mite Society (1878), the Social Club (1878), the Park Association (1888), the Dramatic Company (1894), the Loyal Legion (1894), and the Amusement Club (1910).

Organized sports--specifically football and baseball--became popular at the turn of the century, and the town raised teams of non-professionals. In the early winter of 1897-98, for example, the Point Arena football team played a home game with a team from Fort Bragg. The contest, which was preceded and followed by dances honoring the players, drew 600 spectators. The local baseball team also competed against teams from other towns on the coast.

Unlike larger towns, Point Arena had no institutions directly related to ethnic groups. Some hotels catered to members of certain groups--the Swiss-American Hotel, for instance--but Point Arena had no equivalent of the Finnish Hall in Mendocino. Whether the lack of ethnic institutions gave minority group members a sense of belonging is open to doubt. At least one Point Arenan of Italian extraction felt a strong sense of discrimination as he was growing up in the first decades of this century.

Racial minorities--Indians and Chinese--had no opportunity for social integration with the white majority in Point Arena. The Indians generally kept out of town and enjoyed social activities only on the rancheria. A few Chinese lived in town from its founding to about 1920. For many years the social center of "Chinatown" was Charlie Dock's store at the corner of Main and Port Streets. Records do not indicate, however, how institutionalized the activities were at the store.

Context: Institutions in Point Arena, 1859-1940
Page 13

Voluntary organizations played an important part in the lives of Point Arenans. As residents of a small town far from any even medium-sized city, they were thrown back upon themselves to accomplish civic duties, undertake cultural pursuits, and just have fun. They did this in large part by creating groups for many social purposes. Some of these faded quickly as the interests of members shifted elsewhere. Some continued for decades and became enduring elements of the fabric of the community.

Property Type: Properties Associated with Point Arena's Economic Development

DESCRIPTION

Properties associated with Point Arena's economic development represent a wide variety of individual buildings and structures. The commercial buildings of Main Street are the most uniform collection. One and two story reinforced concrete buildings are the rule, with storefronts on the ground floor, and residential, organizational or service uses on the second floor. Almost all of these buildings were built shortly after the major fire of 1927, although the Point Arena Hotel (much altered) and the newly rehabilitated 265 Main Street date from the nineteenth century. Also dating from before the fire is the residence at 105 Main Street, formerly a hotel. Most of these buildings are simple, and minimally decorated. A few, such as the Oddfellows Building, stand out for their architectural design quality. Integrity is generally high for almost all of the commercial buildings, and even storefronts, so often altered in other cities, retain much of their original appearance.

Except for Harbormaster's house at the wharf, there are no known historic buildings associated with commerce in Point Arena beyond Main Street, reflecting the concentration of commercial activity in that area over the years. There are a few satellite areas of trade in Point Arena, but buildings there are of recent vintage.

Two other concentrations of economically significant properties are located on the ocean. Point Arena's lifeline for its economic survival was the sea transportation that took goods and people into and out of the wharf one mile west of the commercial street. At the wharf itself, buildings are varied, representing the presence of the Life-Saving Service and of the shipping business, including the residential structures that functioned in connection with both. Buildings associated with the U.S. Lifesaving Service are wood frame and either shingled or clad in horizontal wood siding. Boathouses, and residential/administrative buildings are scattered

throughout the wharf area. Most date to the first decade of the twentieth century. Buildings related to the commercial operations at the wharf span a longer period of time and show a wider range of styles and functions. The oldest of these dates to approximately 1875 -- the Harbormaster's house, a one and one half story Eastlake cottage, is the most elaborate and least altered. Until it was recently demolished, a long warehouse building that was originally mostly open to the elements stood just outside the boundaries of the present district. Constructed in the 1880s, by the early twentieth century the building had acquired the basic appearance it had until it was destroyed, clad in vertical wood siding, its side elevations pierced by a long series of window openings of various sizes. Many of the other buildings related to the commercial operations at the wharf are small and undistinguished. They range from a small wood-sided residence that probably housed wharf workers, to a variety of wood or metal clad utilitarian buildings of various uses and vintages. The latest of these industrial type buildings appear to date to the 1920's. The Longshoremen's Strike of 1933 dealt a severe blow to operations at the Cove, and the area's decline was matched by an end to new construction.

Three miles north of the wharf lies another collection of buildings essential to the economic development of Point Arena, the lighthouse complex. These buildings represent the two major historic phases of construction here. One building, the fog signal building, dates to the 1870's and stands out from the rest in its use of wood as construction material. This was the only lighthouse building that survived the earthquake of 1906. The original brick tower had been especially vulnerable and had come down rather completely. The remainder of the now extant buildings date to about 1908 and reflect a concern for earthquake survivability. The Point Arena light signal is the first such reinforced concrete structure in the nation. The other small buildings of the complex are also made of reinforced concrete and date to the same period. Integrity of all the buildings here is high as is integrity of the complex itself, although modern residential buildings lie just outside the boundaries of the historic area. Outside these three concentratious of buildings, the commercial downtown, the wharf and the lighthouse area, other buildings associated with Point Arena's economic life are as yet unsurveyed.

Interviews with local residents have not led to any intact lumber mill complexes and it is possible that none survive. Creamery operations, likewise, have left no survivors. Historic farms, on the other hand, do exist, with residences, barns and other outbuildings intact. Future studies of the large area outside the town center will determine which farm complexes are best representative of agricultural significance.

SIGNIFICANCE

Relationship to the Context: Economic Development of Point Arena, 1859-1940

The buildings thus described represent a fair range of activities and eras in the economic development of the town. It is unfortunate that an activity as important as lumbering is not directly represented. However, the house at 105 Main Street functioned as a hotel during the lumbering era, and it is indeed likely that it housed lumbermen on their stays in Point Arena. (It also functioned for a time as a brothel, no doubt patronized by woodsmen.) Also, the wharf structures in particular reflect the role of lumber as fuel to the economy in general.

Shipping (and concommitantly transportation safety), retail sales and agriculture are well represented in this collection of survivors. Buildings date from the earliest phases of Point Arena's economic development-- the fog signal building, the Point Arena Record building, and the harbormaster's house -- and up through the 1920's and 1930's in the retail buildings of Main Street and the industrial buildings remaining at the wharf.

Buildings remaining in this property type were highly significant in most of the major economic endeavors of the area. The lighthouse, fog signal building and lifesaving station facilities were critical to the safety of ocean-going transport. Without them and their protective role Point Arena

would have spent much of its history in a subsistence state, unable to expand production for markets outside. The warehouse building at the wharf, no longer extant, was highly important in the development of shipping. Other buildings located in the wharf district, e.g., residential structures, do not seem as obviously pivotal, yet they do provide a sense of social relationships among those gaining their livelihood from shipping. The well-built and intricately decorated harbormaster's house stands in rather stark contrast to the humble dwelling built for or by the lower paid workers. The communal living quarters of the Lifesaving Service crew seem to reflect a middling standard of comfort and stability.

In the commercial center of town, most of the buildings represent a later phase of development than those of the wharf and lighthouse areas. The retail/commercial district is a very good example of post-lumber era development. Although a few buildings there date from the nineteenth century, much of what exists today reflects the redirection of the economy away from lumber and lumbermen and toward servicing the traveler and outlying agricultural populations. This collection of buildings reflects quite accurately, if by accident, the era of the change, the 1920's.

Although not completely representing all of the activities which have shaped Point Arena's economic development, the resources that do remain within this property type go a long way toward evoking a strong sense of the economic forces at work over the years.

REGISTRATION REQUIREMENTS

The National Register eligible properties within this property type consist primarily of districts of functionally related buildings and structures that have integrity of workmanship, materials, and location, and have played a clear role in the economic development of Point Arena. Three such

districts have been identified to date -- the wharf, lighthouse and commercial downtown. Each has strong associations within the context. All of these districts have a high level of integrity with regard to contributors. No district has more than a few modern intrusions, and alterations to historic buildings have, for the most part, been kept to a minimum.

It is most likely that agricultural properties and lumbering properties (if they exist) will be found as districts, or remnants of districts. The key to eligibility on the most basic level will be the existence of at least the economically pivotal buildings. In the case of agricultural properties these would be a basically unaltered barn and farmhouse. In the case of lumbering properties, basically unaltered mill facilites and/or major residential or industrial buildings should be sufficient to convey association. The existence of small sheds and other ancillary buildings would probably not be enough by themselves to merit National Register eligibility in either case.

Property Type: Houses
Page 1

DESCRIPTION

Houses of the settlement period (1850-1880) shared several characteristics but still differed somewhat one from another. All the houses were constructed of wood--milled lumber arrived in the 1860s--and had gable roofs and board siding. They were built on lots large enough to provide yard on all sides and to accommodate outbuildings such as barns and sheds. They were designed for single families only. The earliest examples had one or two rooms with the gable facing to the side and the entrance, often sheltered by a small portico, centered on the front elevation. The siding might be vertical or horizontal. Double-hung, six-over-six windows were typical. Rear extensions, giving the buildings a "saltbox" look, were common. Larger versions of this design were more likely to have an extended first floor with four rooms in a massed plan than to have the second story that typified an "I-house." Also popular during the second half of the period were one- or two-story houses in which the main gable faced the front. Sometimes these houses had gabled wings with long porches. In these cases the front entrances usually were in the wing and opened onto the porches. Otherwise the entrances were centered beneath the main gables. Larger window panes gained usage during the period, with a two-over-two configuration typical after the 1860s. Generally, the houses of this period lacked much ornamentation, with perhaps a cornice return or subdued hood molding the only attempt at decoration. After 1870, however, some of the larger houses did display the ornament typical of the Victorian architecture--turned posts, dentil courses, drip molding, and finials, for example. Probably 100 houses were built in Point Arena during this period, of which approximately 50 remained in 1940. Many of these have been altered over the years, and some of these changes (especially the ones from the past decade) have obscured the historic character of the buildings.

Houses constructed after 1880 fell into two categories. Members of the two groups shared some common elements: fairly large lots (though generally not so spacious as for houses constructed

Property Type: Houses
Page 2

earlier), outbuildings of one kind or another, and in many cases a retaining wall between sidewalk and yard. In the first group were simple, functional buildings similar to those from the earlier period. They had gable roofs, horizontal board siding, symmetrical front elevations (except when built in an L plan), and almost no ornament. Several changes occurred to houses in this category built after the turn of the century. The roof pitch became shallower, multi-lighted windows gave way to those with single panes in each sash, stucco made an occasional appearance as siding material, and concrete foundations supplanted brick. The houses came to look more modern, but their roots in the pre-1880 period remained clear. In the second group were buildings that were designed in one of the architectural styles that were popular elsewhere in California. In particular, houses were built in the Second Empire, Queen Anne, Neo-Classical, and Craftsman styles. They displayed certain characteristics that set them apart from their strictly functional neighbors. These included one or more of the following: a more complicated roof construction (hipped or Mansard), balanced rather than symmetrical front elevations, and shingle siding over some part of the building. In addition, all had classically inspired hood molding atop windows and doors and might have other ornamentation as well. These houses were mostly built from about 1890 to 1915. After that, some references to popular styles appeared, but no clear example was constructed. Probably only 30 to 40 houses were built in Point Arena between 1881 and 1940, of which no more than a third displayed an architectural style. Of the total, most still remain, although some have been substantially altered over the years.

SIGNIFICANCE

Houses provided the main architectural expression in Point Arena from 1850 to 1880. They were built more frequently and exhibited more variation in design than any other property type. They ranged from two-room houses constructed of hand-hewn lumber to large, carefully constructed residences with elaborate

Property Type: Houses
Page 3

ornamentation. Today they provide evidence of the development of the town. The early, simple houses demonstrate the unrefined life on a frontier, while the later, more substantial examples reflect a settled, small-town existence. No other property type reveals this social change, nor indeed gives any reminder of the early years of Point Arena. The town's commercial buildings, for example, have almost all been destroyed during the past century; today not one unaltered example remains from this period.

Houses built from 1880 to 1940 demonstrated important points about the cultural isolation, aesthetic values, and construction skills of Point Arenans during the period. Generally only those houses in the second category were important in the development of the town. Those in the first group only demonstrated the continuation of construction methods that were already well established before 1880. Houses designed in identifiable styles, however, reflected some interesting changes. First, they showed that Point Arena was losing some of its isolation from the outside world, and especially from popular taste. Each architectural style reflected a notion of what was beautiful. When houses in that style appeared in town, they showed that at least some residents shared aesthetic values with people living elsewhere in the state. At the same time, however, these houses demonstrated by their late construction dates that substantial isolation persisted. Even when the wherewithal existed to built a completely up-to-date house existed, a residence that was a bit behind the times was erected instead. For example, two houses in the Second Empire style were built in Point Arena during the 1890s, about fifteen years after the style had begun to lose popularity in the rest of California. Finally, the houses showed for the first time in residential construction the high level of skill possessed by builders in Point Arena. Presumably working in part from pattern books, the builders produced extremely accurate renditions of the various styles. Although restricted to building small examples, they nevertheless were usually able to create each style's intended effect (picturesque Queen Anne, for instance, or rustic Craftsman) with great success. As in the case of houses of the settlement period, no other existing

property type has the same associations. That is because--at least for the period between 1880 and the 1920s--the number of remaining examples is so small. For example, the town has only one substantially unaltered commercial building from this era.

REGISTRATION REQUIREMENTS

To be eligible for the National Register, a house constructed between 1850 and 1880 should be a clear example of domestic architecture of the period. It should retain its original form, with new second stories unacceptable and room-sized additions appearing only on the rear. Generally, the house should retain most of its original construction elements. Not more than one or two of the following should be substantially changed: roof pitch and shape, fenestration pattern, front porch or portico, siding, windows on elevations easily seen from the street, chimney location and materials, and type and amount of ornamentation. Replacements in kind are acceptable, as are minor alterations that do not impinge upon the historic character of the building. The house should be in its original location and setting, although a building could be moved if its new location and setting were similar to the original.

To be eligible for the National Register, a house constructed between 1880 and 1940 should be clear example of an architectural style. It should possess the essential elements of the style--including massing, roof shape, fenestration, and detailing--as well as retaining most original materials. A slightly modernized front porch or an unobtrusive rear addition might be acceptable, for example, while new dormers probably would not be. Replacement of materials in kind is acceptable, as are minor alterations that do not impinge upon the historic character of the building. But widespread use of new materials, such as stucco siding or aluminum windows, would render the building ineligible. The house should be in its original location and setting, although a building could be moved if its new location and setting were similar to the original.

Property Type: School Buildings
Page 1

DESCRIPTION

No type of property in Point Arena changed appearance so much over the years as did school buildings. During the period of settlement, in the 1860s and 1870s, schools had gable roofs, horizontal wood siding, and perhaps a steeple with a bell. These buildings were small, typically having only one room. Many were located beyond walking distance from town. Later Point Arenans built a larger elementary school in town, which was also was wood framed and sided but which had two stories, a hipped roof, and some classical ornamentation. This school was replaced by two of the same type. (Already listed in the National Register is a similar turn-of-the-century schoolhouse in Manchester, just north of the survey area.) A new high school, built during the 1930s in the sleek and stripped-down International style, provided yet another different look in schoolhouses. The building was constructed of reinforced concrete, sided in stucco, and featured banks of casement windows on all elevations. Possibly as many as ten schools were built in and around Point Arena during the nineteenth century. From 1900 to 1940, however, only four were constructed, two of which remained at the end of the period.

SIGNIFICANCE

School buildings in the Point Arena area represented the residents' commitment to the future. These buildings were the first signs of permanent settlement. They showed that the area was not just a temporary work place for loggers and ranch hands but also a residence for families whose children needed to be educated. Point Arenans, like other Americans, understood the importance of education in providing formal instruction, transmitting social values, and furnishing a practice arena for peer-group interaction. Going to school became the essential component in growing up. By providing young people a place where they obtained the social wherewithal to join the larger society, school buildings formed and transformed the lives of Point Arenans and helped to insure the continuation of that society.

Property Type: School Buildings
Page 2

REGISTRATION REQUIREMENTS

To be eligible for the National Register, a school building should have been built during the period of significance, should have been the location of educational activities sanctioned by the State for several years or more, and should retain its architectural integrity. To meet the latter requirement, a school building should be in its original location and setting, should retain its original design and most of its fabric and design elements (siding should have been replaced in kind, for example, and if window materials are changed, fenestration patterns must remain), and should have additions only on the side and rear elevations.

Property Type: Religious Buildings
Page 1

DESCRIPTION

Religious buildings in Point Arena were small in scale and fairly simple in design and construction. They were single-story frame structures clad in board siding. The main assembly areas held less than 100 people. Design followed traditional patterns. The churches had gable roofs, some decorative fenestration, and steeples. Siding was of horizontal board and painted white. The dance houses had conical roofs, circular main halls, and long entry-ways. Siding was of vertical board and unpainted. Some emblems of Christianity, at the minimum a cross, were visible on the exterior. Few religious buildings were constructed in the Point Arena area, and only three remained in 1940 at the close of the period of significance.

SIGNIFICANCE

Religious buildings in Point Arena served as symbols of social stability. "Going to church," whatever its theological basis, was a highly public group activity. Members of the congregations communed with each other no matter what their relationship to non-corporeal powers. The religious buildings furnished places where members of the congregations, whether white Christian or Native American Pomo, obtained reassurance about the correctness of their social roles. Here Point Arenans reaffirmed their spots in a larger culture and justified their individual beliefs and actions by reference to transcendent values. And in Point Arena the leaders of the congregations were also the most respected members of their groups, so religious buildings were especially unlikely to be the sites of anti-social activities. (This is not to say that the religions themselves were static. The period from 1860 to 1910 in particular saw profound theological changes among both whites and Indians.) Further, the Christian churches promoted community values by sponsoring non-religious activities such as picnics and literary meetings. The social meaning of religious buildings remained clear even when they sat unused, which was most of the time. To take the best example, St. Paul's Methodist Church by its form alone reminded everyone that Point

Property Type: Religious Buildings
Page 2

Arena was a Christian community with well formed ideas about social organization and personal behavior. In this sense the religious buildings themselves promoted group cohesion in the town of Point Arena and in the neighboring rancheria.

REGISTRATION REQUIREMENTS

To be eligible for the National Register, a religious building in the Point Arena area should have been constructed during the period of significance, should have been connected during that period with a well established congregation that held values common to the town or tribe, should have been the location of ceremonies that upheld those values, and should have represented those values to those who saw it. Because of the general prohibition against registration of churches, in no case can the significance of the buildings be based on the specific nature of the activities that occurred within them. For example, no importance can be ascribed to the St. Paul's Methodist Church because it was the only place in Point Arena where Protestants could receive communion. Nor can the significance of religious buildings be established solely by the kind of ethnic group that used them. Each must be viewed in its role as promoter of group solidarity during the period of significance. Thus the anthropological importance of dancehouses (or churches, for that matter) must be determined in another context. Because of the symbolic nature of the importance of the buildings, each should retain a high degree of integrity if it is to convey a sense of values from the period of significance. Location, setting, materials, design, workmanship, feeling, and association should remain essentially unaltered. Churches could have undergone minor changes, such as the replacement of front porticos or the addition of small rooms on the rear. Dance houses could have had original siding material replaced in kind.

Property Type: Fraternal Halls
Page 1

DESCRIPTION

Fraternal halls in Point Arena were usually two stories in height. The frontage, always on Main Street, typically contained two bays and extended thirty feet. The first floor, which was devoted to commercial purposes, had a recessed entry-way with a transom atop the front door and display windows on both sides. Another door opened onto stairs that led to the meeting rooms on the second floor. In the nineteenth century the halls were of frame construction with horizontal wood siding. Hood molding around second story windows constituted the most prominent ornamentation. The architectural style, insofar as a label applied, was Italianate. In the twentieth century the halls were constructed of reinforced concrete and surfaced in stucco. Ornamentation was slight. The architectural style was one of the period revivals. Probably about ten fraternal halls were built in Point Arena, of which three remained standing at the end of the period of significance.

SIGNIFICANCE

Fraternal halls were significant for three reasons. First, they served as the homes of Point Arena's most prominent voluntary associations. The Masons, Oddfellows, and to some extent other later groups, drew together leaders of the community for comradeship and civic projects. Second, the halls were often the sites for social activities, especially the dances and parties that were so much a part of the town. The Masonic hall was the best example of a multi-purpose building, since it also served as the city hall and the Presbyterian church. Third, the halls were the only visible evidence of the great variety of voluntary associations in Point Arena. More than the residents of less isolated places, Point Arenans had to rely on each other for intellectual stimulation, comradeship, and fun. They formed all sorts of groups to achieve one goal or another, but these organizations made no impact on the built environment. Only the fraternal halls represented this aspect of Point Arena's social life.

Property Type: Fraternal Halls
Page 2

REGISTRATION REQUIREMENTS

To be eligible for the National Register, a fraternal hall should be built during the period of significance, be associated with an organization with a history of civic involvement, and retain its architectural integrity. To meet the latter standard, the hall should be in its original location on Main Street amid other buildings of similar size and scale, should continue to display essential design elements of its original architectural style, should retain its original siding (although restuccoing is acceptable) and the pattern of its second story fenestration, should continue to have a first floor store-front (although original materials are not necessary), and should retain most of its original ornamentation.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

Please see attached.

[X] See continuation sheet

H. Major Bibliographical References

Please see attached.

[X] See continuation sheet

Primary location of additional documentation:

- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: _____

I. Form Prepared By

name/title Donald S. Napoli and Maryln Bourne Lortie, Historians

organization CA Office of Historic Preservation date September, 1989

street & number 1416 Ninth Street telephone (916) 445-8006

city or town Sacramento state California zip code 95814

Identification and Evaluation Methods
Page 1

The multiple property nomination for Point Arena was prepared after a survey of the town and outlying areas. The surveyors were Maryln Bourne Lortie and Donald S. Napoli, staff members of the State Office of Historic Preservation (OHP). Both possess graduate degrees in History and together have twenty years' experience in historic preservation. Aiding the OHP staff was a team of experts on local history, led by Ruby Hughes of the town planning committee.

The survey proceeded in several steps. First OHP staff members, after examining secondary historical sources, developed a list of potential historical contexts. Meanwhile, the local team compiled a list of resources known or believed to have historic importance. Then OHP staff members made a complete inspection of the town, examining every property within the city limits and compiling preliminary data on those that appeared over fifty years old and retained substantial architectural integrity as well as those on the list prepared by the local team. Data included photograph, sketch map, and brief description. The surveyors also drove (and later walked) through areas outside the city limits, obtaining information on properties selected by the local team. An initial "study list" was thus established.

Staff and team members then met to discuss contexts and other sources of information. Team members received assignments to compile information on themes. OHP staff members reduced the study list somewhat and wrote descriptive statements and completed some of the other items required for drafts of state historic resources inventory forms. The drafts were then sent to the local team, who supplied data on property owner and parcel number as well as any available historical information. Meanwhile, OHP staff members researched newspapers, census records, Sanborn maps, and other sources to supplement theme statements. Then they consolidated the initial themes and devised three contexts that encompassed the historical development of Point Arena.

Identification and Evaluation Methods
Page 2

Using survey information, staff members identified property types (by function or age) for each context and developed descriptions, significance statements, and registration requirements for each property type. Registration requirements were based primarily on a comparison of existing properties within the type, although comparison was also made with properties existing at the end of the context's period of significance but since destroyed. The staff members then completed the draft inventory forms, compiling documentation on three districts and approximately fifty individual buildings and structures. The staff members then evaluated the inventoried properties against the registration requirements for their respective property types, concluding that the three districts and approximately twelve individual buildings and structures were eligible for listing in the National Register. All the eligible properties are included in this multiple property nomination.

Research on one of the contexts (institutions) appears complete. Additional survey work is desirable in the other two contexts as they apply to areas outside the city limit. In particular, houses on nearby ranches should be examined to see if they can provide additional information on or examples of residential development in the area. And the locations of lumber operations and tourist resorts should be surveyed to determine the extent and importance of existing resources in the context of economic development in the Point Arena area.

Bibliography
Page 1

Anonymous, "Mendocino Coast Parish, The Methodist Church Centennial, 1867-1967." n.p., n.d.

Assessor's Records, Mendocino County.

Biaggi, John, personal interviews, Point Arena & Ukiah, 1988-1989

Brinzing, Margaret, "Early History of the Mendocino Coast." M.A. Thesis, University of California, Berkeley, Department of History, August 11, 1950.

Brown, Blanche, "The Story of the South Coast of Mendocino County," Superintendent's Newsletter, May, 1958.

California, State of, Reports of the Superintendent of Public Instruction, 1893, 1904, 1906, 1909. Sacramento: State Printing Office.

Carpenter, Aurelius and Percy Milberry, Mendocino and Lake Counties. Los Angeles: Historic Record Co., 1914.

Collins, Walter G., Tales from the Redwood Coast. Ukiah, California: Mendocino County Historical Society, 1979.

Desautels, Marie, Personal Interviews, Point Arena, 1988-1989.

Fairbanks, W.W., "Point Arena: Its Early History, Settlement and Growth," The Northern Crown, vol. 3, no. 2, November, 1907.

Halliday, Dorothy, "Point Arena Agriculture, 1859-1945," unpublished paper, Point Arena, 1988.

Halliday, Dorothy, Personal Interviews, Point Arena, 1988-1989.

Harlander, Dave, "Scarmella Recalls Hotel-saloon Heydays," Independent Coast Observer, Feb. 12, 1988.

Hughes, Ruby, Personal Interviews, Point Arena, 1988-1989.

Jenkins, Richard and Dorothea Theodoratus, "Update on Point Arena Roundhouse," News from Native California, vol. 3., no. 1, March/April, 1989.

Karinen, Arthur Eli, The Historical Geography of the Mendocino Coast, M.A. Thesis, University of California, Berkeley, Department of Geography, April 6, 1948.

Landsman, David, ed., Mendocino County Historic Annals, No. 2, Mendocino: Pacific Rim Research, 1977.

Levene, Bruce (ed.), Mendocino County Remembered, An Oral History. Mendocino County, California: The Mendocino County Historical Society, 1976-1977.

McKenney's Eight County Directory, 1884-1885, San Francisco, 1883.

Mendocino Robin, available at Mendocino County Historical Society, Ukiah, California.

Mendocino Beacon, 1878-1928, passim.

Mendocino County Historical Society Photo Collection, Mendocino County Historical Society, Ukiah, California.

Mendocino County Telephone Directories, 1909, 1910, 1916, 1918, 1926, 1929, 1931, 1936, 1939, 1945, 1947, 1950.

Menefee, C.A., Historical and Descriptive Sketch Book of Napa Sonoma, Lake and Mendocino Counties. Napa: 1873.

Moungovan, Thomas, Where There's Will There's a Way. Fort Bragg California: Mendocino County Historical Society, 1968.

Palmer, Lyman L., A History of Mendocino County California. San Francisco: Alley, Bowen & Company, 1880.

Paulsen, L.L., Handbook and Directory of Napa, Lake, Sonoma and Mendocino Counties. San Francisco: 1874.

Point Arena Historical Committee Photo Collection, Point Arena, California.

Point Arena Lighthouse Keepers, Inc., "Point Arena Lighthouse and Museum," pamphlet, n.p., n.d.

Point Arena Lighthouse Keepers Photo Collection, Point Arena Lighthouse, Point Arena, California.

Point Arena Record, 1897-1928, passim.

Reynolds, Bunnie, Personal Interviews, Point Arena, 1988-1989.

Russell, Ida Mae, Personal Interviews, Point Arena, 1988-1989.

Ryder, David Warren, Memories of the Mendocino Coast. San Francisco: 1948.

Scarmella, Joseph, Personal Interview, Point Arena, 1988.

Sanborn Maps, 1891, 1894, 1898, 1904, 1909, 1923, 1946.

Shanks, Ralph and Janetta, Lighthouses and Lifeboats on the Redwood Coast. San Anselmo, California: San Anselmo Press, 1978.

Bibliography
Page 4

U.S. Life Saving Service, Annual Reports, 1876-1914. Washington: Government Printing Office, 1914.

U.S. Census, 1870, 1890.