

**Archaeological Resource Inventory,  
Significance Evaluation, and Design Review**

**71 Palomar Avenue  
(Assessor's Parcel No. 052-162-007),  
San Luis Obispo, California**

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## MANAGEMENT SUMMARY

LR Development Group proposes to relocate and rehabilitate the historic Sandford House and construct a new 41-unit apartment building complex at 71 Palomar Avenue in San Luis Obispo, California (Assessor's Parcel No. 052-162-007). The Sandford House is included on the City of San Luis Obispo (City) Master List of Historic Resources. According to the City of San Luis Obispo Historic Preservation Ordinance (Municipal Code Chapter 14.01), the Master List includes only "the most unique and important resources and properties in terms of age, architectural or historical significance, rarity, or association with important person or events in the city's past, which meet one or more of the criteria outlined in Section 14.01.070." As a City Master List property, the building qualifies as a historical resource under the California Environmental Quality Act (CEQA).

The relocation and rehabilitation of the Sandford House and proposed new construction must comply with the City's Historic Preservation Ordinance and must conform to the City's Historic Preservation Program Guidelines updated in November 2010. These guidelines state that a project will not have a significant impact on historical resources if it complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The city-wide Historic Resources Survey conducted in 1983 found the Sandford House significant for its architectural merits and age, placing the property on the City's Master List. While a State of California Historic Resources Inventory form was minimally completed during the 1983 survey, no significance evaluation was performed and no period of significance was established. The significance and associated period of significance must be defined to identify the character-defining features of the Sandford House correctly and evaluate the proposed project for consistency with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines.

This document reports the results of archaeological and architectural surveys of the subject property, evaluates the historical significance of the subject property, and provides a design review of the proposed rehabilitation of the Sandford House and new construction.



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# 1 INTRODUCTION

LR Development Group proposes to relocate and rehabilitate the historic Sandford House and construct a new 41 unit apartment building at 71 Palomar Avenue in San Luis Obispo, California (Assessor's Parcel No. [APN] 052-162-007). At the request of Mr. Loren Riehl of LR Development Group, Applied EarthWorks, Inc. (Æ) completed a cultural resources study of the proposed development between April and October, 2015.

The study area is located in Township 30 South, Range 12 East, in the northwest quarter of the northeast quarter of Section 27, within the municipal boundaries of the City of San Luis Obispo (City) as depicted on the U.S. Geological Survey San Luis Obispo 7.5-minute quadrangle (Figure 1-1). The 1.17-acre project area is at the northwest corner of the intersection of Palomar Avenue and Luneta Drive (Figure 1-2). The subject property includes the circa 1895 Colonial Revival–style Sandford House and two small accessory buildings that date to the mid twentieth century.

## 1.1 PROJECT DESCRIPTION

The project will require discretionary permits from the City and therefore must comply with the City Historic Preservation Ordinance (City Ordinance; Municipal Code Chapter 14.01) and conform to the *Historic Preservation Program Guidelines* (City Guidelines; 2010). An important step in complying with environmental laws, regulations, and standards is the identification of cultural resources within the project area. To this end, LRD Development retained Æ to perform a Phase 1 archaeological study and a significance evaluation of the existing historical buildings at 71 Palomar Avenue. As part of the archaeological study, Æ completed a records search at the Central Coast Information Center (CCIC), conducted a Phase 1 surface inspection, and initiated outreach to the local Native American community through contact with the Native American Heritage Commission (NAHC) and local groups and tribes. For the built environment, Æ completed archival research; performed a field survey of the property; developed a property-specific historic context; and evaluated the historical significance of the buildings on the property. As the property contains a building included in the City's Master List of Historic Resources, the proposed project design is evaluated for consistency with the City Ordinance and Guidelines.

The proposed project will relocate the existing residence to a lower position southeast of its current location (Appendix E). The repositioning of the historic residence will, as proposed, allow construction of a new 41-unit apartment building on the west and north portions of the parcel. The new buildings will be both two and three stories, will consist of a mix of six studio, one one-bedroom, and 34 two-bedroom apartments. Parking will be entirely tucked-under the north side of the complex. Non-original rear additions to the Sandford House will be removed, and the residence, which currently serves as multifamily student housing, become amenity space (leasing, study hall, fitness room, etc.) for residents and management.

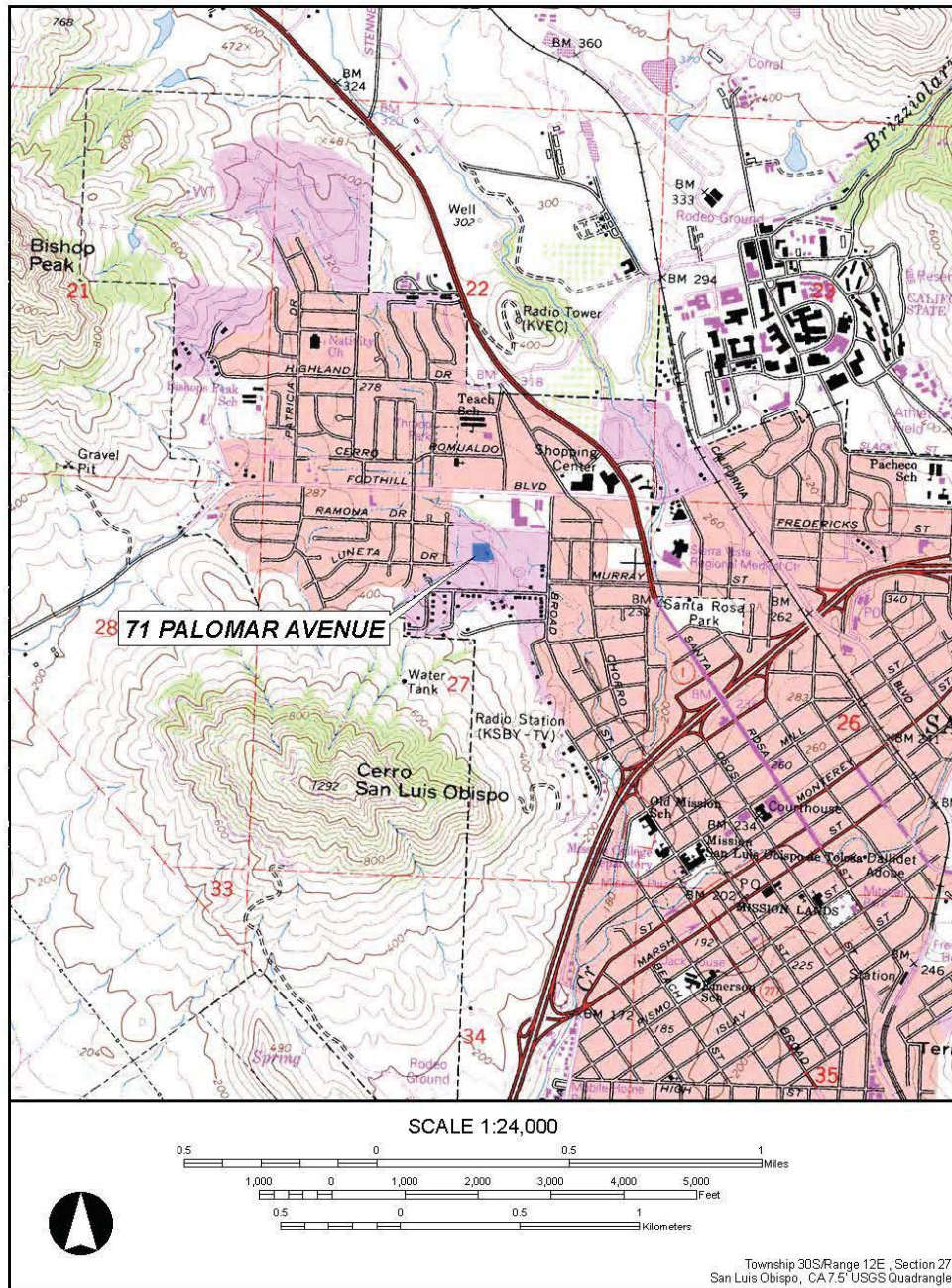


Figure 1-1 Project location in San Luis Obispo, California.



Figure 1-2 Aerial overview of subject property and surrounding neighborhood.

Æ's cultural resource study was performed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21083.2, CEQA Guidelines Section 15064.5, and PRC Section 5024.1, which establishes the California Register of Historical Resources (CRHR). These statutes and guidelines require local agencies to take into account the effects of projects on historical resources, including archaeological sites. Under the CEQA, historical resources are defined as properties that are listed in or determined eligible for listing in any local register and/or the CRHR.

## **1.2 PERSONNEL QUALIFICATIONS**

All Æ staff members who participated in this investigation meet the Secretary of Interior's Professional Qualification Standards for their respective roles. Barry A. Price (M.A.), a Registered Professional Archaeologist (RPA), served as principal investigator for the study. Æ Senior Archaeologist Erin Enright (M.A., RPA) served as project archaeologist. She oversaw archaeological fieldwork and reviewed this report. Marc Linder performed background research, conducted tribal outreach, and prepared the field inventory and archaeological report sections. Æ Architectural Historian James Jenks (M.A.) completed archival research and evaluated the significance of the subject property, while Architectural Historian and Historic Preservation Specialist Donald Faxon (M.A.) performed the design review for consistency with the Secretary of Interior's Standards. Æ Architectural Historian Aubrie Morlet (M.A.) provided peer review of the report. Résumés for these key personnel are provided in Appendix A.

## **1.3 REPORT ORGANIZATION**

This report documenting the results of Æ's study of 71 Palomar Avenue, San Luis Obispo, was prepared in accordance with *Archaeological Resource Management Reports: Recommended Contents and Format* prepared by the California Office of Historic Preservation (OHP 1990). The document consists of nine chapters. Following this introduction, Chapter 2 describes the prehistoric and ethnographic cultural setting of the study area and provides the historic context. Æ's study methods, including background research, field investigations, and resource documentation are described in Chapter 3. The findings of the cultural study are presented in Chapter 4, and Chapter 5 presents the history and description of the built environment. The significance of the built environment resources is evaluated in Chapter 6. The detailed design review to assess the consistency of the proposed project with the City Ordinance and Guidelines is provided in Chapter 7, and Chapter 8 contains recommendations for further project design consistency. A complete listing of references cited is provided in Chapter 9. Qualifications of Æ staff are presented in Appendix A. The results of the archaeological records search are included as Appendix B. Native American communication is documented in Appendix C. The completed California Department of Parks and Recreation (DPR) 523 series forms for the cultural resources recorded during this investigation are in Appendix D. Conceptual design drawings are provided in Appendix E.

## 2 CULTURAL CONTEXT

### 2.1 PREHISTORY

Most of the research into the prehistory of the Central Coast has concentrated on the Santa Barbara Channel region, where the Barbareño Chumash developed a highly complex social system during late prehistory. However recent studies regarding the prehistory and archaeology of San Luis Obispo County have been conducted by Bertrando and Levulett (2004), Farquhar et al. (2011), Fitzgerald (2000), Jones et al. (1994), Jones and Waugh (1995), and Mikkelsen et al. (2000). While it is clear that there are many differences between the Chumash groups living north and south of Point Conception, there are some broad patterns of cultural change applicable to both regions.

Regional chronology has been a source of debate among scholars, and San Luis Obispo County still lacks a well-dated sequence. Early attempts at regional cultural chronology by Rogers (1929) and Olson (1930) divided prehistory into three periods. However, extensive archaeological studies since then and development of more precise dating methods have allowed many refinements to the regional chronology. Currently, the most common chronological sequence—based on work by Erlandson and Colten (1991), Jones and Ferneau (2002), Jones et al. (2007), and King (1990)—divides Central Coast prehistory into six periods:

- Paleo-Indian (pre-8000 B.C. [11,000–8500 B.P.]
- Early Holocene (8000–3500 B.C. [8500–5500 B.P.]
- Early (3500–600 B.C. [5500–3000 B.P.]
- Middle (600 B.C.–A.D. 1000 [3000–1000 B.P.]
- Middle/Late Transition (A.D. 1000–1250 [1000–700 B.P.]
- Late (A.D. 1250–1769 [700 B.P.–Historic])

The Paleo-Indian Period represents the earliest human occupations in the region, which began prior to 10,000 years ago. Paleo-Indian sites throughout North America are known by the representative fluted projectile points, crescents, large bifaces used as tools as well as flake cores, and a distinctive assemblage of small flake tools. In the project area, however, this representative Paleo-Indian assemblage has not been discovered; only three fluted points have been reported from Santa Barbara and San Luis Obispo counties, and all are isolated occurrences unassociated with larger assemblages of tools or debris (Erlandson et al. 1987; Gibson 1996; Mills et al. 2005). Sites on San Miguel and Santa Rosa islands have yielded numerous radiocarbon dates of Paleo-Indian age but did not produce fluted points or other notable artifacts (Agenbroad et al. 2005; Erlandson et al. 1996). Nonetheless, these offshore sites provide clear evidence of watercraft use by California’s earliest colonizers, and also offer tantalizing evidence of pre-Clovis occupations.

Another likely late Paleo-Indian site with a more robust artifact assemblage is CA-SBA-1547 on Vandenberg Air Force Base (Lebow et al. 2014). Overall, inhabitants of the Central Coast during the Paleo-Indian Period are thought to have lived in small groups with a relatively egalitarian social organization and a forager-type land-use strategy (Erlandson 1994; Glassow 1996; Greenwood 1972; Moratto 1984). In general, these early sites are characterized by a strong maritime orientation and an apparent reliance on shellfish. There is a noted lack of ground stone during this period, suggesting dependence on faunal over floral resources.

More conclusive evidence of human occupation has been found at sites dating to the early Holocene, between 8000 and 5000 B.C. A growing number of early Holocene components have been identified, most located in coastal or pericoastal settings. Two such components, at CA-SLO-2 (Diablo Canyon) and CA-SLO-1797 (the Cross Creek Site), are radiocarbon dated between 8300 and 6500 B.C., providing the earliest evidence for the widespread California Milling Stone adaptive pattern (Greenwood 1972; Jones et al. 2009). The most common artifacts in these assemblages are the eponymous milling slabs and handstones used to grind hard seeds and process other foodstuffs. Choppers, core tools, and large bifaces also are common, while side-notched dart points, pitted stones, simple bone awls, bipointed bone gorges, and possible eccentric crescents occur in lesser frequencies. Population density likely remained low, although settlements may have been semipermanent. Subsistence activities appeared to be aimed broadly at a diverse spectrum of terrestrial and marine resources.

During this time, people appear to have subsisted largely on plants, shellfish, and some vertebrate species using a seemingly simple and limited tool technology. Sites of this age are notable for the prevalence of handstones and milling slabs and less abundant flaked tools and projectile points (Jones et al. 2007:135). Archaeological components from central California show substantial regional variability. Differences in site location, artifact assemblages, and faunal remains suggest that populations were beginning to establish settlements tethered to the unique characteristics of the local environment and adopt subsistence practices responsive to local conditions. Obsidian from several of these components originated on the east side of the Sierra Nevada, suggesting that long-distance trade networks were also established during this era. Glassow (1990, 1996) infers that occupants of Vandenberg AFB sites during this time were sedentary and had begun using a collector-type (i.e., logistically mobile) land-use strategy. However, others have argued for a broader and less permanent subsistence base as overexploitation of coastal resources pushed human residents toward the interior (Jones and Richman 1995).

An important adaptive transition occurred along the Central Coast around 3500 B.C. (Jones et al. 2007; Price et al. 2012). Technological changes marking the transition into the Early Period (3500–600 B.C.) include an abundance of contracting-stemmed, Rossi square-stemmed, large side-notched, and other large projectile points (Jones et al. 2007:138). Mortars and pestles were introduced and gradually replaced manos and milling slabs as the primary plant processing tools, indicating expansion of the subsistence base to include acorns (Glassow and Wilcoxon 1988). Shell beads and obsidian materials indicate that trade between regions expanded (Jones et al. 1994). Site occupants appear more settled with more limited mobility, and they increasingly used sites for resource procurement activities such as hunting, fishing, and plant material processing (Jones et al. 1994:62; Jones and Waugh 1995:132). Farquhar et al. (2011:14) argue that cultural changes during this period are the result of population circumscription and economic

intensification. Echoing Rogers (1929), Price et al. (2012:36–37) suggest such constraints might have been prompted by the arrival of new ancestral populations or adoption of new social norms in the region.

The Middle Period (600 B.C.–A.D. 1000) is defined by the continued specialization in resource exploitation and increased technological complexity. Contracting-stemmed points still existed, while square-stemmed and large side-notched variants disappeared (Rogers 1929). The use of mortars and pestles also increased. Additionally, expansion of trade is evident in the increased quantity of obsidian, beads, and sea otter bones (Farquhar et al. 2011:15). Circular shell fishhooks, which facilitated an increase in exploitation of fishes, appeared for the first time (Glassow and Wilcoxon 1988). The appearance of small leaf-shaped projectile points toward the end of the period is evidence for the arrival of bow-and-arrow technology (Jones et al. 2007:139).

The Middle-Late Transitional Period (A.D. 1000–1250) represents a rapid change in artifact assemblage as well as social and settlement organization (Arnold 1992). Large numbers of arrow points appeared and most stemmed points disappeared (Jones et al. 2007:139). Hopper mortars also made their first entry in the archaeological record (Farquhar et al. 2011:16).

At the same time, some evidence points to population decline and interregional trade collapse. Obsidian is not found in sites dating to this period (Jones et al. 1994). Settlement shifted away from the coast and people relocated to more interior settings (Jones 1995:215). Marine resources appear to have been largely dropped from the diet and instead people relied more on terrestrial resources such as small mammals and acorns (Farquhar et al. 2011:16). These changes may have been caused by an environmental shift that increased sea and air temperatures, resulting in decreased precipitation and overexploitation of resources (Arnold 1992; Graumlich 1993; Kennett et al. 1997; Piasias 1978; Stine 1990).

However, social complexity became more noticeable during the Middle to Late Period transition, when most archaeologists believe craft specialization and social ranking developed (Arnold 1992). The *tomol* (plank canoe), which was utilized by the Chumash south of Point Conception where ocean conditions were more favorable, allowed for a greater reliance on marine resources, particularly fish, for food. However, these changes are again more noticeable south of Point Conception and may have been due, in part, to environmental changes occurring at that time.

Populations on the Central Coast expanded in the Late Period (A.D. 1250–1769) (Farquhar et al. 2011:17). More sites were occupied during this period than ever before (Jones et al. 2007:143). It appears that the inhabitants of the Central Coast did not increase maritime subsistence activities but instead continued to demonstrate a terrestrial focus, although residents of the interior still made temporary forays to the coastal zone to procure marine products (Farquhar et al. 2011:17; Jones et al. 2007:140; Price 2005; Price et al. 1997:4.13–4.14).

Artifact assemblages from the Late Period within San Luis Obispo County contain an abundance of arrow points, small bead drills, bedrock mortars, hopper mortars, and a variety of bead types (Price 2005). More shell and stone beads appeared in the Late Period, and they became a more standardized and common form of exchange (Jones et al. 2007:140, 145). The use of handstones and milling slabs continued during this period, but pestles and mortars occurred in greater proportions (Jones and Waugh 1995:121). There are few records of Spanish encounters with the

Chumash north of Point Conception (Glassow 1990). However, in San Luis Obispo County it appears that the absence of the *tomol* and a lower population density contributed to a different social and political organization than their neighbors to the south. Moreover, the absence of imported obsidian after A.D. 1000 suggests a change in trade relationships that is likely associated with the shift in settlement patterns (Jones et al. 1994).

Changes during the period are attributed to a number of factors, including demographics, increased use of the bow and arrow, European diseases, severe droughts, and/or the emergence of powerful leaders (Graumlich 1993; Jones et al. 1999; Jones and Ferneau 2002; Jones and Kennett 1999; Jones et al. 2007:144; Stine 1994).

## 2.2 ETHNOGRAPHY

San Luis Obispo is within the area historically occupied by the Northern (Obispeño) Chumash, the northernmost of the Chumash people of California (Gibson 1991; Greenwood 1978; Kroeber 1976). The Northern Chumash occupied land from the Pacific coast east to the Coast Ranges and from the Santa Maria River north to approximately Point Estero. Chumash material culture, social organization, traditions and rituals, and cosmology have been described by many scholars including Blackburn (1975), Grant (1993), Greenwood (1978), Hudson and Blackburn (1982–1987), Hudson and Underhay (1978), Hudson et al. (1977), Johnson (1988), King (1990), Woodman et al. (1991).

Various lines of historical and archaeological evidence indicate that the general population density in the northern Chumash region was far less at the time of contact than in earlier prehistoric times, and the Chumash population at Mission San Luis Obispo was never as high as at the more southerly missions at Santa Barbara, Lompoc, and Santa Ynez (Greenwood 1978). The Indian population at Mission San Luis Obispo reached its peak of 919 in 1803, as most of the Northern Chumash left their native villages and moved into the mission or its outposts. By the time of secularization in 1834, missionization, disease, and destruction of the native subsistence base had forced the Chumash to give up most of their traditional lifeways. Only 170 Chumash remained at the mission in 1838.

## 2.3 HISTORIC CONTEXT

Euro-American settlement in the area began with the establishment of Mission San Luis Obispo de Tolosa in 1772. This site was selected for its level lands and “two little arroyos which contained water with sufficient lands that with little trouble . . . could be irrigated from them” (Palóu 1926). Father Joseph Caveller quickly constructed a small wooden chapel that also served as a shelter. In 1774, a more permanent church with adobe foundations and a superstructure of shaved limbs and tules was erected. In 1776, a fire destroyed most of this structure as well as many supplies. Two more fires in 1776 and 1781 caused similar destruction. Despite these setbacks, the mission had recorded 877 baptisms and had regular surpluses of crops and livestock by 1788 when construction of the current mission began. The friars tended a vineyard and orchard, located southeast and northwest of mission, respectively. In the 1790s, an auxiliary rancho with more than 17,000 acres of prime farm land was established at Santa Margarita (Krieger 1988).



California became a Mexican territory in 1822. Unlike their Spanish predecessors, the Mexican authorities opened California's door to foreign trade and immigration. The beneficiaries of this policy were predominantly the missions, which could legally expand their hide and tallow trade to foreign merchants (Hackel 1998). The Colonization Act of 1824 and the Supplemental Regulations of 1828 afforded private individuals—both Mexican nationals and immigrants—the right to obtain title to land, although for the time being, mission lands were still not available. Such immigrant-friendly laws directly contributed to the migration and eventual permanent presence of Anglo-Americans in California. The Secularization Act of 1833 officially ended the church's monopoly of prime California lands and redistributed the mission estates to private individuals in the form of land grants. During the early and mid-1840s, the former mission lands of the county were carved up into large ranchos, each totaling several thousand acres (Krieger 1988:41–43). Some of the recipients of these Mexican land grants were Yankee sea captains, like William Dana and John Wilson, who had established themselves in the San Luis Obispo area in the previous decades.

San Luis Obispo County was officially established at the time of California statehood in 1850. That same year, William R. Hutton was authorized by the Court of Sessions to survey and lay out the town of San Luis Obispo. The main street, Monterey Street, was to be 20 yards wide and all other streets were to be 15 yards wide. This grid was laid out without respect to most standing buildings and structures, many of which were adobe residences or decaying mission outbuildings. The new street grid often left these older buildings at odd angles to the grid, or worse, in the right-of-way of the surveyed streets. However, a large number of these streets were not opened until decades after the initial survey, so many of the mission and Mexican period buildings remained until the 1870s. Many settlers in the town boundaries had occupied or owned their lands since before the founding of the county, but there was no legal documentation of title. In March of 1868, an act to settle the title of lands in San Luis Obispo was passed by the California Legislature, and residents began submitting lot petitions. In 1876, the city was incorporated.

As with any region, commercial and urban growth in San Luis Obispo County was intimately intertwined with the development of its transportation network. In 1870 the first county road connected San Luis Obispo and San Simeon, and a road over Cuesta Pass was constructed by 1877 (Krieger 1988:75–76). In terms of shipping, however, the most important node in county was Port Harford (later called Port San Luis), and for many years the large-scale import and export of goods was handled through San Luis Obispo Bay. The bay offered a deep harbor, where large steamers could unload passengers and freight, and the high promontory of Point San Luis shielded the port from storms, particularly in the cove just northwest of the point where John Harford built his 540-foot pier in 1873 (Best 1992:11–13). In 1875–1876, a group of San Francisco investors, later organized as the Pacific Coast Steamship Company, purchased Harford's Wharf and constructed a short railroad line beginning at San Luis Obispo Bay and terminating in the southwest part of town (Krieger 1988:57). Shortly afterward, a train terminal was built at the southeast corner of Higuera and South streets.

In 1881 the Pacific Coast Steamship Company set out to extend the railroad southward from San Luis Obispo into Santa Barbara County (Best 1992:24–41). One year later, the steamship company was purchased by the Oregon Improvement Company, a Seattle-based lumber and coal concern that reorganized its newly acquired rail assets into the Pacific Coast Railway Company.

Work continued on the narrow-gauge railway, and by 1883 the track was completed connecting Port Harford to San Luis Obispo and then to Los Alamos, thus providing a reliable shipping link to farmers and dairymen along the way. In 1887, the line reached Los Olivos and the fertile Santa Ynez Valley.

The Oregon Improvement Company's rail/steamer system facilitated an interregional trade network that had considerable effect on the county's economy. Along with incoming coal and manufactured goods, timber from the northwest arrived in San Luis Obispo, where it was processed by the lumber mills and stored at the yard near the Pacific Coast Railway station or distributed to other towns serviced by the railroad. Outgoing grain and dairy products shipped from points along the Pacific Coast line to San Luis Obispo Bay were loaded on steamers bound for San Francisco. An entry in the 1889 *Tribune* (Tognazzini 1989) gives some indication of the volume and diversity of goods passing through Port Harford in 1888, which included exported grain, beans, dairy products, livestock, hides, pelts, and wool as well as imported lumber, coal, general merchandise, and agricultural implements. The article adds that the demand for bituminous ore, used in the construction of roads, was increasing rapidly and that 57,175 passengers were carried by the Pacific Coast Railway during that year alone.

Despite the brisk pace of business, a large part of the Central Coast was still relatively isolated from the rest of the state in the early 1890s. Travel between San Luis Obispo and Los Olivos was made easy and affordable by the Pacific Coast Railway Company; but before 1894, reaching destinations outside the region meant riding the stagecoach to Templeton or Santa Barbara to catch the Southern Pacific Railroad or, alternatively, taking a steamer out of Port Harford bound for San Francisco or one of the other ports of call along the California coast (Best 1992:42; Tognazzini 1991).

Much of that changed when the Southern Pacific Railroad rolled into San Luis Obispo in 1894. The Oregon Improvement Company, which was reorganized as the Pacific Coast Company in 1897, now faced competition from the unquestioned leader of the rail industry. By 1901—when the Southern Pacific reached Santa Barbara, thereby establishing a continuous line between San Francisco and Los Angeles—passenger traffic out of Port Harford had all but evaporated (Best 1992:51). In terms of freight business and intraregional passenger travel, however, the Southern Pacific and the Pacific Coast Railway not only coexisted for many years but formed an amicable relationship. The two railroads coordinated their time tables to facilitate interrail transfers, and a spur line was built along South Street between the Pacific Coast depot and the Southern Pacific (or Ramona) depot between Marsh and Higuera on Johnson. The Pacific Coast Railway Company enjoyed some of its best freight years during the latter part of the 1890s (Tognazzini 1996, 1999).

With the advent of the automobile age and the construction of U.S. Highway 101 through town, San Luis Obispo became a favorite overnight stop for motorists traveling between the San Francisco Bay area and southern California. Motels and car-related businesses (e.g., gas stations, repair shops) sprang up at the southwest and northeast ends of the town. California Polytechnic State University was established in 1903 also was a great draw for the city. The vocational school was established on 281 acres approximately 1 mile northeast of the project area. By 1903 the population of San Luis Obispo had grown to 4,500.

The city's population swelled to 8,500 by 1926, and in the following year the National Guard founded Camp Merriam on 2,000 acres. This became a U.S. Army infantry and artillery training camp known as Camp San Luis between 1940 and 1941. Perhaps the most visible growth occurred toward the end of World War II, when military installations established in response to the war artificially inflated the local economy. By 1944 the population had reached 16,000 people. Many of those soldiers returned permanently to San Luis Obispo after the war (Krieger 1988:102–104), and the city's growing population pushed out beyond the borders of town.



## 3 STUDY METHODS

### 3.1 RECORDS SEARCH

On April 7, 2015, Æ obtained a records search from the Central Coast Information Center (CCIC) of the California Historical Resources Information System housed at the University of California, Santa Barbara (Appendix B). Information Center staff examined site record files, location maps, and other materials to identify previously recorded resources within 0.25 mile of the project area. Previous surveys within the project area were also examined. Data sources also included the Historic Property Data File, the National Register of Historic Places, the California Register of Historical Resources, the listing of California Historical Landmarks, the California Inventory of Historic Resources, and the California Points of Historical Interest.

### 3.2 ARCHIVAL RESEARCH

Æ Architectural Historian James Jenks conducted archival research in several City repositories. Research focused on historical maps, historical photographs, written histories, previous cultural resource surveys, and official built environment records of San Luis Obispo County and the City. The following repositories were consulted for historical data regarding the subject parcel:

- San Luis Obispo County Assessor;
- San Luis Obispo County Department of Planning and Building;
- San Luis Obispo County Clerk-Recorder, San Luis Obispo;
- City of San Luis Obispo Community Development Department;
- City of San Luis Obispo Public Works Department;
- San Luis Obispo Public Library, Local History Room;
- Special Collections & Archives and the GIS-Data Studio, Kennedy Library, California Polytechnic State University, San Luis Obispo (CalPoly);
- Earth Sciences and Map Library, University of California, Berkeley; and
- History Center of San Luis Obispo County, San Luis Obispo.

Aerial images and historical maps were essential to identifying the growth and development of the property and surrounding landscape. The libraries at CalPoly and University of California, Berkeley provided aerial photographs of the study vicinity. The USGS website provided historical maps dating from 1897 to 1965. Jenks also reviewed online records maintained by the Bureau of Land Management for General Land Office (GLO) patent and survey map data for the subject parcel. He also examined county plat maps prepared in 1874 and 1913 that were available at the San Luis Obispo County Library Local History Room. Additionally, Jenks

consulted online historical land and tax information maintained by the San Luis Obispo County Genealogical Society.

Research at the San Luis Obispo County Assessor's office provided building records, sketch maps, and a partial list of subject property ownership. The County Assessor's office also provided city maps which illustrated changes in the size of the parcel and development of adjacent roads and subdivisions. Records from the City Community Development Department provided permit history for alterations dating back to the early 1950s, when city boundaries expanded to include the subject property. The Community Development Department also provided the file associated with the property's listing on the City's Master List. The file included handwritten notes regarding the chain of ownership and a brief architectural description of the residence on a State of California Historic Resources Inventory form. City and county directories on file at the San Luis Obispo County Library and History Center of San Luis Obispo County provided names and background information for some of the individuals known to reside at the subject property. U.S. Census records and voter registration books, accessed through online subscription services, provided additional biographical information on past owners.

### **3.3 NATIVE AMERICAN OUTREACH**

On May 18, 2015, Æ contacted the California Native American Heritage Commission (NAHC) to determine if any sites recorded in the agency's Sacred Lands File occur in or near the project area. On June 22, 2015, the NAHC supplied a list of local Native American individuals and/or groups with interests and knowledge about the area (Appendix C). Æ contacted those included on the list by letter and telephone to request comments or information about the study area (see Section 4.2).

### **3.4 FIELD SURVEY METHODS**

On May 28, 2015, Æ Staff Archaeologist Marc Linder conducted an intensive pedestrian survey of the subject parcel to identify any archaeological or historical resources that may be impacted by future development. The survey was performed by walking parallel transects spaced 5 meters apart, paying extra attention to exposed ground not obscured by structures, landscaping, and other vegetation. Rodent burrows and mechanical cuts were also examined carefully for archaeological remains.

On May 28, 2015, Æ Architectural Historian James Jenks conducted an architectural field survey of the subject property. Using a digital camera, Jenks photographed the surrounding neighborhood, property landscape, main residence and two ancillary buildings. The subject buildings are recorded on a California DPR Primary Record (523A) and Building, Structure, and Object Record (523B). The completed forms describe the buildings' attributes, features, and condition, and summarize Æ's evaluation of significance for built environment resources (Appendix D). Results of both field survey and archival research were used to interpret the historic context and determine the original physical characteristics of the existing buildings.

## 4

**RESULTS OF ARCHAEOLOGICAL RESOURCE INVENTORY****4.1 RECORDS SEARCH RESULTS**

The CCIC records search revealed that no prior cultural resources investigations have been conducted within the current project area; however, seven previous investigations were conducted within 0.25 mile (Appendix B). The search also revealed that no archaeological sites have been documented within 0.25 mile of the project area.

Two previous cultural resources investigations of note were conducted in proximity to the project area. In 1997, Thor Conway conducted an archaeological survey followed by Phase 2 testing at 61 Broad Street, just one city block east of the current project area. His study concluded that the parcel contains no surface or subsurface archaeological materials. Ethan Bertrando conducted an additional study in 1997 on a parcel of land one city block north of the current project area. This study included a records search and surface survey. Historic artifacts were noted; however, no significant cultural materials were recorded.

**4.2 NATIVE AMERICAN OUTREACH**

On June 22, 2015, the NAHC responded to Æ's information request and indicated that a search of their Sacred Lands File failed to indicate the presence of Native American cultural resources in the immediate project area. The lack of information in the NAHC files does not indicate conclusively that tribal resources are not present, and they recommended contacting local groups or individuals who might have additional information on the study area (Appendix C).

On June 23, 2015, Æ archaeologist Simone M. Schinsing sent notification letters to each of the individuals on the NAHC list requesting their comments and providing contact information to direct any concerns or comments they may have (see Appendix C). Æ received three responses from local tribal representatives (Table 4-1). Lei Lynn Odom stressed how locations near downtown can be sensitive. Chairman Mona Olivas Tucker of the *yak tityu tityu* Northern Chumash Tribe suggested that sensitivity training be mandatory for all construction personnel as well as an onsite archaeological monitor during ground disturbance.

**4.3 FIELD SURVEY RESULTS**

Approximately 50 percent of the project area was accessible or not otherwise obscured by structures or pavement during Æ's pedestrian survey of 71 Palomar Avenue on May 28, 2015. The exposed ground surface afforded approximately 50 percent visibility, limited by grass and other landscaping. No prehistoric or historical deposits were noted in this investigation; however, a rectangular concrete foundation was observed along the property's southern edge. This foundation likely belonged to a water tank or cistern used by past residents. The property owner's representative stated that the tank had burned down sometime in the 1970s (Victor Johnson, personal communication 2015). This foundation, likely dating to construction of the original residence circa 1895, constitutes a historical feature and required further documentation.

**Table 4-1  
Native Americans Contacted for the 71 Palomar Avenue Project**

<b>Contact</b>	<b>Affiliation</b>	<b>Letter Sent</b>	<b>Phone Call</b>	<b>Results</b>
Mona Olivas Tucker, <i>yak tityu tityu</i> —Northern Chumash Tribe	Chumash	6/23/15	7/8/15	Suggested sensitivity training for all construction personnel, and recommends an archaeological monitor onsite during ground disturbance.
Matthew Darian Goldman	Chumash	6/23/15	7/8/15	No message machine.
Fred Collins, Northern Chumash Tribal Council	Chumash	6/23/15	7/8/15	Left a message; no response to date.
Lei Lynn Odom	Chumash	6/23/15	7/8/15	Odom stated that anything near downtown San Luis Obispo can be sensitive.
Peggy Odom	Chumash	6/23/15	7/8/15	Lei Lynn spoke for Peggy.
Chief Mark Steven Vigil San Luis Obispo County Chumash Council	Chumash	6/23/15	7/8/15	Left a message; no response to date.
PeuYoKo Perez	Chumash	6/23/15	7/8/15	Left a message; no response to date.
Fred Segobia	Chumash/ Salinan	6/23/15	7/8/15	Segobia requested that John Birch be called for information relevant to the area. Birch knows of no archaeological resources within the project area.

The only other anthropogenic materials observed were sparse modern glass, plastic, plaster, and other scant structural debris; none of this material qualifies as a cultural resource. Features observed during Æ’s survey of the built environment are described in Chapter 5.

Æ’s archaeologist returned to the property to document the foundation. The feature was mapped with a handheld Trimble Geo XT Global Positioning System receiver with submeter accuracy and documented on a DPR Archaeological Site Record form (Appendix D). The feature is near the southwest corner of the property. The foundation is 16.5 feet long, 6.0 feet wide, and 2.0 feet high. It is constructed of coarse (up to 5 inch) aggregate concrete. The feature includes a partial (8.5 inch thick) stem wall with a 32-inch-wide slab on the east side. The southern portion of this foundation has been removed, presumably after that portion of the property was sold or possibly during construction of Luneta Drive. Anecdotal evidence indicates the original wooden upper structure burned down in the 1970s.

#### **4.4 SUMMARY**

This study found no evidence of prehistoric cultural deposits within the project area. Due to the project’s proximity to a creek, there is a slightly elevated sensitivity for buried prehistoric cultural resources. Additionally, historic-period use of the property increases the potential to encounter buried historic deposits such as privies, sheet midden, or structural remains. No additional archaeological testing is needed at this time; however, it is recommended that construction monitoring occur during initial ground disturbance.



## 5

**DESCRIPTION OF BUILT ENVIRONMENT RESOURCES**

The City's Master List of Historical Resources identifies the subject property at 71 Palomar Avenue as the Sandford House. According to the property file located at the City of San Luis Obispo Community Development Department, the Sandford name was applied from an unidentified historical source, but no additional information was provided. To verify the property name and identify historical property owners, First American Title performed a title search using data from the San Luis Obispo County Clerk-Recorder's Office. Based on GLO records, recorded deeds, and assessor's data, there have been 13 owners of the property (Table 5-1). Ownership history and improvements to the subject property are further described below.

**Table 5-1**  
**Property Owners of 71 Palomar Avenue, San Luis Obispo**

<b>Date</b>	<b>Owner</b>	<b>Reference Source</b>
1870	Encarnacion Bareras	GLO patent data
July 1887	William M. Hersman	County Clerk-Recorder deed data
September 1892	Reginald W. Sandford	County Clerk-Recorder deed data
March 1899	Lottie J. Stewart	County Clerk-Recorder deed data
September 1900	Ellen L. Spangenberg	County Clerk-Recorder deed data
1903	William H. Schulze	County Clerk-Recorder deed data
March 1909	Henry Baehr	County Clerk-Recorder deed data
December 1919	Edward L. Elberg	County Clerk-Recorder deed data
March 1928	Alexander and Agnes Taylor	County Assessor data; County Clerk-Recorder deed data
June 1951	Christina M. Jacobson	County Assessor data; County Clerk-Recorder deed data
December 1965	Leslie H. Hacker	County Assessor data
February 1966	Alexander P. and Carolyn J. Quaglino	County Assessor data
April 1969	Delta Chi (Tau) House Corp.	County Assessor data

**5.1 HISTORICAL OWNERSHIP OF THE PROPERTY**

Historical research identified 13 owners of the subject property, although it does not appear that the first three owners made any improvements to the property. GLO data demonstrates that the subject property was originally patented in 1870 as part of an 80-acre acquisition by Encarnacion Bareras (Bureau of Land Management 2015). Background research identified an Encarnacion Bareras born in Mexico in 1811 who is listed in 1867 voter registration data as a rancho residing in San Luis Obispo (Great Register 1872). GLO surveys were undertaken of the subject property and surrounding township, range, and section in 1867, 1877, 1889, and 1890. No buildings are illustrated in Section 27 on any of the four survey maps (Bureau of Land Management 2015). However, the 1897 USGS 15-minute topographical map of the area illustrates a single building in close proximity to the subject property. The 1942 USGS map

appears to portray the same building, although it is unknown if these maps portray the subject property.

Early ownership of the subject property is traced to William M. Hersman, a minister. In 1892, Hersman sold the then 15.8-acre property to Reginald Wills-Sandford. Historical references to Wills-Sandford indicate his position as a second lieutenant with the 4th Battalion, Gloucester Regiment, a militia unit of the British Army. He resigned his commission in 1882 and, according to 1930 U.S. Census data, immigrated to the United States the following year.

In March 1892, Wills-Sandford, then a resident of Arroyo Grande, wed Mary Woods Sperry at St. Stephens Episcopal Church in San Luis Obispo. Sperry was the widow of Henry A. Sperry, a prominent local rancher. Mary grew up in San Luis Obispo, the oldest child of the highly successful Chauncey H. Phillips, one of the principal businessmen of late nineteenth century San Luis Obispo (Angel 1883). Reginald and Mary resided in San Luis Obispo County until 1899; the 1900 U.S. Census indicates the family had relocated to Santa Clara, California, where Wills-Sandford was employed as an orchardist. While no specific information was located confirming Wills-Sandford as the builder of the residence, the timeframe of Wills-Sandford's ownership as well as his affluence make it likely that the residence was constructed circa 1895 during his era of ownership.

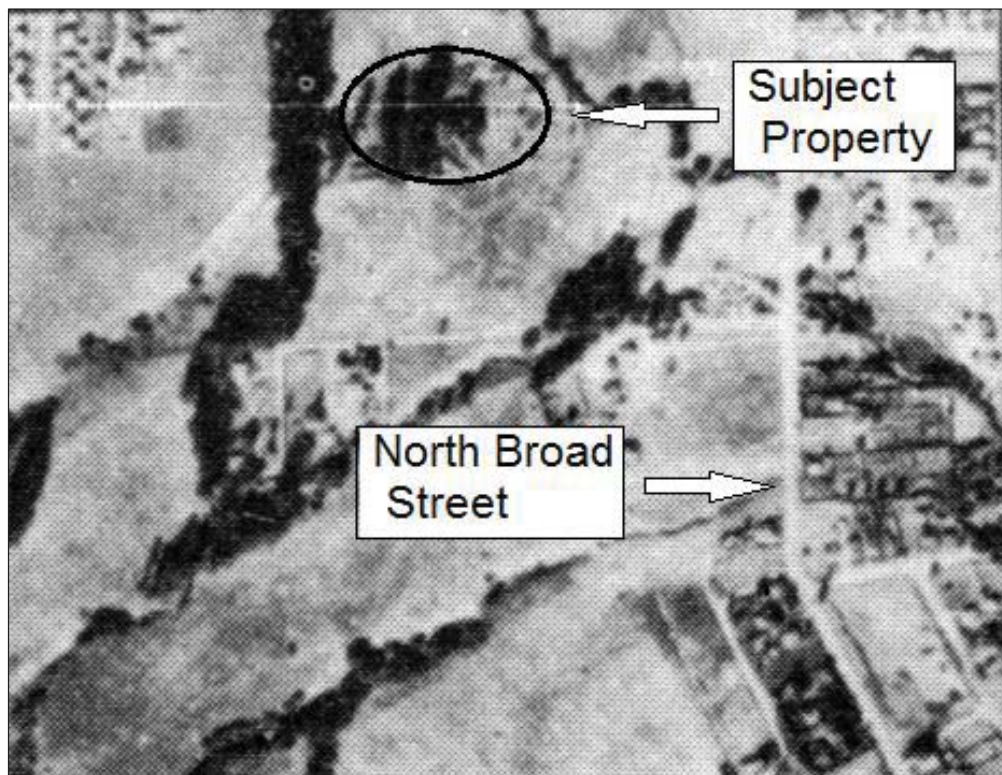
In 1899, Wills-Sandford sold the subject property to Lottie Stewart. No biographical information was located regarding Stewart. Following her brief period of ownership, the subject property passed to Ellen Spangenberg. She was the spouse of Ernest A. Spangenberg, originally from Missouri. As an early businessman in San Luis Obispo, Spangenberg was engaged in the "book and drugs" trade, and from 1894 to 1906 he served as a court auditor for San Luis Obispo County (Morrison and Haydon 1917). Spangenberg owned the property for just 3 years, selling to W. H. Schulze in 1903.

German immigrant William Schulze came to the United States in 1866 (U.S. Census 1900) and was working as a clothing merchant. Schultze and his large family lived at the subject property until 1909 (Figure 5-1), when it was sold to Henry Baehr. Baehr was a German immigrant and bank bookkeeper (U.S. Census 1910) who owned the property for 10 years, the longest tenure of any titleholder to that point. By the end of World War I, deed records indicate that the property was owned by Edward Elberg, proprietor of a local hardware store.

In 1928, Alexander Taylor and his sister Agnes began residence on the subject property, which remained 15.8 acres at the time of purchase. Born in 1881, Taylor was a farmer and dairyman. He and Agnes were the children of dairy rancher Peter Taylor, described as "one of the most highly respected citizens of San Luis Obispo County" (Morrison 1917). A Scottish immigrant, Peter came to the United States in 1851, settling in New York. He arrived in San Luis Obispo County in 1869 and established a dairy farm near Cambria. After he died, Alexander took over management of the family ranch. Census data places Alexander in San Simeon, engaged in dairy ranching (U.S. Census 1920), but by 1928 the Taylor siblings had purchased and were residing at the subject property (Figure 5-2).



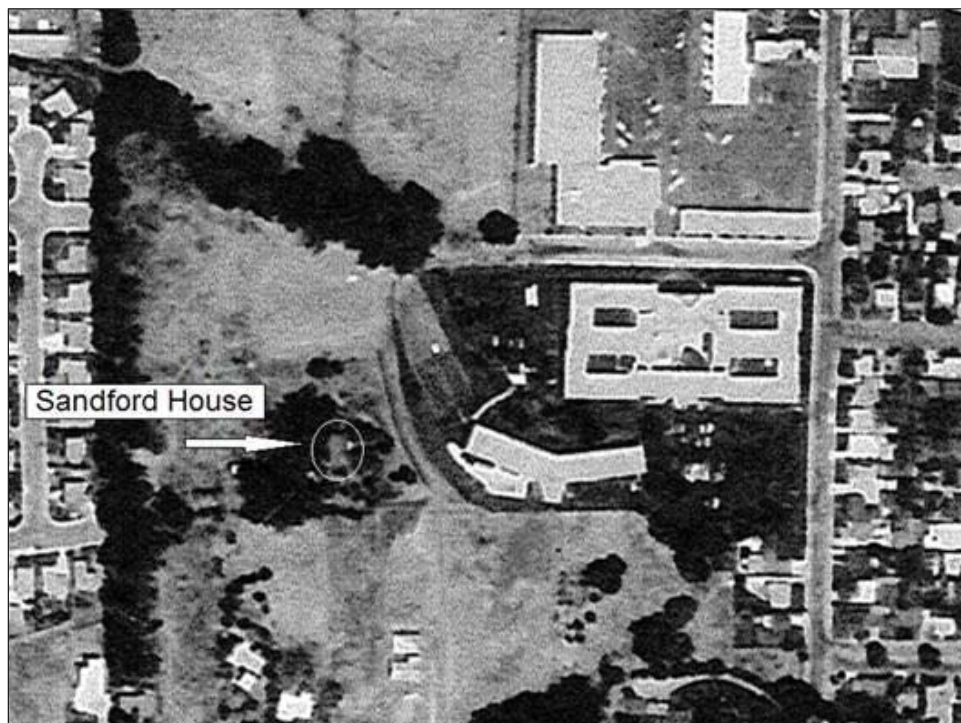
**Figure 5-1** A 1907 image, looking northwest from Terrace Hill, illustrates the early character of the subject property landscape. Although similar in location and appearance, the prominent residence does not appear to be the Sanford House (courtesy, Special Collections, Kennedy Library, CalPoly).



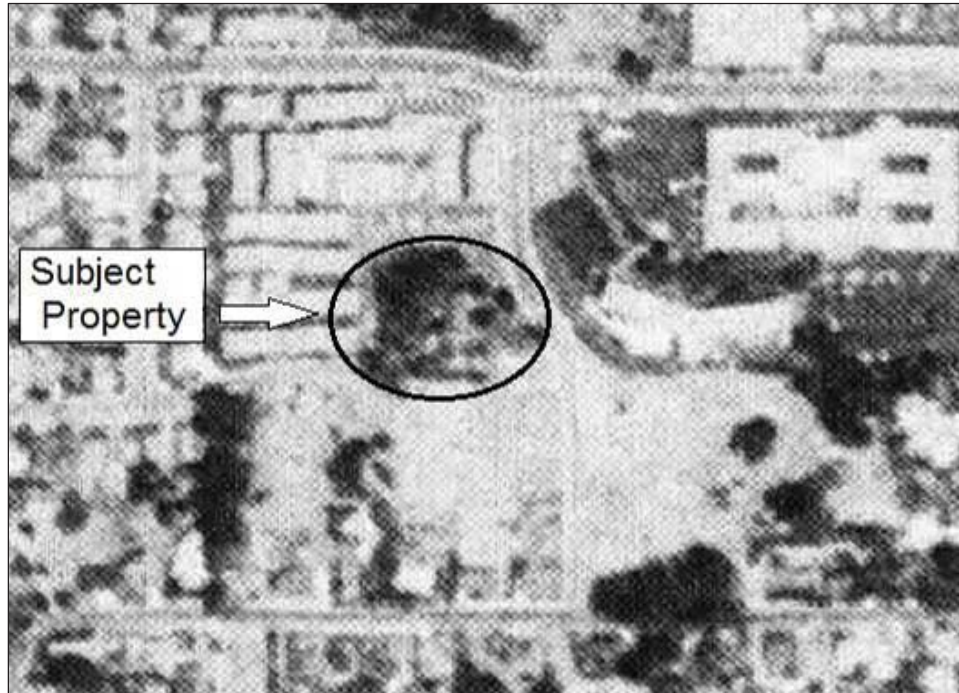
**Figure 5-2** Aerial image of the subject property in 1937 showing the unaltered landscape in the immediate area around the 15.8-acre parcel.

In 1951, County Assessor data documents sale of the property to Christina Jacobson. Born in Colorado in 1904, she resided with her husband in San Luis Obispo where she was employed as a bookkeeper at Valley Electric Company, a local radio and appliance dealer (U.S. Census 1930). By 1940, Jacobson was manager of the company, which by that time was also serving as a radio broadcast facility (San Luis Obispo County History Center 2015). Historical references note Jacobson's pioneering role in bringing locally produced radio to the Central Coast. In May 1937, Jacobson secured the first local Federal Communications Commission (FCC) license to begin broadcasting KVEC-AM, the first local radio station on the Central Coast and the oldest remaining radio station in San Luis Obispo County. The station's call letters reflect its beginnings as part of the Valley Electric Company. Jacobson was also a central figure in bringing the first television station to the region, founding KVEC-TV in 1953. She sold both the radio and television operations in 1956. Jacobson died in 1964, while still in residence at the subject property (San Luis Obispo County History Center 2015).

Leslie Hacker, KVEC station manager under Jacobson and later a partner in the enterprise (San Luis Obispo County History Center 2015), appears to have briefly assumed sole ownership after Jacobson's death. Hacker appears to have served as the executor of Jacobson's estate and may have resided at the subject property with Jacobson. By 1966, the property was owned by Alexander P. and Carolyn J. Quaglino. The Quaglino family resided at the property for just 3 years until the Delta Tau House Corporation took ownership in 1969. Fraternity members, who worked for Alex Quaglino at the time, took out a \$5,000 loan to purchase the 1.17-acre property. Delta Tau has retained the property for 46 years, the longest continuous ownership of the historic residence (Figures 5-3 and 5-4).



**Figure 5-3** Aerial image of the subject property in 1969 at the time of purchase by Delta Tau. The property retained relative isolation as surrounding urban density slowly increased. Palomar Avenue and Luneta Drive were not yet constructed.



**Figure 5-4** Rough 1976 aerial image of the subject property showing the multifamily residential complexes to the west and north as well as Palomar Avenue and Luneta Drive.

## 5.2 CURRENT CONDITIONS

Æ Architectural Historian Jim Jenks documented the current state of the built environment resources on the 1.1-acre parcel at 71 Palomar Avenue on May 28, 2015. The Sandford House is currently prominently situated at the northwest corner of the intersection of Palomar Avenue and Luneta Drive. Pedestrian access to the front yard is available from Palomar Avenue by a wood rail staircase leading to a brick path and the front portico. A retaining wall is adjacent to the Palomar Avenue sidewalk, and there is a decorative rock wall along the edge of the front lawn. Secondary brick paths meander through the northeast portion of the property leading to the deck on the north elevation. Mature trees are present throughout the lot, with a cluster of large eucalyptus trees at the rear of the residence. Expansive lawns are located in the north and west portions of the property. Vehicle access to the property is via a gated single-lane driveway accessed from Luneta Drive, with a secondary vehicle entrance at the southwest corner. The subject property consists of three buildings: a main residence, a secondary residential building, and a remodeled garage with adjacent carport.

The two-story stucco-clad main residence rests on a concrete foundation with a rectangular footprint. The pedimented side-gable roof is covered with composition shingles and the wide eaves are boxed (Figure 5-5). Half-round wood vents are set into each peak. The street-facing east façade features symmetrically balanced windows and centered 6-panel wood door flanked by 8-light sidelights and an 8-light overhead fanlight. The main entryway is accessed from the prominent flat-roof portico, which features two wood Tuscan columns and entablature. A dentil course is present along the soffit, and pilasters flank the door. Five concrete steps provide access to the portico and a concrete walkway wraps around the façade. Modern fixed windows flank

each side of the portico and each is crowned with a half-round molding. The second floor features two 8/8-light double-hung wood-sash windows. The center window is a fixed-pane modern replacement of the adjacent original windows.



**Figure 5-5 The Sanford House street-facing east façade.**

The side (south) elevation features a gabled solarium addition, inset to the principle gable (Figure 5-6). Evenly spaced pilasters along solarium elevations create bays. Side-by-side windows are evenly spaced along the first floor of each bay, and a door opening is centrally set into the middle bay on the south elevation. Wood-frame ribbon windows are present on the second-floor bays. Recessed horizontal panels are located below the second-story windows, one per bay. Multiple recessed vertical panels are located above the first-story window, three per bay on the south façade and four per bay on the east and west façades.

The rear (west) elevation features two exterior stucco-clad chimneys that pierce the west side roof slope (Figure 5-7). Wood single-pane hopper windows flank each side of the south chimney on the ground floor, while 8/8-light double-hung wood-sash windows flank each side of the chimney on the second floor. A hipped roof two-story projection extends from the elevation, which has a 6-light wood door flanked by a single-pane sidelight on each side is on the ground floor. A 4/4-light metal sash window is centrally set into the second floor of the projection.

The side (north) elevation features an elevated wood frame deck supported by four utility-style poles (Figure 5-8). The deck is accessed by a concrete staircase on the east. The deck is adjacent to a flat roof projection on the first floor, with fenestration that includes grouped multilight wood casement windows and a 10-light wood door. A 1/2-light window crowned by a half-round



Figure 5-6 Two-story solarium on the south (side) façade of the Sandford House.



Figure 5-7 West (rear) façade of the Sandford House with a single-story addition on the northwest corner of the building.



**Figure 5-8 North (side) façade of the Sandford House with wood deck and view of the two-story addition.**

molding is north of the projection. Second-floor fenestration includes two evenly spaced 8/8-light double-hung wood-sash windows. A smaller 4/4-light double-hung wood-sash window is present between the two larger windows.

Two single-story sequential additions extend from the north end of the rear (west) elevation. The first stucco-clad addition is gabled and constructed on a concrete pad (Figure 5-7). The single-story addition includes modern slider windows on the rear (west) and side (south) elevations. The second addition is attached to the first addition's northwest corner. The two-story stucco-clad addition has a hipped roof and is constructed on a concrete pad (Figure 5-9). A ground floor door on the rear (west) elevation provides access to the daylight basement. This elevation also features a centrally set wood 4-light window on the second floor. An entryway to the residence is located on the side (south) elevation of the addition, accessed by a wood staircase that extends from grade.

Two accessory buildings, a remodeled garage with an adjacent carport and a secondary residential building, are present on the subject property. The garage is located south of the main residence close to Luneta Drive (Figure 5-10). The stucco-clad side-gabled building is roofed with composition shingles and constructed on a concrete pad. The original garage door opening on the front (east) elevation has been enclosed and now displays three nonmatching pilasters evenly spaced across the façade, a metal sliding window, and a flat wood door. The south (side) elevation features three window openings with one set into the peak. Two openings are boarded over, while a third opening is covered with transparent plastic. The side (north) elevation includes two evenly spaced 4/4-light wood casement windows. Two additional aluminum sliding





**Figure 5-9** North façade of two-story addition to the Sandford House; the single-story addition is attached to the south.



**Figure 5-10** Enclosed garage with attached carport on the north façade.

windows are set into the gable end, and a covered vent opening is set into the peak. The rear (west) elevation features a stucco-clad, shed roof addition. The addition's side (south) and rear elevations each include a single offset aluminum slider. The side (north) elevation displays a pedestrian door and single window opening. A covered carport is attached to the north side of the addition. The flat-roofed building is topped with corrugated plastic panels and sits on a raised concrete foundation. The carport is open along its east elevation, although a brick patio and low brick wall is present along a portion of the elevation. Three 4 by 4 foot wood posts, which support the building's roof frame, are imbedded in the brick wall. The rear (west) and side (north) elevations are clad with a mix of corrugated metal panels and wood boards. A flat roof shed is attached to the rear of the carport. It is clad with corrugated metal panels and constructed on a concrete foundation. The shed entryway is located on its north elevation.

A second accessory building stands southwest of the main residence. The gable-front stucco-clad secondary residential building is covered with composition shingles and rests on a concrete slab (Figure 5-11). Fenestration includes a wood-panel entrance door on the front (east) façade, a single metal slider window on the side (north) elevation, and two metal sash windows on the side (south) elevation. A shed roof addition is attached to the rear (west) elevation. The addition is constructed on a partially raised concrete foundation and is clad/roofed with corrugated metal panels. Large wood sliding doors occupy the entire south elevation. A wood frame patio and brick and wood deck are on the north side of the second accessory building. A wood shed roof shelters a portion of the patio while wood rails surround most of the deck.



**Figure 5-11 Secondary residential building southwest of the Sandford House.**

The San Luis Obispo County Assessor's Office records the estimated date of construction of the residence as circa 1900. The 1983 Historic Resources Inventory form completed by City of San

Luis Obispo Historic Resource Survey staff estimated the main residence's construction date as circa 1890. Assessor's records estimate the date of construction for the first accessory building (likely the garage) as circa 1950; the adjacent carport and second accessory building were constructed circa 1955. Building permit data from the City of San Luis Obispo Community Development Department notes construction of an "addition and alteration" in 1951, possibly one of the rear additions to the main residence, and construction of the garage in 1953. The solarium addition appears to be the earliest addition to the residence, likely constructed before 1940. The modern stucco siding is not original, and it is not known when that modification was made.

The garage was converted to sleeping quarters circa 1970. The metal-clad rear addition to the secondary residential building and adjacent rear deck and covered patio were also constructed circa 1970, as was the wood deck along the residence's side (north) elevation. The brick patio area north of the garage was in place prior to the Delta Tau era, indicating that the carport may have actually served as a covered recreational area. The remains of a water tower foundation are located south of the garage.

Additionally, visual inspection of the main residence identified a number of alterations. A metal-railed balcony was once located on top of the portico; balcony rails have been removed and the original wood-frame, double-hung window located adjacent to the second-floor balcony was removed and replaced with a modern fixed-pane window, which replicated the original window, to restrict access to the balcony. This alteration was made by Delta Tau Fraternity. While many of the main residence's windows appear original, the east façade first floor windows which flank the portico are non-original. The original windows were likely wood multilight double-hung windows or wood French doors, which are both features of the Colonial Revival style. All fenestration along the first floor of the solarium has been removed and boarded closed. The interior floor has been removed and the room has been sealed off to everyday access.

## 6 SIGNIFICANCE EVALUATION

This section presents the regulatory framework and Æ’s significance evaluation of 71 Palomar Avenue under the City of San Luis Obispo Historic Preservation Ordinance.

### 6.1 CITY OF SAN LUIS OBISPO HISTORIC PRESERVATION ORDINANCE

On December 7, 2010, the City Council of the City of San Luis Obispo adopted Ordinance No. 1557 (2010 Series) to incorporate the Historic Preservation Ordinance provisions into the municipal code. The classifications for resources and criteria for evaluating the significance of properties located in the City of San Luis Obispo are provided in the City Ordinance, and are excerpted directly below:

#### **Historic Resource Designation (14.01.050)**

The following classifications shall be used to designate historic resources and properties. The primary categories of historic significance are “Master List” and “Contributing” properties. Contributing properties include those properties that by virtue of their age, design and appearance, contribute to and embody the historic character of the neighborhood or historic district in which they are located.

- A. Master List Resources.** The most unique and important resources and properties in terms of age, architectural or historical significance, rarity, or association with important persons or events in the City’s past, which meet one or more of the criteria outlined in Section 14.01.070.
- B. Contributing List Resources or Properties.** Buildings or other resources at least 50 years old that maintain their original or attained historic and architectural character, and contribute, either by themselves or in conjunction with other structures, to the unique or historic character of a neighborhood, district, or to the City as a whole. They need not be located in a historic district. In some cases, buildings or other resources that are less than 50 years old, but are nonetheless significant based on architecture, craftsmanship or other criteria as described in Section 14.01.070 may be designated as a Contributing Resource.
- C. Non-Contributing.** Buildings, properties and other features in historic districts which are less than 50 years old, have not retained their original architectural character, or which do not support the prevailing historic character of the district.

#### **Evaluation Criteria for Historic Resource Listing (14.01.070)**

When determining if a property should be designated as a listed Historic or Cultural Resource, the CHC [Cultural Heritage Committee] and City Council shall consider this ordinance and State Historic Preservation Office (“SHPO”) standards. In order to be eligible for designation, the resource shall exhibit a high level of historic integrity, be at least fifty (50) years old (less than 50 if it can be demonstrated that enough time has passed to understand its historical importance) and satisfy at least one of the following criteria:

- A. Architectural Criteria:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

- (1) Style: Describes the form of a building, such as size, structural shape and details within that form (e.g. arrangement of windows and doors, ornamentation, etc.). Building style will be evaluated as a measure of:
  - a. The relative purity of a traditional style;
  - b. Rarity of existence at any time in the locale; and/or current rarity although the structure reflects a once popular style;
  - c. Traditional, vernacular and/or eclectic influences that represent a particular social milieu and period of the community; and/or the uniqueness of hybrid styles and how these styles are put together.
- (2) Design: Describes the architectural concept of a structure and the quality of artistic merit and craftsmanship of the individual parts. Reflects how well a particular style or combination of styles are expressed through compatibility and detailing of elements. Also, suggests degree to which the designer (e.g., carpenter-builder) accurately interpreted and conveyed the style(s). Building design will be evaluated as a measure of:
  - a. Notable attractiveness with aesthetic appeal because of its artistic merit, details and craftsmanship (even if not necessarily unique);
  - b. An expression of interesting details and eclecticism among carpenter-builders, although the craftsmanship and artistic quality may not be superior.
- (3) Architect: Describes the professional (an individual or firm) directly responsible for the building design and plans of the structure. The architect will be evaluated as a reference to:
  - a. A notable architect (e.g., Wright, Morgan), including architects who made significant contributions to the state or region, or an architect whose work influenced development of the city, state or nation.
  - b. An architect who, in terms of craftsmanship, made significant contributions to San Luis Obispo (e.g., Abrahams who, according to local sources, designed the house at 810 Osos—Frank Avila’s father’s home—built between 1927–30).

## **B. Historic Criteria**

- (1) History—Person: Associated with the lives of persons important to local, California, or national history. Historic person will be evaluated as a measure of the degree to which a person or group was:
  - a. Significant to the community as a public leader (e.g., mayor, congress member, etc.) or for his or her fame and outstanding recognition—locally, regionally, or nationally.
  - b. Significant to the community as a public servant or person who made early, unique, or outstanding contributions to the community, important local affairs or institutions (e.g., council members, educators, medical professionals, clergymen, railroad officials).
- (2) History—Event: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Historic event will be evaluated as a measure of:

- (i) A landmark, famous, or first-of-its-kind event for the city—regardless of whether the impact of the event spread beyond the city.
  - (ii) A relatively unique, important or interesting contribution to the city (e.g., the Ah Louis Store as the center for Chinese-American cultural activities in early San Luis Obispo history).
- (3) History—Context: Associated with and also a prime illustration of predominant patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial, or religious history. Historic context will be evaluated as a measure of the degree to which it reflects:
- a. Early, first, or major patterns of local history, regardless of whether the historic effects go beyond the city level, that are intimately connected with the building (e.g., County Museum).
  - b. Secondary patterns of local history, but closely associated with the building (e.g., Park Hotel).
- C. Integrity:** Authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Integrity will be evaluated by a measure of:
- (1) Whether or not a structure occupies its original site and/or whether or not the original foundation has been changed, if known.
  - (2) The degree to which the structure has maintained enough of its historic character or appearance to be recognizable as an historic resource and to convey the reason(s) for its significance.

City Guidelines additionally define integrity as “the ability of a property, structure, site, building, improvement or natural feature to convey its identity and authenticity, including but not limited to its original location, period(s) of construction, setting, scale, design, materials, detailing, workmanship, human values, uses and association” (City of San Luis Obispo 2010:74).

## 6.2 SIGNIFICANCE EVALUATION

In 1983, the city-wide Historic Resources Survey identified the Sanford House as important for its age and architecture, and the property was placed on the City’s Master List, with a National Register rating indicating that the property is “not eligible for the National Register but locally significant.” While a Historic Resources Inventory form was prepared for the Master List designation, no period of significance was established at that time and no significance evaluation was completed.

### 6.2.1 Period of Significance

The period of significance refers to an identified period of time during which significant events and activities associated with a historic property occurred. For properties that are architecturally significant, the period of significance is the date of construction and/or the dates of any significant alterations and additions. To be considered significant, alterations and/or additions must convey the significance of the architectural style. The character-defining features of the building are identified as features from the period of significance that retain integrity and allow the building to convey its significance.

The period of significance for the Sandford House is recommended as circa 1895–1930. While documentation of the specific date of construction was never located, research indicates that circa 1895 appears to be the approximate date of construction. This date is consistent with the general time period associated with the Colonial Revival style and is associated with the ownership of Reginald Wills-Sandford, likely the first occupant of the residence, and for whom the building is named. The period of significance ends in 1930 to include the addition of the solarium that significantly contributes to the architectural style of the property. The period of significance excludes the two additions to the main building and the garage and secondary residence located on the parcel. These buildings and additions do not convey the significance of the property.

### **6.2.2 Architectural Criteria**

For a property to be eligible under the Architectural Criteria of the City Ordinance, the resource must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

The Sandford House is an example of the Colonial Revival style of American architecture. According to the City Guidelines:

The Colonial Revival style refers to a revival style popular in the early twentieth century that was inspired by the early houses of the Atlantic seaboard. Compared to the highly detailed ornamental elements and asymmetry that defined the Victorian styles, Colonial Revival buildings are symmetrical and relatively austere. Colonial Revival buildings are based on Georgian, Federal, and Dutch Colonial Styles and are often fused with Neoclassical decorative elements such as classical porch columns [City of San Luis Obispo 2010:23].

The City Guidelines briefly list characteristics of the style, which include:

- A hipped or gambrel roof;
- Symmetrical or balanced massing to the street form;
- Raised wood porch with free-standing columns, classical entry surrounds;
- Dormer windows;
- Shuttered double-hung windows; and
- Horizontal painted wood siding or stucco finish.

A well-known and often cited source, *A Field Guide to American Houses* (McAlester and McAlester 1992), includes a discussion of the history of the Colonial Revival style and its identifying features; this supplements the City Guidelines overview.

The Sandford House retains several of the notable characteristics which reflect the Colonial Revival style, including symmetrically placed window features with a prominent main entryway and neoclassical portico. However, the building lacks other signature elements of the style, such

as symmetrically arranged dormers across the front roof slope and wood shutters. Further, the front façade window openings do not appear to have originally adhered to the style, typified by double-hung windows that appeared in adjacent pairs. While not a highly stylistic example of the Colonial Revival style, the Sandford House possesses many of the architectural characteristics associated with the style described in both the City Guidelines and by McAlester and McAlester (1992). These characteristics allow the resource to meet City of San Luis Obispo Master List criteria. Accordingly, the property expresses its historical significance under the City's Architectural Criteria, as a local residential example of the style.

### **6.2.3 Historic Criteria**

For a property to be eligible under the Historic Criteria of the City Ordinance, the resource must be: (1) associated with the lives of persons important to local, California, or national history; or (2) associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or (3) associated with and also a prime illustration of predominant patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial, or religious history.

The subject property does not appear significant for any association with the lives of persons important to local, California, or national history. Ownership of the subject property changed frequently until the late 1920s, when length of ownership of the Sandford House stabilized. While Peter Taylor is noted in a one county historical narrative as a potentially significant individual (Morrison 1917), his children, who owned and resided at the subject property for approximately 20 years, do not appear to have achieved a similar level of historical significance within the community. However, Christina Jacobson does appear to have reached a level of local historical significance as the first individual to introduce locally produced and broadcast radio and television. While this is an important contribution to the community and Jacobson owned and resided at the subject property from 1951 until her death in 1964, properties eligible under this criteria are generally associated with the productive life of the significant individual. Jacobson did not acquire the subject property until 14 years after founding KVEC-AM in 1937. While Jacobson began the KVEC television station in 1953, during her era of residence at the Sandford House, she also divested her interest in all local media holdings just 3 years later. A more appropriate physical representation of Christina Jacobson's productive professional accomplishments and historical contributions to local history would appear to be the KVEC radio and television studios, constructed during Jacobson's tenure and located at 467 Hill Street. Based on this analysis, the Sandford House does not appear to be historically significant under this component of the Historic Criteria.

The subject property does not appear significant for any association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Research into the subject property within the context of local, state or national history did not locate patterns of historical significance. Periods of historic-era development outside the municipal boundaries of San Luis Obispo were generally associated with agricultural history. Such development would have occurred on large parcels of land, with demonstrable impacts to economic expansion or social history. The original 15.8-acre parcel does not appear to have been a major economic producer in the area and research did not locate evidence of significant events occurring on the property such as agricultural research,



technological advancements, or experimental plantings. Evidence indicates use of the subject property as a private residence not associated with specific activities, organizations, or functions important to the broader community. Further, the subject property does not appear to be associated with a specific event important in the history of the community or California. Accordingly, the Sandford House does not appear to be historically significant under this component of the Historic Criteria.

Research into patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial or religious history potentially associated with the subject property did not yield connections with any of the listed historic themes. As such, Sandford House does not appear to be historically significant under this component of the Historic Criteria.

#### 6.2.4 Integrity

To be considered eligible for listing, a historic property must retain integrity in order to convey its historical significance. Further, a property that is important architecturally must retain the physical features that defines its particular style, particularly in terms of massing, fenestration patterns, retention of materials, and ornamentation. The majority of the building's structural system and its materials should date from the period of significance and its key character-defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental features, fenestration, and materials as well as the overall mass and form of the building. It is these elements that allow a building to be recognized as a product of its time.

The Sandford House period of significance is identified as circa 1895–1930. An assessment of each aspect of integrity for the Sandford House is provided below.

- **Location:** The Sandford House is located where it was historically established, outside the boundaries of the City of San Luis Obispo until incorporation into city limits in the 1950s. The property retains integrity of location.
- **Design:** The Sandford House generally retains its original form, floor plan, and structural system. The solarium was constructed within the period of significance. The residence retains integrity of fenestration patterns, mass, and ornamental detailing. Original side-gabled roof orientation is also intact. The large majority of window and door types and accompanying spatial organization remain intact as does the prominent portico, an important neoclassical characteristic of the style. Taken together, design elements reflect the Colonial Revival style, which remain clearly recognizable. The property retains integrity of design.
- **Setting:** The setting for the Sandford House retains some but not all of its original integrity. The immediate area around the residence remains open space, providing a semblance of the historic setting associated with the property. The building maintains its historic orientation atop a small slope facing east over the town of San Luis Obispo. While there is no known formal garden or landscaping plan associated with the property, expansive lawns remain around the residence to the east, west, and south. More broadly, the setting has experience significant urbanization. Since the

1960s, urbanization has slowly enclosed the property with 1970s-era apartment buildings to the north and west and modern single-family residences to the east and south. The size of the property itself has also been altered from 15.80 acres to today's 1.17 acres. The integrity of setting is significantly diminished.

- **Materials:** The Sandford House retains much of its historic materials. The foundation remains intact as do many of the original multilight wood frame sash windows and prominent wood front door and surrounding wood portico. While the building currently features stucco siding, a departure from original wood siding, this alteration may have occurred within the period of significance. The floor plan has experienced some modification since the period of significance, with alterations to a portion of the first floor, but generally remains recognizable. The property retains integrity of materials.
- **Workmanship:** The building's structural system remains unaltered and fenestration patterns remain unaltered. The property retains integrity of workmanship.
- **Feeling:** This is an intangible quality, which depends to some extent on integrity of design, setting, and materials that express architectural significance. The Sandford House continues to evoke a historic sense of the property's use. The building's prominence within its modern neighborhood remains distinct and a durable reminder of its rural past. The open space around the residence is unique and conveys a sense of the property's significance and historic residential use. The property retains integrity of feeling.
- **Association:** Integrity of association refers to the degree to which a property has a direct link to an event, person, or development for which the property is significant. The subject property remains in its original location and retains its Colonial Revival style. The property retains integrity of association.

The Sandford House appears to retain good integrity of location, design, materials, workmanship, feeling, and association. Although integrity of setting has been significantly diminished, the overall integrity of the property is sufficient to convey the significance of the property. As such, the Sandford House appears to be eligible and appropriately listed on the City Master List of Historic Resources.

## 7

**DESIGN REVIEW**

The City of San Luis Obispo (2010:13) Historic Preservation Program Guidelines state:

Alterations to listed historic resources shall be approved only upon finding that the proposed work is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, any required historic preservation report, General Plan policies, the Historic Preservation Ordinance, and these Guidelines.”

**7.1 HISTORIC PRESERVATION ORDINANCE**

As the proposed project will relocate the Sandford House within the same parcel, the project must meet the criteria for relocation identified in the City's Historic Preservation Ordinance.

**Relocation of Historic Resources (14.01.110)**

Relocation has the potential to adversely affect the significance of a historic resource and is discouraged. Relocation applications shall be evaluated as follows:

- A. Review.** The CHC and ARCH [Architectural Review Commission] shall review applications to relocate structures listed on the Inventory of Historic Resources.
- B. Criteria for relocation.** Relocation of structures included on the Inventory of Historic Resources, or those that are determined by the CHC or the [Community Development] Director to be potentially historic, is the least preferred preservation method and shall be permitted only when relocation is consistent with goals and policies of the General Plan, and applicable area or specific plans, and the Historic Preservation Program Guidelines, and:
  - (1) The relocation will not significantly change, destroy, or adversely affect the historic, architectural or aesthetic value of the resource; and
  - (2) Relocation will not have a significant adverse effect on the character of the historic district or neighborhood, or surrounding properties where the resource is located or at its proposed location, and
  - (3) The original site and the proposed receiving site are controlled through ownership, long term lease or similar assurance by the person(s) proposing relocation, to the Director's approval, and
  - (4) The proposed receiving site is relevant to the resource's historic significance; and; OR
  - (5) The relocation is necessary to correct an unsafe or dangerous condition on the site and no other measure for correcting the condition are feasible, OR
  - (6) The proposed relocation meets the findings required under Section 14.01.100(J) for the demolition of a historic resources [Economic Hardship provision].

The ordinance further describes relocation timing, historical and architectural documentation, and relocation plans and procedures not addressed within this study as they involve decisions made by the Cultural Heritage Committee and City Community Development Department.

## 7.2 HISTORIC PRESERVATION GUIDELINES

According to the City Guidelines, proposed projects must meet the following conditions to alter a listed historic resource:

**Percent of historic resource to be preserved.** Alterations of historically listed buildings shall retain at least 75 percent of the original building framework, roof, and exterior bearing walls and cladding, in total, and reuse original materials as feasible. Proposed alterations of greater than 25 percent of the original building framework, roof, and exterior walls will be subject to the review process for demolitions. Alterations do not include ordinary repair or maintenance that is exempt from a building permit or is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Resources.

**Retention of character-defining features.** Alterations of historically listed buildings shall retain character defining features. New features on primary and secondary building facades, or features visible from a public area, should be completed in a manner that preserves the original architectural character, form, scale, and appearance of the building.

**Exterior building changes.** Exterior changes to historically listed buildings or resources should not introduce new or conflicting architectural elements and should be architecturally compatible with the original and/or prevailing architectural character of the building, its setting and architectural context. Additions to historic buildings shall comply with the Secretary of the Interior’s Standards to complement and be consistent with the original style of the structure. Building materials used to replicate character-defining features shall be consistent with the original materials in terms of size, shape, quality and appearance. However, original materials are not required.

**Interior building changes.** Interior changes to publicly accessible listed historic buildings whose architectural or historic significance is wholly or partially based on interior architectural characters or features shall preserve and restore significant interior architectural features.

**Acquired historic significance.** Changes to listed historic resources that the Director or the CHC determines to have acquired historic significance in their own right shall be retained and preserved [City of San Luis Obispo 2010:13–14].

## 7.3 SECRETARY OF THE INTERIOR’S STANDARDS

The City Guidelines further stipulate that proposed projects that will alter any listed historical resources must adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards). To effectively evaluate consistency of the proposed project with the Secretary’s Standards, it is important to appropriately define the specific category of treatment that is being proposed. The following definitions are cited from “Introduction to Standards and Guidelines” provided by the National Park Service (2015a):

The four treatment approaches are preservation, rehabilitation, restoration, and reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

**Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

**Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

**Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The proposed project will relocate the Sandford House, retain and repair as much as possible of the historic character-defining features of the building, and remove two non-historic additions. Following the relocation of the Sandford House towards the south end of the site, the project will construct multiple new apartment buildings on the parcel. As such, the proposed work does not appear to be consistent with a preservation or restoration treatment as defined under the Secretary's Standards. The proposed treatment of the subject property is, therefore, best characterized as rehabilitation under the Secretary's Standards as it proposes continuation of a compatible use for the property and proposes retention and repair of key elements of the building's historic exterior.

## 7.4 SUMMARY OF PROPOSED PROJECT

Arris Studio Architects in San Luis Obispo prepared the conceptual design plans that illustrate the proposed relocation and rehabilitation of the Sandford House and construction of new multiple-family residential buildings (see Appendix E). The following summary of planned modifications is derived from the conceptual design plans and meetings with the project development team.

### 7.4.1 Relocation and Reuse of the Sandford House (Main Residence)

The proposed project calls for the relocation of the Sandford House to a re-graded and slightly lower point on site approximately 40 feet southeast of its historic location. The historic orientation will remain intact, facing Palomar Avenue from the crest of a small slope, but the overall property height will be lowered slightly across the slope. The two-story residence will be rehabilitated, including a new foundation, exterior paint, and roofing materials. The four-bedroom residence will be converted into common spaces for residents. Two small sequential additions to the rear of the residence will be demolished (Figure 7-1). The solarium addition will remain and will be rehabilitated.



**Figure 7-1** Two non-original additions to the rear of the Sandford House, looking west. The proposed project will demolish both additions.

#### **7.4.2 Demolition of Two Accessory Buildings and Carport**

Two small accessory buildings, a garage with attached carport and a secondary residential unit with attached storage, will be demolished to allow construction of new apartment buildings. A projecting porch element on the north side to which one addition was attached will remain and be preserved.

#### **7.4.3 Construction of New Apartment Complex**

A new 41 unit apartment complex will be constructed on the subject property. The multiple buildings will occupy currently open space on the west and north areas of the parcel (Figure 7-2). As previously noted, two existing accessory buildings (a garage and secondary residential unit) will be demolished to allow construction of the new buildings.

The apartment buildings will consist of six studio, one one-bedroom, and 34 two-bedroom units. Conceptual drawings illustrate multiple buildings will contain the apartments to the north and west sides of the Sandford House. The west complex will be a full two stories, while the natural slope along the far north side of the property will allow for construction of a two story complex. A proposed sub-basement level at the northern end of the site will contain all 75 parking spaces.



**Figure 7-2 View to the east demonstrating the north lawn where the east-west wing of the apartment building is proposed for construction.**

Existing vehicle circulation routes will be revised. Two new driveways and garage openings will allow access to the new apartment building's north wing parking areas from Palomar Avenue.

## **7.5 CONSISTENCY WITH CITY RELOCATION CRITERIA**

The proposed project will relocate the Sandford House within the subject parcel to make space for new construction. The following section evaluates the proposed project for consistency with the City Ordinance relocation criteria.

1. The proposed relocation does not appear to “significantly change, destroy, or adversely affect the historic, architectural or aesthetic value of the resource.” The Sandford House will remain within its historically associated property. Importantly, the historic orientation of the building will remain intact, on a slight rise facing west toward Palomar Avenue. Accordingly, the relocation will not adversely impact the historic character of the residence or its ability to convey its significance.
2. The proposed relocation does not appear to “have a significant adverse effect on the character of the historic district or neighborhood, or surrounding properties where the resource is located or at its proposed location.” The Sandford House is not located in a historic district, and the minor relocation of the building will not adversely affect nearby properties.

3. The original site and the proposed receiving site are the same site, providing stable control of ownership.
4. As the building will not leave its historically associated parcel, the proposed receiving site is relevant to the historic significant of the resource. The physical relocation of the building is approximately 40 feet southeast of its historic location.

Criteria 5 and 6 address issues that should be determined by the City Community Development Department. Based on this review of the first four criteria, the proposed relocation of the Sandford House appears to meet the required criteria to appropriately relocate a historic resource.

## **7.6 CONSISTENCY WITH CITY HISTORIC PRESERVATION PROGRAM GUIDELINES**

As the proposed project will alter the Sandford House, the following section evaluates the proposed project for consistency with the City Guidelines for alterations to a historic resource located outside of a historic district.

### **7.6.1 Percent of Historic Resource to Be Preserved**

The City Guidelines require that alterations to historically listed building must ensure retention of at least 75 percent of the original building framework, roof, and exterior bearing walls and cladding. The proposed project includes the demolition of two non-original additions that were constructed after the period of significance. However, the proposed project would retain, rehabilitate, and reuse the main historic residence that will include more than 75 percent of the original framework, roof, and exterior bearing walls and cladding. As such, the proposed project appears to be consistent with this criterion.

### **7.6.2 Retention of Character-Defining Features**

Primary character-defining features include:

- Two-story massing with a rectangular footprint;
- Pediment side-gable roof;
- Wide boxed eaves and wide cornice;
- Smooth stucco cladding;
- Symmetrically arranged fenestration on the street-facing east façade, including the wood-framed multi-light sash windows on the second floor;
- Distinctive front portico with Tuscan columns and dentils;
- Centered wood-paneled front door with surrounding fanlight, sidelights, and pilasters;
- Two-story solarium with pediment end, pilasters, recessed panels between first and second stories, and three-bay arrangement;



- Projecting flat-roofed north side entrance with grouped multi-light wood casement windows, a centered 10-light wood door, and 10-light French doors on its east side.

The proposed project will retain and repair character-defining features associated with the architectural character, form, scale, and appearance of the Sandford House. The proposed project appears to be consistent with this criterion.

### **7.6.3 Exterior Building Changes**

The proposed project will not introduce new or conflicting architectural elements to the exterior of the Sandford House. The project proposes to rehabilitate the historical building following the Secretary's Standards. As such, all character-defining features of the building will be repaired or replaced with materials similar in size, shape, quality, and appearance (in kind) on the exterior. The only change to the house will be the elimination of the twin chimneys at the rear (west) elevation, which are already largely invisible from the street. A compatible patio off of the north elevation will be placed on grade and screened on the east Palomar Street elevation by a row of hedges. New construction will occur on the parcel that will change the contextual setting of the parcel itself, although the majority of the surrounding neighborhood is already infilled with multiple-family residential buildings. The proposed repair of the Sandford House appears to be consistent with this criterion.

### **7.6.4 Interior Building Changes**

As the Sandford House is and will remain privately owned property, this criterion does not apply.

### **7.6.5 Acquired Historic Appearance**

Based on the historical research presented in the significance evaluation, the Sandford House does not possess any changes to the building that have acquired historic significance in their own right. The proposed project appears to be consistent with this criterion.

## **7.7 CONSISTENCY WITH SECRETARY OF INTERIOR'S STANDARDS**

The proposed alterations to the Sandford House as communicated in the conceptual drawings by Arris Studio Architects are generally consistent with the Secretary of the Interior's Standards for Rehabilitation (Title 36, Code of Federal Regulations, Section 68.3), although recommendations are included regarding additional architectural elements that could enhance the compatibility of the proposed new apartment building. Discussion of each of the standards and assessment of the proposed alterations for consistency is presented in this section.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The circa 1895 Sandford House was a single-family residence until conversion to multifamily housing following its 1969 purchase by the Delta Tau House Corporation and subsequent use as a fraternity house. The proposed project will rehabilitate the residence into residential amenity spaces, such as conference rooms and a gymnasium, and incorporate a leasing office. The

continued use of the historic Sandford House as public space could eventually require additional alterations to interior spaces, but those spaces have already experienced alteration during the Delta Tau era of ownership. Accordingly, the proposed project complies with Standard 1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The setting of the subject property has experienced significant change since construction of the residence in circa 1895. Originally located outside the city boundaries of San Luis Obispo in a pastoral landscape, the property's setting has been increasingly urbanized since annexation by the City in the early 1950s. Alteration of the landscape continued into the 1970s with the construction of Palomar Avenue and Luneta Drive and the construction of adjacent homes and apartments that ended the property's relative isolation. Given the broad change in its environment and context, historic character of the subject property is expressed today in the prominence of the Sandford House within the parcel. While the proposed project calls for the relocation and slight reduction in elevation of the residence, it will remain on site and in a prominent location on the parcel, serving as the architectural anchor of the site. Its historic orientation on a slope facing east overlooking the City of San Luis Obispo will be minimally modified by the proposed project. The client has been advised to maintain the elevation of the Sandford House as closely as possible to the historic siting of that building. The reconstructed foundation and platform porch of the Sandford House will retain a similar exposure and profile to the original, which serves as the pedestal for the building. The height of the portico and its stairway also contribute to its monumentality and will be maintained as closely as the flattened site will allow.

New construction will be subordinate to the historic residence, located to the rear and north side of the historic residence. While spatial relationships will be altered, the distinctiveness of the Sandford House will remain intact.

The overall visual character of the residence, which includes building shape, the principal and secondary entries to the building, roof and related features, prominent portico projection, two-story solarium, and historic-age materials such as stucco cladding will remain intact. Only the elimination of the twin chimneys at the rear (west) elevation will occur, but they are largely invisible from the street. Accordingly, the proposed project complies with Standard 2.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken..*

There are no proposed changes to the Sandford House that would create a false sense of historical development. Proposed alterations, which will rehabilitate the historic residence, do not include changes to the building which alter its architectural style and create an unauthentic sense of historical development. Further, new construction is sufficiently modern and differentiated from the historic building to allow clear distinction between the historic and modern built environment. As such, the proposed project complies with Standard 3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The period of significance for the Sandford House is circa 1895–1930. Added prior to 1930, the solarium addition to the side (north) elevation of the subject property will be rehabilitated and integrated into the Sandford House’s proposed new use for residents. The two accessory buildings, a secondary residential building and garage with attached carport, were constructed after the period of significance, as were the two additions constructed to the rear of the Sandford House. Based on historical research, the accessory buildings and additions do not appear to have acquired historical significance in their own right and will be removed as part of the proposed project. The proposed project complies with Standard 4.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will rehabilitate and reuse the subject property’s historic building, the Sandford House. However, care must be taken to preserve original materials, features, finishes, and construction techniques while removing the additions to the main residence. The two rear additions must be removed with the minimum amount of impact to original construction and it is unknown if removal of the first addition will reveal a stucco or wood-clad exterior wall. General recommendations are provided in the next section regarding how best to address this concern; adherence to the recommendations will result in compliance with Standard 5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The stucco cladding of the Sandford House will be repaired and painted in an appropriate color. The Sandford House will be reroofed with suitable composition shingle material. Prominent architectural elements, such as the distinctive portico with its Tuscan columns, entablature, original multi-light wood-framed sash windows, and wood paneled front door with fanlights and sidelights will be maintained. The deteriorated two-story solarium addition will be repaired and its windows replaced with appropriate historic type.

Windows and a door located on the first floor of the solarium are covered over and the original materials are unknown. Modern replacements for first-floor solarium windows should consist of replacements of the same scale as the originals that fit the existing openings.. Adherence to the recommendations will result in compliance with Standard 6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The conceptual plans do not indicate any planned chemical or physical treatments. As long as none will be undertaken that could cause damage to historic materials, the proposed project complies with Standard 7.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

As part of the permitting process, Æ conducted an Archaeological Resource Inventory [ARI] that located the foundation of a historic-age water tank. The *City Archaeological Resource Preservation Program Guidelines* note that:

Construction monitoring may still be required by the Director, if, after completion of an ARI, SARE [Subsurface Archaeological Resource Evaluation] or ADRE [Archaeological Data Recovery Excavation], the Director determines there is still a possibility that significant or potentially significant archaeological resources are present in the impact zone and that it is not reasonable to conduct additional physical investigations prior to construction [City of San Luis Obispo 2009:18].

Historic-period use of the property increases the potential to encounter buried historic deposits. Due to the necessity for trenching for the new foundations for the Sandford House and excavation for the new apartment building and associated utility infrastructure, Æ recommends construction monitoring as a means of complying with Standard 8 (see Section 8.1).

9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The goals of Standard 9 are compatible with objectives included in the City Guidelines that state “listed Historic Resources located outside of historic districts shall be subject to the same protection and regulations applicable to historic resources within historic districts” (City of San Luis Obispo 2010:12). While the Sandford House is not located within an identified historic district, it is a Master List historic resource and associated new construction must follow guidelines that direct general architectural compatibility of new construction to historic resources. The City Guidelines state:

New structures in historic districts shall be designed to be architecturally compatible with the district’s prevailing historic character as measured by their consistency with the scale, massing, rhythm, signature architectural elements, exterior materials, siting, and street yard setbacks of the district’s historic structures. . . . New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic [City of San Luis Obispo 2010:7].

Regarding architectural compatibility, the City Guidelines state:

New development should not sharply contrast with, significantly block public view of, or visually detract from, the history architectural character of historically designated structures located adjacent to the property to be developed, or detract from the prevailing historic architectural character of the historic district” [City of San Luis Obispo 2010:8].

As noted, the subject property is not located within a historic neighborhood. The subject property itself forms a transitional space in the neighborhood, serving as an informal margin between

large, high-density 1970s–1980s era apartment buildings to the north and west, and single-family residences to the south that are not of historic age. Within the transitional space, the Sandford House is unique, surrounded by open space on a parcel that is over an acre in size.

The proposed construction of the apartment building will alter the spatial relationships and building locations historically present at the subject property. However, the relocation of the Sandford House will allow the historic residence to maintain a prominent position on the parcel. To enhance the architectural relationship between the new construction and historic residence, the architects have proposed multiple new apartment buildings that have been placed to maintain reasonable dominance of the Sandford House on the property despite a slightly reduced grade height. Proposed new construction elements at the 71 Palomar apartment complex will assume a secondary position, and their siting somewhat suggests that they are on their own parcels, especially to the north side of the historic residence. A transitional hierarchy that the architects have sought to create can be viewed in the Palomar Street site elevation, moving from the long block of lower apartments to the north towards the Sandford House and residential single-family homes to the south, as demonstrated in the plans (Appendix E). Other new apartment buildings behind (to the west) of the Sandford House will be approximately the same height as the lowered historic building, but less obvious from Palomar Street due to the elevated nature of the site. Additionally, they will be screened by trees and the Sandford House itself.

While Standard 9 states that new construction should be clearly differentiated from the historic, National Park Service recommendations for new construction within the boundaries of historic properties also note that: “As with new additions, the massing, size, scale and architectural features of new construction on the site of an historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings” (National Park Service 2015b).

The new apartment building immediately adjacent to the Sandford House, and the two buildings on the south along Luneta Drive, are subordinated through their low-profile hipped roofs; subdued neutral colors, and lower heights, yet they also relate to the historic building in the rhythm of their facades and use of stucco finishes and multi-light windows. The proposed hipped-roof design of the new construction differs from the Sandford House’s Colonial Revival style side-gabled roof and from surrounding apartment buildings and single-family residences, most of which feature gabled roofs. The Secretary’s Standards note that new construction should be differentiated from the existing historic built environment. Use of a hipped-roof for the new construction does not appear to weaken or diminish the historic character of the Sandford House, which will retain its primary role as the architectural anchor of the property.

A patio area is proposed for the north side of the Sandford House to help create a sense of place in that area. It is designed to sit on grade and will be screened by a hedge on the prominent east, Palomar Street, side.

To enhance the relationship between the historic residence and the new construction, we recommended that porticos be added to the front façades (those facing the Sandford House) of the proposed apartment building. The neoclassical portico is a primary component of the historic residence, and while the portico’s associated with the new construction should not mirror the historic feature, an appropriate rendition of the portico on the new construction could serve to

unite the proposed new apartment building with the historic residence. Similarly, we recommend that new windows intended for the apartment building should feature multi-light fixed or sash combinations that reflect the multi-light windows extant on the Sandford House.

Adoption of the recommendations, with added guidance from the CHC, will allow compliance with Standard 9.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will reposition the Sandford House in an area adjacent to its current historic location and the historic orientation of the building will be retained, although the grade will be lowered slightly. New construction is proposed in areas of the parcel where there is generally open space. If in the future the new apartment buildings are removed, the essential form and integrity of the Sandford House would be maintained. Therefore, the proposed project is consistent with Standard 10.

## **8 RECOMMENDATIONS**

Based on historical research, the Sandford House at 71 Palomar Avenue is significant as a good example of the Colonial Revival architectural style and is appropriately listed on the City Master List of Historic Resources. The proposed project will relocate the Sandford House within the parcel and will construct a new multiple-story apartment building on the parcel. The proposed project appears to be consistent with the City Ordinance relocation criteria, City Guidelines, and the Secretary's Standards for Rehabilitation. The following recommendations are designed to guide the rehabilitation and reuse of the Sandford House and construction of the new multifamily residential building.

### **8.1 PRESERVATION OF ARCHAEOLOGICAL RESOURCES**

While the current study found no evidence of archaeological materials on the surface, the project area has a heightened sensitivity for buried prehistoric and historic period materials. New building construction at the subject property may impact potentially significant archaeological resources. Therefore, a monitoring program should be developed for this project. A formal monitoring plan should be prepared and approved by the City prior to construction. This plan will need to include a summary of the project and expected ground disturbances, purpose and approach to monitoring, description of expected materials (both prehistoric and historical), description of significant materials or features, protocols for stoppage of work and treatment of human remains, staff requirements, and a basic data recovery plan to be implemented in case significant deposits are exposed during construction.

### **8.2 REMOVAL OF NONORIGINAL ADDITIONS**

Extreme care should be taken during the removal of the nonoriginal additions to avoid damaging the original building walls. Any nonrepairable or missing materials revealed upon removal of the addition directly attached to the Sandford House should be replaced in-kind to match existing stucco. Any historical wood-sash windows found during demolition should be preserved for reuse on the Sandford House where appropriate.

### **8.3 RELOCATION OF THE SANDFORD HOUSE**

In addition to its general location on the site, it is important that the elevation of the Sandford House be maintained as closely as possible to the historic siting of that building. Since the site will be cut and flattened slightly in the area of relocation, reducing the elevation of the Sandford house slightly, it is especially important that the reconstructed foundation and platform porch retain the amount of height and exposure that the existing foundation does, since it serves in effect as a pedestal for the architecture on display above. The height of the portico contributes to this monumentality; therefore, a stair height similar to that which currently exists also should be maintained.

#### **8.4 SANDFORD HOUSE WINDOW REPLACEMENT**

Fenestration located on the first floor of the solarium is covered over and the original materials are currently unknown. Modern replacements for the first-floor solarium windows should minimally consist of window sash that is of the appropriate proportion to fit into the original openings; multi-light versions which replicate the original multi-light windows located throughout other areas of the residence could be employed, however no evidence has been found thus far that documents the original window design for the solarium.

#### **8.5 LOW IMPACT CLEANING AND PAINT REMOVAL**

Only the gentlest methods of paint removal, and stucco cleaning or removal shall be used on or around the Sandford House itself. High-pressure water blasting; sand or other hardened material blasting; or chemical paint strippers that damage wood grain or erode metals should be avoided unless specifically approved by the City.

#### **8.6 MASSING, LOCATION, AND ARCHITECTURAL FEATURES OF THE PROPOSED NEW CONSTRUCTION**

To enhance the architectural relationship between the new construction and historic residence, the architects have designed will new apartment buildings that have been placed so as to respect the dominance of the Sandford House on the property. Their scale and massing contributes toward that goal, and they have not been over-detailed or designed to draw attention from the Sandford House. Efforts to maintain this compatibility will make this a successful project.



9  
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**APPENDIX A**

**Personnel Qualifications**





**BARRY A. PRICE**  
Principal Archaeologist

**Areas of Expertise**

- Cultural resource management
- Land use planning
- Facility siting
- California and Great Basin history and prehistory
- Archaeological method and theory
- Project budgeting, management, and administration
- Proposal preparation and contract coordination
- Specialized training in NHPA, NEPA, and CEQA compliance, mitigation monitoring, and preparing agreement documents under state and federal historic preservation law

**Years of Experience**

- 36

**Education**

M.A., Cultural Resource Management, Sonoma State University, 1994.

B.A., Anthropology (with honors), Sonoma State University, 1976.

**Registrations/Certifications**

- Registered Professional Archaeologist

**Professional Affiliations**

- Society of American Archaeology
- Society for California Archaeology

**Professional Experience**

- 1995– Vice President, Principal Archaeologist, and Western Division Manager, Applied EarthWorks, Inc., Fresno and San Luis Obispo, California.
- 1989–1995 Vice President (1992–1995), Assistant Vice President (1991–1992), Senior Archaeologist/Program Manager (1989–1991), INFOTEC Development, Inc., Fresno, California.
- 1984–1989 Principal Investigator and Project Director, Retrospect Research Associates, Ely, Nevada.
- 1983–1984 Archaeologist, Bureau of Land Management, Ely District.
- 1982–1983 Archaeological Specialist/Historian, California Department of Parks and Recreation, Sacramento.
- 1979–1982 Staff Archaeologist (1979–1982), Archaeological Resource Service, Novato, California; Field Technician and Laboratory Analyst (1981–1982), INFOTEC Development, Inc.
- 1975–1979 Staff Archaeologist (1977–1979), Curatorial Assistant (1975–1979), Cultural Resources Facility, Sonoma State University Foundation.

**Technical Qualifications**

Mr. Price has more than 36 years of experience in prehistoric and historical archaeology, architectural history, historic preservation, and other aspects of cultural resources management. He has directed and/or participated in projects throughout California, Nevada, Arizona, Oregon, Washington, and Idaho, and has authored scores of technical reports, journal articles, planning documents, and other publications including research designs, management plans, National Register nominations, and other CEQA, NEPA, and NHPA compliance documents. Mr. Price has expertise in many facets of cultural resources management including project design and administration, data acquisition, laboratory analysis, report preparation, and technical management. As a Vice President and Principal Archaeologist for Applied EarthWorks, he directs professional staff and subcontractors in the performance of project work. In addition to his duties at AE, Mr. Price currently teaches cultural resources law and practice at California Polytechnic State University (CalPoly) in San Luis Obispo.



## ERIN A. ENRIGHT

### Senior Archaeologist and Faunal Analyst

#### Areas of Expertise

- Cultural resource management
- Project management
- Archaeological field work/ Supervision
- GIS Analysis and desktop site assessments
- Faunal analysis
- Prehistory and history of California and the Southwest

#### Years of Experience

- 16

#### Education

M.A., Anthropology and Applied Archaeology, Eastern New Mexico University, Portales, 2008.

B.A., Classical and Near Eastern Archaeology, Bryn Mawr College, Pennsylvania, 2000.

#### Registrations/Certifications

- Register of Professional Archaeologists (2009)

#### Professional Affiliations

- Society for American Archaeology
- Society for California Archaeology

#### Professional Experience

- 2014- Senior Archaeologist/Faunal Analyst, Applied EarthWorks, Inc., San Luis Obispo, California.
- 2008–2014 Associate Archaeologist/Faunal Analyst, Applied EarthWorks, Inc., Lompoc, California.
- 2006–2008 Student Supervisor/ Educational Outreach, Blackwater Draw Archaeological Site and Museum, Eastern New Mexico University, Portales.
- 2006–2008 Faunal Analyst, Eastern New Mexico University, Portales.
- 2006 Researcher/Osteologist, Middle San Juan River Osteological Project, Farmington, New Mexico.
- 2004–2008 Graduate Assistant, Eastern New Mexico University, Portales.
- 2001–2004 Staff Archaeologist, Cultural Resource Management Services, Paso Robles, California.
- 2000 Field Archaeologist, Princeton Expedition, Polis Chrysochous, Cyprus.
- 1999 Archaeological Field School, Anathica Field School, Petras, Crete, Greece.

#### Technical Qualifications

Ms. Enright has 15 years of professional experience as an archaeologist, more specifically as project manager, field supervisor/director, field archaeologist, and archaeological monitor for various projects on the Central Coast as well as other parts of California and the Southwest. Ms. Enright has participated all levels of projects including supervising or completing field tasks such as site recording, testing and data recovery; National Register eligible excavations; buried site testing (backhoe trenching); development of monitoring plans; database creation and maintenance; curation management; GIS; report writing, and production for projects throughout California. Additionally, she is an accomplished faunal analyst and has worked with assemblages from prehistoric, Mission Period and historic-period sites. Since joining Applied EarthWorks in 2008, Ms. Enright has served as project manager and field supervisor on dozens of archaeological investigations in San Luis Obispo, Santa Barbara, and Monterey counties. Ms. Enright has authored or co-authored more than 30 technical reports and other NHPA, NEPA, and CEQA compliance documents, and presented research at state and national archaeological meetings.



**AUBRIE MORLET**  
**Architectural Historian**

**Areas of Expertise**

- Architectural history
- California history
- Vernacular architecture
- Documentation of buildings, structures, railroads, bridges, and water systems
- Archival research
- Historical site inventory and evaluation, photography and document preparation

**Years of Experience**

- 9

**Education**

M.A., Public History, California State University, Sacramento, 2014.

B.A., History, California State University, Fresno, 2005.

**Professional Affiliations**

- California Council for the Promotion of History, Board Member
- California Preservation Foundation
- National Council on Public History
- Society of Architectural Historians

**Professional Experience**

- 2008– Architectural Historian, Applied EarthWorks, Inc., Fresno, California
- 2006–2008 Architectural Historian, Consultant for Caltrans District 6, Fresno, California.

**Technical Qualifications**

Ms. Morlet specializes in California history and architecture and has served as an architectural historian for projects throughout California. She has prepared Section 106 and CEQA technical reports for historical built environment resources inventory, significance evaluations, impact assessments, mitigation plans, and design reviews for Programmatic and Project Specific Environmental Impact Reports. Ms. Morlet has completed numerous studies of residential, agricultural, commercial and industrial properties as well as transportation, electric, railroad, and water systems. She is thoroughly familiar with federal and state laws and regulations, and has performed architectural surveys, evaluations, and assessments of effects on eligible properties on behalf of California Department of Transportation (Caltrans), Federal Highway Administration (FHWA), Department of Housing and Urban Development (HUD), California Division of Forestry (CALFIRE), California Energy Commission (CEC), United States Department of Agriculture (USDA), and other federal, state, and local agencies. Additional tasks include archival research, field surveys, oral history, HABS/HAER documentation, agency consultation, public hearing support, and project management.



**JAMES W. JENKS**  
Associate Architectural Historian

**Areas of Expertise**

- Architectural history
- Historic preservation
- Project management
- U.S. history and ethnohistory of Northern Plains tribal history
- Cold War history
- Rural community and tribal heritage preservation
- Oral histories
- National parks history
- Heritage tourism

**Years of Experience**

- 15

**Education**

M.A., U.S. History, Montana State University, Bozeman, 1999

B.A., U.S. History, California State University, Sacramento, 1991

**Registrations/Certifications**

- Computer-Assisted Design Certification, Montana Tech, Butte, 2008

**Professional Affiliations**

- National Trust for Historic Preservation

**Professional Experience**

- 2015– Associate Architectural Historian, Applied EarthWorks, Inc., San Luis Obispo, California
- 2014–2015 Architectural Historian, AmaTerra Environmental Inc., White Sands Missile Range, New Mexico
- 2006–2013 Historian, Montana Preservation Alliance, Helena, Montana
- 2004–2007 Consulting Historian, National Park Conservation Association, Washington, D.C.
- 2003–2004 Historian, Garcia and Associates, Bozeman, Montana
- 2001–2002 Historic Preservation Planner, City of Bozeman, Bozeman Montana
- 1999–2001 Historian, Garcia and Associates, San Anselmo, California

**Technical Qualifications**

Mr. Jenks is an architectural historian with experience in cultural resource studies, conducting archival research, field survey, and historic significance evaluations for local, state, and federal agencies in California, New Mexico, Montana, Wyoming, Texas, and New York. He exceeds the Secretary of the Interior's Professional Standards for Architectural History and History. Mr. Jenks has experience preparing California Environmental Quality Act (CEQA) and National Historic Preservation Act (NHPA) Sections 106 and 110 compliance documents, including mitigation design. His experience includes research at local, university, tribal, state and national archives, historic built environment surveys, tribal consultation, and National Register eligibility studies, and nominations for individual properties and historic districts. He has conducted interpretive planning and planned public outreach and provided assistance to local, tribal, and rural ranching communities regarding historic preservation issues. Research interests include Northern Plains tribal history, ethnic studies of rural ranching communities, and Cold War history and architecture.



**DONALD M. FAXON**  
Architectural Historian

Areas of Expertise

- Architectural history
- American history
- Documentation of buildings, railroad structures, bridges, and water systems
- Primary and secondary research
- Inventory and evaluation, photography and document preparation
- Preservation treatments
- Historic Structure Reports
- Code and ADA compatibility

Years of Experience

- 28

Education

M.A., Historic Preservation, Savannah College of Art and Design, 2014

B.A., History, Boston University, 1986

Syracuse University School of Architecture

Boston Architectural College

Professional Affiliations

- National Trust for Historic Preservation
- Society of Architectural Historians
- Society for Commercial Archaeology

Professional Experience

- 2015– Architectural Historian, Applied EarthWorks, Inc., San Luis Obispo, California
- 2014–2015 Architectural Historian and Preservation Specialist, Rocky Mountain National Park, Colorado
- 2013 Architectural Historian and Preservation Specialist, Sequoia National Park, Ash Mountain, California
- 1997–2015 Historic Preservation Consultant, Private Practice, Los Angeles, California
- 1995–1997 Historic Field Specialist, National Trust for Historic Preservation, Los Angeles, California
- 1987–1992 Historical Architect and Preservation Specialist, Rhode Island Historic Preservation and Heritage Commission, Providence, Rhode Island
- 1985–1987 Assistant Architect and Planning Specialist, Skidmore, Owings and Merrill, Boston Massachusetts

Technical Qualifications

Mr. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist, and has interpreted, applied, and/or enforced the Secretary of the Interior's Standards on both Coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options; and architectural technical skills such as design review, condition assessments, structure reports, preservation and conservation treatments, compatible integration of code required elements, and accessibility planning for the disabled. Additional skills include program management, and project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under Sections 106 and 110 of the National Historic Preservation Act, NEPA, the ADA, and Historic District Ordinances.

Mr. Faxon has more than twenty-five years total experience as a historic preservation professional on projects involving a wide variety of building and landscape styles and types, including agricultural, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

## **APPENDIX B**

### **Records Search Results**

## CENTRAL COAST INFORMATION CENTER

California  
Archaeological  
Inventory



SAN LUIS OBISPO AND  
SANTA BARBARA COUNTIES

Department of Anthropology  
University of California, Santa Barbara  
Santa Barbara, CA 93106-3210  
(805) 893-2474  
FAX (805) 893-8708

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May 14, 2015

To Whom It May Concern:

On the above date, Eric Nocerino performed a records search on behalf of Applied EarthWorks for Project #3170, 71 Palomar Avenue project in San Luis Obispo County.

If you have any questions about this project, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "JA", written over a horizontal line.

Jessika Akmenkalns  
Assistant Coordinator

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SL-02922		1995	Farris, G., Hines, P., Rhoades, M., and Rivers, B.	Coastal Branch, Phase II State Water Project Cultural Resources Survey Reaches 5B and 6 San Luis Obispo and Santa Barbara Counties - FILED UNDER 1877 (SANTA BARABARA)		40-000806, 40-001139, 40-001313, 40-001320, 40-001672, 40-001673, 40-001675, 40-001699, 40-001700, 40-001701, 40-001702, 40-001725, 40-001726, 40-001729, 40-001734
SL-03193		1997	Conway, Thor	Phase 1 & Phase 2 Archaeological Evaluations of Property at 61 Broad Street, San Luis Obispo, California		
SL-03221		1997	Bertrando, Ethan	Cultural Resource Investigation of 651 Foothill Boulevard		
SL-04051		2000	SAIC	Phase I Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project		
SL-04059		2000	Shepard, Richard	Cultural Resources Records Search and Survey Report for the WS06 Los Osos Re-route Fiber Optic Connection Corridor, City of San Luis Obispo, San Luis Obispo County, CA		
SL-04303		1999	Shepard, Richard S. and Roger D. Mason	Cultural Resources Survey Report for the Level 3 Fiber Optic Project: WS06 Connection to San Luis Obispo 3R Facility and Los Osos Loop Connection Corridor, San Luis Obispo County, CA		40-002002
SL-06054		2007	Parker, John	Cultural Resources Investigation of APN 001-014-014 148 Broad Street, San Luis Obispo		



## **APPENDIX C**

### **Native American Outreach**

06/23/2015 11:18 FAX 916 657 5390

NAHC

001

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95811  
(916) 373-3710  
Fax (916) 373-5471



June 22, 2015

Simone M. Schinsing  
Applied Earthworks, Inc.  
811 El Capitan Way, Ste. 100  
San Luis Obispo, CA 93401

Sent by Fax: (805) 594-1577  
Number of Pages: 2

Re: Cultural Resources Study of 71 Palomar Avenue, San Luis Obispo, San Luis Obispo  
County.

Dear Ms. Schinsing,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

06/23/2015 11:18 FAX 916 657 5390

NAHC

002

**Native American Contact List  
San Luis Obispo County  
June 19, 2015**

Lei Lynn Odom  
1339 24th Street  
Oceano , CA 93445  
(805) 489-5390

Chumash

Matthew Darlan Goldman  
495 Mentone  
Grover Beach CA 93433  
805-748-6913

Chumash

San Luis Obispo County Chumash Council  
Chief Mark Steven Vigil  
1030 Ritchie Road  
Grover Beach CA 93433  
(805) 481-2461

Chumash

Northern Chumash Tribal Council  
Fred Collins, Spokesperson  
67 South Street  
San Luis Obispo CA 93401  
fcollins@northernchumash.  
(805) 801-0347 (Cell)

Chumash

(805) 474-4729 Fax

Peggy Odom  
1339 24th Street  
Oceano , 93445  
(805) 489-5390

Chumash

PeuYoKo Perez  
5501 Stanford Street  
Ventura , CA 93003  
grndowl4U@yahoo.com  
(805) 231 -0229 Cell

Chumash

yak tityu tityu - Northern Chumash Tribe  
Mona Olivas Tucker, Chairwoman  
660 Camino Del Rey  
Arroyo Grande CA 93420  
olivas.mona@gmail.com  
(805) 489-1052 Home  
(805) 748-2121 Cell

Chumash

Salinan Tribe of Monterey, San Luis Obispo  
Fred Segobia  
46451 Little Creek Court  
King City , CA 93930  
831-385-1490

Salinan  
Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed Cultural Resources Study of 71 Palomar Avenue, San Luis Obispo, San Luis Obispo County.



811 El Capitan Way, Suite 100  
San Luis Obispo, CA 93401  
O: (805) 594-1590 | F: (805) 594-1577

June 23, 2015

Fred Collins  
Northern Chumash Tribal Council  
67 South Street  
San Luis Obispo, CA 93401

Re: Cultural Resources Study of 71 Palomar Avenue, San Luis Obispo, San Luis Obispo County, California

Dear Mr. Collins:

Applied EarthWorks, Inc. is conducting a cultural resources study of one parcel at 71 Palomar Avenue, located in the City of San Luis Obispo, San Luis Obispo County, California. The proposed project will involve the development of an apartment building on the property. The project area is depicted on the attached copy of the San Luis Obispo, CA 7.5' Quadrangle Map and is located in Township 30 South, Range 12 East, Section 27.

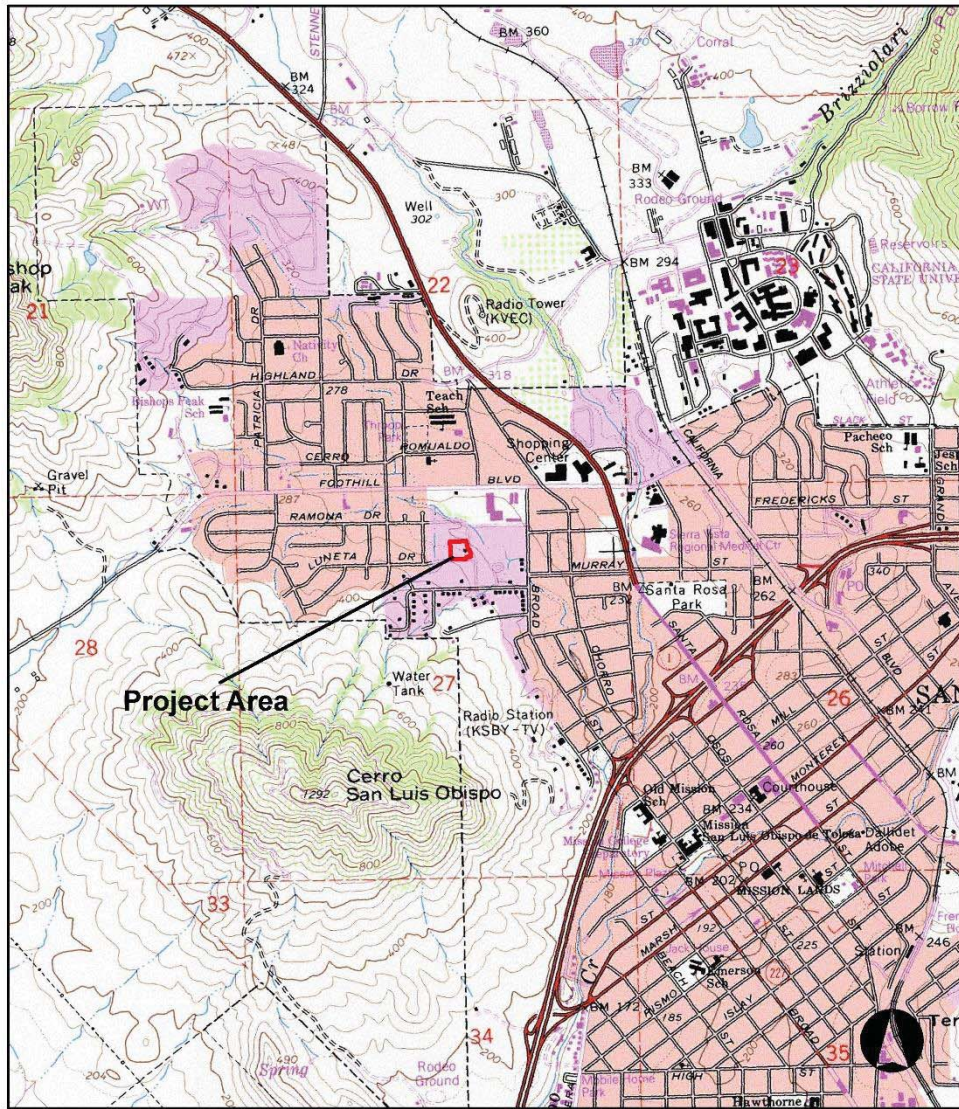
Your name and address were provided to us by the Native American Heritage Commission (NAHC), which lists you as an individual with knowledge of Native American resources in San Luis Obispo County, California. This letter is being submitted to formally request any information you may have regarding Native American cultural resources within or adjacent to the project site. If you have information regarding the study area or have interest in the project, please call or send a letter to my attention. Your comments will be included in our cultural resources study report.

Please call me at (805) 594-1590 or email me at [sschinsing@appliedearthworks.com](mailto:sschinsing@appliedearthworks.com) if you have any questions or require additional information.

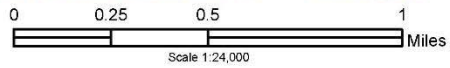
Sincerely,

A handwritten signature in cursive script that reads "Simone M. Schinsing".

Simone M. Schinsing, Staff Archaeologist  
Applied EarthWorks, Inc.



USGS Quad:  
San Luis Obispo (1965 Revised 1994)



**Project Location Map**

71 Palomar Avenue (AE#3170)  
San Luis Obispo, San Luis Obispo County, California



**APPENDIX D**

**Cultural Resource Record Forms**

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code 5S1
Other Listings Review Code	Reviewer	Date

Page 1 of 10 Resource Name or # The Sandford House

**P1. Other Identifier:**

- \*P2. Location: a. County: San Luis Obispo  Not for Publication  Unrestricted  
 b. USGS 7.5' Quad: San Luis Obispo Date: 1995 T/R 30S/12E; NE ¼ of NW ¼ of Section 27 M.D. B.M.  
 c. Address: 71 Palomar Avenue, San Luis Obispo, CA 93401  
 d. UTM: 10S 711450 mE 3907888 mN  
 e. Other Locational Data: APN 052-162-007

\*P3a. Description: The Sandford House, located at 71 Palomar Avenue, is prominently situated on 1.17 acre parcel at the northwest intersection of Palomar Avenue and Luneta Drive. Pedestrian access to the front yard is available from Palomar Avenue by a wood rail staircase leading to a brick path and the front portico. A retaining wall is adjacent to the Palomar Avenue sidewalk while a decorative rock wall is along the edge of the front lawn. Secondary brick paths meander through the northeast portion of the property leading to the deck on the north elevation. Mature trees are present throughout the lot, with a cluster of large eucalyptus trees at the rear of the house. Expansive lawns are located on the north and west portions of the property. Vehicle access to the property is via a gated, single lane driveway accessed from Luneta Drive, with a secondary vehicle entrance at the southwest corner, again accessed from Luneta Avenue. The subject property consists of four buildings: a main residence, two accessory buildings, and a car port. (See Continuation Form)

\*P3b. Resource Attributes: HP3 Multiple Family Property

- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other:

\*P5a. Photograph or Drawing:



P5b. Description of Photo: View of the façade of the main residence, facing west.

\*P6. Date Constructed/Age and Sources: Circa 1895, based San Luis Obispo County Deed Records.

- Prehistoric  Historic  Both

\*P7. Owner and Address: Delta Tau House Corporation, 1000 La Senda, Santa Barbara, CA 93105

\*P8. Recorded By: Jim Jenks  
 Applied EarthWorks, Inc.  
 811 El Capitan Way, Suite 100  
 San Luis Obispo, CA 93401

\*P9. Date Recorded: May 28, 2015

\*P10. Survey Type:  Intensive  
 Reconnaissance  Other  
 Describe:

\*P11. Report Citation:

- \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  
 Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  
 Photograph Record  Milling Station Record  Rock Art Record  Artifact Record  
 Other (list):

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #Trinomial

Continuation  Update

Page 2 of 10

Resource Name or #: The Sanford House

**\*P3a.Description (Cont):**

The two-story, stucco-clad main building is a rectangular, pedimented side-gable residence roofed with composition shingles and constructed on a concrete foundation (Figure 7). Half-round wood vents are set into each peak. The two-story building's façade features symmetrically balanced windows and centered 6-panel wood door flanked by 8-light sidelights and an 8-light overhead fanlight. The main entryway is accessed from the prominent flat-roof portico, which features two wood Tuscan columns and entablature. A dentil course is present along the soffit and engaged pilasters flank the door. Five concrete steps provide access to the portico and a concrete walkway wraps around the façade. Window openings flank each side of the portico and each is crowned with a half-round molding. The second floor features two 8 over 8 light wood frame double-hung windows. The center window is fixed-pane modern replication of the adjacent original windows. The windows are evenly spaced. The side (south elevation) features a gabled solarium addition, inset to the principle gable (Figure 8). Evenly spaced, engaged pilasters are along solarium elevations, creating bays. Side-by-side windows are evenly spaced along the first floor of each bay and a door opening is centrally set into the middle bay on the south elevation. Wood-frame ribbon windows are present on the second floor bays.

The side (north elevation) features an elevated wood frame deck supported by four utility-style poles. The deck is accessed by a concrete staircase. The deck is adjacent to a first-floor, flat-roof projection, with fenestration that includes grouped, multi-light wood casement windows and a 10-light wood door. A 1/2-light window crowned by a half-round molding is north of the projection. Second-floor fenestration includes a two evenly-spaced 8/8-light wood double-hung windows. A smaller 4/4-light wood double hung is between to the two larger windows. The rear (west) features two exterior, stucco-clad chimneys which pierce the west-side roof slope. Wood single-pane hopper windows flank the each side of the south chimney on the ground floor, while wood 8/8-double-hung windows flank each side of the chimney on the second floor. A hipped roof two-story projection extends from the elevation. A 6-light wood door flanked by a single-pane sidelight on each side is on the ground floor. A metal-framed 4/4-light double-hung window is centrally set into the second floor of the projection.

Two one-story, sequential additions extend from the north side of the rear elevation. The first stucco-clad addition is gabled and constructed on concrete pad. The single-story addition includes a slider window is located on the rear (west) elevation, with another metal slider on the side (south) elevation. The second addition is attached to the first addition's northwest corner. The two-story, stucco-clad addition has a hipped roof and is constructed on a concrete pad. A ground floor door on the rear (west) elevation provides access to the daylight basement; this elevation also features a centrally-set wood 4-light window on the second floor. An entryway to the residence is located on the side (south) elevation of the addition, accessed by a wood staircase that extends from grade.

Two accessory buildings and a carport are also present on the subject property (Figure 9). The first accessory building, a garage, is located southwest of the main residence. The stucco-clad, side-gabled building is roofed with composition shingles and constructed on a concrete pad. The front (east) elevation features three engaged pilasters evenly spaced across the façade. A metal slider window is on the south side of the elevation and a wood door is present on the north end. The south (side) elevation features three window openings with one set into the peak. Two openings are boarded over, while a third opening is covered with transparent plastic. The side (north) elevation includes two evenly-spaced 4/4 light wood casement windows. Two additional aluminum slider windows are set into the gable and a covered vent opening is set into the peak. The rear (west) elevation features a stucco-clad, shed roof addition. The addition's south (aide) and rear (west) elevations each include a single off-set aluminum slider. The side (north) elevation and entry way and single covered window opening. A covered carport is attached to the north side of the addition. The flat-roof building is topped with corrugated plastic panels and sits on raised concrete foundation. The car port is open along its east elevation, though a brick patio and low brick wall is present along a portion of the elevation. Three 4 by 4 foot wood posts, which support the building's roof frame, are imbedded in the brick wall. The rear (west) and side (north) elevations are clad with a mix of corrugated metal panels and wood boards. A flat roof shed is attached to the rear of the car port. It is clad with corrugated metal panels and constructed on a concrete foundation. The shed entryway is located on its north elevation.

A second accessory building is located west of the main residence. The front gabled, stucco-clad building is roofed with composition shingles and is constructed on a concrete pad. An off-set entrance is located on the facade, and a single off-set metal slider window is on the side (north) elevation. Two irregularly spaced metal double-hung windows are on the side (south) elevation. A shed roof addition is attached to the rear (west) elevation. The addition is constructed on a partially raised concrete foundation and is clad and roofed with corrugated metal panels. Sliding wood garage doors occupy the entire south elevation. This entryway is the only addition fenestration. A wood frame patio and brick and wood deck are on the north side of the second accessory building. A wood shed roof shelters a portion of the patio while wood rails surround most of the deck.



<b>State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET</b>	<b>Primary # HRI #Trinomial</b>
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Page 3 of 10

Resource Name or #: The Sandford House

Continuation

Update



**P5b.Description of Photo:** View looking east at the rear (west) elevation of the residence. The two sequential additions are illustrated on the center and left side of the image.



**P5b.Description of Photo:** View looking south at the side (north) elevation of the residence, with the second addition visible.

<b>State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET</b>	<b>Primary # HRI #Trinomial</b>
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Page 4 of 10

Resource Name or #: The Sandford House

Continuation

Update



P5b.Description of Photo: View looking northwest at the front (east) elevation and side (north) elevation solarium.



P5b.Description of Photo: View looking west at front (east) elevation of the first non-original accessory building and attached car port.

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>CONTINUATION SHEET</b>	<b>Primary #</b> <b>HRI #Trinomial</b>
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Page 5 of 10

Resource Name or #: The Sandford House

Continuation

Update



**P5b.Description of Photo:** View looking south at the north elevation of the second non-original accessory building and its rear addition. The covered patio and portion of the deck are also present in the image.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HRI #Trinomial

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 5S1

Page 6 of 10

Resource Name or #: The Sandford House

**B1. Historic Name:** Sandford House

**B2. Common Name:** Delta Tau House

**B3. Original Use:** Single Family Residence **B4. Present Use:** Multiple Family Residence

\***B5. Architectural Style:** Colonial Revival

\***B6. Construction History (construction date, alterations, and dates of alterations):**

County Assessor Office records estimate the date of construction of the residence as circa 1900, while a 1983 State of California Historic Resources Inventory Form completed by City of San Luis Obispo Historic Resource Survey Staff estimated the main residence's construction date as circa 1890. Assessor records estimate the date of construction for the first accessory building (likely the garage) as circa 1950, with the adjacent carport and second accessory building constructed circa 1955. Data from City of San Luis Obispo Building Department notes construction of an "addition and alteration," perhaps one of the rear additions to the m, in 1951. City Building Department data also includes the construction of the garage in 1953. The solarium addition appears to be the earliest addition to the residence, likely constructed before the subject property was included in city boundaries and building department records were maintained for the property, beginning in the early 1950s.

Discussions with current property owners revealed that a 30 foot tall water tower burned down in the 1970s. The remains of the tower foundation are located south of the garage. The garage was converted to sleeping quarters during the Delta Tau era, circa 1970. The metal-clad rear addition to the second accessory building and adjacent rear deck and covered patio were also constructed circa 1970, as was the wood deck along the residence's side (north) elevation. The brick patio area north of the garage was in place prior to the Delta Tau era, indicating that the carport may have actually served as an covered recreational area.

Additionally, visual inspection of the residence located a number of alterations. A metal-railed balcony was once located on top of the portico; balcony rails have been removed and the original wood-frame, double-hung second-floor window located adjacent to the balcony was removed and replaced with a modern fixed-pane window, which replicated the original windows, to restrict access to the balcony. This alteration was made by Delta Tau Fraternity. While most of the residence's windows appear original, the façade's first floor windows which flank the portico are non-original; original windows were likely wood multi-lite double-hung windows or wood French doors, which are both features of the Colonial Revival Style. All fenestration along the first floor of the solarium has been removed and boarded closed. The interior floor has been removed and the room has been sealed off to everyday access.

\***B7. Moved?:**  No  Yes  Unknown **Date:**

Original Location:

\***B8. Related Features:**

**B9. a. Architect:** Unknown

**b. Builder:** Unknown

\***B10. Significance:** Theme: Residential Architecture **Area:** City of San Luis Obispo  
Period of Significance: Circa 1895 – 1950 **Property Type:** Residential **Applicable Criteria:** California Register 3

The subject property, located at 71 Palomar Avenue, is listed on the City of San Luis Obispo's Master List of Historical Resources as the Sandford House, a prominent residence in northwest San Luis Obispo. General Land Office (GLO) data demonstrates that the subject property was originally patented in 1870 as part of an 80 acre acquisition by Mr. Encarnacion Bareras. Background research indicates that an Encarnacion Berreras [sic] was born in Mexico in 1811, but is listed in 1867 voter registration data as a Rancho residing in San Luis Obispo (Bureau of Land Management/General Land Office 2015; Ancestry.com 2015)

GLO surveys were undertaken of the subject property and surrounding township, range and section in 1867, 1877, 1889, and 1890. No buildings are illustrated in Section 27 on any of the four survey maps. However, a the 1897 USGS 7.5 minute topographical map for the area illustrates a single building in what appears to be close proximity to the subject property. The 1942 USGS map appears to portray the same building, though it is unknown if these maps portray the subject property (United States Geological Survey 2015).

DPR 523B (1/95)

\*Required Information

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HRI #Trinomial

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 5S1

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Resource Name or #: The Sandford House

Early ownership of the subject property is traced to McDonough N. Venable, a lawyer and William M. Hersman, a minister. In 1892, Hersman sold the then 15.80 acre property to Reginald Wills-Sandford. Historical references to Wills-Sandford indicate his position as a second lieutenant with the 4th Battalion, Gloucester Regiment, a militia unit of the British Army. He resigned his commission in 1882 and, according to U.S. Census data, immigrated to the United States the following year. In March 1892, Wills-Sandford, then a resident of Arroyo Grande, wed Mary Woods Sperry at the St. Stephens Episcopal Church in San Luis Obispo. Sperry was the widow of Henry A. Sperry, a prominent local rancher whose first wife, Louisa, was the daughter of Francis Ziba Branch. Branch was one the first American settlers in the region, establishing a retail business in Santa Barbara in 1835 before ranching in the Arroyo Grande Valley. He was exceedingly successful, with county holdings that eventually reached nearly 80,000 acres (see Table 2-1 for a roster of known property owners) (Bureau of Land Management/General Land Office 2015; The Colonies and India 1892; U.S. Census 2015).

Henry Sperry died in 1891, leaving Mary to marry Wills-Sandford one year later. Mary grew up in San Luis Obispo, the oldest child of the highly successful C.H. Phillips, one of the principle businessmen of late nineteenth century San Luis Obispo. However, by 1900, the family had relocated to Santa Clara, CA, where Wills-Sandford was employed as an orchardist. While no specific information was located confirming Wills-Sandford as the builder of the residence, the timeframe of Wills-Sandford's ownership as well as his affluence make it likely that the residence was constructed during his era of ownership, circa 1895 (U.S. Census 2015).

In 1899, the subject property was purchased from Wills-Sandford by Ms. Lottie Stewart. No biographical data was located regarding Ms. Stewart. Following Stewart's brief period of ownership, the subject property passed Ellen Spangenberg. Ellen Spangenberg was the spouse of Ernest A. Spangenberg, who is described one local historic narrative as engaged in the "book and drugs" trade. Originally from Missouri, the 1899 California State Roster lists Spangenberg as a court auditor for San Luis Obispo County. The Spangenberg's owned the property for just three years, selling to W.H. Schultze in 1903 (Thompson and West 1883; U.S. Census 2015).

William Schultze was a German immigrant who came to the United States in 1866. Employed in the clothing industry, Schultze and his large family lived at the subject property until 1909, when it was purchased by Henry Baehr. Baehr was a German immigrant and bank bookkeeper who owned the property for 10 years, the longest tenure of any titleholder to that point (U.S. Census 2015; County of San Luis Obispo Clerk and Recorder 2015).

By the end of World War I, deed information indicates that the property was under the ownership of Edward Elberg, proprietor of a local hardware store. In 1928, Alexander and his sister Agnes Taylor began residence in the subject property, which remained 15.80 acres at the time of purchase. Born in 1881, Alexander Taylor was a farmer and dairyman. He and Agnes were the children of dairy rancher Peter Taylor, described in a 1917 *History of San Luis Obispo County* as "One of the most highly respected citizens of San Luis Obispo County..." (Morrison 1917). A Scottish immigrant, Taylor came to the United States in 1851, settling in New York. He arrived in San Luis Obispo County in 1869 and established a dairy farm near Cambria. After Peter Taylor died, Alexander took over management of the family ranch. 1920 Census data places Taylor in San Simeon, engaged in dairy ranching, but by 1928 the Taylor siblings purchased and resided at the subject property (Figure 4) (U.S. Census 2015; County of San Luis Obispo Clerk and Recorder 2015).

In 1951, Assessor data documents sale of the property from the Taylor's to Ms. Christina Jacobson. Born in Colorado in 1904, she resided with her husband in San Luis Obispo where she was employed as a bookkeeper at the Valley Electric Co., a local radio and appliance dealer. By 1940, Jacobson was the manager of Valley Electric Company, which by that time was also serving as a radio broadcast facility (U.S. Census 2015; San Luis Obispo County Assessor Office 2015; San Luis Obispo County History Center 2015).

Historical references note Jacobson's pioneering role in bringing locally produced radio to Central Coast. In May 1937, Jacobson secured the first local Federal Communications Commission (FCC) license to begin broadcasting KVEC-AM, the first local radio station on the Central Coast and the oldest remaining radio station in San Luis Obispo County. The station's call letters recall its beginnings, standing for Valley Electric Co. Jacobson was also a central figure in bringing the first television station to the region, founding KVEC-TV in 1953. She sold both the KVEC radio and television operations in 1956. Jacobson died in 1964, while still in residence at the subject property (San Luis Obispo County History Center 2015).

Mr. Leslie Hacker, KVEC station manager under Jacobson and later a partner in television station ownership, appears to have assumed ownership briefly after Jacobson's death. Hacker appears to have served as the executor of Jacobson's estate, and

DPR 523B (1/95)

\*Required Information

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
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Resource Name or #: The Sandford House

may have resided at the subject property with Jacobson. By 1966, the property was owned by Alexander P and Carolyn J. Quaglino. The Quaglino family resided at the property for just three years, until the Delta Tau House Corporation took ownership in 1969. Delta Tau remains the owners of the property, retaining the Sandford House for 46 years, the longest continuous ownership of the historic residence (Figure 5 and Figure 6) (San Luis Obispo County Assessor Office 2015; San Luis Obispo County History Center 2015).

In 1983, the Historic Resources Survey conducted in 1983 identified the Sandford House as important architecturally and for its age, and the property was placed on the City's Master List. While a State of California Department of Parks and Recreation Primary Record Form (523A) was minimally prepared for Master List designation, no significance evaluation was performed and no period of significance was established. The significance of the property and associated period of significance must be defined to correctly identify the character-defining features of the Sandford House within the context of the proposed project to the City's *Historic Preservation Ordinance* and *Guidelines* and the *Secretary of the Interior's Standards*.

The main residence is on the City Of San Luis Obispo's Master List of Historic Resources, with a National Register rating indicating that the property is "[N]ot eligible for the National Register but locally significant." Accordingly, the property has been evaluated against City of San Luis Obispo criteria.

For a property to be eligible under Architectural Criterion A of the *Historic Preservation Ordinance*, the resource must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. The style, design, and architect of the subject property are also reviewed under this criterion. The Sandford House is an example of the Colonial Revival style of American architecture. According to the city's *Historic Preservation Program Guidelines*, "The Colonial Revival style refers to a revival style popular in the early twentieth century that was inspired by the early houses of the Atlantic seaboard. Compared to the highly detailed ornamental elements and asymmetry that defined the Victorian styles, Colonial Revival buildings are symmetrical and relatively austere. Colonial Revival buildings are based on Georgian, Federal, and Dutch Colonial Styles and are often fused with Neoclassical decorative elements such as classical porch columns" (2010:23). The *Guidelines* briefly list characteristics of the style, which include:

- A hipped or gambrel roof;
- Symmetrical or balanced massing to the street form;
- Raised wood porch with free-standing columns, classical entry surrounds;
- Dormer windows;
- Shuttered, double-hung windows;
- Horizontal, painted wood siding or stucco finish.

The often cited *A Field Guide to American Houses* (McAlester and McAlester: 1992) includes a discussion of the history of the Colonial Revival style and its identifying features, which supplements the *Guidelines* overview. The Sandford House retains several of the notable characteristics which reflect the Colonial Revival Style, including symmetry, window features and most notable, the prominent main entryway and neoclassical portico. However, the historic building does lack other signature element of the style, such as symmetrically arranged dormers across the front roof slope and wood shutters. Further, the front façade window openings do not appear to have originally adhered to the style, where double-hung windows appeared in adjacent pairs. Despite these features and while not a landmark example of the Colonial Revival style, the Sandford House possesses many of the architectural characteristics associated with the style which are described in both the City's *Historic Preservation Guidelines* and *A Field Guide to American Houses* which allow it to meet City of San Luis Obispo Master List criteria. Accordingly, the property expresses its historic significance under the City's Architectural Criteria, as a local, residential example of the style.

The Sandford House retains its integrity from the period of significance identified for the property, circa 1895 to 1950. Aspects of integrity and how the Sandford House meet integrity required to meet City of San Luis Obispo requirements are discussed below:

- Location: The Sandford House is located where it was historically established, outside the boundaries of the City of San Luis Obispo until incorporation into city limits in the 1950s.

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Resource Name or #: The Sandford House

- **Design:** The Sandford House generally retains its original form, floor plan, and structural system. Rear additions were constructed within the period of significance. The residence retains integrity of fenestration patterns, mass, and ornamental detailing. Original side-gabled roof orientation is also intact. The high majority of window and door types and accompanying spatial organization remain intact as does the prominent portico, an important neoclassical characteristic of the style. Taken together, design elements reflect the Colonial Revival style, which remains recognizable.
- **Setting:** The setting for the Sandford House retains some but not all of its original integrity. The immediate area around the residence remains open space, providing a semblance of the historic setting associated with the property. The building maintains its historic orientation, atop a small slope facing east over the town of San Luis Obispo. While there is no known formal garden or landscaping plan associated with the property, expansive lawns remain around the residence, to the east, west and south. More broadly the setting has experience significant urbanization. Since the 1960s urbanization has slowly enclosed the property, with 1970s-era apartment buildings located to the north and west, and modern single-family residences to the east and south. The size of the property itself has also been altered, from 15.80 acres to today's 1.17 acres.
- **Materials:** The Sandford House retains much of its historic materials. The foundation remains intact as do most of the original multi-light wood frame sash windows and prominent wood front door and surrounding wood portico. While the building currently features stucco siding, a departure from original wood siding, this alteration occurred within the period of significance. Rear masonry chimneys remain intact and interior wood floors also remain intact. The floor plan has experienced some modification since the period of significance, with alterations to a portion of the first floor, but generally remains recognizable.
- **Workmanship:** The building's structural system remains unaltered and fenestration patterns remain unaltered.
- **Feeling:** This is an intangible quality, which depends to some extent on integrity of design, setting, and materials for building which express architectural significance. The Sandford House continues to evoke an historic sense of the property's use. The building's prominence within its modern neighborhood remains distinct and a durable reminder of its rural past. The open space around the residence is unique and conveys a sense of property's significance and historic residential use.
- **Association:** Integrity of association refers to the degree to which a property has a direct link to an event, person, or development for which the property is significant. As the Sandford House is architecturally significant, there is little known association to historic events of individuals.

**B11. Additional Resource Attributes (list attributes and codes):**

\***B12. References:** Bureau of Land Management, online "General Land Office Patent and Survey Map" data; San Luis Obispo County Assessor Office, "Property Characteristics Forms"; San Luis Obispo County Clerk and Records Office and First American Title Company, San Luis Obispo, "Grantee-Grantor Books"; Victor Johnson Interview, July 2015; San Luis Obispo County Building Department; City of San Luis Obispo, Community Development Office "Sandford House" records on file; City of San Luis Obispo Building Department, "Land Use Information"; San Luis Obispo County Public Library, Local History Room, "City-County Directories" various years; San Luis Obispo County History Center, photographic file for 71 Palomar Avenue; Ancestry.com online data, U.S. Census and Voter Registration data, various years.

**B13. Remarks:**

\***B14. Evaluator:** Jim Jenks, M.A.  
Applied Earthworks, Inc.  
811 El Capitan Way, Suite 100  
San Luis Obispo, CA 93401

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\*Required Information

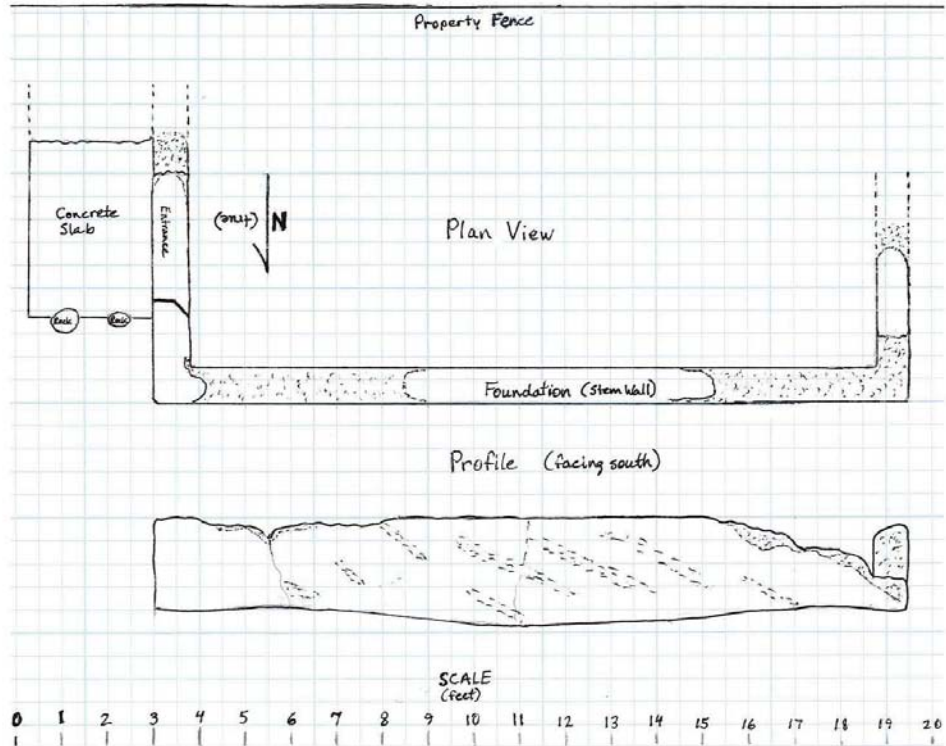
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # HRI #/Trinomial
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Continuation       Update

Page 8 of #      Resource Name or #: The Sanford House (foundation remnants)

\*A4. Features (continued):

**Water Tower Foundation Ruins Sketch**





## **APPENDIX E**

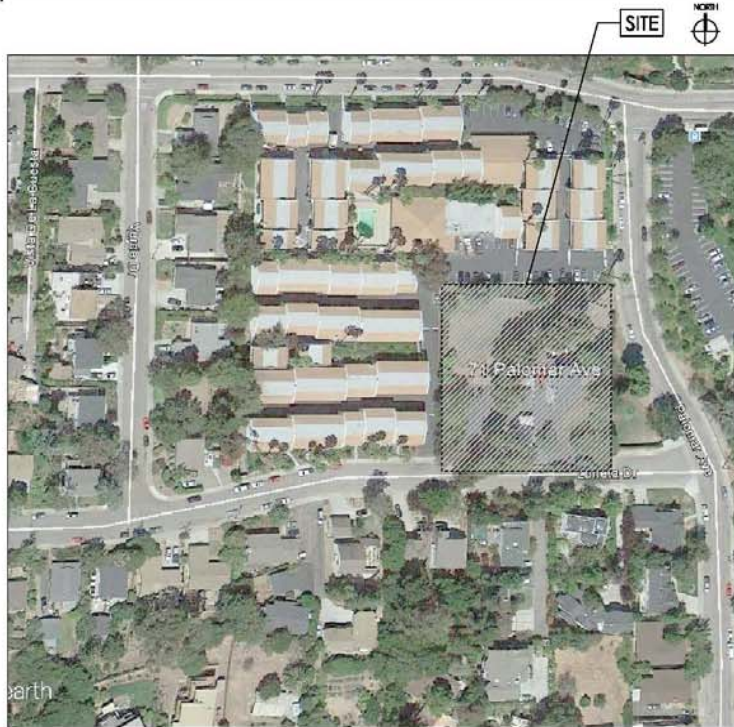
### **Design Plans**

# 71 Palomar

71 Palomar Avenue

San Luis Obispo

**VICINITY MAP**



**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES THE ADAPTIVE REUSE OF THE MASTER LIST SANDFORD HOUSE FROM A FRATERNITY HOUSE TO THE LEASING OFFICE AND AMENITY SPACE FOR A MULTIFAMILY COMMUNITY. THE NON-HISTORIC PORTIONS OF THE HOUSE THAT WERE CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE WILL BE REMOVED AND THE HOUSE WILL BE RELOCATED ON-SITE, SLIGHTLY SOUTH AND EAST OF THE CURRENT LOCATION.

THE MULTIFAMILY PORTION OF THE PROJECT PROPOSES THE CONSTRUCTION OF 41 PRIVATELY-FUNDED MULTI-FAMILY, RENTAL DWELLING UNITS. THE APARTMENTS WILL CONSIST OF PRIMARILY 2-BEDROOM APARTMENTS IN FOUR SEPARATE BUILDINGS. THE BUILDINGS WILL BE TWO AND THREE STORIES IN HEIGHT.

10% OF THE ALLOWABLE UNITS ARE PROVIDED FOR VERY LOW INCOME HOUSEHOLDS IN COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65915. ACCORDINGLY, 6 STUDIOS (OR 3 DENSITY EQUIVALENT UNITS) HAVE BEEN PROVIDED FOR SUCH PURPOSE. PER SECTION 65915, A 32.5% DENSITY BONUS HAS BEEN INCLUDED IN DETERMINING THE ALLOWABLE DENSITY OF THE PROJECT.

PARKING IS ACCESSED FROM PALOMAR AVENUE AND IS CONTAINED WITHIN A TWO-LEVEL CONCRETE PARKING GARAGE. THE GARAGE IS PROPOSED TO BE NATURALLY VENTILATED AND TANDEM PARKING SPACES ARE UTILIZED TO ACCOMMODATE A PORTION OF THE REQUIRED NUMBER OF PARKING SPACES.

AN ACCESSIBLE PLATFORM LIFT IS UTILIZED TO PROVIDE AN ACCESSIBLE ROUTE FROM THE PARKING GARAGE TO THE FIRST LEVEL OF APARTMENTS. NO OTHER ELEVATORS ARE PROPOSED.

STREET IMPROVEMENTS INCLUDE A RAISED MEDIAN IN LINETA DRIVE TO ACT AS A TRAFFIC CALMING DEVICE AND TO PROVIDE A BUFFER BETWEEN THE PROJECT SITE AND THE ADJACENT SINGLE FAMILY RESIDENCES

**DRAWING INDEX**

- A0.1 COVER SHEET
- A1.0 EXISTING SITE PLAN / DEMO PLAN
- A2.0 SITE PLAN - BASEMENT LEVELS
- A2.1 SITE PLAN - FIRST FLOOR
- A2.2 SITE PLAN - SECOND FLOOR
- A2.3 SITE PLAN - THIRD FLOOR
- A2.4 AVERAGE NATURAL GRADE - BUILDING HEIGHT CALC
- A2.5 STREET ELEVATION
- A2.6 STREET ELEVATION
- A2.7 SITE SECTIONS
- A3.0 BUILDING A - LOWER BASEMENT LEVEL
- A3.1 BUILDING A - UPPER BASEMENT LEVEL
- A3.2 BUILDING A - FIRST FLOOR PLAN
- A3.3 BUILDING A - SECOND FLOOR PLAN
- A3.4 BUILDING A - ROOF PLAN
- A3.5 BUILDING A - BUILDING ELEVATIONS
- A3.6 BUILDING A - BUILDING ELEVATIONS
- A4.0 BUILDING B - FIRST FLOOR PLAN
- A4.1 BUILDING B - SECOND FLOOR PLAN
- A4.2 BUILDING B - THIRD FLOOR PLAN
- A4.3 BUILDING B - ROOF PLAN
- A4.4 BUILDING B - BUILDING ELEVATIONS
- A4.5 BUILDING B - BUILDING ELEVATIONS
- A5.1 BUILDINGS C & D - FLOOR PLAN AND ROOF PLAN
- A5.2 BUILDING C - BUILDING ELEVATIONS
- A5.3 BUILDING D - BUILDING ELEVATIONS
- A6.0 SANDFORD HOUSE - DEMOLITION PLANS
- A6.1 SANDFORD HOUSE - FLOOR PLANS AND ROOF PLAN
- A6.2 SANDFORD HOUSE - BUILDING ELEVATIONS

L-1 LANDSCAPE PLAN

**PROJECT STATISTICS**

ADDRESS:	71 PALOMAR AVENUE	
052 162 007	1.32 ACRES (GROSS)	
SITE AREA:	1.19 ACRES (NET)	
LOT COVERAGE	44.7% (23,187 SF / 51,836 SF)	
ZONING:	R-4 (HIGH DENSITY RESIDENTIAL)	
USE:	VACANT FORMER FRATERNITY HOUSE MULTIFAMILY RESIDENTIAL	
EXISTING USE:	TYPE IB & VB	
PROPOSED USE:	YES (NFPA-13)	
TYPE OF CONSTRUCTION:	B / R-2 / R-3 / 5-2	
SPRINKLERS:		
OCCUPANCIES:	28.56 DU (24 DU/ACRE x 1.19 ACRES)	
DENSITY ALLOWABLE:	37.84 DU	
R-4 ZONE:	28.56 DU (28.56 DU x 32.5%)	
DENSITY BONUS:	37.84 DU	
TOTAL:		
DENSITY PROPOSED:		
(34) 2 BEDROOM UNITS:	34.00 DU	(34 x 1.00 DU)
(1) 1 BEDROOM UNIT:	0.66 DU	(1 x 0.66 DU)
(6) STUDIO UNITS:	3.00 DU	(6 x 0.50 DU)
(41) TOTAL UNITS:	37.66 DU	
BUILDING HEIGHT:		
ALLOWABLE:	35'	
PROPOSED:	35'	
PARKING REQUIRED:		
(34) 2 BEDROOM UNITS:	68 SPACES	(34 x 2 SPACES PER UNIT)
(1) 1 BEDROOM UNIT:	1 SPACE	(1 x 1 SPACES PER UNIT)
(6) STUDIO UNITS:	6 SPACES	(6 x 1 SPACE PER UNIT)
VISITOR:	0 SPACES *	
TOTAL REQUIRED:	75 SPACES	

\* PER CITY OF SAN LUIS OBISPO ZONING ORDINANCE SECTION 17.90.04(J), THE DEVELOPER IS REQUESTING THAT THE PARKING RATIOS, INCLUSIVE OF HANDICAPPED AND GUEST PARKING BE AS FOLLOWS:  
(1) STUDIO AND ONE BEDROOM UNITS: ONE ON-SITE PARKING SPACE  
(2) TWO TO THREE BEDROOMS: TWO ON-SITE PARKING SPACES.

PARKING PROVIDED:	
STANDARD GARAGE SPACES:	36 SPACES
TANDEM GARAGE SPACES:	54 SPACES
TOTAL:	90 SPACES **

\*\* PER CITY OF SAN LUIS OBISPO ZONING ORDINANCE SECTION 17.90.04(I), A DEVELOPMENT MAY MEET ITS REQUIRED ON-SITE PARKING REQUIREMENTS WITH TANDEM PARKING SPACES

MOTORCYCLE PARKING REQUIRED:	4 SPACES
MOTORCYCLE PARKING PROVIDED:	4 SPACES

BICYCLE PARKING REQUIRED:	
LONG TERM:	82 BIKES (41 x 2 BIKES PER UNIT)
SHORT TERM:	4 BIKES (5% OF PARKING SPACES)

BICYCLE PARKING PROVIDED:	
LONG TERM:	82 BIKES
SHORT TERM:	4 BIKES

**PROJECT DIRECTORY**

- OWNER**  
LR DEVELOPMENT GROUP, LLC  
400 CONTINENTAL BLVD, 6TH FLOOR  
EL SEGUNDO, CA 90245  
ATTN: LOREN RIEHL  
PHONE: (310) 266-2873  
EMAIL: LR@LRDEVELOPMENTGROUP.COM
- ARCHITECT**  
ARRIS STUDIO ARCHITECTS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
ATTN: THOM JESS  
PHONE: (805) 547-2240  
EMAIL: TJESS@ARRIS-STUDIO.COM
- CIVIL ENGINEER**  
ASHLEY & VANCE ENGINEERING  
1413 MONTEREY STREET  
SAN LUIS OBISPO, CA 93401  
ATTN: TRUITT VANCE  
PHONE: (805) 545-0010  
EMAIL: TRUITT@ASHLEYVANCE.COM
- HISTORIC ARCHITECT**  
APPLIED EARTHWORK  
811 EL CAPITAN WAY, SUITE 100  
SAN LUIS OBISPO, CA 93401  
ATTN: DON FAXON  
PHONE: (805) 594-1990  
EMAIL: DFAXON@APPLIEDEARTHWORKS.COM
- LANDSCAPE ARCHITECT**  
SUMMERS/JURPHY & PARTNERS INC.  
34197 PACIFIC COAST HIGHWAY, SUITE 200  
DANA POINT, CA 92629  
ATTN: JIM BURROWS  
PHONE: (805) 459-3209  
EMAIL: JBURROWS@SMPINC.NET

	<b>71 Palomar</b> San Luis Obispo, CA for: LR Development Group	SEPTEMBER 29, 2015 NO SCALE <b>A0.1</b>



VIEW 4 - SANDFORD HOUSE



VIEW 5 - PALOMAR AVENUE



VIEW 6 - LUNETA DRIVE



VIEW 1 - SOUTHEAST CORNER OF SITE



VIEW 2 - VIEW FROM LOWER LUNETA DR

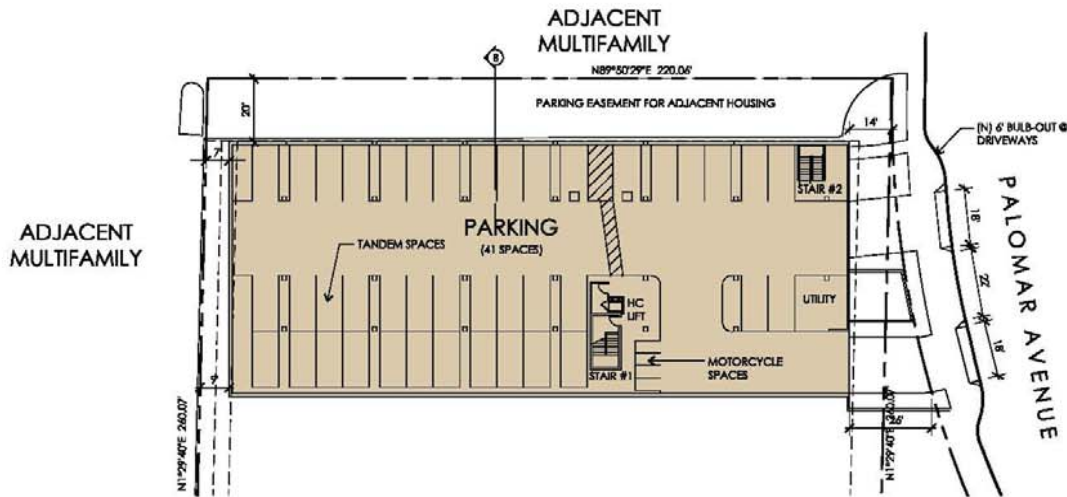


VIEW 3 - VIEW FROM UPPER LUNETA DR

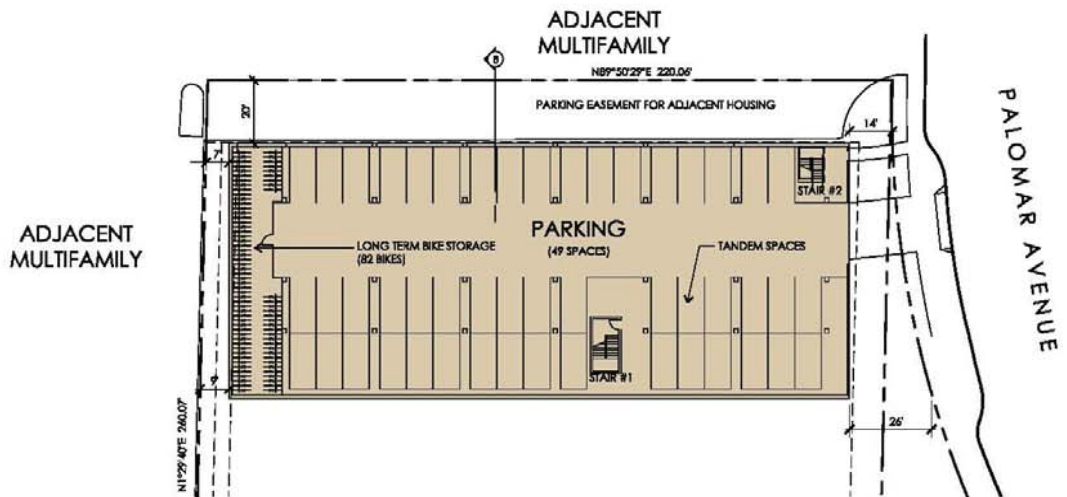
EXISTING SITE PLAN - DEMOLITION PLAN



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	for: LR Development Group	1" = 20' @ 20x30
	A1.0	



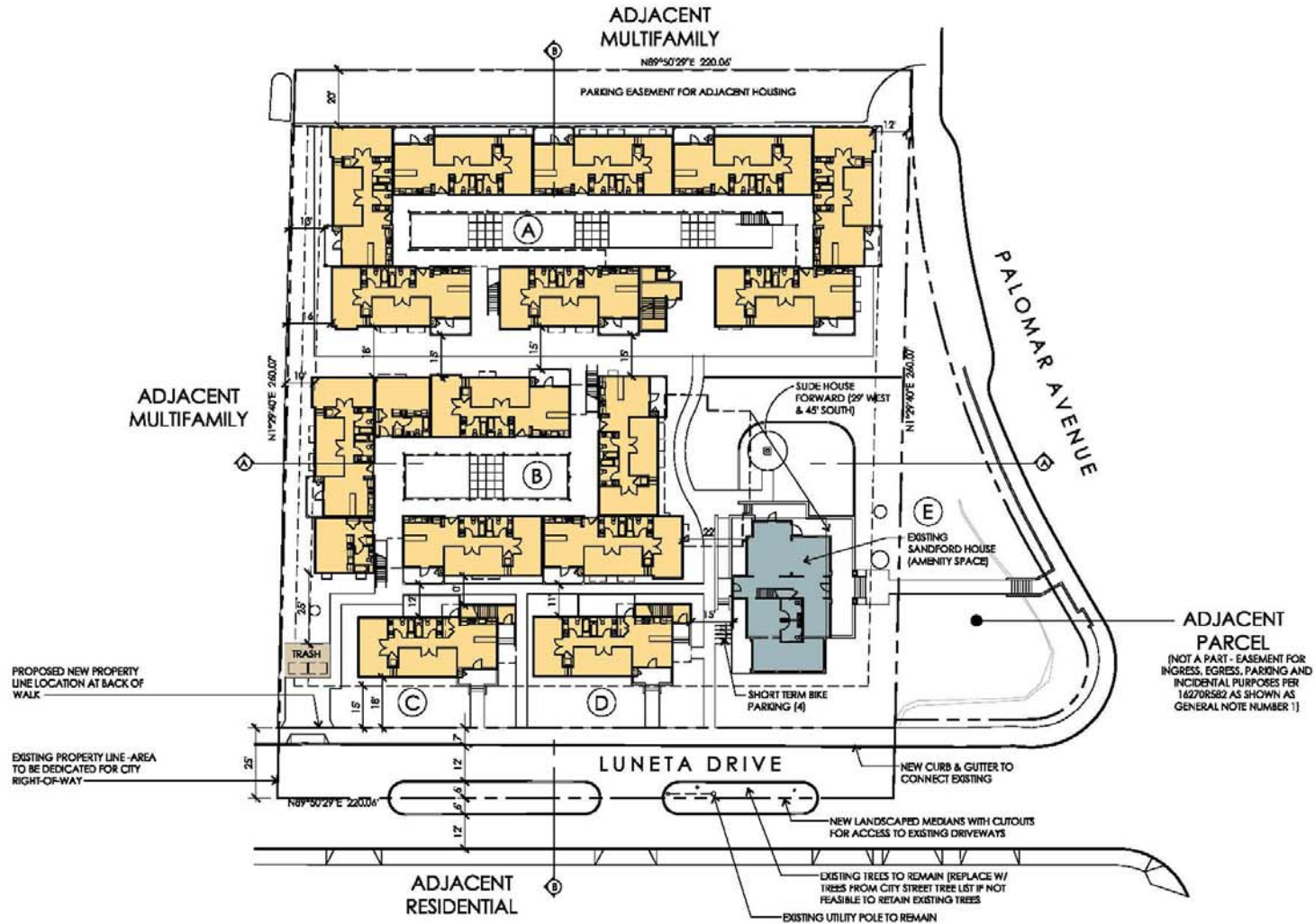
**SCHEMATIC SITE PLAN - UPPER BASEMENT LEVEL**



**SCHEMATIC SITE PLAN - LOWER BASEMENT LEVEL**



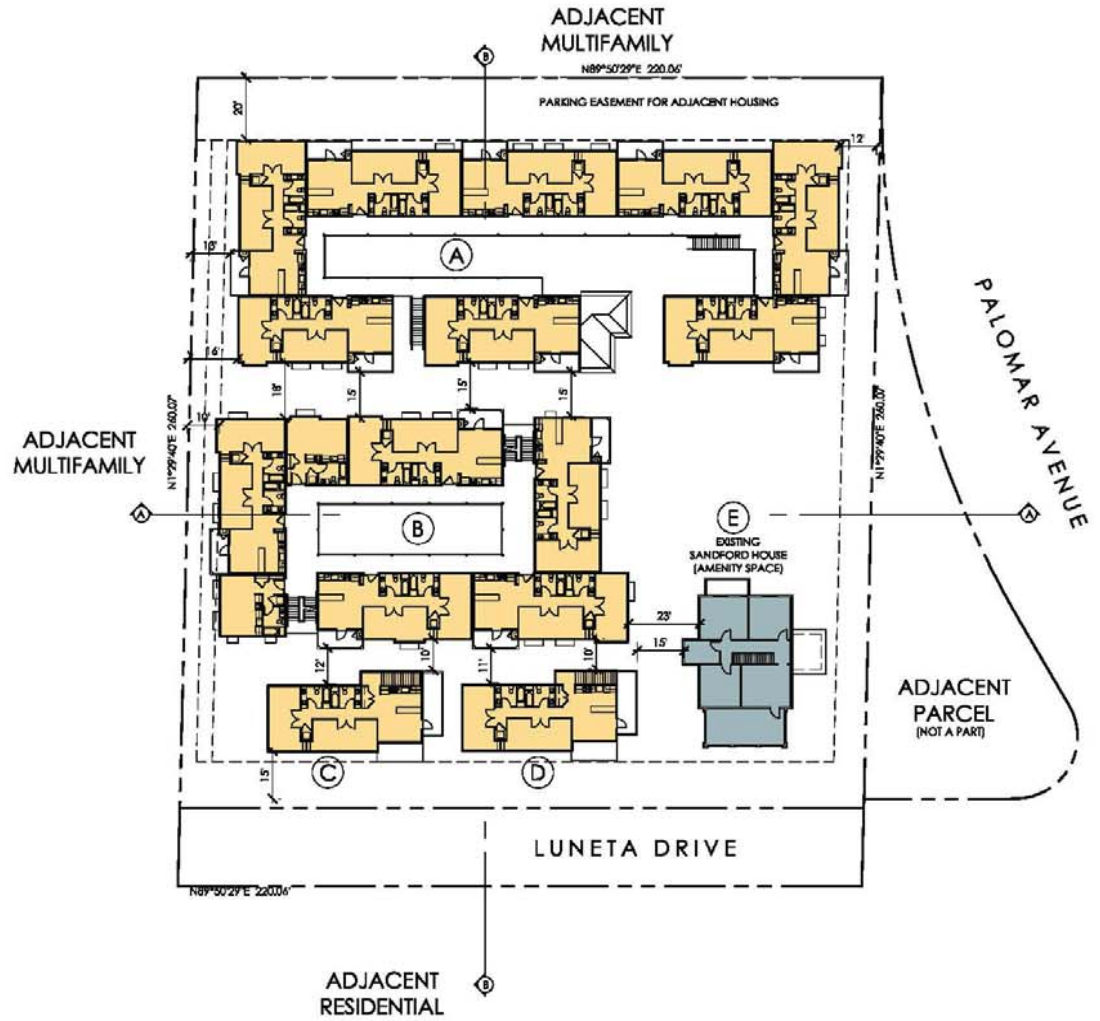
	<b>71 Palomar</b> San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1" = 40' @ 11x17 SHEET: 1" = 20' @ 24x36
	<b>A2.0</b>	
	SCALE: 1" = 40' @ 11x17 1" = 20' @ 24x36	



**SCHEMATIC SITE PLAN - FIRST FLOOR**



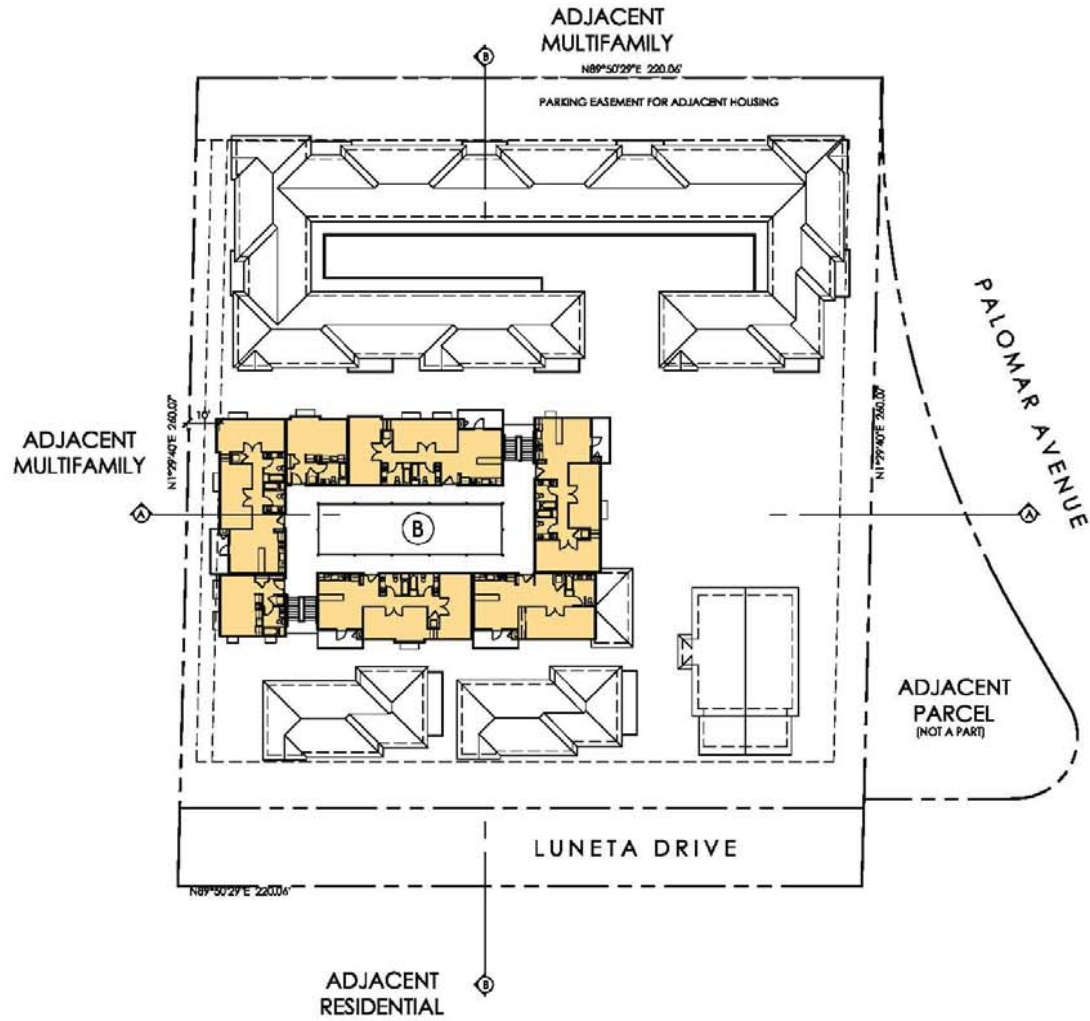
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	(NOT A PART - EASEMENT FOR INGRESS, EGRESS, PARKING AND INCIDENTAL PURPOSES PER 16270552 AS SHOWN AS GENERAL NOTE NUMBER 1)	
	NEW CURB & GUTTER TO CONNECT EXISTING NEW LANDSCAPED MEDIANS WITH CUTOUTS FOR ACCESS TO EXISTING DRIVEWAYS EXISTING TREES TO REMAIN (REPLACE W/ TREES FROM CITY STREET TREE LIST IF NOT FEASIBLE TO RETAIN EXISTING TREES) EXISTING UTILITY POLE TO REMAIN	



**SCHEMATIC SITE PLAN - SECOND FLOOR**



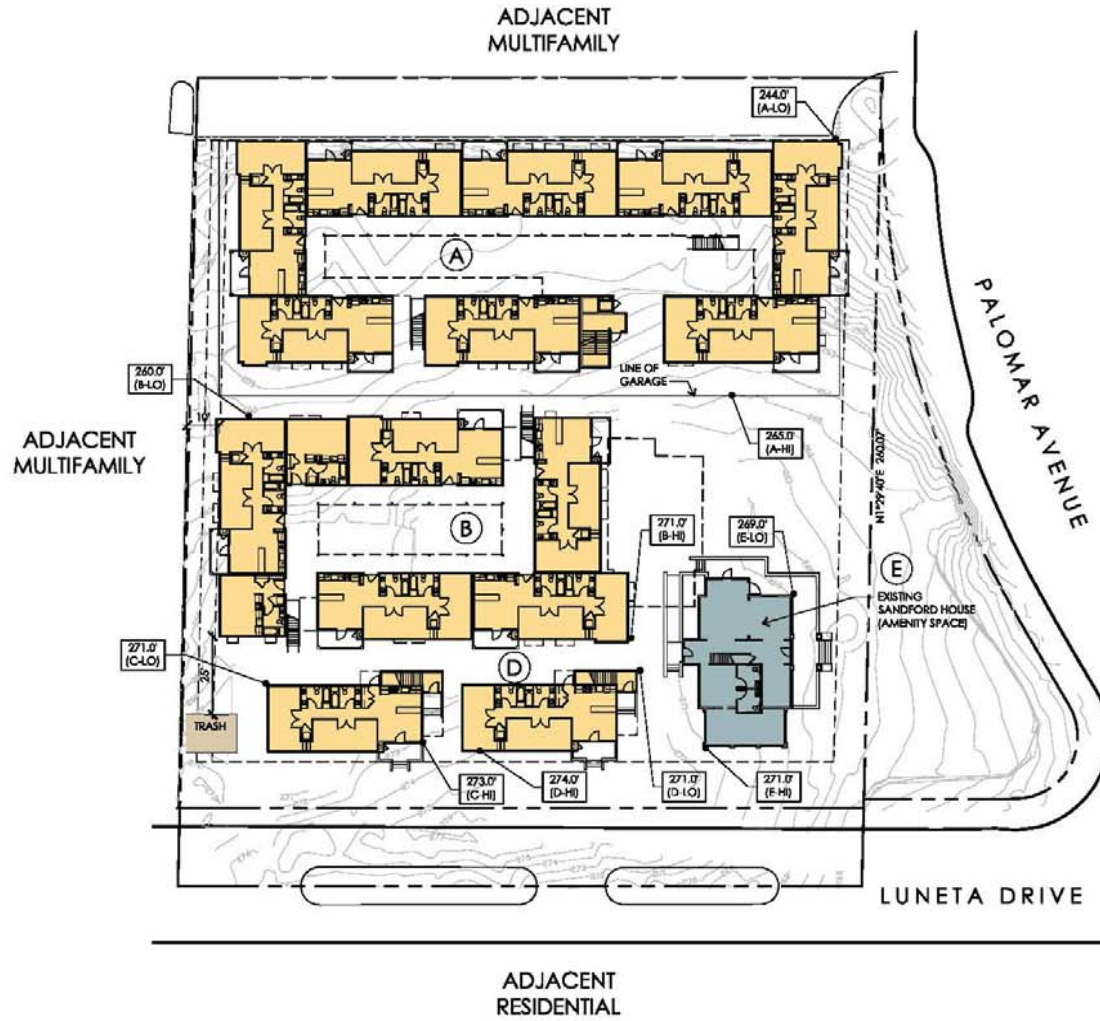
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	<b>A2.2</b>	



**SCHEMATIC SITE PLAN - THIRD FLOOR**



	<b>71 Palomar</b> San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1" = 40' @ 11x17 SHEET: 1" = 20' @ 24x36
	<b>A2.3</b>	



**CALCULATIONS**

THE HEIGHT OF THE BUILDING IS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE GROUND UNDER THE BUILDING TO THE TOPMOST POINT OF THE ROOF, INCLUDING PARAPETS. THE AVERAGE LEVEL OF THE GROUND IS DETERMINED BY ADDING THE ELEVATION OF THE LOWEST POINT OF THE PART OF THE LOT COVERED BY THE BUILDING TO THE ELEVATION OF THE HIGHEST POINT OF THE PART OF THE LOT COVERED BY THE BUILDING, AND BY DIVIDING BY TWO. HEIGHT MEASUREMENTS SHALL BE BASED ON EXISTING TOPOGRAPHY OF THE SITE, BEFORE GRADING FOR THE PROPOSED ON-SITE IMPROVEMENTS.

THE TOPOGRAPHIC LINES AND GRADE ELEVATIONS SHOWN REFLECT THE EXISTING TOPOGRAPHY CONSISTENT WITH THE REQUIREMENTS ABOVE.

BUILDING	LOWEST POINT UNDER BUILDING	HIGHEST POINT UNDER BUILDING	CALCULATION	AVERAGE NATURAL GRADE	MAXIMUM BUILDING HEIGHT (36')	PROPOSED BUILDING HEIGHT (33')
<b>BUILDING A</b>	244'	248'	$244' + 248' = 492' / 2 = 246.0'$	254.5'	289.5'	287.5'
<b>BUILDING B</b>	260'	271'	$260' + 271' = 531' / 2 = 265.5'$	268.5'	300.5'	298'
<b>BUILDING C</b>	271'	273'	$271' + 273' = 544' / 2 = 272'$	272'	307'	292'
<b>BUILDING D</b>	271'	274'	$271' + 274' = 545' / 2 = 272.5'$	272.5'	307.5'	293'
<b>BUILDING E</b>	268'	271'	$268' + 271' = 539' / 2 = 270'$	270'	306'	300.5'

**AVERAGE NATURAL GRADE - BUILDING HEIGHT EXHIBIT**




	71 Palomar San Luis Obispo, CA for: LR Development Group	APPROVED 05, 2015 1" = 40' @ 11/17/17 1" = 20' @ 2/6/16
		<b>A2.4</b>






PALOMAR AVENUE ELEVATION

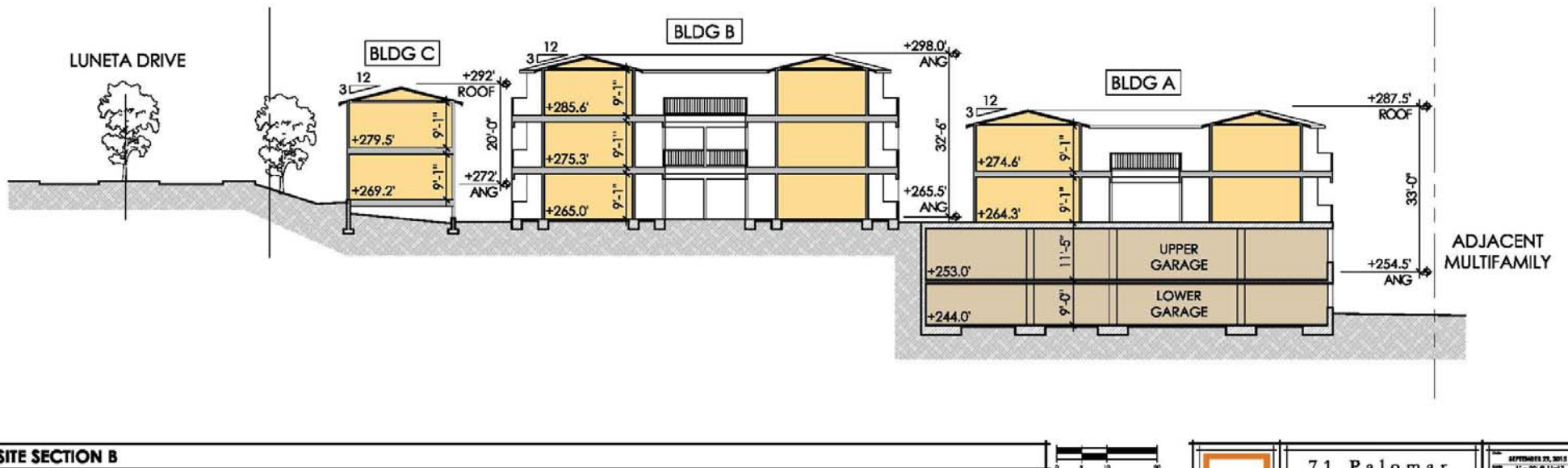
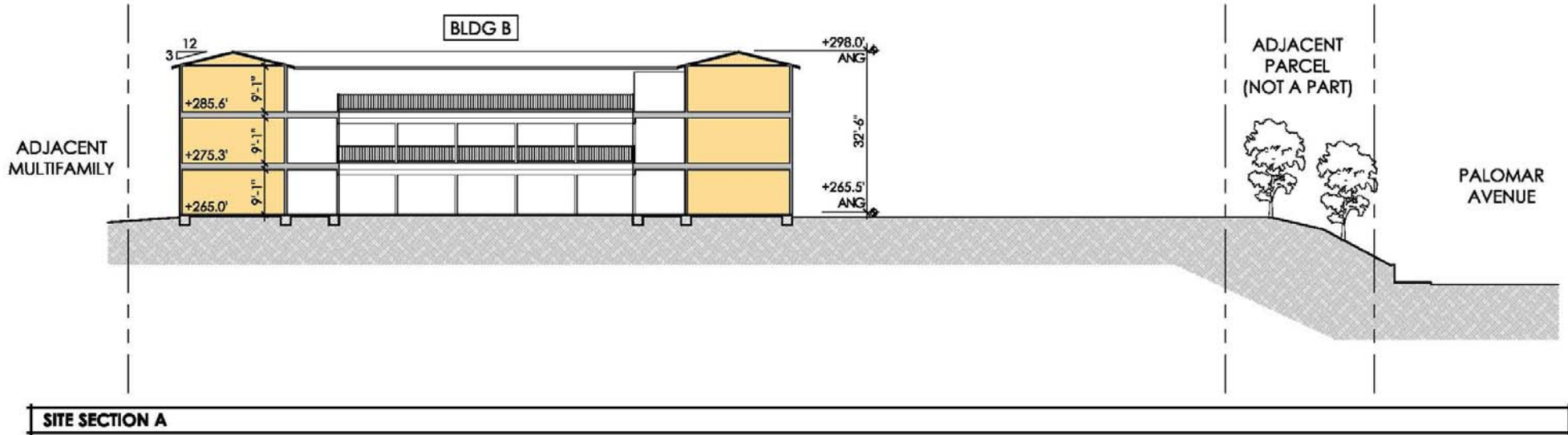
	71 Palomar San Luis Obispo, CA for: I.R. Development Group	DATE: SEPTEMBER 29, 2016 SCALE: 1/8" = 1'-0" <b>A2.5</b>
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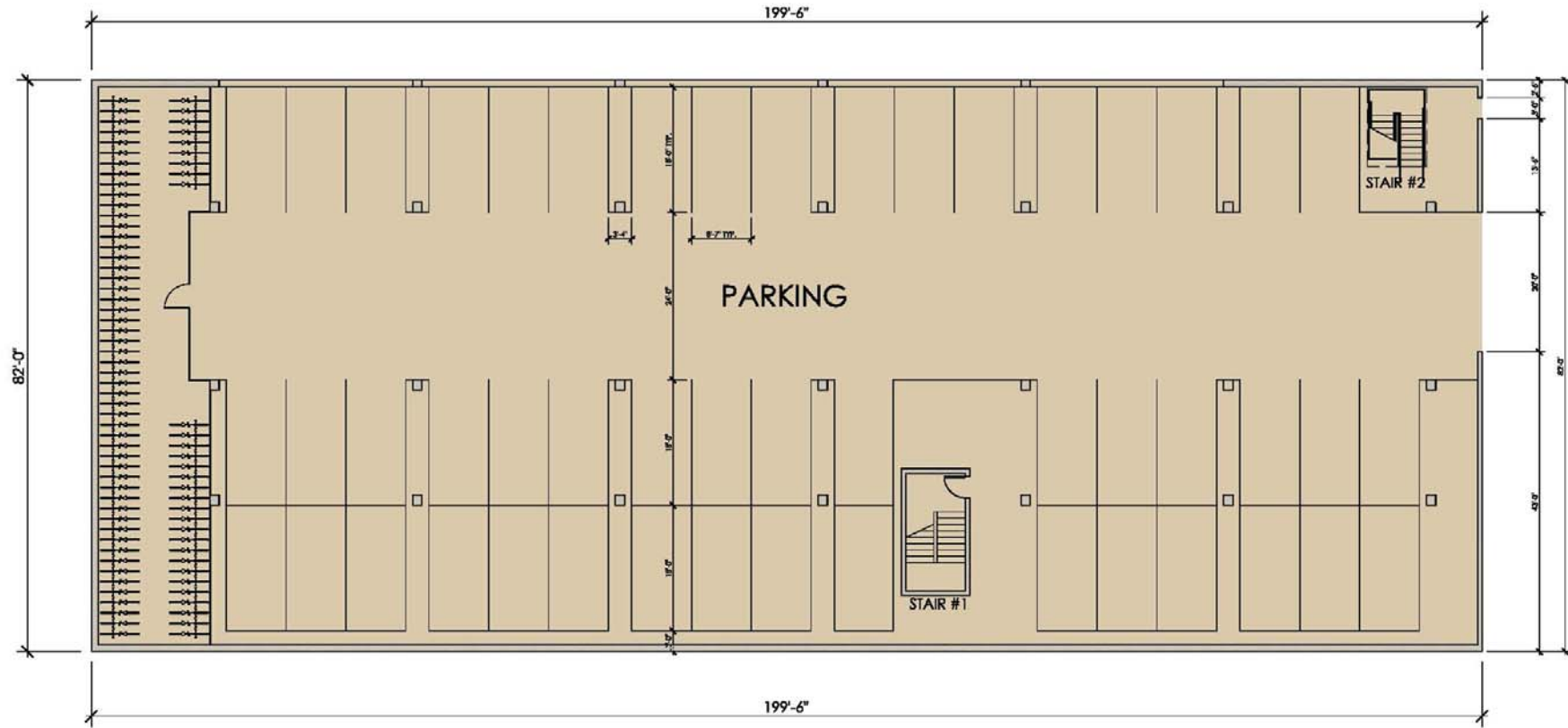
LUNETTA DRIVE ELEVATION



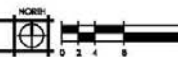
	71 Palomar San Luis Obispo, CA	DATE: SEPTEMBER 23, 2015
	for: LR Development Group	SCALE: 1/8" = 1'-0" <b>A2.6</b>



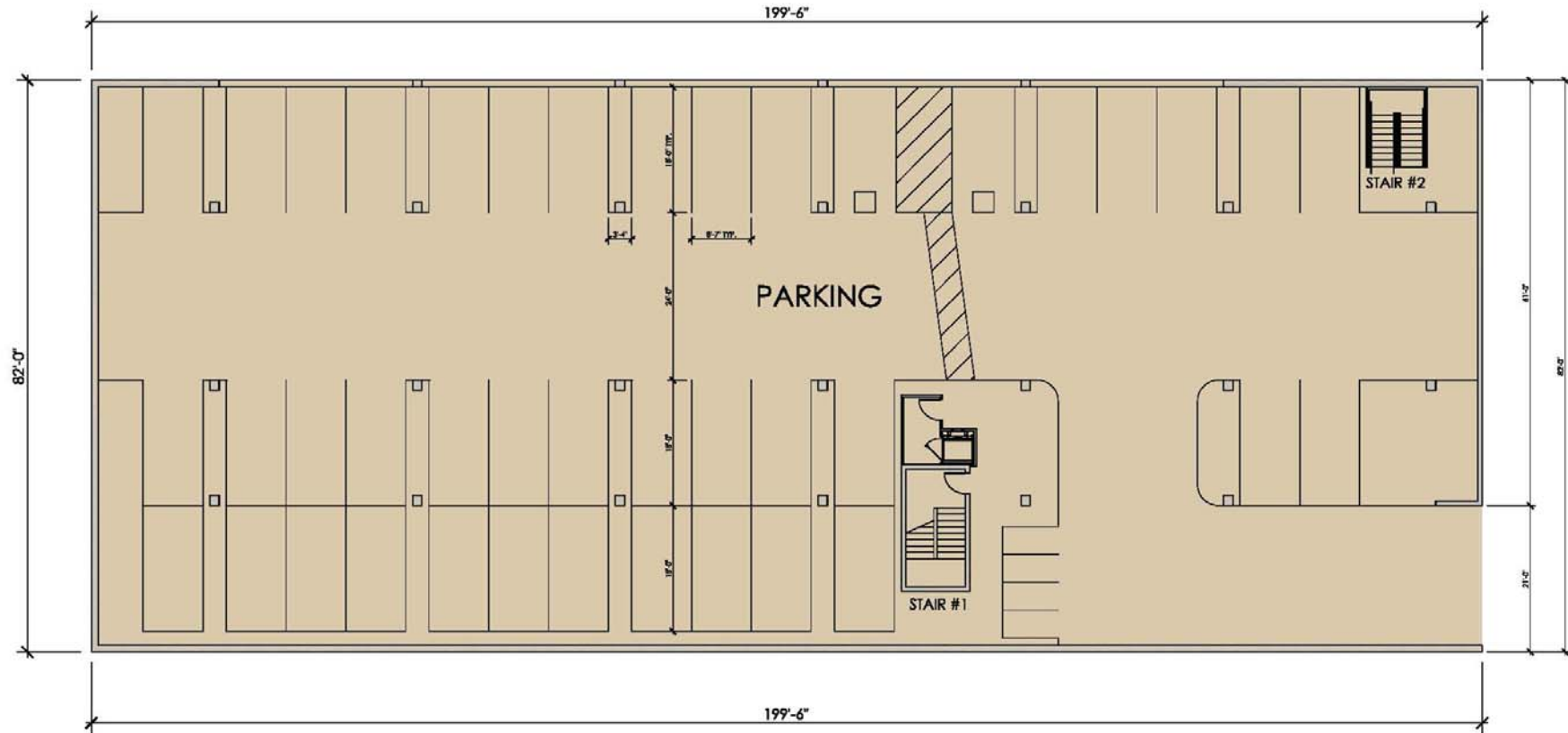
	71 Palomar San Luis Obispo, CA for: LR Development Group	APPROVED 03, 2015 1" = 20' @ 11x17 1" = 10' @ 24x36
	<b>A2.7</b>	



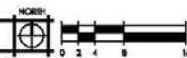
**BUILDING A - LOWER BASEMENT LEVEL PLAN**



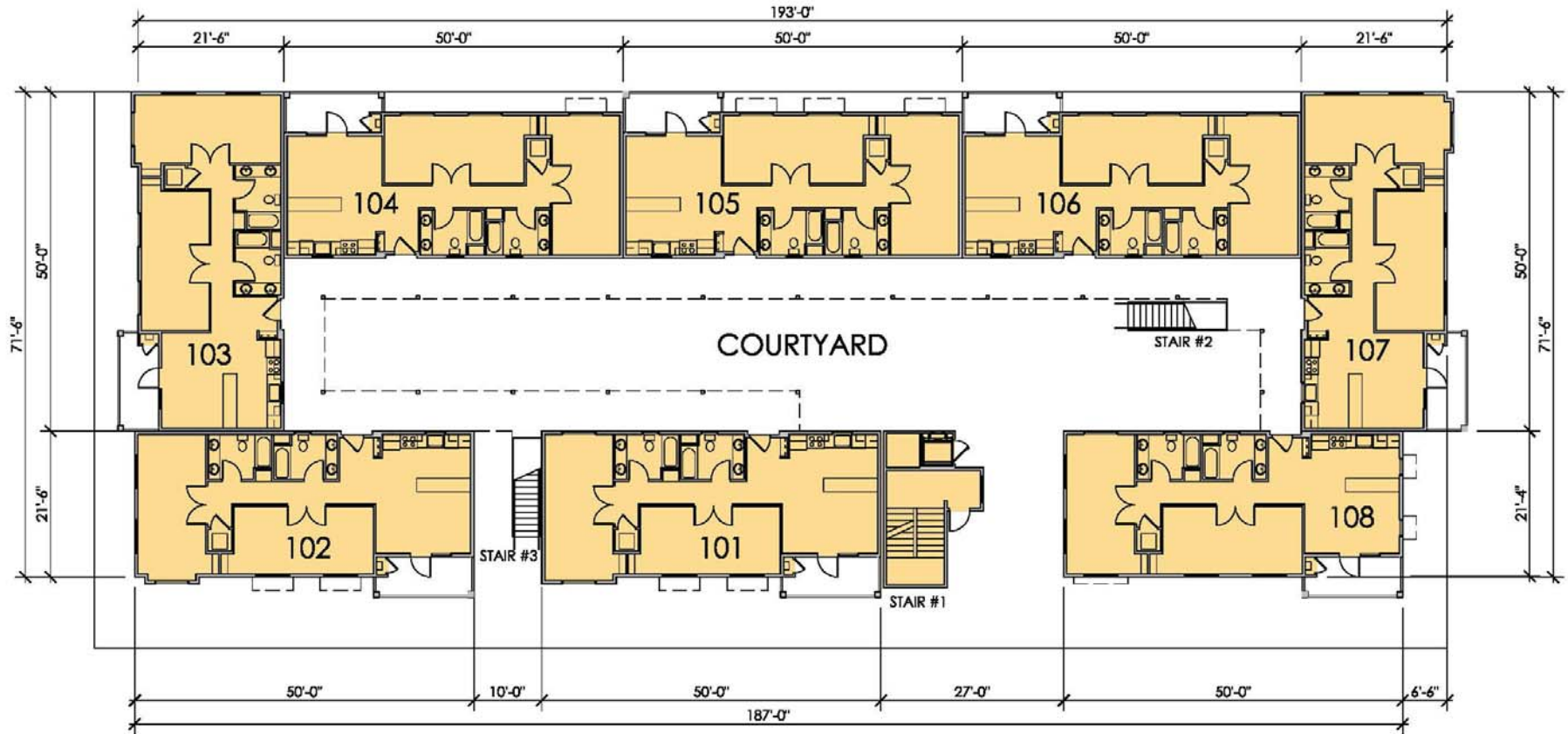
	71 Palomar San Luis Obispo, CA	DATE: APRIL 23, 2015
	for: LR Development Group	SCALE: 1/4" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
		<b>A3.0</b>



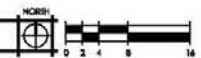
**BUILDING A - UPPER BASEMENT LEVEL PLAN**



	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1/1" = 1'-0" @ 11x17 REVISION: 1/8" = 1'-0" @ 24x36
	<b>A3.1</b>	
	(Empty space for additional notes or revisions)	



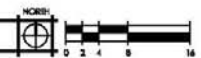
**BUILDING A -FIRST FLOOR PLAN**



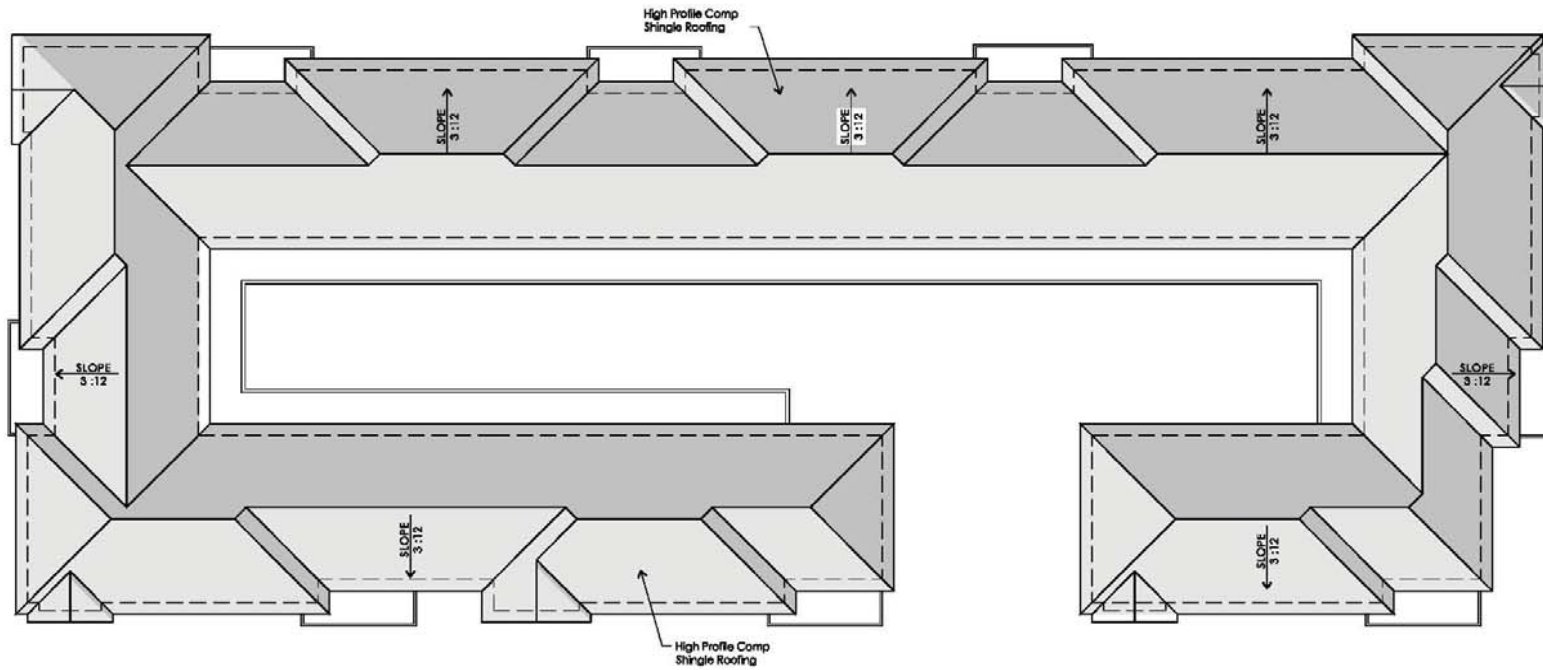
	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1/1 OF 1 OF 11317 REVISION: 1/1 OF 1 OF 24036
	<b>A3.2</b>	



**BUILDING A - SECOND FLOOR PLAN**



	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1/1" = 1'-0" @ 11x17 REVISION: 1/8" = 1'-0" @ 24x36
	<b>A3.3</b>	



**BUILDING A - ROOF PLAN**

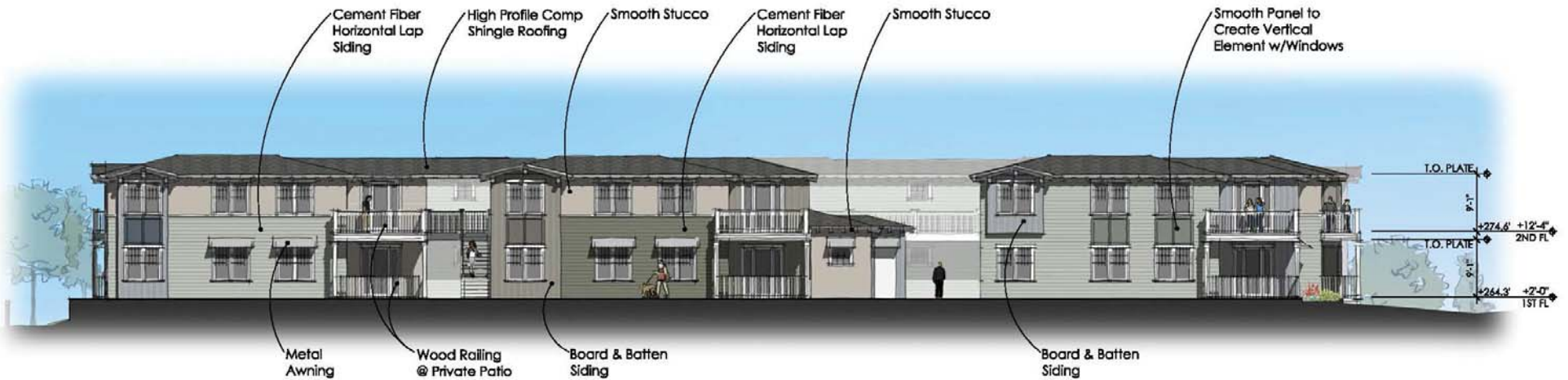


	71 Palomar San Luis Obispo, CA	DATE: APRIL 23, 2015
	for: LR Development Group	SCALE: 1/4" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
<b>A3.4</b>		





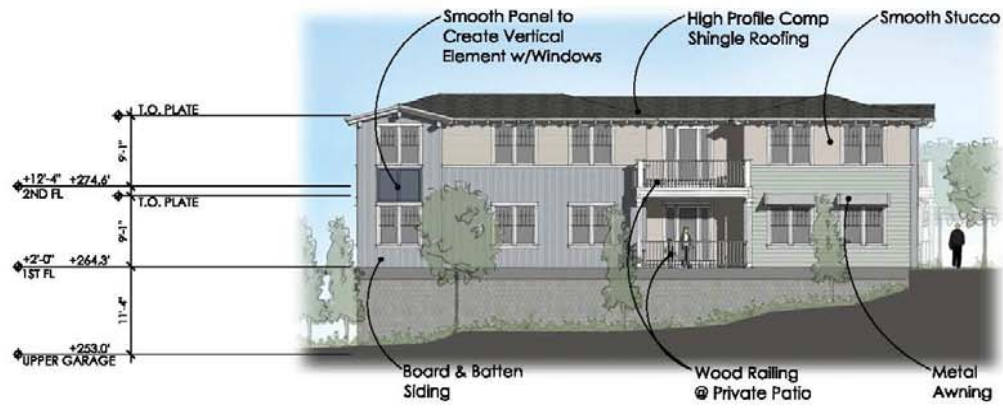
**BUILDINGS A - EAST ELEVATION (PALOMAR AVENUE)**



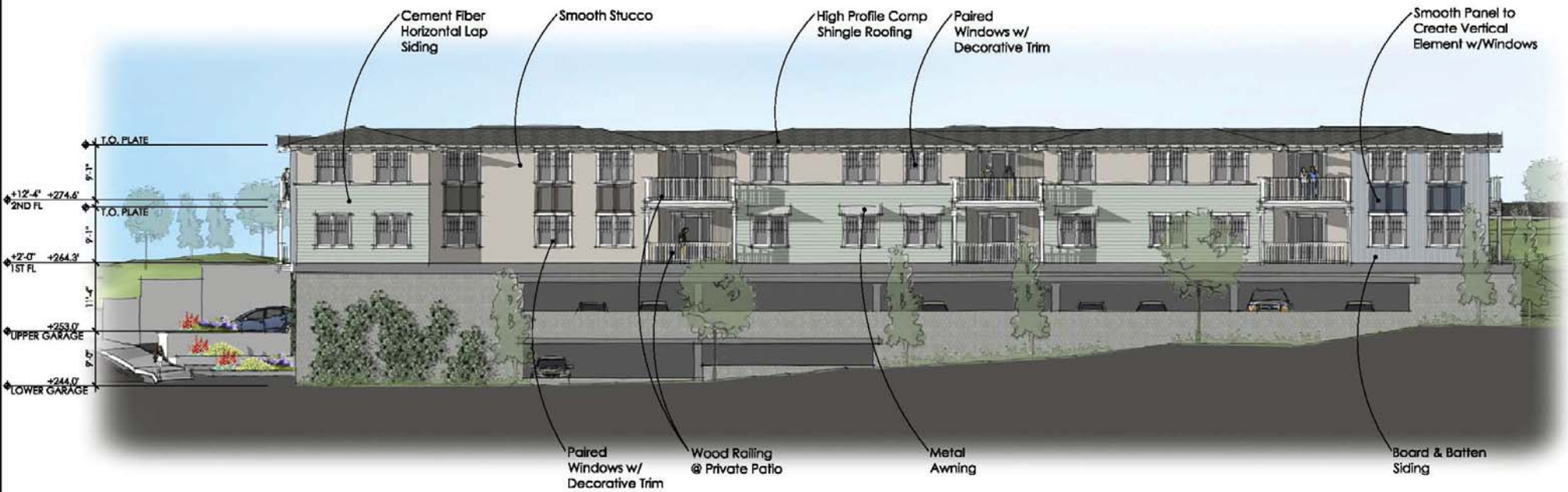
**BUILDINGS A - SOUTH ELEVATION**



	<b>71 Palomar</b> San Luis Obispo, CA for LR Development Group	APPROVED 03, 2015 SHEET 1/16" = 1'-0" <b>A3.5</b>




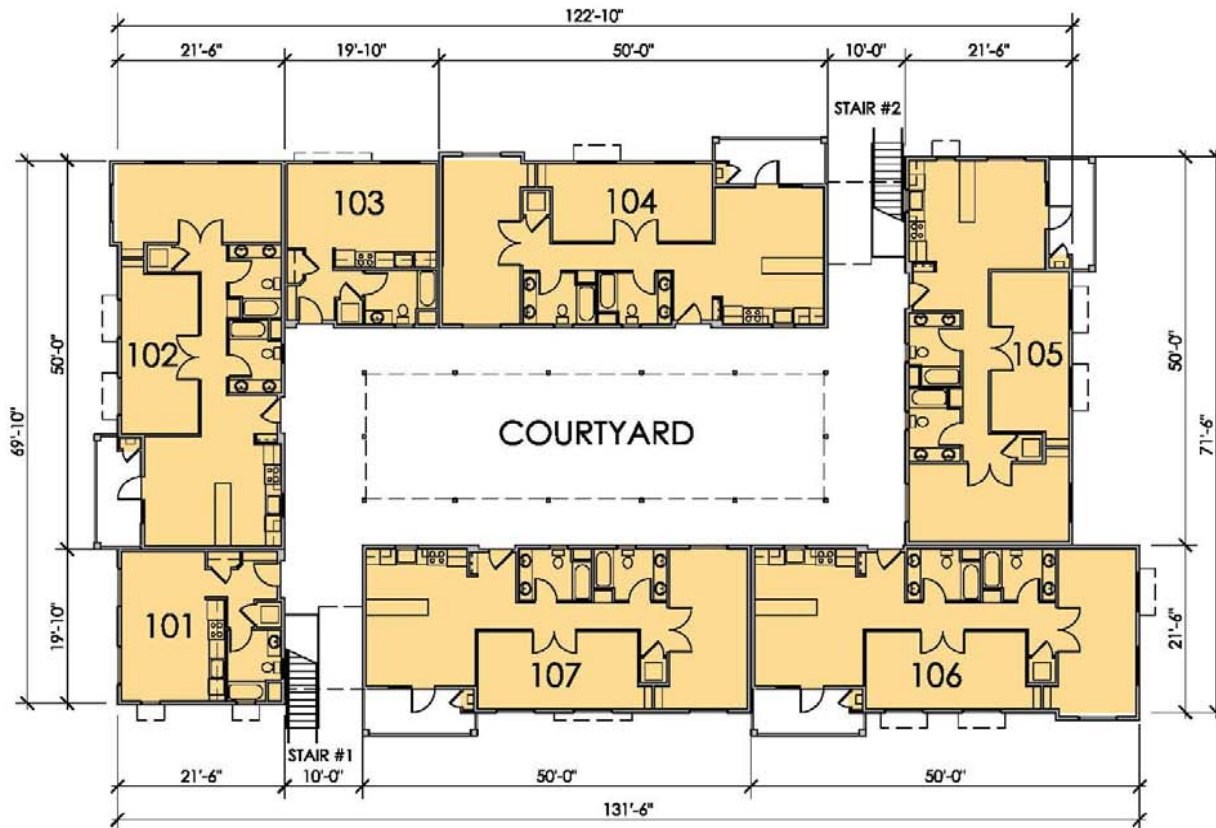
**BUILDINGS A - WEST ELEVATION**



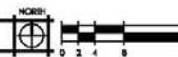
**BUILDINGS A - NORTH ELEVATION**




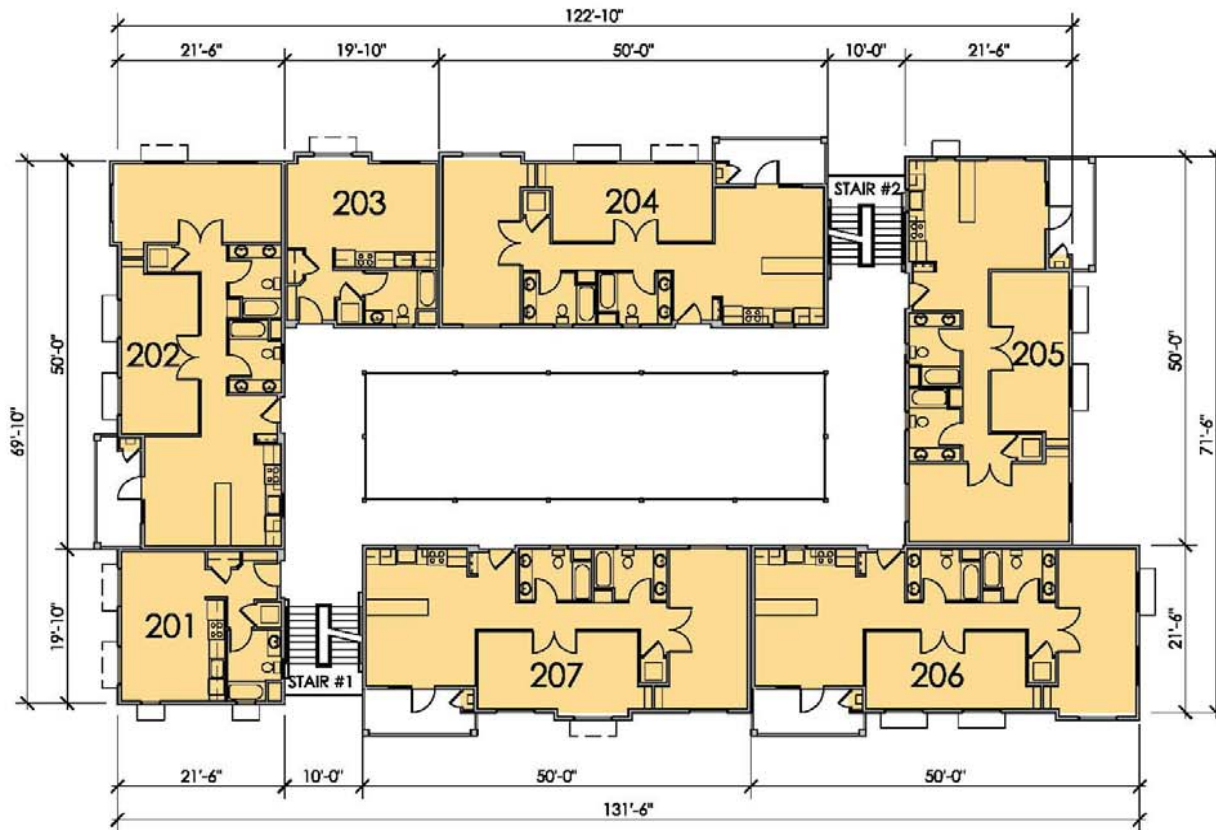
	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: APRIL 23, 2015 SCALE: 1/8" = 1'-0" <b>A3.5</b>
	ARCHITECT:	
	ENGINEER:	



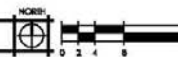
**BUILDING B - FIRST FLOOR PLAN**




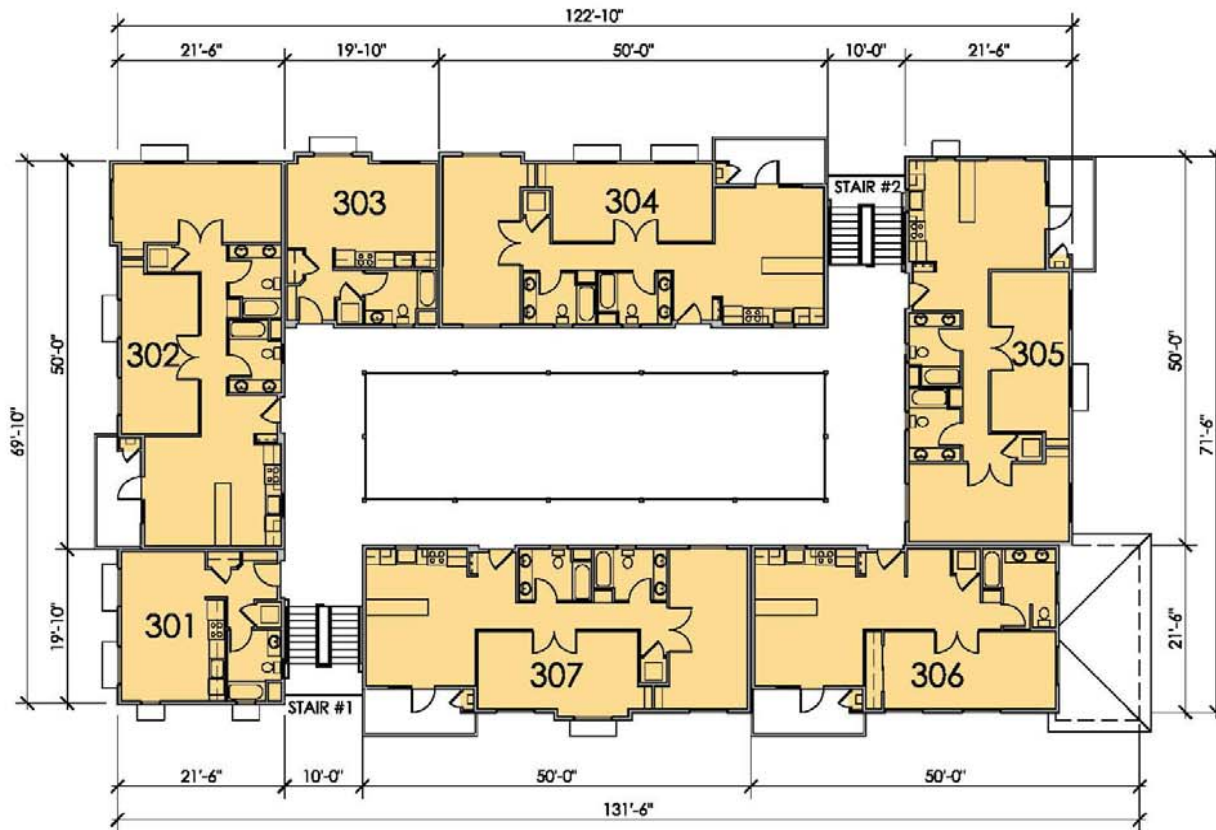
	<b>71 Palomar</b> San Luis Obispo, CA	DATE: APRIL 23, 2015 DRAWING: 1/10' @ 11x17 1/8" = 1'-0" @ 24x36
	for: <b>LR Development Group</b>	<b>A4.0</b>



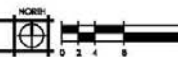
**BUILDING B - SECOND FLOOR PLAN**




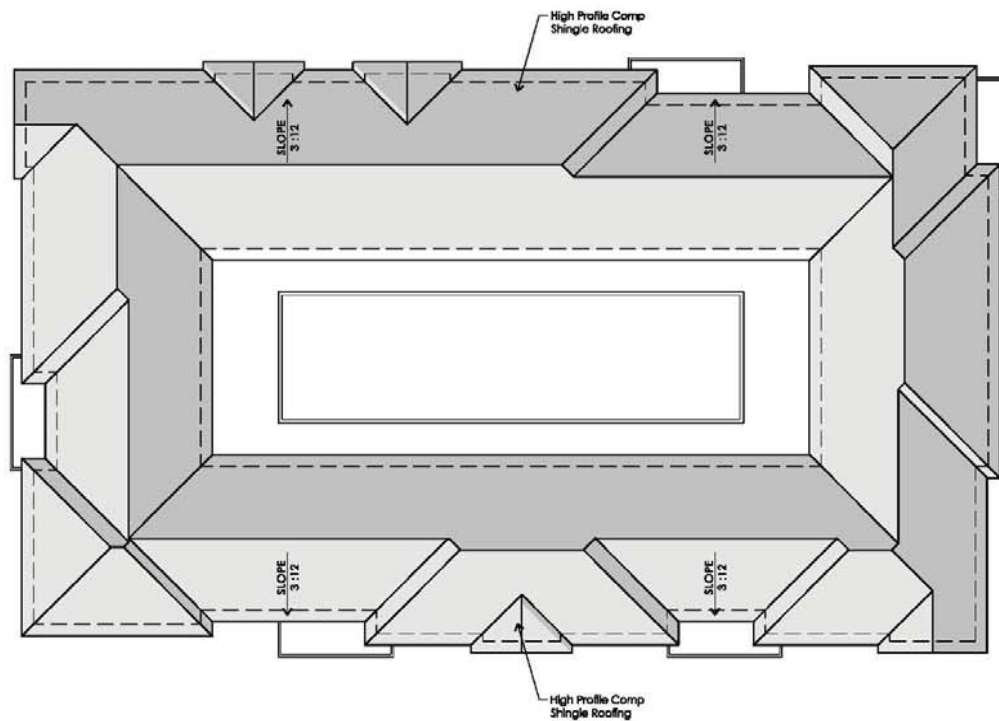
	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1/1" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
	<b>A4.1</b>	



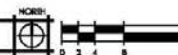
**BUILDING B - THIRD FLOOR PLAN**



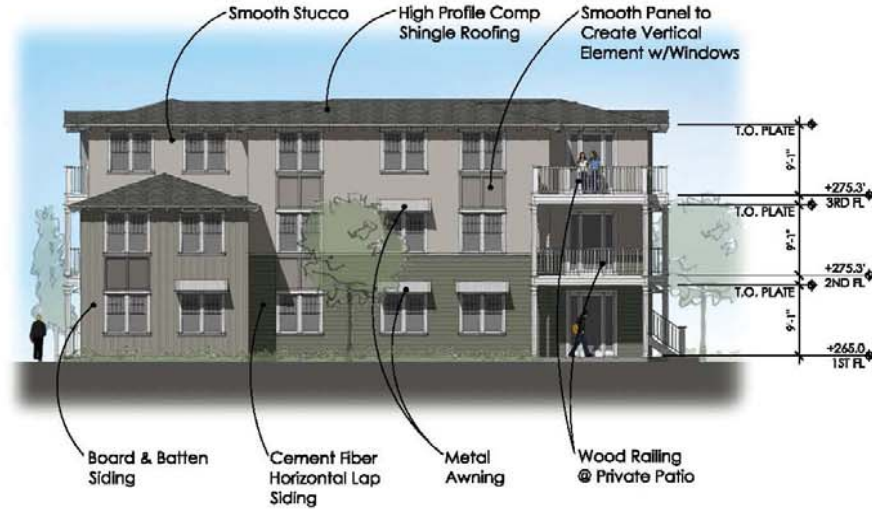
	<b>71 Palomar</b> San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 DRAWING: 1/1" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
	<b>A4.2</b>	
	(Empty space for notes or additional information)	



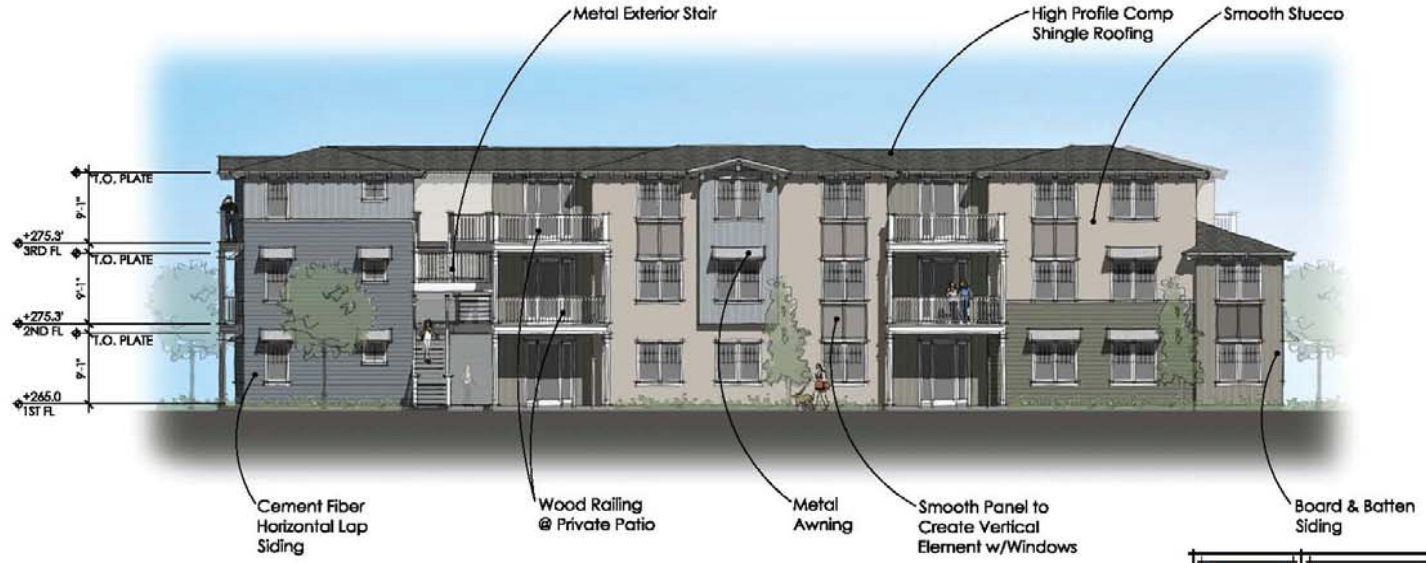
**BUILDING B - ROOF PLAN**



	71 Palomar San Luis Obispo, CA	DATE: APRIL 23, 2015
	for: LR Development Group	SCALE: 1/4" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
		<b>A4.3</b>



**BUILDINGS B - EAST ELEVATION**



**BUILDINGS B - SOUTH ELEVATION**



	71 Palomar San Luis Obispo, CA for LR Development Group	DATE: APRIL 23, 2015 SCALE: 1/8" = 1'-0" SHEET: <b>A4.4</b>
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**BUILDINGS B - WEST ELEVATION**

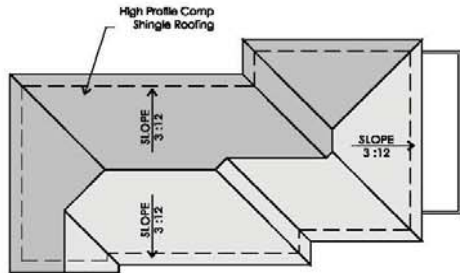


**BUILDINGS B - NORTH ELEVATION**

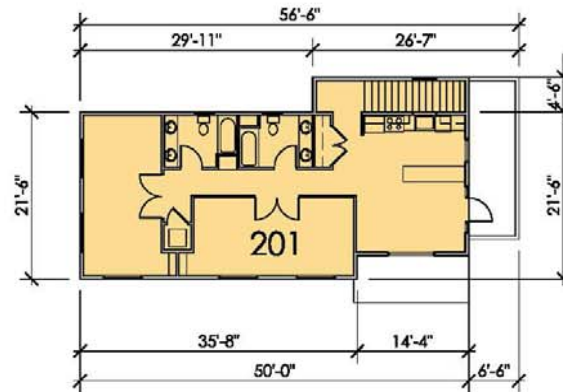


	<b>71 Palomar</b> San Luis Obispo, CA for: I.R. Development Group	DATE: SEPTEMBER 29, 2016 SCALE: 1/8" = 1'-0" <b>A4.5</b>

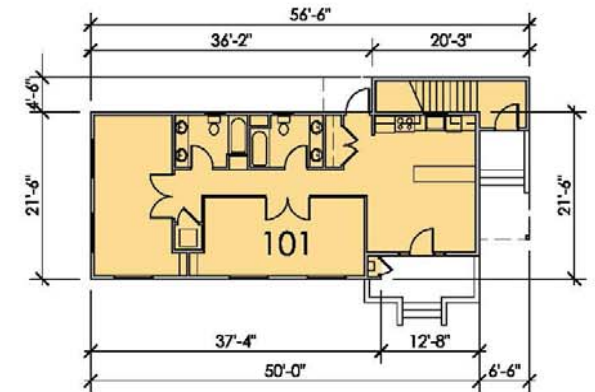




BUILDINGS C & D - ROOF PLAN




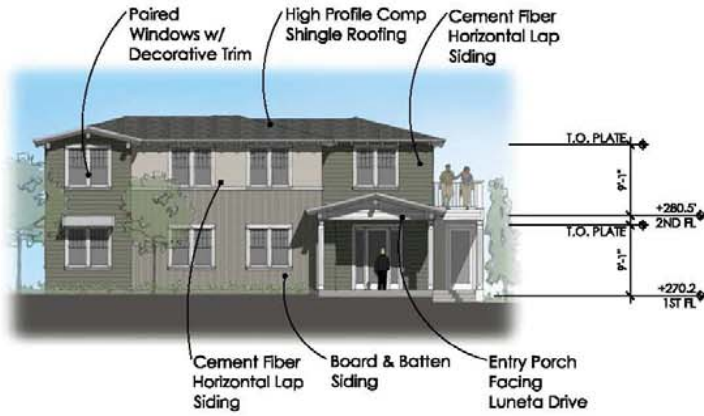
BUILDINGS C & D - SECOND FLOOR PLAN



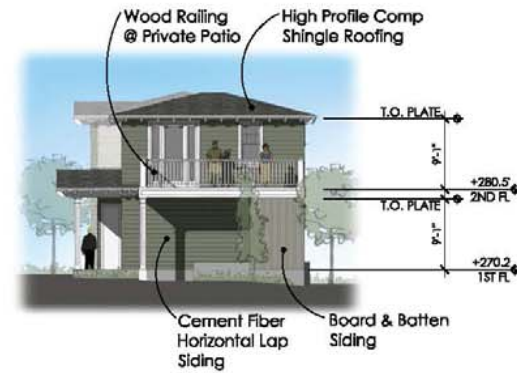
BUILDING C & D - FIRST FLOOR PLAN



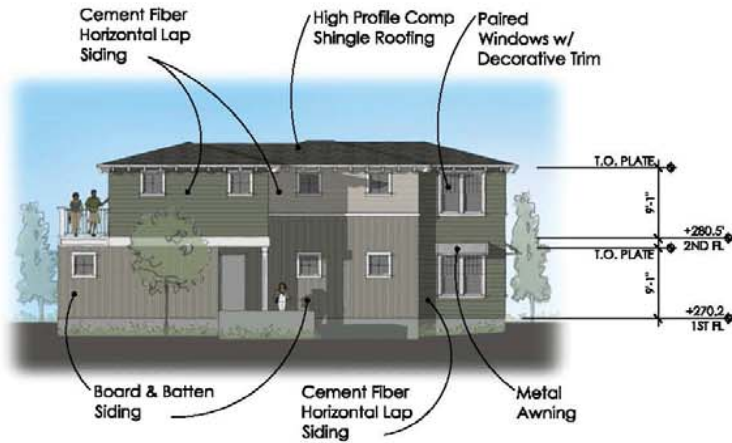
	71 Palomar San Luis Obispo, CA	APRIL 23, 2015 1/4" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
	for: LR Development Group	<b>A5.0</b>



**BUILDING C - SOUTH ELEVATION (LUNETA DRIVE)**




**BUILDING C - EAST ELEVATION**



**BUILDING C - NORTH ELEVATION**



**BUILDING C - WEST ELEVATION**

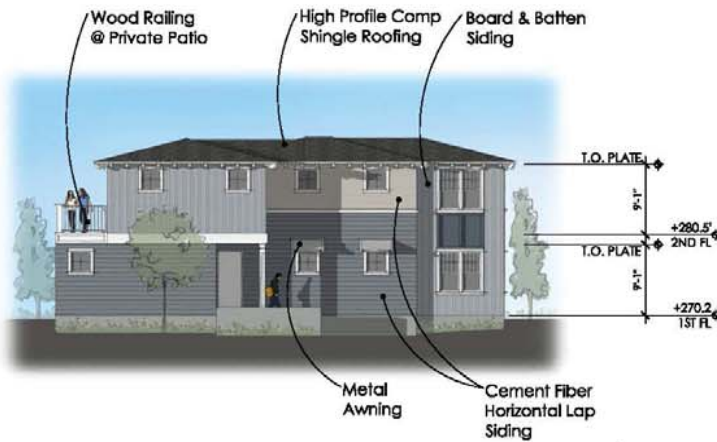
	<b>71 Palomar</b> San Luis Obispo, CA for: I.R. Development Group	DATE: APRIL 29, 2016 SCALE: 1/8" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
	<b>A5.1</b>	



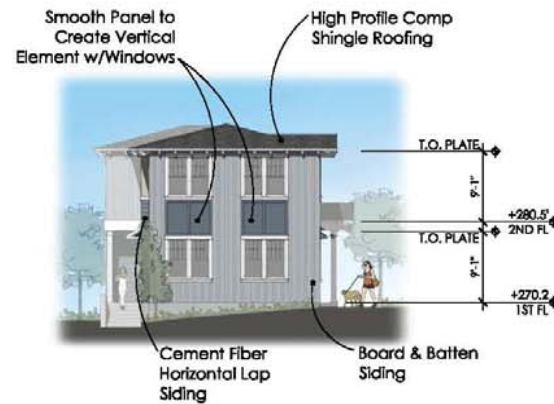
**BUILDING D - SOUTH ELEVATION (LUNETA DRIVE)**




**BUILDING D - EAST ELEVATION**

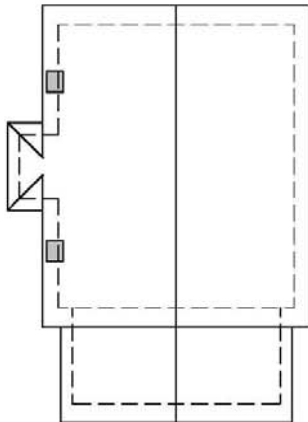


**BUILDING D - NORTH ELEVATION**

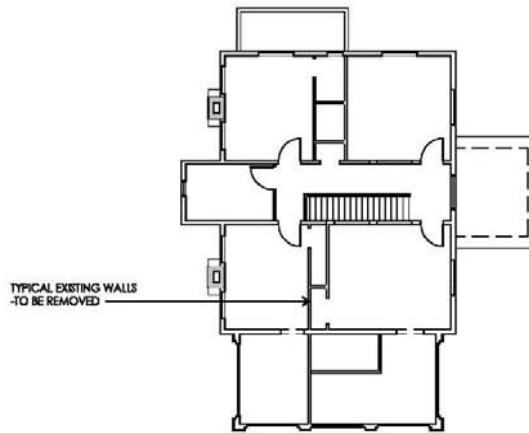


**BUILDING D - WEST ELEVATION**

 YOUR ARCHITECTS	71 Palomar San Luis Obispo, CA for: LR Development Group	APPROVED BY: 08/16/17 PLAN: 1/1" = 1'-0" @ 11x17 1/2" = 1'-0" @ 24x36
	<b>A5.2</b>	

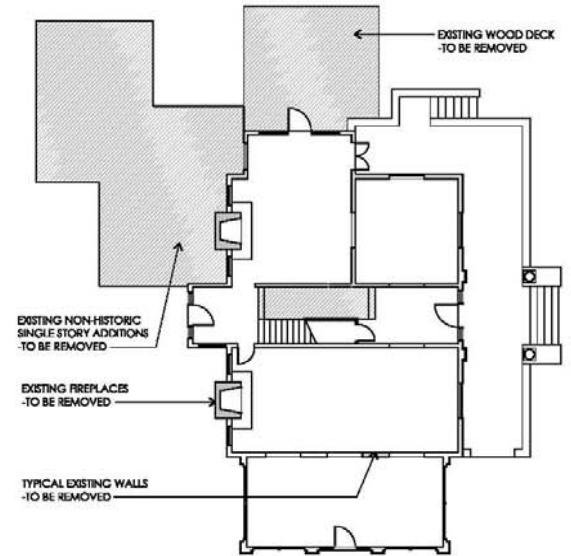


SANDFORD HOUSE - DEMOLITION ROOF PLAN



TYPICAL EXISTING WALLS  
-TO BE REMOVED

SANDFORD HOUSE - DEMOLITION SECOND FLOOR PLAN



EXISTING NON-HISTORIC  
SINGLE STORY ADDITIONS  
-TO BE REMOVED

EXISTING FIREPLACES  
-TO BE REMOVED


TYPICAL EXISTING WALLS  
-TO BE REMOVED

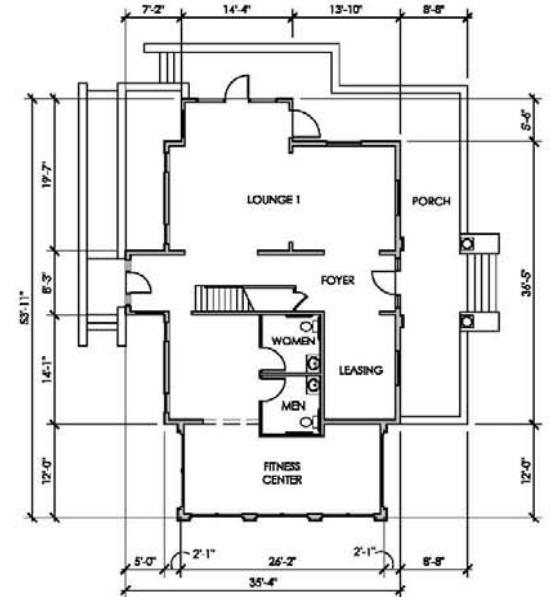
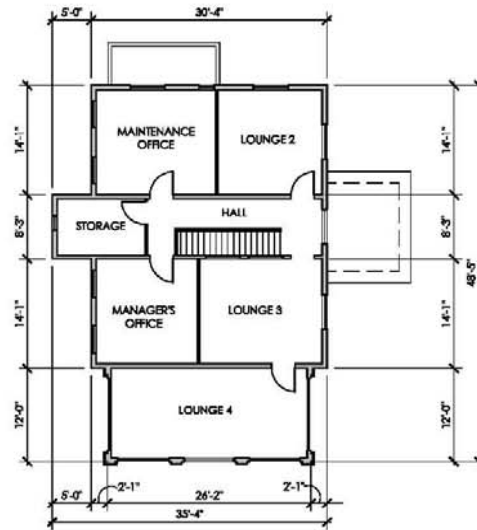
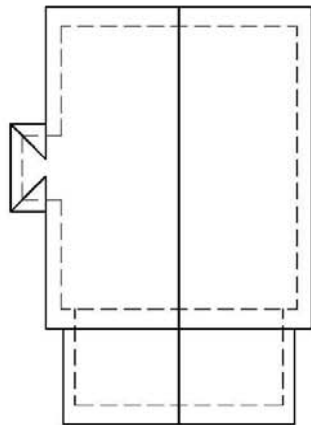
EXISTING WOOD DECK  
-TO BE REMOVED

SANDFORD HOUSE - DEMOLITION FIRST FLOOR PLAN

NORTH



	71 Palomar San Luis Obispo, CA for: LR Development Group	APPROVED BY DATE 1/1/2" = 1'-0" @ 11/15/17 1/8" = 1'-0" @ 2/14/16 <b>A6.0</b>
	108	



SANDFORD HOUSE - PROPOSED ROOF PLAN

SANDFORD HOUSE - PROPOSED SECOND FLOOR PLAN

SANDFORD HOUSE - PROPOSED FIRST FLOOR PLAN

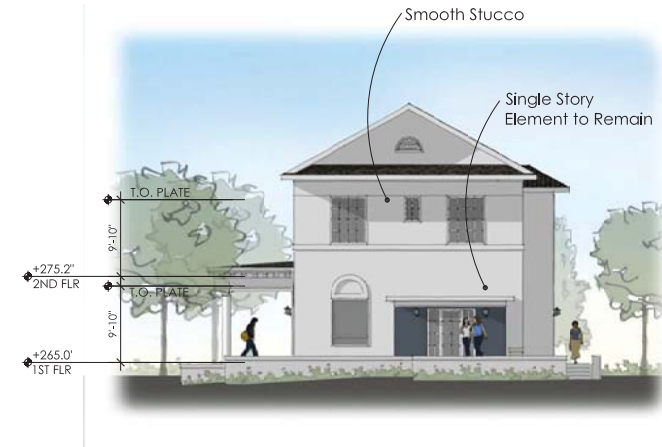
NORTH



	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: APRIL 23, 2015 SHEET: 1/12 OF 12 PROJECT: 15-01
	<b>A6.1</b>	



SANDFORD HOUSE - EAST ELEVATION (PALOMAR AVENUE)



SANDFORD HOUSE - NORTH ELEVATION

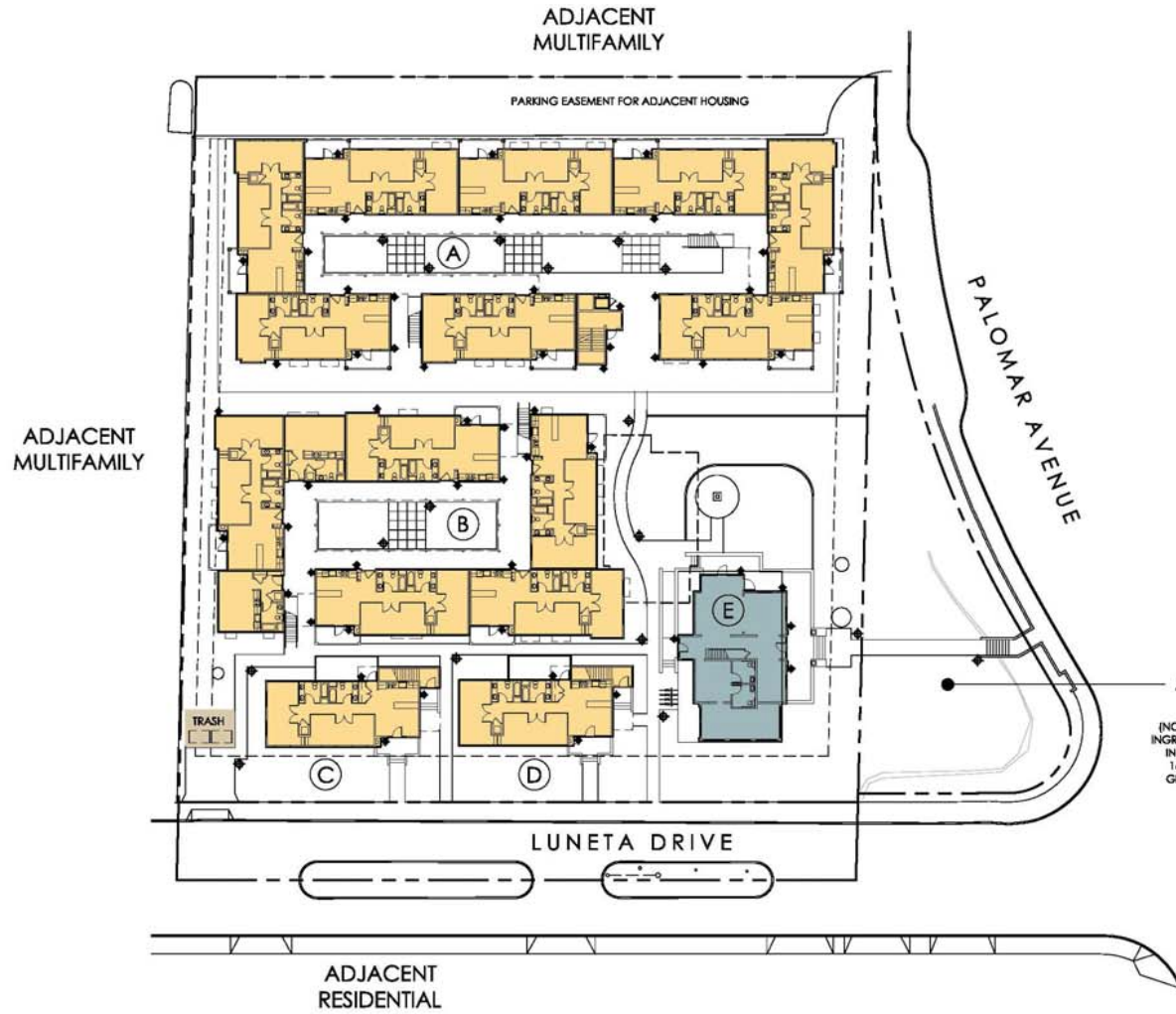


SANDFORD HOUSE - WEST ELEVATION





SANDFORD HOUSE - SOUTH ELEVATION (LUNETTA DRIVE)

	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: OCTOBER 9, 2015 SCALE: 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36 SHEET: <b>A6.2</b>
	0 4 8 16	



**LIGHTING LEGEND**

-  +36" 360° BOLLARD
-  WALL MOUNTED LIGHT

**LIGHTING FIXTURES**

- +36" BOLLARD**
- 
- REGA 360° BOLLARD  
(LOCATED: ON PAVED WALKWAY)  
MODEL: 840P - DARK BRONZE  
WATTS: 13 LUMENS: 900
- WALL MOUNTED LIGHT**
- 
- REGA WALL MOUNTED  
(LOCATED: RESIDENTIAL DECKS)  
MODEL: 6654 LED - DARK BRONZE  
WATTS: 3 LUMENS: 340

**SCHMATIC LIGHTING PLAN**




 ARRIS STUDIO ARCHITECTS	<b>71 Palomar</b> San Luis Obispo, CA for: LR Development Group	DATE: SEPTEMBER 29, 2016 DRAWN: 1" = 40' @ 11x17 CHECKED: 1" = 20' @ 24x36
	A7.0	
	(Empty space for notes or signatures)	



# 71 Palomar

Color & Materials Board

112

	71 Palomar San Luis Obispo, CA for: LR Development Group	DATE: SEPTEMBER 23, 2015 SCALE: 1/8" = 1' @ 11x17 1/4" = 1' @ 24x36 NO: <b>CB-1</b>
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