

Historic Preservation Report for
Redevelopment of APN 002-316-005
(Peach and Toro Streets),
San Luis Obispo, San Luis Obispo
County, California

MAY 2020

PREPARED FOR
City of San Luis Obispo

PREPARED BY
SWCA Environmental Consultants

SWCA

**HISTORIC PRESERVATION REPORT FOR
REDEVELOPMENT OF APN 002-316-005
(PEACH AND TORO STREETS),
SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY,
CALIFORNIA**

Prepared for

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EXECUTIVE SUMMARY

SWCA Environmental Consultants (SWCA) has prepared this Historic Preservation Report to assist the City of San Luis Obispo (City) by conducting this required review for a proposed residential infill project on the parcel comprising 1137, 1143, 1151, and 1163 Peach Street and 771 Toro Street (Assessor's Parcel Number [APN] 002-316-005), in San Luis Obispo, San Luis Obispo County, California. The project is located within the boundaries of the City-designated Mill Street Historic District and is flanked by historic-period residences listed as contributing resources to the district. These resources constitute historical resources under the California Environmental Quality Act (CEQA). The City's preservation ordinance requires review of any new construction, additions, or alterations located within historic districts. Specifically, the report evaluates the compatibility of the proposed project with the Mill Street Historic District and also assesses the potential for the project to impact historical resources under CEQA.

The results of the evaluation are based on site visits, research on the development of the residential neighborhood, and on the plans included in the October 31, 2019, Architectural Review Commission package prepared by Ten Over Studio. This Historic Preservation Report concludes that, as presently proposed, none of the project's proposed design features constitutes, either individually or collectively, an effect that would cause a substantial adverse change in the significance of an historical resource – in this instance defined as any or all of the adjacent contributing properties to the Mill Street Historic District or the Mill Street Historic District as a whole – or cause the project to have a significant effect on the environment (14 CCR § 15064.5[b]).

Similarly, none of the project's proposed design features, either individually or collectively, would cause substantial adverse change in the significance of an historical resource (as defined above) such that that the significance of the historical resource would be materially impaired (14 CCR § 15064.5[b][1]).

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INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this Historic Preservation Report to assist the City of San Luis Obispo (City) by conducting this required review for a proposed residential infill project on the parcel comprising 1137, 1143, 1151, and 1163 Peach Street and 771 Toro Street (Assessor's Parcel Number [APN] 002-316-005), in San Luis Obispo, San Luis Obispo County, California. The project is located within the boundaries of the City-designated Mill Street Historic District and is flanked by historic-period residences listed as contributing resources to the district. These resources constitute historical resources under the California Environmental Quality Act (CEQA). The City's preservation ordinance requires review of any new construction, additions, or alterations located within historic districts.

The proposed project would add five new two-story, single-family residences (each with a double garage below the main living area) to the 37,483-square-foot parcel at the south corner of the intersection of Peach and Toro Streets. The parcel is currently occupied by five single-family residences constructed between 1906 and 1925. All five of the residences currently on-site are listed as contributing resources to the Mill Street Historic District (City of San Luis Obispo 2016). The Toro Street property was designated as a contributing resource in August 1983, and the Peach Street properties were designated in February 1985 (Table 1).

Table 1. Existing Residences on the Subject Parcel (APN 002-316-005)

Address	Construction Date	City Designation
1137 Peach Street	1906	Contributor, Mill Street Historic District
1143 Peach Street	1906	Contributor, Mill Street Historic District
1151 Peach Street	1915	Contributor, Mill Street Historic District
1163 Peach Street	1925	Contributor, Mill Street Historic District
771 Toro Street	1922	Contributor, Mill Street Historic District

As proposed, the project will not demolish, relocate, or alter the existing one-story residences but will introduce new construction. SWCA has prepared this Historic Preservation Report to evaluate the compatibility of the proposed project with the Mills Street Historic District and to assesses the potential for the project to impact historical resources under CEQA.

REGULATORY BACKGROUND

The 1980 amendments to the National Historic Preservation Act (NHPA) of 1966 provided for the establishment of a Certified Local Government Program to encourage the direct participation of local governments (in partnership with the State Office of Historic Preservation and National Park Service) in the identification, evaluation, registration, and preservation of historic properties within local government jurisdictions and to promote the integration of local preservation interests and concerns into local planning and decision-making processes.

The City has a number of interrelated resources available to assist it in carrying out its mandates as a Certified Local Government. Among these are:

- *State CEQA Guidelines* (14 California Code of Regulations [CCR] Section 1500 et seq.);
- *City of San Luis Obispo Historic Preservation Ordinance* (Municipal Code Chapter 14.01);

- *City of San Luis Obispo Historic Preservation Program Guidelines* (adopted by City Council Resolution No. 10229 [2010 Series]);
- *City of San Luis Obispo Community Design Guidelines* (adopted by City Council Resolution No. 9391 [2002 Series], amended May 2003, October 2004, March 2007, November 2007, and June 2010);
- The Cultural Heritage Committee (historic preservation advisory body to the City Council);
- *City of San Luis Obispo Citywide Historic Context Statement* (Historic Resources Group 2013); and
- *City of San Luis Obispo General Plan, Chapter 6: Conservation and Open Space Element* (adopted by City Council Resolution No. 10586 [2014 Series], last revised December 2014); Section 3: Cultural Heritage.

METHODOLOGY

SWCA conducted a desktop review, windshield survey, and pedestrian survey of the Mill Street Historic District to gain a general understanding of the area’s built environment and development history. Site-specific research included a review of the project plan set included in the October 31, 2019, Architectural Review Commission (ARC) package prepared by Ten Over Studio. Desktop research also included review of the County of San Luis Obispo (County) Assessor and County Recorder online databases, examination of microfilmed Sanborn maps at the City/County Library, and review of records and newspaper articles available through Ancestry.com, GenealogyBank.com, Newspapers.com, and the California Digital Newspaper Collection. The *City of San Luis Obispo Citywide Historic Context Statement* (Historic Resources Group 2013) provided useful background on the factors influencing the city’s residential development, including the rising popularity of automobiles. Important considerations in assessing project compatibility with the Mill Street Historic District included the following:

- Character-defining features of the district;
- Master List, contributing, and non-contributing resources in the district;
- Dates of construction of contributing resources;
- Number and type of multi-story resources in the district; and
- Nature of resources in the interior of blocks.

RESIDENTIAL DEVELOPMENT IN SAN LUIS OBISPO

Increasing “Americanization” of the County seat followed the severe drought of the mid-1860s, which destroyed the cattle herds and economic base of the rancho era and led to the subdivision of rancho lands. The town of San Luis Obispo also made a series of land grants within its own jurisdiction. A commercial district (interspersed with frame residences) developed on either side of San Luis Obispo Creek, not far from Mission San Luis Obispo de Tolosa but nonetheless generally removed from the older cluster of adobe buildings in the immediate vicinity of the mission compound. A series of town improvements was undertaken beginning in the latter 1860s, as reported in the *San Luis Obispo Citywide Historic Context Statement* (Historic Resources Group 2013):

Late 19th-Century Americanization & Town Settlement

Significant civic improvements included the construction of the first bridge across San Luis Obispo Creek in 1868, followed by bridges across Mill, Court, Morro, Chorro, Nipomo, and Broad Streets by 1871. The City also installed sidewalks and planted street trees. To meet the increased demand for housing, additional tracts of land were purchased and improved, and new subdivisions became part of the City. By the early 1880s, there were approximately 3,000 people living within the City limits. By this time, gas and water works had been installed and a fire company organized, and several bonds had been issued to erect town buildings. In 1872, Dr. Hays, C. W. Dana, and M. Benrino obtained a franchise for water works; the next year A. M. Loomis and Alfred Walker bought the franchise and started to work on improvements. A small reservoir was built on Murray Hill, about a mile and a half north of the town, and water was brought in a flume from the upper San Luis Creek. In 1874, the San Luis Obispo Water Company was formed. In 1876, a large reservoir was built in the Stenner Creek canyon. In the late 19th century, the City embarked on significant upgrades to the sewer system, which previously had largely been accommodated by San Luis Obispo Creek. In 1892, a sewer system was installed, which was upgraded in 1899. At the same time, the City embarked on improvements to San Luis Obispo Creek. Concrete retaining walls were added to help control the creek, allowing for the expansion of commercial development along Higuera Street (Historic Resources Group 2013:36–37).

Late 19th-Century Residential Development

Residential properties constructed in the last decades of the 19th century represent San Luis Obispo's establishment as a City. When the county was first organized, San Luis Obispo was the only settlement in it, with a few small adobe buildings clustered around the Mission. By the early 1850s, the main road running through the San Luis Obispo pueblo ran northeast to southwest, crossing San Luis Obispo Creek below the Mission, at the end of what is now Dana Street. The pueblo became part of the earliest neighborhoods during Americanization in the late 19th century. Neighborhoods from this period are located close to the downtown commercial center, and many have already been recognized by the City as historic districts.

Although adobe construction was still common, by the 1860s, wood frame construction was becoming more prevalent. Although San Luis Obispo has a collection of high style residences constructed in the late 19th century, most wood frame residences in San Luis Obispo during this period were being designed within the vernacular vocabulary. The Mission Orchard Tract, which was laid out in 1888 on land that originally belonged to the mission, is an example of a late 19th century neighborhood largely developed with more modest housing, including cottages and Folk Victorian examples. This period also saw the construction of prominent residences erected in architectural styles representative of the period (Historic Resources Group 2013:42).

Most residences constructed in San Luis Obispo during this period were examples of vernacular hipped roof cottages or Neo-classical cottages. There are also examples of more elaborate, high style residences, although they are not the most prevalent type during this period. In 1875, San Luis Obispo attorney De Guy Cooper wrote: We can boast of some very fine private residences. Heretofore, the style of architecture has been of a rather primitive nature; but latterly there has been a marked improvement in this particular area, and buildings erected within the past year have been of a better nature, and of a more permanent character. Residents who were building more opulent homes

during this period often chose styles that were popular in other parts of the country, including Queen Anne, Eastlake, and Italianate styles. These large two- and three-story homes often had elaborate scrollwork and other decorative details. They were constructed beginning in the 1870s, and these styles remained popular until the turn of the 20th century. Local architects associated with this period include William Evans, Hilamon Spencer Laird, W.C. Phillips, and Alfred Walker (Historic Resources Group 2013:45).¹

Early 20th Century Residential Development

San Luis Obispo's population continued to grow in the early 20th century. Residences from this period range from small, vernacular cottages to more elaborate two-story residences. There are a few examples of multi-family residential development in the City. Toward the end of the period there was an increasing accommodation for the automobile...[emphasis added].

During this period, residential architecture began to shift from the Victorian-era styles imported from the east and new regional styles began to emerge. In California, the most notable new residential architecture was inspired by the Arts and Crafts movement and the development of the California bungalow, which was a simple, garden-oriented house uniquely suited for the climate and lifestyle of the region (Historic Resources Group 2013:80).

Garages and Driveways

The advent of widespread automobile ownership brought with it the need for neighborhood accommodations for the “machines,” including automobile storage:

Historically, as today, garages and outbuildings were service buildings which provided storage and utility space. Garages came into vogue when the automobile replaced horses as a primary form of transportation. Early garages were small, to house the less imposing vehicles of early automotive history. They were detached from, and usually set behind or to the side of the main house and were only one bay wide. As cars became more common, garages began to be designed to match the houses they went with or were even built as an integral part of the house” (City of Salem n.d.:2).

In historic districts, accessory structures—especially those visible from the street—often play a subtle but important role in creating overall neighborhood character. They particularly help define the setting, creating part of the visual rhythm of alternating prominent primary buildings and more secluded secondary buildings, depending on their relative position on a given parcel. In the 1920s, during the time the majority of residential development in and around Peach and Toro Streets was happening, the transition from horse-drawn vehicles had already occurred, although not every household yet owned an automobile. As a storage structure, early garages in San Luis Obispo, as elsewhere in the nation, were generally not elaborate. Because of safety issues, for example “due to fear of its potential flammability, the garage was detached from the house and located a distance from it, usually along an alley, if one existed . . . The location of the garage itself moved as owners became less worried about the threat of flammability. During the 1920s,

¹ De Guy Cooper, “Resources of San Luis Obispo County,” reprinted in *A Vast Pictorial Domain: San Luis Obispo County in the 1870s*, 1993, 17. Quoted in Robert C. Pavlik, “Historical Architectural Survey Report for the Cuesta Grade Project,” California Department of Transportation, October 1994:41. The vernacular nature of most residential development during this period indicates that most homes were designed without the use of an architect. The architect identified in this section is based on information available in existing surveys; additional research should be conducted to identify other architects from this period.

homeowners began to build garages to the side of their house” (Salt Lake City Historic Preservation Commissioners 2012:Part II, 9:2).

Besides the garages themselves, the presence of driveways between houses helps mark the introduction of garages in the Mills Street Historic District. On the 1000 block of Peach Street, not every house has its own driveway (Figure 1). Where driveways do exist, the older forms are so-called “Hollywood” or “ribbon” driveways: two parallel concrete strips flanking an unpaved area, often planted with a narrow lawn (Figures 2 and 3). The contributing resource at 771 Toro Street also features this form of early driveway (Figure 4).



Figure 1. Overview of Peach Street contributing resources on the subject parcel.



Figure 2. “Hollywood” driveway leading to a utilitarian garage between 1143 and 1151 Peach Street (Google May 2019).



Figure 3. “Hollywood” driveway leading to a utilitarian garage between 1151 and 1163 Peach Street (Google May 2019).

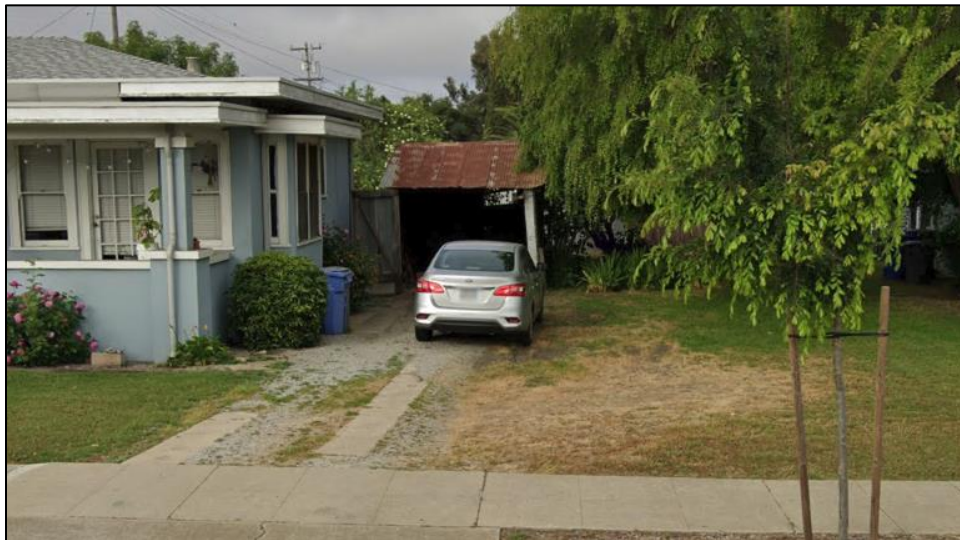


Figure 4. “Hollywood” driveway leading to utilitarian garage at 771 Toro Street (Google May 2019).

Mill Street Historic District

The Mill Street Historic District comprises two full city blocks (38 and 42) and portions of eight others (32, 33, 34, 37, 39, 40, 41, and 43) (Figure 5). As summarized on the City’s website, the Mill Street Historic District centers on the “iconic tree-lined 1300 block of Mill Street . . . The neighborhood includes a wide variety of early 20th century residential styles including Tudor Revival, Craftsman, Mission Revival, Prairie, Colonial Revival, and Shingle” (City of San Luis Obispo 2019). Even beyond the boundaries of the historic district—and especially along Santa Rosa Street—the neighborhood is characterized by older residences, though many have been converted to professional offices and other commercial uses.

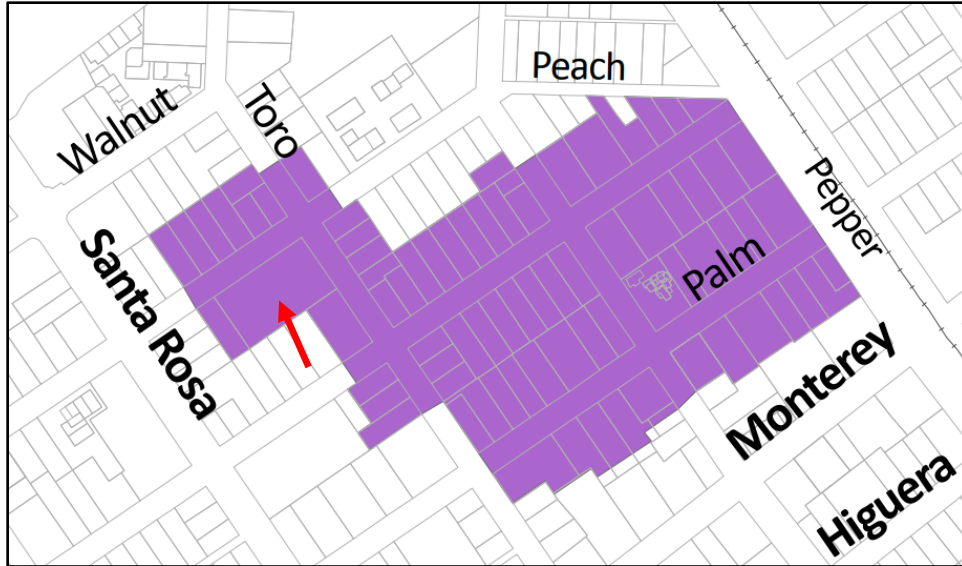


Figure 5. Mill Street Historic District (City of San Luis Obispo 2019). The subject parcel (APN 002-316-005), comprising more than one-third of Block 33, is indicated by the arrow.

HISTORY OF THE PROJECT VICINITY

The legal description of the subject parcel is based on the 1870 *Map of the Town of San Luis Obispo* (Harris and Ward 1870). The Town's Board of Trustees designated the survey as the official map of the town, and it became an important instrument in the ongoing attempts to clarify existing land ownership, often dating from the preceding Mexican era, and to regularize future grants of lots within the town limits. The subject parcel was part of Block 33, as depicted on the 1870 official map. As indicated on the modern Assessor map, Block 33 has not been part of any subsequent subdivision. The subject parcel has been intact since at least 1906, when the vacant property was acquired by Almatia Heald:

That San Luis Obispo is rapidly forging to the front, and that her citizens have confidence in the future is best evidenced by the numerous transactions being made in real estate. The following long list of sales have just been closed by the A. F. Fitzgerald agency: . . . To Mrs. Almatia Heald, mother of Professor Heald of the Polytechnic school, four fine lots on the corner of Peach and Toro Streets, a fine piece of property 200 feet on Peach Street with a frontage of 150 feet on Toro Street, and adjoining the property recently sold to Mrs. Hill (*San Luis Obispo Morning Tribune* 1906:4).

Mrs. Heald died 4 years later (*San Luis Obispo Daily Telegram* 1911:1), but the houses at 1137 and 1143 Peach Street—the first on the parcel—were built during her tenure (Figures 6 through 8). The 1909 Sanborn map set is the first in the San Luis Obispo series to document the two houses built in 1906, at 1137 Peach Street (Figure 7) and 1143 Peach Street (Figure 8). At this early date, there is one small shed but no garages on the subject parcel.

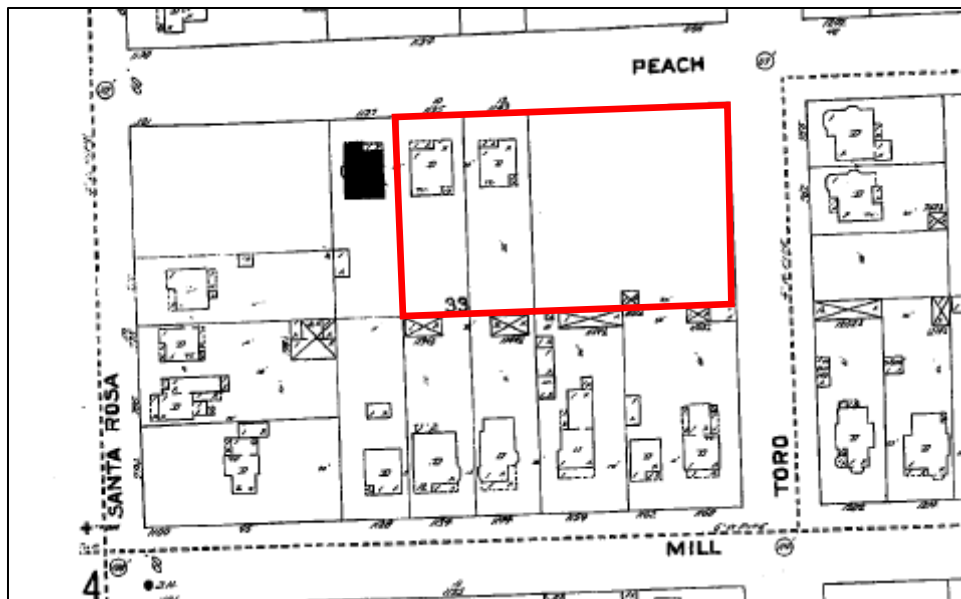


Figure 6. Detail of project area, Sanborn Fire Insurance Company map, 1909, Sheet 5.

The one-story residences at 1137 Peach Street and 1143 Peach Street (Figures 7 and 8, respectively) share several architectural details, suggesting they were designed and built by the same architect or carpenter-builder. Both houses feature some of the distinctive elements of a late Queen Anne cottage style, such as an asymmetrical façade, a front-facing gable pediment, broad cornices, drip molding over elongated windows and front door, scrollwork, and elaborate porch railings. Such cottages pre-date the Craftsman bungalow. The houses also share a similar setting, with the same low concrete wall, curving in to meet the short flight of concrete steps and sidewalk. At the end of the sidewalks, and because the houses sit on raised foundations, a short flight of wooden steps provides access to the porch. The houses lack driveways and garages, as they were built before the automobile age had fully arrived in neighborhoods.



Figure 7. Located on the subject parcel, 1137 Peach Street, constructed in 1906, is a contributing resource to the Mill Street Historic District.



Figure 8. Located on the subject parcel, 1143 Peach Street, constructed in 1906, is a contributing resource to the Mill Street Historic District.

The first reference to a residence at 1151 Peach Street is a want ad: “For Rent – New six room house with all modern conveniences. 1151 Peach St.” (*San Luis Obispo Daily Telegram* 1915:7). The house is a traditional Craftsman bungalow, with a well-organized façade, raised foundation, and a side-gabled roofline behind a prominent and decorative front-facing gable. The gable is supported on battered columns sitting atop bulky piers. The small tiered elements flanking the front steps are also typical Craftsman porch details. Rafter tails and brackets are clearly visible at the eave line. The curved porch features a low balustrade.



Figure 9. Located on the subject parcel, 1151 Peach Street, constructed in 1915, is a contributing resource to the Mill Street Historic District.

The first reference to a residence at 1163 Peach Street appeared in the social column of the local newspaper: “Mrs. Geo. Hamilton and Mrs. F. G. Wetzel of Paso Robles were visitors Wednesday in San Luis Obispo. They spent the evening as guests at the R. L. Dempsey home, 1163 Peach street, while

Messrs. Hamilton and Wetzel attended the banquet at Milestone Motel” (*San Luis Obispo Daily Telegram* 1927:7). The residence is a less typical example of a Craftsman style house, partly because of the smooth stucco wall coating rather than wood siding, but nevertheless shows several distinctive architectural hallmarks of the style, including the low side-gabled roofline with a very prominent front-facing gable supported on heavy square pillars atop square piers, with the characteristic tiered elements flanking the concrete steps. The porch here is also curved, partly enclosed by a low wall.



Figure 10. Located on the subject parcel, 1163 Peach Street, constructed by 1926, is a contributing resource to the Mill Street Historic District.

The first reference to a residence at 771 Toro Street appeared in a “Local News Notes” column: “H. H. Speers and family of Pismo have moved to this place and taken the house at 771 Toro street” (*San Luis Obispo Daily Telegram* 1922:5). With its stucco walls, hipped roofline, and lack of a front-facing ornamental gable, it does retain the porch roof set on pillars and piers and the low porch wall. It is interesting that in 1934 it was advertised for rent as a “six-room modern, unfurnished stucco home” (*San Luis Obispo Daily Telegram* 1934:7).



Figure 11. Located on the subject parcel, 771 Toro Street, constructed by 1922, is a contributing resource to the Mills Street Historic District.

The 1926 Sanborn map set is the first in the San Luis Obispo series to document all five of the houses on the subject parcel (Figure 12). At this date, it is more common than not for residential properties in what is now the Mill Street Historic District to have garages, although the 1906 residence at 1137 Peach Street still lacks a garage.

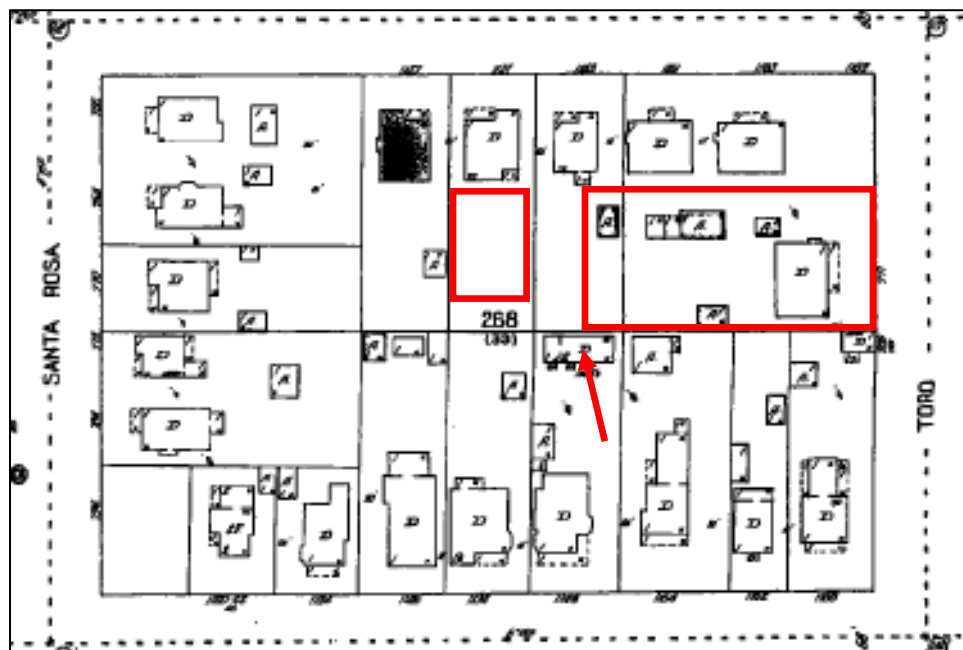


Figure 12. Project area, Sanborn Fire Insurance Company map, 1926, Sheet 12. Note presence and absence of garages at the rear of four of the five contributing resources on the subject parcel. A one-story secondary residence (arrow) is located at the center of Block 33.

In the Mill Street Historic District, it is typical for houses to have been built on raised foundations, with at least two points of articulation to accommodate the change in grade from the street to the front door—one from the street sidewalk to the property sidewalk (or from the curb to the property sidewalk) and one from that sidewalk to the front porch. The front porch, generally recessed or sheltered, becomes a destination and a focal point in the design, approached in a measured way because of the setback on the parcel. The two Master List properties adjacent to the project, though built in widely divergent styles, nevertheless conform to this same design approach from street to door (Figures 13 and 14).



Figure 13. 1127 Peach Street, J. Maino House (adjacent to 1137 Peach) is a Master List property built in 1906, with a garage in place at least by 1909.



Figure 14. 1128 Peach Street, Maino/Righetti House (directly across Peach Street from project) is a Master List property built in 1910.

San Luis Obispo Sanborn maps showing the development of City Block 33 through 1926 document that the central portion of the block (that is, the rear yards of the various residences) did not feature any large-scale structures, although there is one small secondary residence (a one-story frame building) at the rear of a house on Mill Street. Historic-period two-story properties in the Mill Street Historic District tend to be concentrated in the 1200 and 1300 blocks of Mill Street. Among these are Master List properties as well as contributing properties; several modern and altered structures are also present in the district, although these are non-contributing resources. More generally distributed throughout the district are historic-period houses of one-and-one-half stories, featuring side-gabled rooflines with prominent dormers (Figure 15).



Figure 15. One-and-one-half story contributing property at 1168 Mill Street, adjacent to subject parcel.

EVALUATION CRITERIA FOR CONSISTENCY WITH THE CITY’S HISTORIC PRESERVATION GUIDELINES

The *City of San Luis Obispo Historic Preservation Program Guidelines* (Guidelines; City of San Luis Obispo 2010), as amended, is one of many documents adopted by the City to protect San Luis Obispo’s myriad historic resources. The intent of the Guidelines is that new structures “shall be designed to be architecturally compatible” with the prevailing historic character, “as measured by their consistency with the scale, massing, rhythm, signature architectural elements, exterior materials, siting and street yard setbacks” (Section 3.2.1) of “nearby historic resources” (Section 3.2.2). “New development should not sharply contrast with, significantly block public views of, or visually detract from, the historic 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” (Section 3.2.2). New structures, however, “are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic” (Section 3.2.1).

ASSESSMENT OF DIRECT IMPACTS

As proposed, the project will not demolish, relocate, or alter the existing one-story residences but will introduce new construction. Therefore, the proposed project would not result in direct impacts to adjacent contributing properties to the Mill Street Historic District or the Mill Street Historic District as a whole.

ASSESSMENT OF INDIRECT IMPACTS

None of the project's proposed design features constitutes, either individually or collectively, an effect that would cause a substantial adverse change in the significance of an historical resource – in this instance defined as any or all of the adjacent contributing properties to the Mill Street Historic District or the Mill Street Historic District as a whole – or cause the project to have a significant effect on the environment (14 CCR § 15064.5[b]).

EVALUATION OF ARCHITECTURAL COMPATABILITY

The issue of architectural compatibility is the primary issue in determining compliance with Sections 3.2.1 and 3.2.2 of the Guidelines. The city is currently experiencing a rapid period of growth that includes numerous development projects in all stages of planning review and construction. While this growth spurt is part of an overall trend throughout California, it often takes place within the milieu of scores of existing adjacent or nearby one-story, historic-period frame residences on their original lots.

The project area has been relatively stable over the course of several decades, with new construction generally conforming to styles popular at the time. Although the district does include some of the most impressive high-style late nineteenth-century homes in the city, it is primarily a district of early twentieth-century homes and is still notably homogeneous in character. As elsewhere in the older neighborhoods of San Luis Obispo, examples of the popular one-story late Queen Anne-style cottage and one-story Craftsman bungalow are both ubiquitous in the Mill Street Historic District and present on the subject parcel itself.

Similarly to the discussion above, none of the project's proposed design features, either individually or collectively, would cause substantial adverse change in the significance of an historical resource (as defined above) such that the significance of the historical resource would be materially impaired (14 CCR § 15064.5[b][1]).

RECOMMENDATIONS

Though none of the project's proposed design features, either individually or collectively, would cause substantial adverse change in the significance of an historical resource such that the significance of the historical resource would be materially impaired, SWCA makes the following recommendations to improve compatibility with the Mill Street Historic District:

- Implement the Secretary of the Interior Standards for the Treatment of Historic Properties (NPS 2017).
- Consider a cottage court approach to the design layout, with Hollywood driveways or similar minimally paved driveway treatments (Figure 16).
- Consider one-and-one-half story residences, with communal garage units at the rear of the driveway.

- Do not substitute vinyl siding or windows for genuine wood siding and windows. Do not substitute concrete “bricks” or pavers for clay-body bricks.



Figure 16. This eight-unit cottage court at 219–221 West de la Guerra Street, Santa Barbara, features early twentieth-century architectural detailing, abundant landscaping, and a minimally intrusive Hollywood driveway leading to two four-bay garages at the rear (Google March 2019).

REFERENCES CITED

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