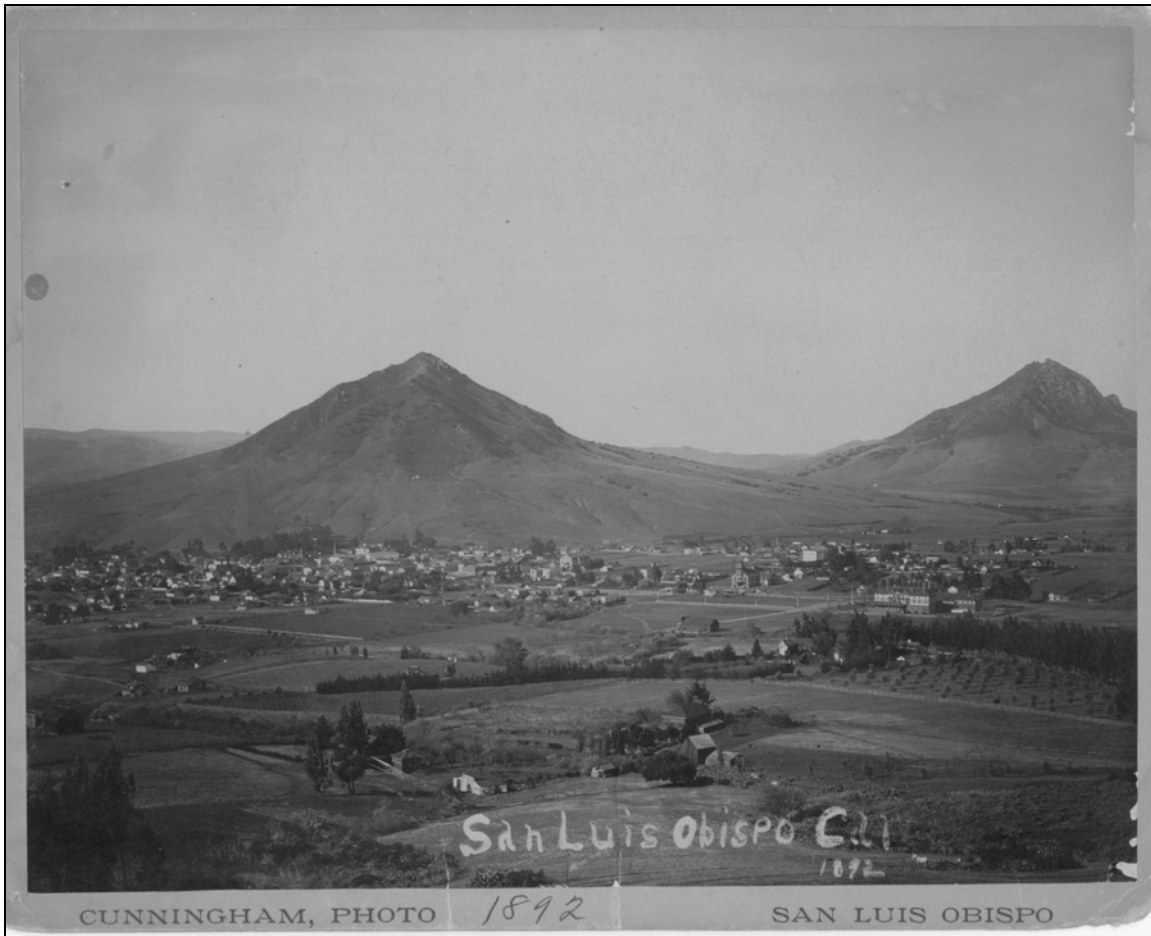




# historic preservation program guidelines



*Cerro San Luis (left), Bishop's Peak and the Town of San Luis Obispo, 1892*

**NOVEMBER 2010**



# **City of San Luis Obispo** **historic preservation** **PROGRAM GUIDELINES**

Adopted by City Council Resolution No 10229 (2010 Series)

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*Higuera at Marsh Street, looking northeast, ca. 1920s*

### **AMENDMENTS**

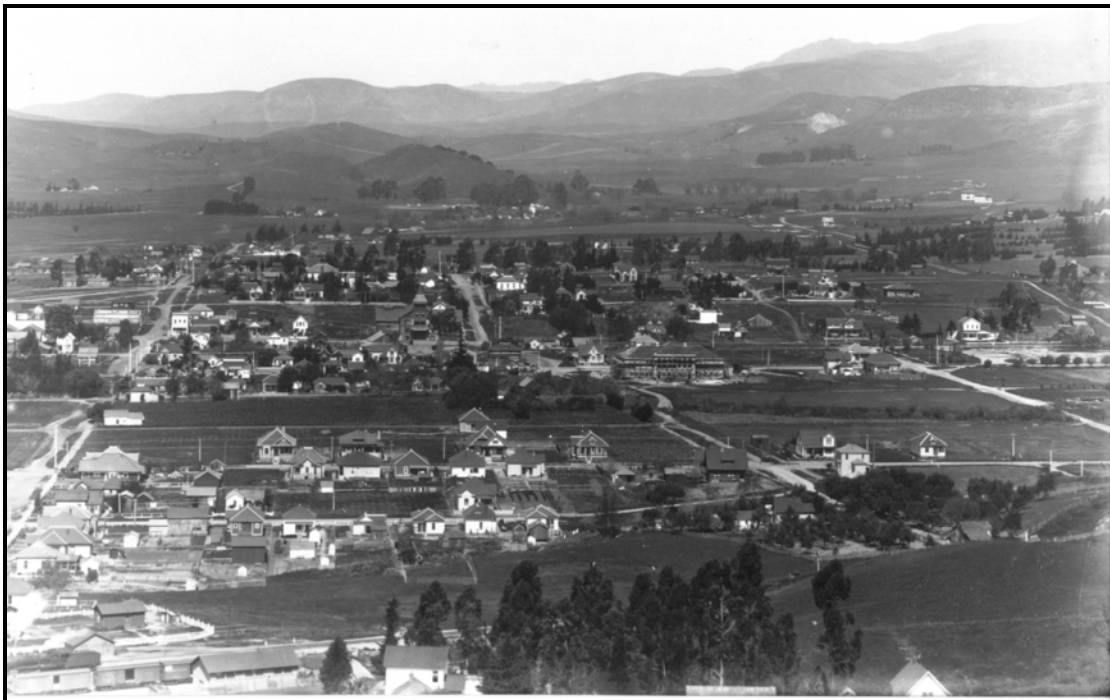
April 5, 2010 – The City Council amended Sections 3.4.2 and 3.4.4 to clarify that the Guidelines do not mandate use of original materials when changes are made to historic resources.

# chapter 1: introduction

## 1.1 Foreword

These guidelines were developed by the City of San Luis Obispo's Cultural Heritage Committee (CHC), a group of seven citizens appointed by the City Council to advise and educate the public and decision makers on historic resource preservation. Historic resources include buildings and other structures, sites, landscapes, and other features that are significant in San Luis Obispo's history. Interest in historic preservation arises out of the community's desire to explain our past and serve as guideposts to the future. Federal, state and local governments have passed laws to protect historic properties that enjoy special merit based on age, architectural style, period, architect, owners or occupants and/or materials used.

These guidelines reference those laws, but are sensitive to our community's special heritage as a California Mission community. As an advisory committee to the City Council, the CHC reviews development proposals to determine their effect on the City's historic districts. These guidelines apply to both private and public properties that either have or are considered to be historic resources. The maintenance and preservation of historic sites, structures, and objects is important to the community, and is a key factor in the City's popularity with tourists and in San Luis Obispo's strong "sense of place." To that end, we are all stewards in the preservation and upkeep of our community's rich heritage.



*From Terrace Hill, looking toward Chorro Valley, with Santa Rosa Street at the left, ca. 1890.*

## 1.2 Our Town – San Luis Obispo

Native Americans inhabited California's central coast, including the San Luis Obispo area, as early as 10,000 years B.C. Chumash and Salinan tribes benefitted from the region's mild climate, abundant resources and natural beauty. As a result, the Santa Barbara-San Luis Obispo region supported one of the most densely populated areas of pre-historic California. In the mid-16<sup>th</sup> century, Juan Rodriguez Cabrillo landed on the central coast in what was later to become Santa Barbara County, and began a period of dramatic change coinciding with the arrival of Europeans. By the late 18<sup>th</sup> century, San Luis Obispo had become one of 21 communities in California founded by Franciscan missionaries. The Franciscans came to convert the Native Americans to Christianity and to strengthen Spain's control over Alta California. The mission church became the catalyst for the town's continued development; its plaza was a gathering place for work, trade and festivities. Around the mission, Chumash Indians built tule huts over willow frames while the first soldier-settlers and craftspeople constructed small adobe houses. Each group built structures in keeping with their particular cultural background and drawing from materials immediately at hand.

The transition of California from Indian to Spanish to Mexican to American control also brought many changes in construction methods, architectural styles and uses of materials. Many of these cultural periods are still represented in San Luis Obispo's architectural heritage. As the early community grew, people from around the globe brought their culture, skills and ways of life. Consequently, San Luis Obispo's diversity in architectural styles and heritage reflects that diversity and enhances our quality of life.



*Southern Pacific Railroad "Daylight" locomotive on the outskirts of San Luis Obispo, 1937*

### **1.3 Why Preserve San Luis Obispo's History?**

The Town of San Luis Obispo began with the founding of the Old Mission in 1772. Over the past two centuries the community has experienced many changes. These changes can be appreciated because many of the older building and historic sites are still present. One has only to visit the central business district or wander through surrounding residential areas to imagine what it must have been like before the introduction of automobiles, flat screen television and computers.

San Luis Obispo is blessed with original historic buildings and distinctive historic districts that many communities envy. Historic resources lend a sense of permanence and continuity; however, in some respects they are also fragile and vulnerable. The values and character they impart can easily be lost through neglect, demolition and inappropriate remodeling. The City of San Luis Obispo has been fortunate to have owners who care about the history of their community and have undertaken the costly and time-consuming task of restoring, maintaining and enhancing their historic homes and commercial buildings. Their efforts have enhanced the distinctive character of the community. Historic features have community benefits beyond their aesthetic qualities and educational value. San Luis Obispo's historic sites, buildings and other aspects of our "living history" are irreplaceable resources. They are important to the community's economic vitality, quality of life, and unique sense of place.

To promote understanding and an appreciation of its history, San Luis Obispo citizens have established these Historic Preservation Program Guidelines (hereafter "Guidelines"). By working with property owners, developers, neighborhood and civic groups and citizens, the community intends to preserve the most important historic and architecturally significant buildings and sites.

These Guidelines are administered by a seven-member citizens' group appointed by the City Council called the Cultural Heritage Committee ("CHC"). The duties of the CHC are further described in the Historic Preservation Ordinance (Chapter 14.1 of the Municipal Code). The Committee is assisted by staff in the San Luis Obispo Community Development Department ("the Department"). To contact the CHC or for more information, visit the Department at 919 Palm Street in San Luis Obispo, or contact the Department at (805) 781-7170, or [www.slocity.org](http://www.slocity.org).

# chapter 2: historic preservation program

## 2.1 How to Use These Guidelines

Historic preservation starts during the early stages of project planning and design. Property owners, developers, builders, design professionals and others involved in public or private development can use these guidelines to anticipate concerns and to design their projects to protect important historic resources and avoid delays during development review and construction. Highlights of where to find information in this document are listed below:

- a) To determine whether a property is currently listed on either the Contributing or Master List of Historic Resources see Sections 5.3 and 5.4 of the Appendices. To see if a property is located within a Historic District see Figure 1.
- b) For an explanation of treatment of Historic Properties, including construction in Historic Districts and on properties with listed Historic Resources; and information on what is required in a historic preservation report see Section 3.1-3.5.
- c) For an overview of historic preservation tools and incentives offered by the City see Section 4.1.
- d) For information about the historic architectural styles of structures found in San Luis Obispo or the predominant character of the historic districts, see Sections 5.1 and 5.2.

## 2.2 Related Standards and Policies

Historic preservation is one of many community goals in the General Plan. It is part of the community's core values and identity. Preservation embodies the fundamental belief that sustainable, successful communities are those that respect, preserve and celebrate their history and unique character. To help ensure these valuable and finite resources will continue to enhance the lives of San Luis Obispo generations to come, the City Council has adopted several documents, in addition to these Guidelines, that help protect these resources. They include:

- a) General Plan Conservation and Open Space Element, adopted by Council Resolution No. 9785 (2006 Series) – Establishes citywide policies and programs regarding identification and treatment of cultural resources.
- b) Historic Preservation Ordinance, San Luis Obispo Municipal Code 14.1 – Discusses the CHC, its duties and describes procedures, historic listing criteria and procedures, provisions for demolition and relocation of historic structures, and economic hardship provisions.
- c) Archaeological Resource Preservation Program Guidelines, adopted by Council Resolution No. 10120 (2009 Series) – Establishes procedures to be used for the protection of sub-surface cultural resources, both historic and pre-historic features.



- d) Community Design Guidelines, adopted by Council Resolution No. 9391 (2002 Series) – Establishes site and architectural design standards for development projects, including projects involving historic resources and historic districts, and demolitions.
- e) Demolition and Moving of Buildings – Appendix Chapter 2, Chapter 201 General, San Luis Obispo Municipal Code – Establishes procedures and requirements for the relocation or demolition of historic buildings.
- f) Safety Assessment Placards – Buildings and Construction Title 15.48, San Luis Obispo Municipal Code – Establishes procedures and requirements for post-disaster actions.
- g) San Luis Obispo Zoning Regulations, Chapter 17.54 – Establishes the Historical Preservation Overlay Zone (H) and describes its purposes and application, allowed uses and property development standards.

These documents are available at the Department, or on the City’s website at [www.slocity.org](http://www.slocity.org).



*Historic district, Johnson Avenue between Palm and Mill Streets*

## chapter 3: treatment of historic resources

### 3.1 Construction in Historic Districts and on Properties with Historic Resources

**3.1.1 Conformance with design standards.** Construction in historic districts and on properties that contain listed historic resources shall conform with the goals and policies of the General Plan, the Historic Preservation Ordinance, these Guidelines, the Community Design Guidelines, any applicable specific or area plan, and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**3.1.2 Review of development projects.** The Director shall refer a development project application for a property located within a historic district or on a property with a listed Historic Resource to the CHC for review, unless the Director determines the project is:

- (a) Exempt from the California Environmental Quality Act, and
- (b) Designed such that it would have no effect on Historic or Archaeological Resources, and
- (c) Consistent with 3.1.1 above.

**3.1.3 Approval conditions.** The CHC may recommend conditions or environmental mitigation measures for construction in historic districts or on properties that contain listed historic resources. The Director, ARC, Planning Commission or City Council may impose conditions of approval and/or environmental mitigation measures for planning actions affecting Historic and Archaeological Resources.

**3.1.4 Environmental review.** Development projects on properties that contain listed historic resources, and on properties located within historic districts shall be considered environmentally sensitive pursuant to the California Environmental Quality Act (CEQA) and require at a minimum, an initial study to evaluate the project's potential effects on the resource unless the Director determines the project:

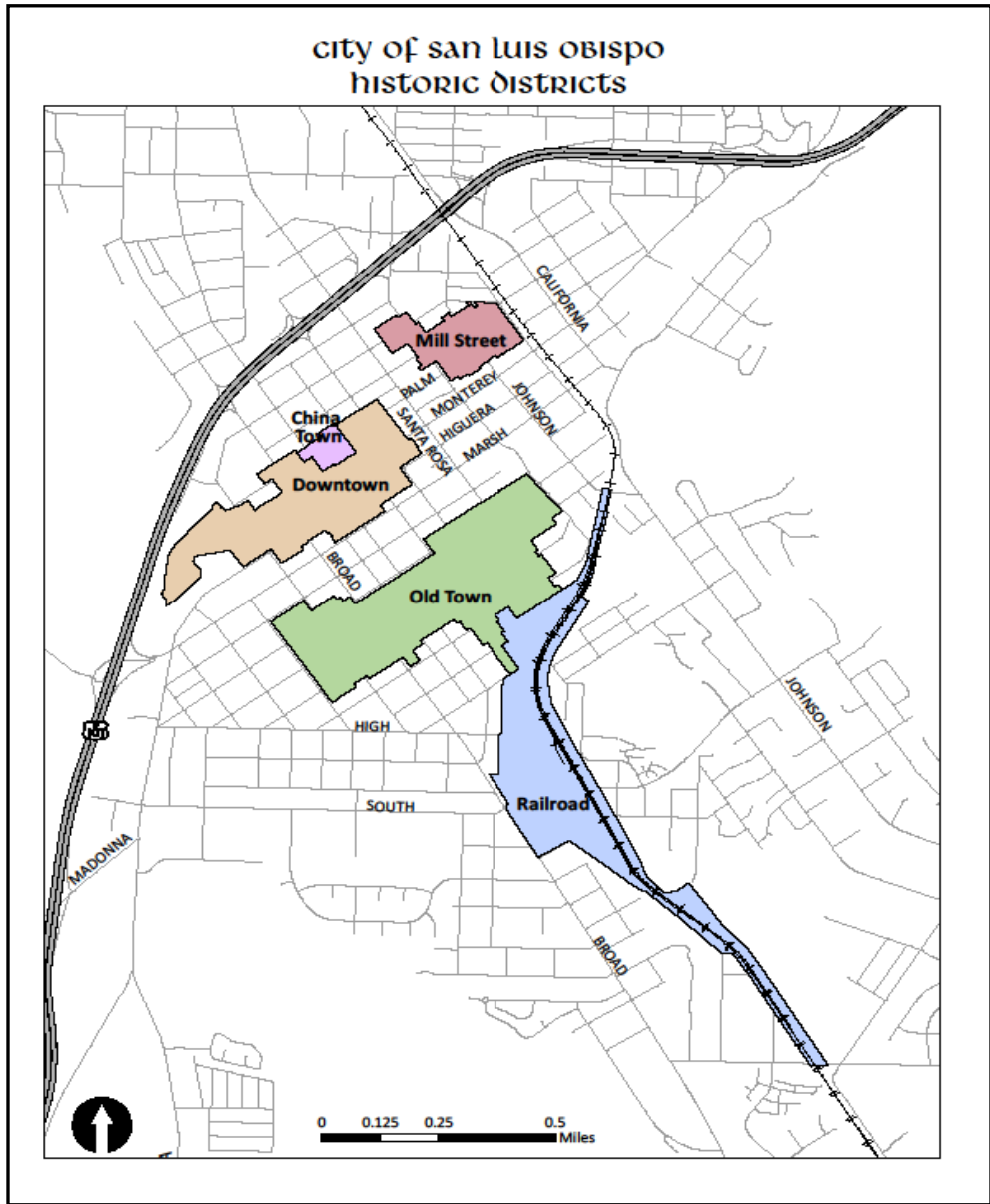
- (a) does not involve:
  - 1) a significant change to the exterior (or interior, subject to Section 3.4.5) of a historic structure, or
  - 2) relocation or demolition of part or all of a historic or potentially historic structure, or
  - 3) grading on a listed historic property or identified archaeological site.

or

- (b) is minor or incidental and has no potential to adversely affect cultural resources.

### 3.2 Construction in Historic Districts

Figure 1 - Historic Districts in San Luis Obispo, 2010

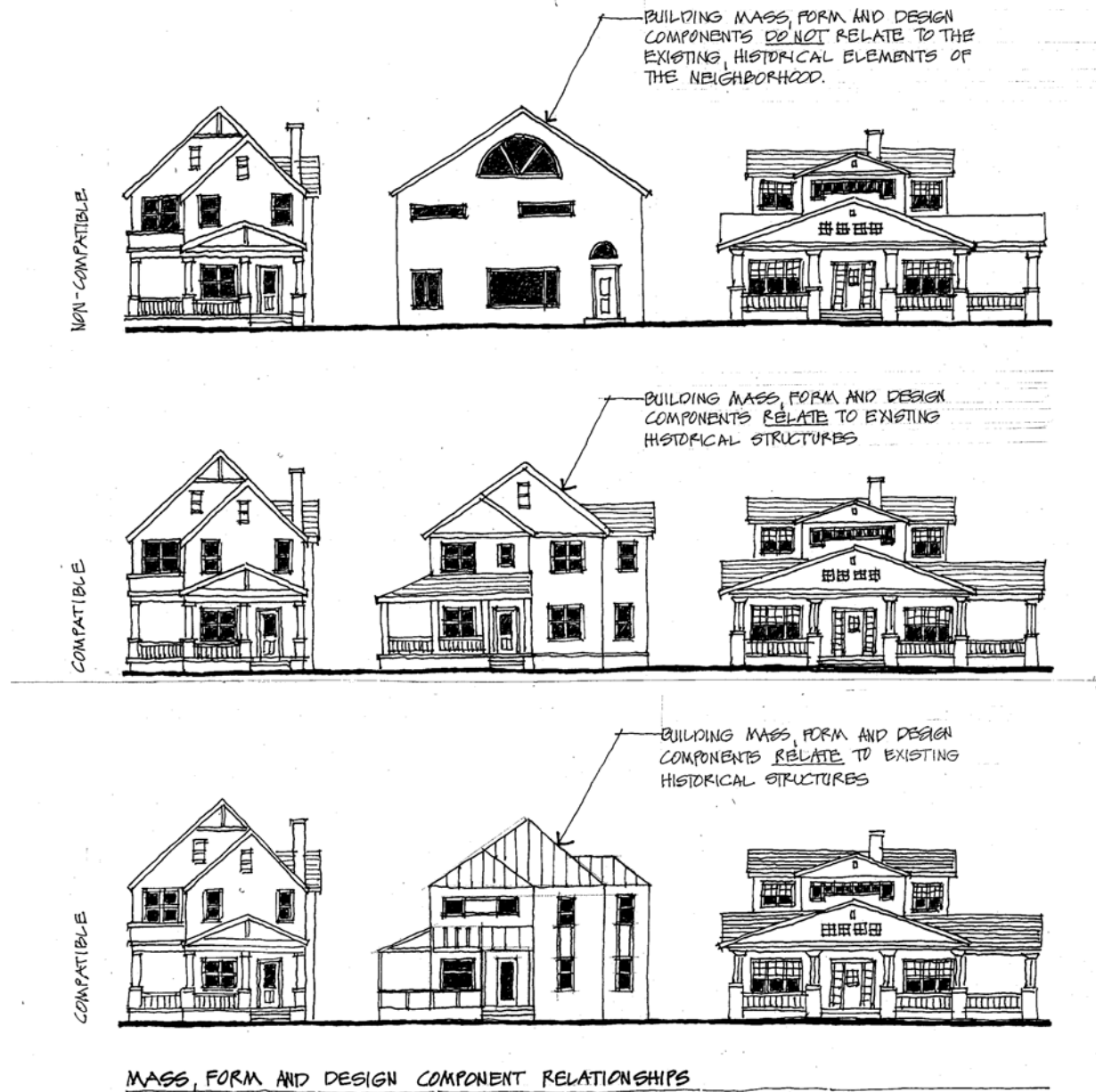


**3.2.1 Architecturally compatible development within Historic Districts.** New structures in historic districts shall be designed to be architecturally compatible with the district's prevailing historic character as measured by their consistency with the scale, massing, rhythm, signature architectural elements, exterior materials, siting and street yard setbacks of the district's historic structures, as described in Figures 2 and 3. New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic.

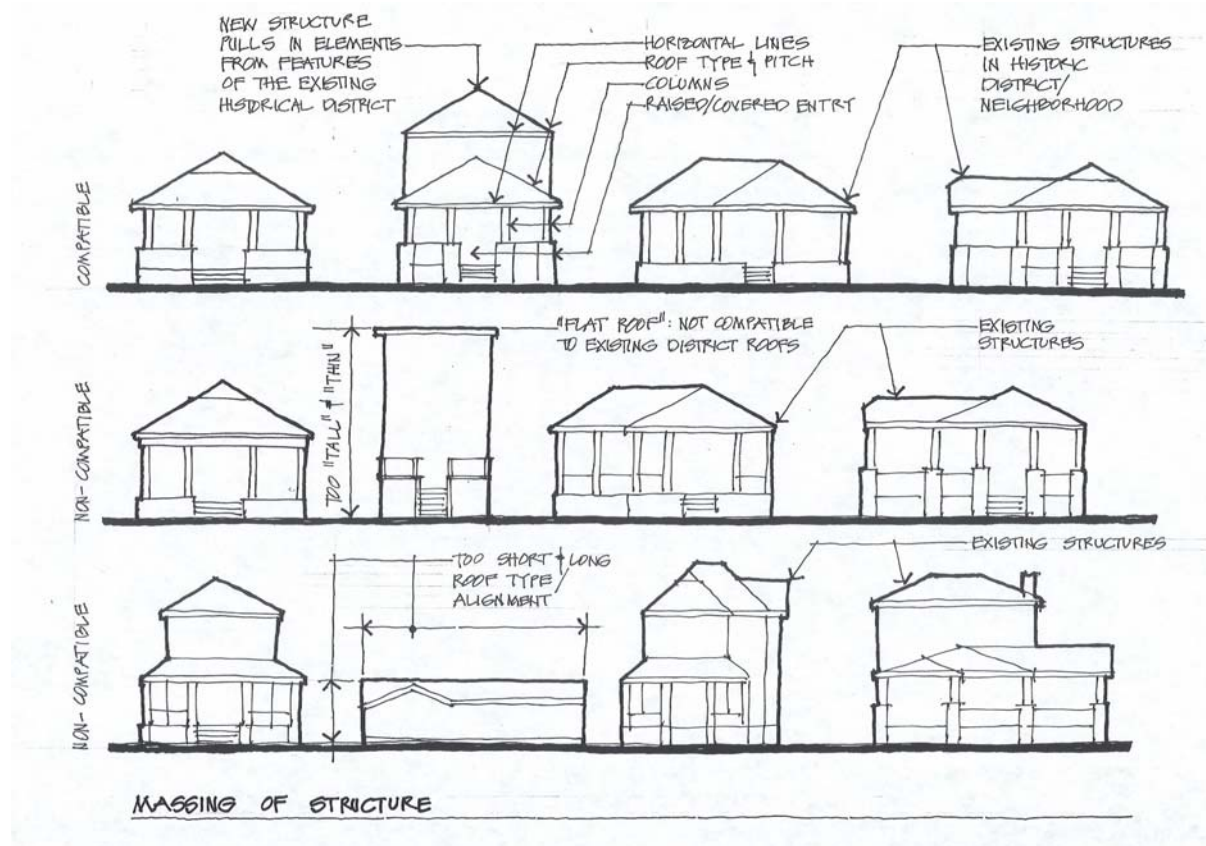
**3.2.2 Architectural compatibility.** The CHC reviews development in historic districts for

architectural compatibility with nearby historic resources, and for consistency with applicable design and preservation policies, standards, and historic district descriptions in Section 5.2. 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.

**Figure 2-** Examples of New Development in Historic Districts



**Figure 3 - Examples of Massing of New Development in Historic Districts**



**Figure 4 - Examples of Commercial In-fill in Historic Districts**

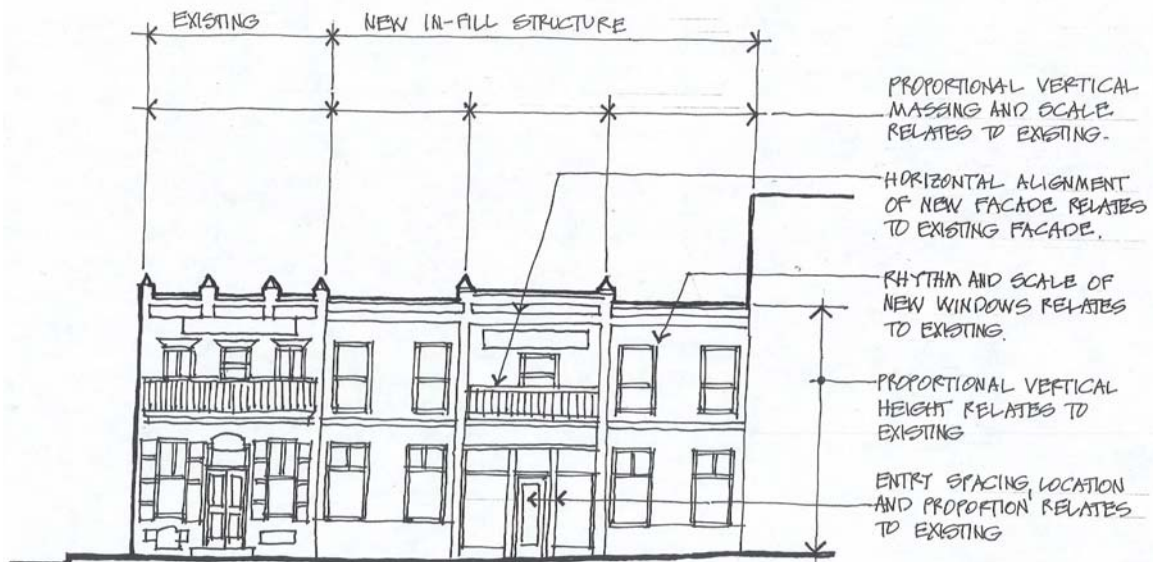




**Figure 5 - Commercial In-fill in Historic Districts-Details**



**COMMERCIAL IN-FILL IN HISTORIC DISTRICT  
(CONTEMPORARY DESIGN)**



**COMMERCIAL IN-FILL IN HISTORIC DISTRICT  
(CONTEXTUAL DESIGN)**

### 3.3 Historic Resources outside Historic Districts

**3.3.1 Historic Resources outside Historic Districts.** Listed Historic Resources located outside of historic districts shall be subject to the same protection and regulations applicable to historic resources within historic districts.

### 3.4 Changes to Historic Resources.

Projects involving an alteration or relocation of a listed historic resource require CHC review, as described below:

#### 3.4.1 Alterations to Historic Resources.

(a) **Application.** An application to alter a listed historic resource shall be made on forms provided by the Department, including applicable fees and any supplemental information as required to explain the request.

(b) **Minor alterations.** For minor alterations to listed historic resources, the Director may approve upon making the finding that the proposed work is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties and these Guidelines. If this finding cannot be made, the Director will refer the matter to the CHC for review and comment.

(c) **Accessory structures.** New accessory structures should complement the primary structure's historic character through compatibility with its form, massing, color, and materials.

(d) **Additions.** Additions to listed historic structures should maintain the structure's original architectural integrity and closely match the building's original architecture, or match additions that have achieved historic significance in their own right, in terms of scale, form, massing, rhythm, fenestration, materials, color and architectural details.

(e) **Historic preservation report required.** If CHC review of a project is required, a historic preservation report shall be prepared at the applicant's cost unless this requirement is waived by the Director due to the minor nature of the project or because information is otherwise available to enable informed review of the proposed project. The report will be used to determine if the proposal can be found consistent with the findings in subsection (f).

**Report content.** A historic preservation report shall require CHC approval. The report shall be prepared by a qualified professional unless waived by the Director and shall be based on these guidelines and the Secretary of the Interior's Standards for Treatment of Historic Properties and shall include the following:

- (1) The historic context, period of significance and character-defining features.
- (2) An architectural history of the resource which includes:



- Photographs and drawings which identify the original building, structure, object, and site configuration,
- Character defining features of the resource as originally constructed,
- Alterations, including those alterations made over time that have achieved status as character defining features, even though not a part of the original resource, and
- Alterations not consistent with maintaining the historic integrity of the resource.

- (3) A program for repair, rehabilitation and preservation of the resource, including a statement of how the proposed program meets the identified treatment option from the Secretary of the Interior’s Standards for Treatment of Historic Properties.

(f) **Consistency required.** 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.



*Rehabilitation of the historic Righetti House, 2007*

**3.4.2 Percent of historic resource to be preserved.**

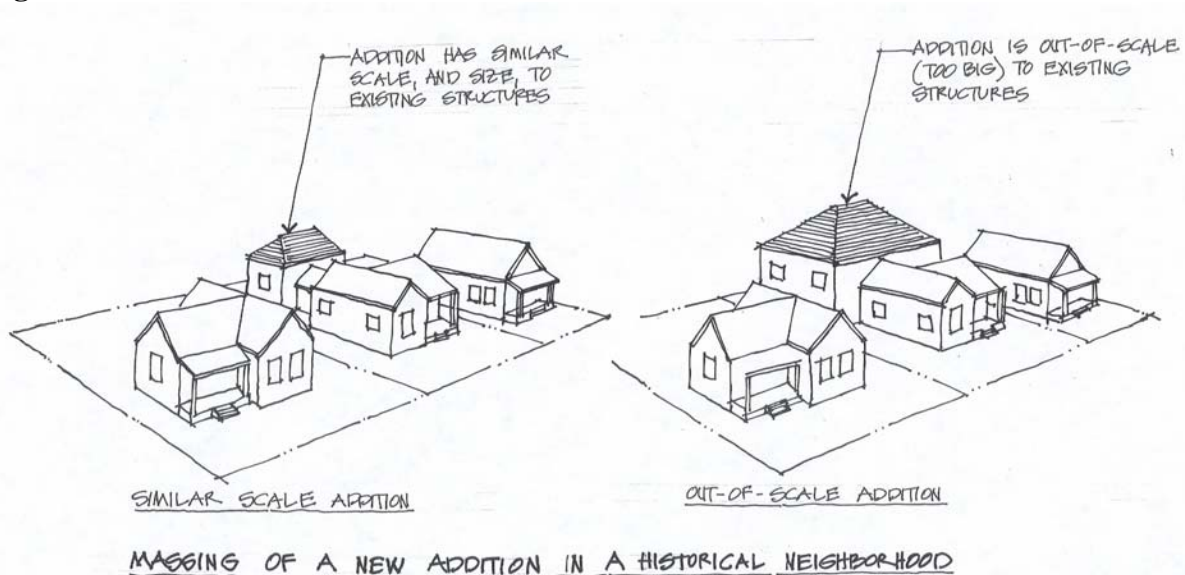
Alterations of historically-listed buildings shall retain at least 75% of the original building framework, roof, and exterior bearing walls and cladding, in total, and reuse original materials as feasible. Proposed alterations of greater than 25% of the original building framework, roof, and exterior 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.

**3.4.3 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.

**3.4.4 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.

**Figure 6 - Additions in Historic Districts**



**3.4.5 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.

**3.4.6 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.

### **3.5 Reconstruction of Historic Resources**

**3.5.1 Historic building codes.** Reconstruction of listed historic structures should preserve the original historic character of the historic resource to the maximum extent possible; use of California Historic Building code is encouraged to accomplish such preservation.

**3.5.2 Consistency with Standards.** Reconstruction shall follow the Secretary of the Interior's Standards, and shall be based on conclusive evidence such as architectural plans, photos, as-built drawings and other reliable and accurate information.

**3.5.3 Minor variations.** The Director or the ARC, on recommendation by the CHC, may approve minor variations from the original design to meet code requirements; provided the overall architectural character is maintained and character defining features are accurately recreated.



*Obispo Theater, Monterey at Court Street, demolished in 1976 after a fire*

# chapter 4: preservation tools and incentives

## 4.1 Cultural Resource Preservation Incentives and Benefit Programs

The City intends to establish and maintain incentives to support and encourage the identification, preservation, restoration, rehabilitation, reconstruction and continued use of historic and cultural resources. The City Council may offer these or additional preservation incentives to property owners of listed historic resources, as budget and/or funding sources allow:

**4.1.1 Reconstruction after loss.** Subject to Director approval, historic resources damaged or destroyed by fire or natural disasters may be reconstructed to match their historic appearance as existing before the damage without complying with development standards for setback, lot coverage, height, parking requirements or other Zoning Regulations.

**4.1.2 Modified development standards.** Property development standards in the Zoning Regulations and Parking and Driveway Standards may be relaxed by an Administrative Use Permit, following procedures set forth in SLOMC Chapter 17.58, if the modifications facilitate the preservation and/or rehabilitation of a historic resource, or serve to reduce or eliminate impacts of development to a historic resource.

**4.1.3 Use permit review.** (A) To apply for a Use Permit under this Chapter, the property owner or owner's agent shall submit a planning application, fee and supporting information to the Department. The application shall include a historic preservation report, as described in these Guidelines. The CHC shall evaluate whether the proposed land use and related building modifications are consistent with these guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties conformance reasonably necessary to preserve or rehabilitate the historic resource, and shall report its findings to the Director. (B) In granting a Use Permit, the Director shall make the findings pursuant to SLOMC Chapter 17.58, including these specific findings:

(a) Impacts of the use, including traffic and parking, would not be detrimental to the surrounding area.

(b) Flexible development standards and/or uses conform to an approved historic preservation report and are necessary for the preservation and/or rehabilitation of an historic resource.

(c) Preservation agreements, contracts or façade easements between the property owner and City that would provide for preservation, restoration or rehabilitation of exterior or interior features of an historic resource may be required as a condition of the Use Permit.

**4.1.4 Rehabilitation tax credits and grants.** Historic resources may be eligible for the State Historical Building Code, Federal Rehabilitation Tax Credits, Mills Act Property Tax Reduction Program, Community Development Block Grant and other programs that may be established by state, federal, or non-profit agencies, or by the City Council.

**4.1.5 Historic and façade easements.** Property owners may dedicate historic or façade easements to the City or to a non-profit organization to preserve cultural and historic resources. Such dedication may qualify for fee waivers, rehabilitation grants, permit streamlining, Mills Act program participation or other incentives, subject to the approval of the City Council.

**4.1.6 Transfer of development credit.** For projects that preserve cultural or historic resources on site, the City may enter into an agreement to transfer development credit or density to another appropriate site proportional to the commercial floor area or number of dwellings possible to develop under current zoning if the resource were removed.

**4.1.7 Fee waiver or reduction.** A property owner may apply for the waiver or reduction of planning, building and engineering application and permit fees for designated historic resources. The City Council may waive some or all fees if it can be demonstrated that the waiver will assist in the preservation of a designated historic resource.

**4.1.8 Financial assistance.** With City Council approval, the City may use the Historic and Cultural Resource Preservation Trust Fund, State or Federal grants, affordable housing funds or other funding to achieve historic preservation objectives, especially for exceptional preservation projects where multiple community objectives such as affordable housing, historic preservation, removal of spot blight, or more sustainable property development can be achieved with such assistance.

**4.1.9 Historic plaque program.** Upon available funding, the City may provide standard historic plaques for designated historic properties and at no or reduced cost to property owners. High quality bronze historic plaques will be available to purchase through the City at manufacturer's cost plus handling.

**4.1.10 Historic library.** Property owners of historic properties shall have use of the CHC reference library in the Department.

# chapter 5: appendices

## 5.1 Historic Architectural Styles of San Luis Obispo

### Architectural Style

In surveying the City's historic resources, several generalized architectural style categories have been identified to describe the architectural heritage of the City: Spanish Colonial, Victorian, Spanish Eclectic, Craftsman, Main Street or Traditional American Commercial, Period Styles, and Post-World War II. The local mixture of styles reflects the desire of early San Luis Obispo residents and business owners to emulate the architectural styles prevalent in larger urban areas in the United States – styles which were themselves influenced by historic European architectural styles.

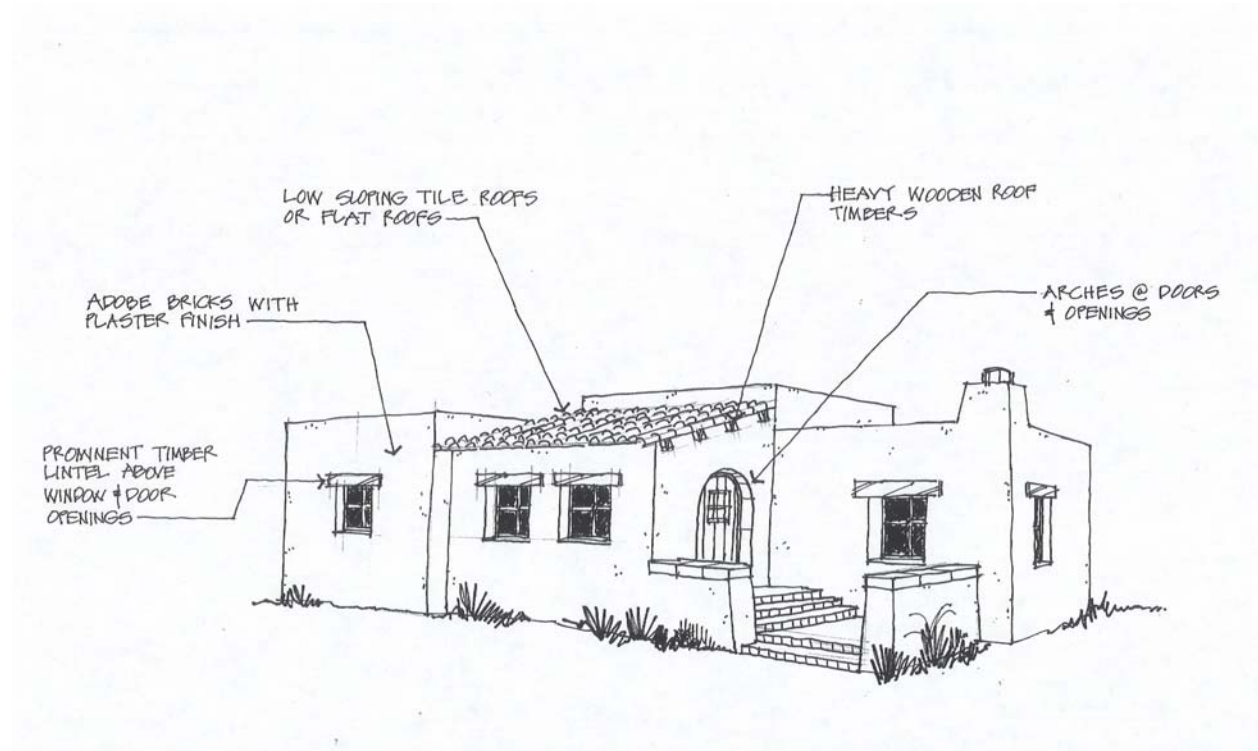
In San Luis Obispo, most American architectural styles are present in large and small versions. Some are camouflaged by out-of-character additions or remodels; others represent a combination of styles adapted to the budgets, materials, skills and design preferences prevalent in San Luis Obispo during the building's period of construction (vernacular design). Thus, the architectural renderings below show styles as they should look in a traditional sense, and not all architectural elements will be present in a historic building of that style. To preserve the integrity and value of historic buildings, maintenance, repairs, remodels or additions should preserve or closely match "character-defining" architectural elements of that style, and not introduce extraneous or incompatible architectural features.

### Spanish Colonial or Adobe

Spanish Colonial style adobes were the first permanent structures in San Luis Obispo, beginning with the Mission from which the town derived its name. Construction of the Mission began in the late 1780's, but it was not until the early 19<sup>th</sup> century that adobe buildings became common. From the 1820s to the mid-1800s, the predominate type of structure was of adobe, and in a style characterized by small, single-story structures, thick adobe walls, low sloping tile roofs and wood detailing. These early Spanish Colonial Style buildings, also referred to as simply "Adobe" style buildings, did not survive, but a few good examples from the mid- to late 1800s remain, such as the historic Rodriguez Adobe and the Rosa Butron Adobe.

Adobe refers not only to the building type or style, but also to the type of construction. Adobe structures must, by definition, be built (at least partially) with adobe bricks – large, unfired bricks made with clay-type soil mixed with straw. The unreinforced adobe walls typically vary from one and one-half to six feet thick, resting on a dirt or rock foundation. Roofs are typically tile or wood shingle, resting on wooden roof timbers. Door and window openings are normally surrounded by heavy timbers, often with a prominent timber lintel above window and door openings. Also, there are often arches and porches. If there is a second story it usually has a balcony with railings, a variation often referred to as the "Monterey Style." A little over half of the remaining adobes in and around San Luis Obispo, most were built in the second half of the 1800s. Many were altered through the years with the addition of wood siding, composition

roofing, and exterior finishes that in some cases, obscured the adobe structure beneath. Clapboard siding was commonly used to protect adobe blocks from weathering, or to create a more stylish, ornamental appearance. In some cases, adobes were covered with a stucco or plaster finish.



Examples of this style:  
Sauer/Adams Adobe, 964 Chorro St  
The Murray Adobe, 474 Monterey St  
The Hays/Lattimer Adobe at 642 Monterey.

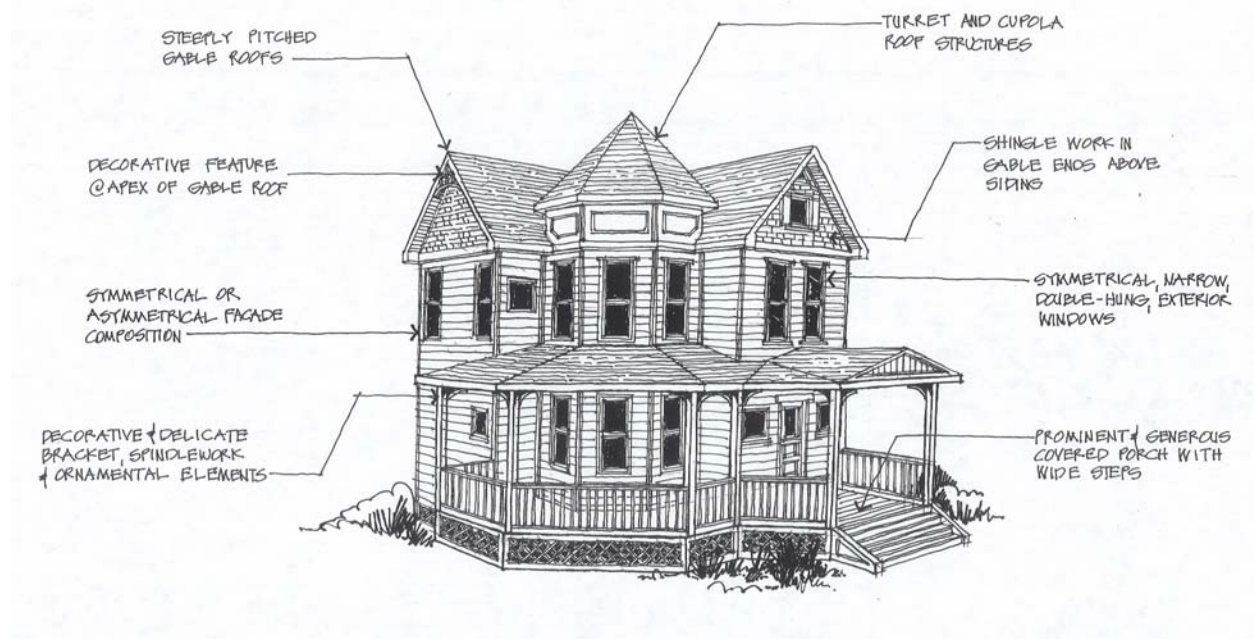


## Victorian

What is generally known as “Victorian style” actually refers to a constellation of styles popular during the 1860s to the early 1900s. Common to this architectural style are examples of European interpretations of classical architecture, including such styles as Gothic Revival, Stick and Eastlake, Queen Anne and Folk Victorian. Many houses within the Old Town and Downtown Historic Districts fall into this general category, often incorporating elements from different styles. This architectural style represents the more ornate, higher quality wood frame structures built between the late 1800s and the mid-1920s.

Characteristic features include:

- symmetrically arranged, double-hung windows
- oval or narrow, tall windows
- turret and cupola roofs
- shingle façade or roof gable ends
- steep gable or hip roofs
- diamond shaped roof shingles
- highly detailed ornamental elements
- prominent wood steps and porch
- post pier foundation
- raised foundations



Examples of this style:

The Erickson House at 687 Islay Street

The Righetti House, 1314 Palm Street

The Stanton House, 752 Buchon Street



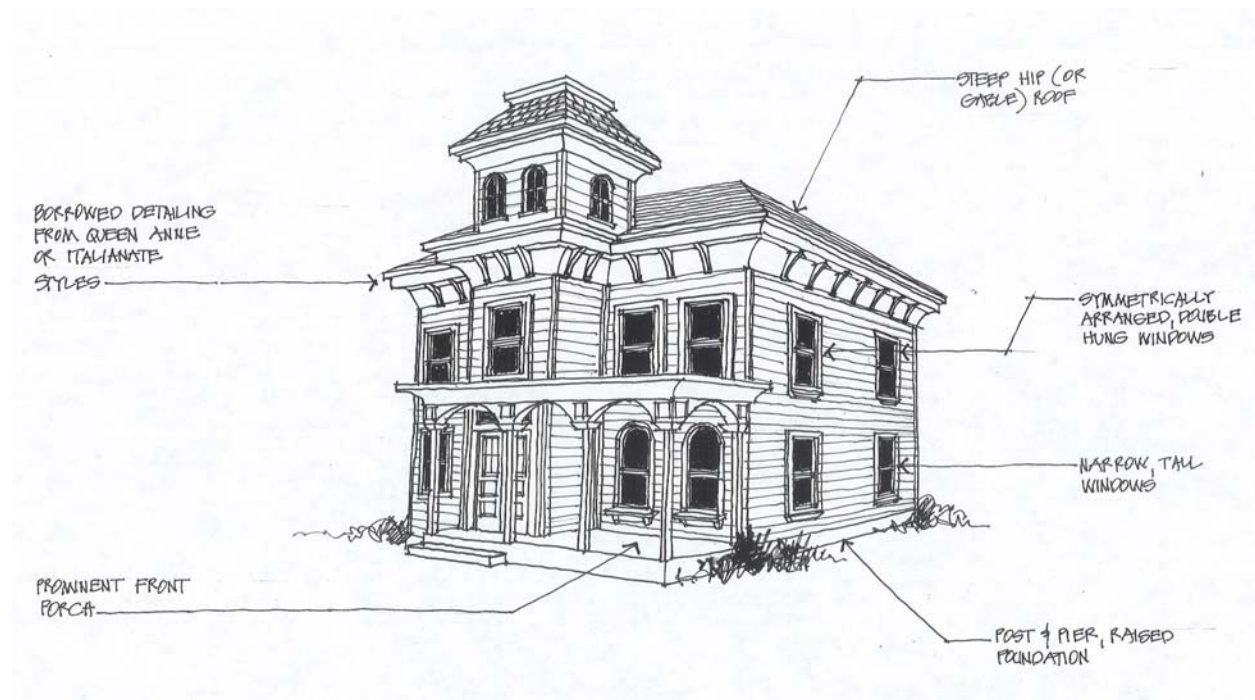


## Folk Victorian

A Victorian style characterized by simple housing forms with less elaborate detailing than other Victorian houses. Detailing is located primarily along the porch and cornice line. Folk Victorian houses often borrow detailing from Queen Anne and Italianate styles.

Characteristic features include:

- symmetrically arranged, double-hung windows
- oval or narrow, tall windows
- shingle façade or roof gable ends
- steep gable or hip roofs
- diamond shaped roof shingles
- prominent wood steps and porch
- post pier foundation
- raised foundations



Examples of this style include:

756 Palm Street  
855 Toro Street.

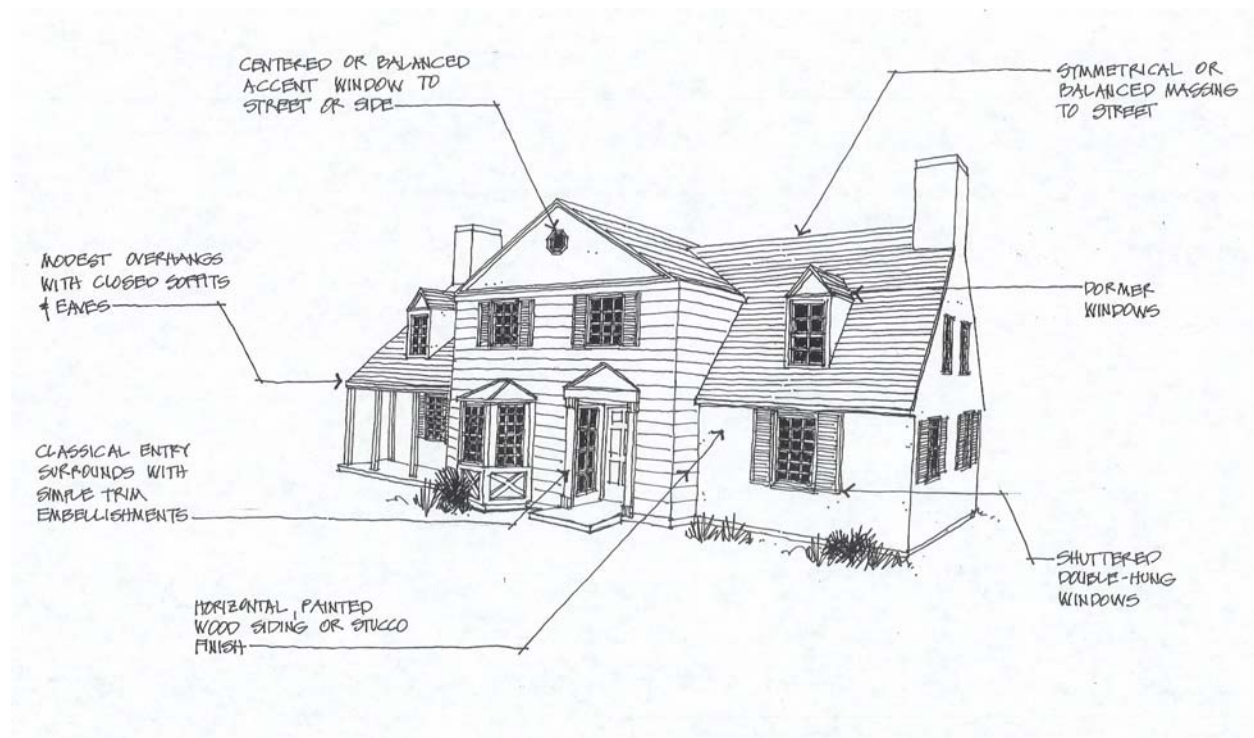
## Colonial Revival/Neoclassical

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.

Closely related to the Colonial Revival style, the Neoclassical style was a popular style in San Luis Obispo from 1900 to the 1920s. Neoclassical style encompasses both the Classic Box and the Neoclassic Rowhouse. "Rowhouse" as used here refers to detached houses often seen in a row.

Characteristic features include:

- hipped or gambrel roof
- symmetrical
- raised wood porch with free-standing columns
- dormer windows



Examples of this style include:

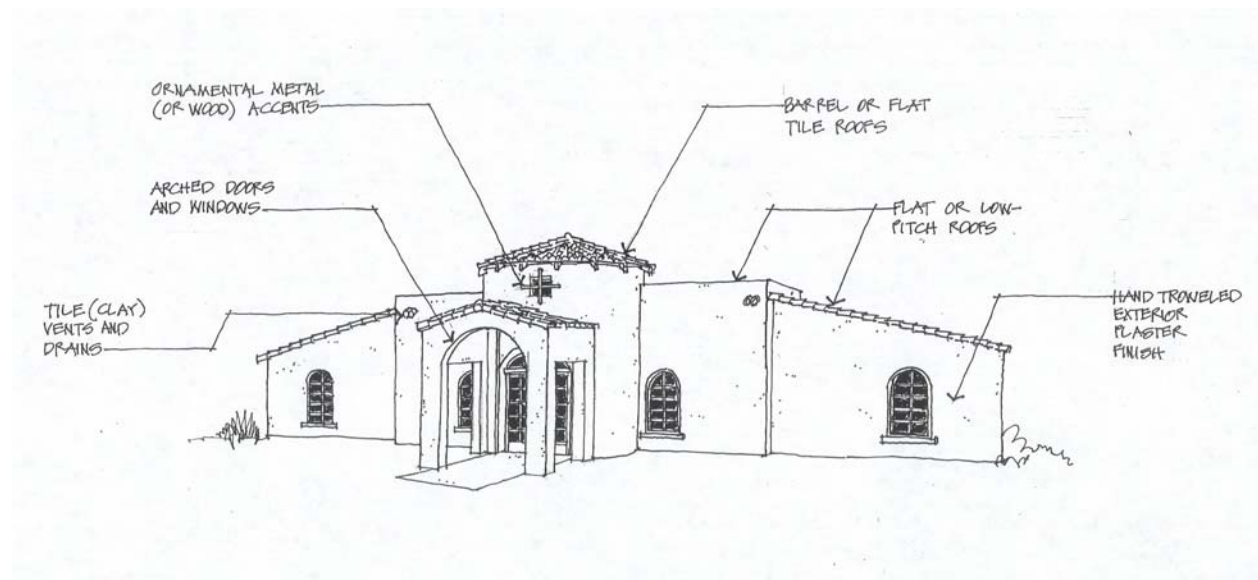
- 1059 Leff Street,
- The Bradbury Sanitarium, 743 Leff,
- The Bullard House, 1624 Morro Street.

## Spanish Ecclectic

After the 1915 Panama-California Exposition there was a renewed interest in Spanish Colonial architecture, and California especially began to embrace and reinterpret its Spanish and Mexican past. There are many examples of the Spanish Ecclectic or Spanish Colonial Revival style in houses, commercial and public buildings throughout California where Spanish and Mexican cultural influences were strongest. The Spanish Ecclectic style incorporated many details from different periods of Spanish architecture, and was popular in San Luis Obispo in the 1920s and 1930s.

Characteristic features include:

- barrel or flat tile roofs
- parapets (trowled plaster or stucco)
- flat or low-pitch roofs
- arched doors and windows
- tile chimney cap, vents and drains
- ornamental wood and metal accents



Examples of this style include:

The M.F. Avila House, 1443 Osos Street

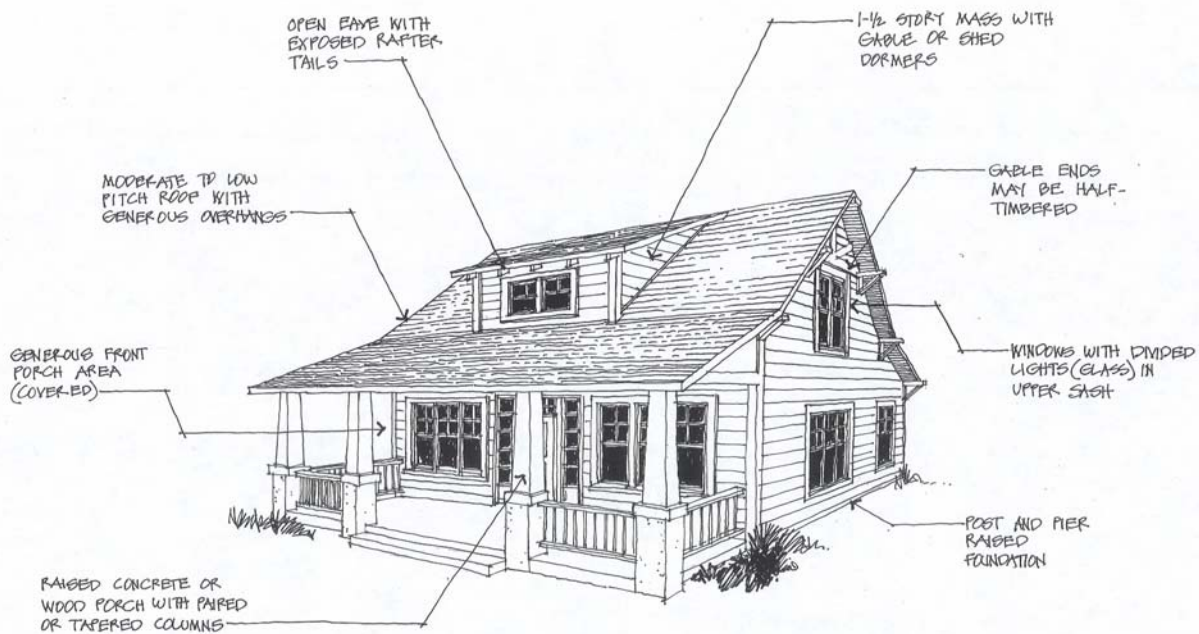
The Righetti Apartments, 1305 Palm Street.

## Craftsman

By the end of the first World War and continuing through the mid-1940s, a distinctive architectural style evolved in California. Strongly influenced by the Greene brothers, a design firm based in California, Craftsman houses featured less ornate detailing than the Victorian style but still relied on extensive use of wood for structural and exterior elements. This style is sometimes referred to as “Craftsman Bungalow.”

Characteristic features include:

- raised concrete or wood porch with tapered columns
- clapboard siding or plaster exterior finish
- medium to low pitch gable or hip roofs with side eave overhangs and dormers
- wide roof fascia boards
- open eaves with exposed rafters, often with custom work on rafter ends
- post and pier foundations
- double hung wood windows with divided lights



Examples of this style include:

The Payne House, 1144 Palm Street  
1068 Pismo Street  
1034 Church Street.

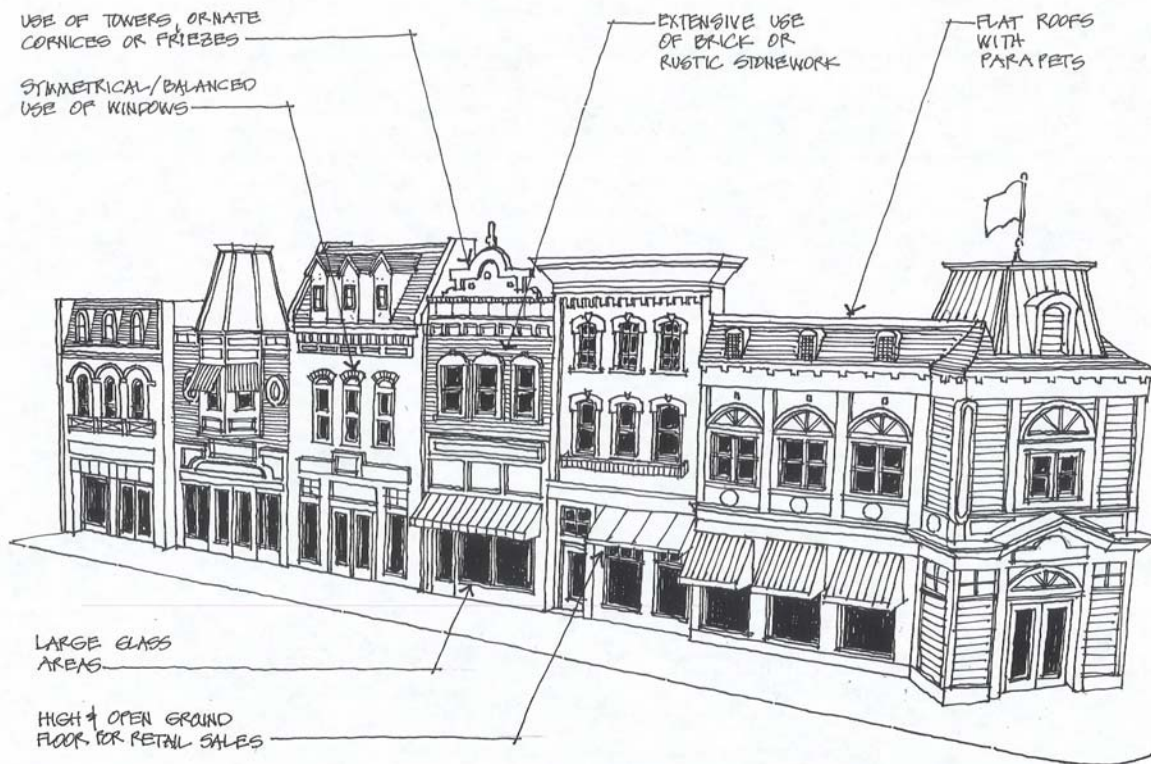


## Classical or Main Street

“Classical” or Main Street style of architecture covers a wide range of architectural periods. As with other architectural styles, this style represents a range of architectural influences, including Gothic, Classical Revival, Italianate, and Romanesque styles, re-interpreted to apply to American downtowns and commercial areas. Many of the City’s larger commercial structures in the Downtown Historic District fall under this category.

Characteristic features include:

- extensive use of brick and rustic stonework
  - highly symmetrical window and door openings
  - use of towers, columns, pediments and ornate cornices or friezes
  - flat roof with parapets
  - use of porch, balconies and/or peristyle.
- cast or wrought iron storefront structures
  - large glass areas (wide bays)
  - Neo-classic prominent cornices
  - high and open ground floor for retail sales
  - masonry side walls
  - flat roofs with parapets



Examples of this style include:

- The Sinsheimer Building, 849 Monterey Street
- The Andrews Building, 998 Monterey Street
- The Johnson Building 796 Higuera Street.

## Tudor Revival

The Tudor Revival style is one of a series of revivals that gained popularity in the 1920s and 1930s in San Luis Obispo. This revival style is a reinterpretation of late Medieval English houses. Many of the houses in the Mt. Pleasanton-Anholm area fall into this style. Detail characteristics include:

Characteristic features include:

- steeply gable and hipped roofs
- varied eave line height
- decorative half-timbering
- plaster or brick exterior siding
- wooden shingles, occasionally imitating thatch



Examples of this style include:

The J.J. Dunne House at 59 Benton Way

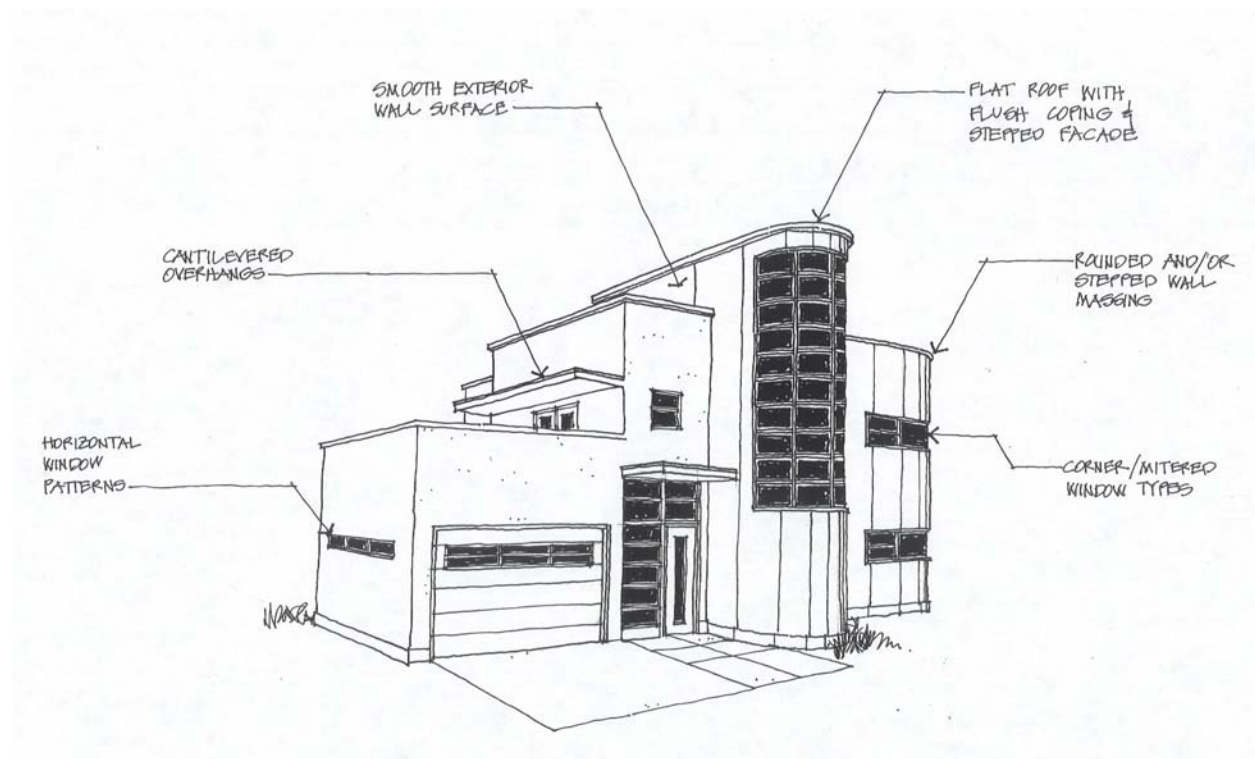
The Vard Shepherd House at 148 Broad Street

## Modernistic

The Modernistic style refers to both Art Deco and Art Moderne, sometimes called Streamline Moderne. The Modernistic style, popular in the 1930s, was more commonly applied to commercial or public buildings, although it occasionally was used in residential architecture. Relatively few Modernistic structures exist in San Luis Obispo.

Characteristic features include

- smooth stucco wall cladding
- asymmetrical
- flat roof
- geometric stylized motifs in Art Deco; coping at roof line in Art Moderne



Examples of this style include:

The Doton Building, 777 Higuera Street,  
The Fremont Theater, 1035 Monterey Street.



## 5.1.2 Architectural Style Sketchbook (from Rehab Right, City of Oakland)

### *Queen Anne*

#### **Examples:**

- 690 Islay
- 1504 Broad
- 793 Buchon



### *Queen Anne Cottage*

#### **Examples:**



### *Single-Story Italianate*

#### **Examples:**

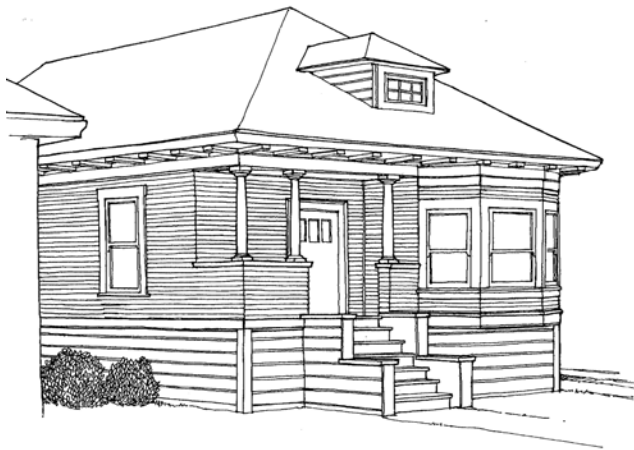
*Eastern Shingle Cottage*



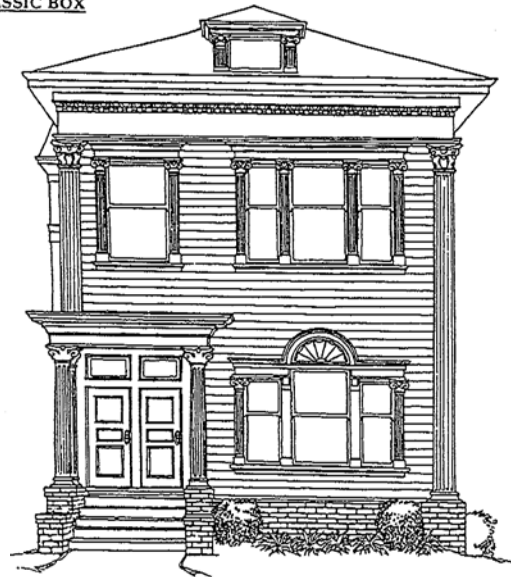
**Examples:**

*Classic Box*

Examples:



CLASSIC BOX

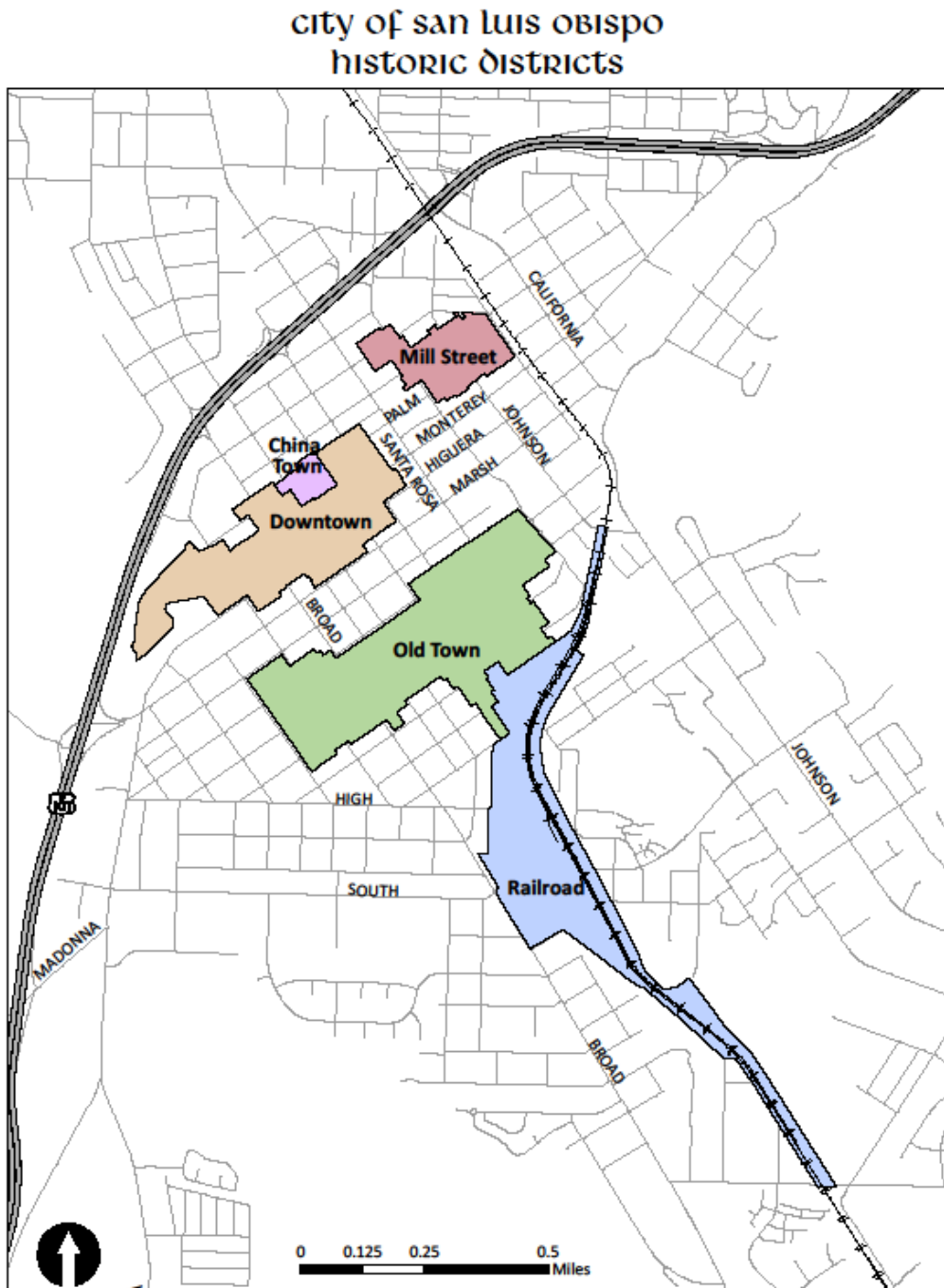


*Neo-Classic Rowhouse*

**Examples:**

## 5.2 Historic District Descriptions

Figure 7: Historic Districts in San Luis Obispo



## 5.2.1 Old Town Historic District

### Setting

Established in 1987, the Old Town Historic District abuts the Railroad district on the southeast and is generally bounded by Pacific and Islay streets on the north and south, and by Santa Rosa and Beach streets on the east and west. As one of the City's oldest residential neighborhoods, Old Town was built up historically around the turn of the twentieth century, with older structures dating back to the 1880s. It consists of five subdivisions: the Mission Vineyard Tract recorded in March 1873, the Dallidet Tract recorded in 1876, the Murray Church Tract recorded in 1876, the Ingleside Homestead Tract, recorded in 1887, and the La Vina Homestead Tract, recorded in 1903. The District encompasses 86.1 acres, or 0.13 square miles.

The District's prominent location, located just south of and uphill from the Downtown commercial district, made it a desirable neighborhood for the City's emerging merchant class and leading citizens. Here, residents were close to businesses and commerce, but could avoid the flooding and mud that plagued the Downtown. Home sites were laid out in regular grid patterns, with relatively wide (60 foot right-of-way) streets and 60 foot wide lots. The resultant wide streets and lot frontages allowed deep (20+ feet) setbacks and ample landscaping, reinforcing the district's prosperous image. Today the high concentration of 100 year old or older residences establishes the District's predominant architectural and visual character.

### Site Features and Characteristics



*1060 Pismo Street, South Elevation*

Common site features and characteristics include:

- A. Prominent street yard setbacks of 20 feet or more
- B. Coach barn (garage) recessed into rear yard
- C. Finish floors raised 2 3 above finish grade
- D. Front entries oriented toward street, with prominent walk, stairs and porch
- E. Front building facades oriented parallel to street

## Architectural Character

In keeping with its peak period of development between 1880 and 1920, the Old Town District has many examples of High Victorian architecture, a style popular in California during that time period that reflected prosperity, power and discriminating taste. This included several style variations, such as Queen Anne, Italianate, Stick and Gothic Revival influences, especially along the top of the hill within the district roughly aligned with Buchon Street. Other, more modest structures with simpler styles abound in other areas of the district. These buildings were first home to the burgeoning merchant class in San Luis Obispo that emerged during the turn of the century. These styles include Neo-classic Row House, Folk Victorian, and Craftsman Bungalow, with many homes borrowing architectural details from several styles. Most of the houses in this district were designed and constructed by the homes' first occupants or by local builders and were influenced by architectural pattern books of the time period. The shared first story porches along Pismo Street are a good example of a common design feature linking buildings.

Predominant architectural features include:

- A. Two- and rarely three-story houses
- B. Mostly gable and hip roof types
- C. Highly ornamented roof features, including prominent fascias, bargeboards, gable end treatments, decorative shingles, prominent pediments or cornices
- D. Traditional fenestration, such as double-hung, wood sash windows, divided light windows, ornamental front doors, wood screen doors
- E. Painted wood surface material, including siding and decorative moldings



*1543 Morro Street, East Elevation*

Although many of the buildings were built at separate times, the pattern, rhythm and repetition of common design elements or detailing of historic building facades along Old Town streets creates a prevailing theme and character for the district.



*M.F. Avila House, 1443 Osos Street, East Elevation*

### Individually Contributing Elements in the Old Town District

Some buildings within the bounds of the Old Town District, constructed outside of the period of significance for the district, 1880-1920, do not share the elements outlined in the above description, but have achieved historical significance on their own and

therefore individually contribute to the historic character of San Luis Obispo.

The M.F. Avila House at 1443 Osos Street is an example of a Spanish Revival style building built in the late 1920s that has been placed on the City's Master List as a significant resource, in this case for its craftsmanship as well as its association with a historically significant local person. St. Stephens Episcopal Church at 1344 Nipomo Street built in 1873 is an example of Carpenter Gothic style. The first Episcopal church in San Luis Obispo County, St. Stephens is historically significant both its architecture and its association with the pioneer period of San Luis Obispo.

### **Non-Contributing Elements in the Old Town District**

Non-contributing buildings are those buildings that both do not meet the criteria outlined above and have not achieved historical significance. Most of the contemporary buildings in the district fall into this category.

Non-contributing architectural styles, materials or site features include:

- A. Contemporary stucco or other material exterior siding
- B. Flat or extremely low pitched roof
- C. Aluminum sliding windows
- D. Rectilinear, "boxy" shape or very horizontal massing
- E. Unarticulated wall surfaces



*The Vista Grande Apartments, 1415 Morro Street, East Elevation.*





*1059 Leff Street; Biddle House, 559 Pismo Street; 1624, 1636, 1642 Morro Street; and Pismo Buchon Alley from Santa Rosa Street*

\*\*\*

## 5.2.2 Downtown Historic District

### Setting

The Downtown Historic District encompasses the oldest part of the City of San Luis Obispo and contains one of the City's highest concentrations of historic sites and structures. The historic Mission San Luis Obispo de Tolosa is at the geographic and historic center of the district, which is bounded roughly by Palm and Marsh Streets on the north and south, Osos and Nipomo Streets on the east and west, plus Dana Street as the northwest corner. Although some structures date to the Spanish and Mexican eras (1772-1850) and the American pioneer settlement era (1850s-1870), the majority of surviving structures date from the 1870s to the 1920s. The district is comprised of two subdivisions: the Town of San Luis Obispo, recorded 1878 and the Mission Vineyard Tract recorded in March of 1873. The Downtown Historic District has an area of 61.5 acres and in 2010 includes 98 designated historic structures.

The Downtown Historic District was developed along the City's earliest commercial corridors along Monterey, Higuera, Chorro, Garden and Marsh Streets, and has retained its historical use as San Luis Obispo's commercial and civic center. Commercial structures were laid out in a regular grid pattern, with buildings set at the back of sidewalks and relatively narrow (60 foot right-of-way) streets. The resultant narrow streets and zero building setbacks reinforce the district's human scale and vibrant Main Street image.

### Site Features and Characteristics

Common site features and characteristics include:

- A. Buildings located at back of sidewalk with zero street and side setbacks
- B. Finish floors at grade
- C. Recessed front entries oriented toward the street
- D. Front facades oriented toward the street
- E. Trees placed at regular intervals along the street



*721, 717 and 715 Higuera Street, North Elevation*

### Architectural Character

Built during the San Luis Obispo's boom time circa 1870s-1910s (when the Town's population increased over 800 percent from 600 people in 1868 to 5,157 in 1910), the district's commercial architectural styles reflect the increasing wealth of the times. Architectural styles present in the Downtown District include examples of Classical Revival, Italianate and Romanesque structures, and more modest early American commercial. Although a few structures were designed by outside architects (specifically from San Francisco and Los Angeles), the majority of Downtown buildings were designed and built by local builders, including the Maino family, John Chapek,



and Frank Mitchell.



*Smith Building and Union Hardware Building, 1119 and 1129 Garden Street, East Elevation*

Predominant architectural features include:

- A. One to two stories (occasionally three)
- B. Flat or low pitched roof, often with a parapet
- C. Wide entablature or projecting cornice that often includes classical architectural details such as dentils, brackets and molding
- D. First floor windows are horizontally oriented storefront windows, often with display space facing street. In multi-story structures, windows are vertically oriented, typically with double hung, wood sashes, and symmetrically arranged so that they are dimensionally taller than their width
- E. Structures follow simple rectilinear or “boxy” buildings forms
- F. Masonry or smooth stucco wall siding
- G. Contrasting bulkheads along base of street façade
- H. Use of awnings, historic signs, second-story overhangs and canopies
- I. Use of transom windows above storefronts

### **Individually Contributing Elements in the Downtown District**

Not all historic resources in the Downtown Historic District were built during the district’s period of significance of 1870-1930. These buildings generally do not exhibit the signature architectural elements described above but do contribute to the historic character of San Luis Obispo in their own right based on age, architectural style or historical association. By virtue of their significance, these resources also merit preservation.

For example, the Doton Building is an example of Streamline Moderne architecture from the 1930s. This building was placed on the Master List as a significant resource due to its craftsmanship and the rarity of this particular style in San Luis Obispo. Additional examples include the Laird building at 1023 Garden. Built in the 1880s, the Laird building is one of the City’s last remaining Pioneer False front buildings. The Golden State Creamery building at 570 Higuera is historically significant to San Luis Obispo for its association with the



*Doton Building, 777 Higuera Street, North Elevation*

dairy industry, an industry integral to the City's development.

### **Non-Contributing Elements in Downtown**

Non-contributing buildings are those that both do not meet the criteria outlined above and have not achieved historical significance. Most of the post—1950 contemporary buildings in the district fall into this latter category.



*1010 Nipomo Street, South and West Elevations*

Non-contributing architectural styles, materials or site features include:

- A. Buildings setback from street or side property lines
- B. Building height, form or massing which contrasts markedly with the prevailing 2-3 story pattern
- C. Wood, metal or other contemporary material siding, or “faux” architectural materials or features.
- D. Asymmetrical arrangement of doors and windows
- E. Raised, non-recessed or offset street entries to buildings

### **Residential**

Although the majority of the Downtown District is commercial, within the district is a smaller residential section, primarily along Dana Street and also down Monterey Street to the west of the mission. This subsection includes a spectrum of settlement from the mid 19<sup>th</sup> century to the 1920s. Lots were generally platted in regular grids, although curved along Dana to accommodate the creek.

Site features and characteristics- Residential:

- A. Street yard setbacks of 20 feet or more, often with low walls (2 feet) and fences at sidewalk
- B. Coach barn (garage) recessed into rear yard
- C. Front entries oriented toward the street with prominent porch and steps
- D. Front facades oriented toward the street



*756 Palm Street, South Elevation*

The architectural styles in the residential area of the Downtown district are varied and

represent several different periods of development in San Luis Obispo. The oldest, vernacular Adobe, dates back the early pioneer period. The Rosa Butrón de Canet adobe at 466 Dana is from this period and is one of the few surviving adobes in San Luis Obispo. Folk and High Victorian structures built during the population influx at turn of the twentieth century. Finally, Spanish Revival, a style that achieved popularity in San Luis Obispo during the housing boom of 1920s and 1930s which was itself funded in part by the maturation of war bonds from World War I.

Architectural features- Residential:



*469 Dana Street, North Elevation*

- A. One and rarely two story buildings
- B. Gable and hip roof types predominate
- C. Traditional fenestration, such as double-hung, wood sash windows, ornamental front doors, wood screen doors
- D. Painted wood or smooth stucco siding.





*Murray Adobe, 474 Monterey Street; Anderson House, 532 Dana Street; Hotel Wineman, 849 Higuera Street; 762 Higuera Street*

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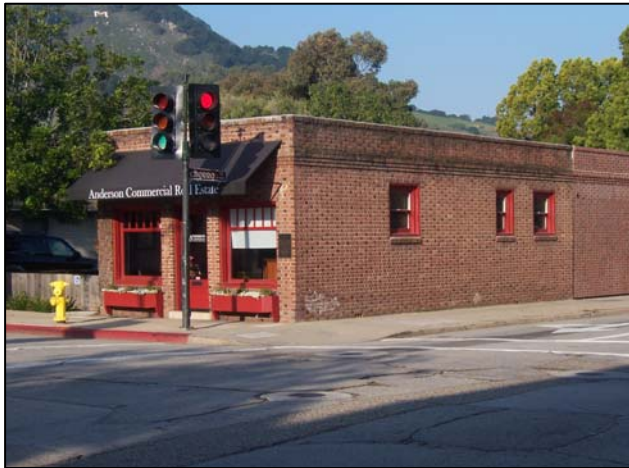
## 5.2.3 Chinatown

### Setting

The Chinatown Historic District was established in 1995 to recognize the important contributions of the Chinese community to the City's history and development. As originally developed, Chinatown is an enclave within the Downtown Historic District, and extends one block along both sides of Palm Street between Chorro and Morro Streets. Chinese immigrants arrived in San Luis Obispo in the 1870s and were instrumental in the construction of many transportation projects, including the Pacific Coastal Railroad (1874), the Paso-Cambria Road (now Highway 46) (1876), and sections of the Southern Pacific Railroad.(1886-1894), as well as providing other goods and services for the community. The Chinatown Historic District comprises a small part of the City's original subdivision, the Town of San Luis Obispo, recorded in 1878. It is a very small historic district with an area of 4.4 acres and has 11 designated resources including one listed on the National Register of Historic Places (Ah Louis Store).

The 800 block of Palm Street was the residential, cultural and commercial center for San Luis Obispo's Chinese citizens, beginning in the late 19<sup>th</sup> century and lasting for around 70 years. The surviving structures span the district's period of significance, 1884-1945. Although many of the original wood structures in Chinatown were demolished in the 1950s to make room for public parking, the City established a historic district to recognize and preserve the area's remaining historic features.

### Site Features and Characteristics



*798 Palm St, South and East Elevations*

Common site features/characteristics include:

- A. Buildings located at back of public sidewalks with zero setbacks
- B. Finish floors at grade level.
- C. Recessed front entries oriented toward the street
- D. Front facades oriented parallel and facing the street
- E. Trees placed at regular intervals along the street

### Architectural Character

Given the limited area of the Chinatown District and the small number of contributing buildings it contains, it is difficult to isolate features within the district that are unique to and separate from

the adjoining Downtown Historic District. See Downtown Historic Description for general architectural features. Only four buildings along Palm Street have a historical association with Chinese-owned businesses and retain unifying architectural details: the Shanghai Low Restaurant at 861 Palm Street, the Mee Heng Low Restaurant at 815 Palm Street, Ah Louis Store at 800 and Chongs Candy Store at 798 Palm Street.

Architectural details specific to Chinatown:

- A. Historic signs with Chinese imagery or characters
- B. Second story overhang
- C. Balconies with wood or metal railings
- D. Use of brick, tile or stucco and bright exterior colors.
- E. Prominent use of neon for the buildings and signs constructed in the 1940s.
- F. Rectilinear building forms, predominately with parapet roofs and vertically oriented windows on ground and upper floors.
- G. Use of roof and projecting signs using Chinese style graphics.



*861 Palm, North Elevation*

### Individually Contributing Elements in the Chinatown District



*Sauer/Adams Adobe, 964 Chorro Street, West Elevation*

Not all historic resources in the Chinatown Historic District were built during the District’s period of significance. These buildings were constructed outside of the period of significance of 1890-1940, generally do not exhibit the signature architectural elements described above, but do contribute to the historic character of San Luis Obispo in their own right based on age, architectural style or historical association. By virtue of their significance, these resources also merit preservation.

An example is the Sauer/Adams Adobe at 964 Chorro, a rare two-story wood-covered adobe building. Research indicates the structure was originally constructed in 1800 as a Mission outbuilding. The second story was added in 1860 by the Sauer family. The Sauer-Adams Adobe is significant for its association with the Mexican era development of San Luis Obispo as well as for the rarity of its two-story, “Monterey Style” design, one of the few remaining of this type in San Luis Obispo County.



## Non-Contributing Elements in Chinatown

Non-contributing structures are those that both do not meet the criteria outlined above and have not achieved historical significance. Due to its small size and the 1950s demolition of much of the original Chinatown structures, the remaining historic character of Chinatown is especially vulnerable to loss through demolition or incompatible alteration or development.

Non-Contributing architectural styles, materials or site features include:

- A. Buildings set back from street or side property lines
- B. Building height, form or massing which greatly contrasts with the prevailing one and two story pattern
- C. Raised, non-recessed or offset entrances to buildings
- D. Prominent use of metal, glass, concrete block masonry or other exterior siding materials which visually contrast with the District's signature architectural elements.
- E. Use of architectural forms or details that contrast sharply with or visually detract from the District's signature architectural elements.



*817 Palm, South-East Elevation*



*817, 815 and 811 Palm Street; close up historic Chop Suey sign at 861 Palm Street; Ah Louis Store 800 Palm Street; close up of tile and Chinese characters at 815 Palm Street*

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## 5.2.4 Mill Street Historic District

### Setting

Established in 1987, the Mill Street Historic District is a residential neighborhood bounded by Pepper and Toro Streets on the east and west, and Peach and Palm Streets on the north and south. The Mill Street District is part of one subdivision, The Town of San Luis Obispo, recorded in 1878, although the area informally has been referred to as Fremont Heights. For its land area, Mill Street Historic District has the highest concentration of historic structures of the City's five Historic districts. It is a relatively small district, with an area of 20 acres or 0.03125 square miles, and as of January of 2010 had 84 listed historic properties.

The Mill Street district was developed at the turn of the 20<sup>th</sup> century, with the majority of the existing buildings dating from the 1900s to 1920s, the district's primary period of historical and architectural significance. The district was developed on high ground with originally very wide (100 ft) lots in response to both the seasonal flooding and fires that plagued early development in San Luis Obispo. A few of these wide lots remain in the 1300 block of both Mill Street and Palm Street, but the majority of them were later re-subdivided into 50-60 foot wide lots.

### Site Features and Characteristics

Common site features and characteristics include:

- A. Trees spaced at regular intervals along the street (especially on Mill Street)
- B. Distinctive Camphor Trees lining both sides of Mill Street between Johnson and Pepper, a key entry corridor for the district
- C. Consistent street yard setbacks of 20 feet or more
- D. Coach barns (garages) recessed into rear yard
- E. Finish floors raised 2-3 above finish grade
- F. Front entries oriented toward street, with prominent walk, stairs and entry porches.
- G. Front building facades oriented parallel to street



*1344 Mill Street, South Elevation*

### Architectural Character

Developed during a population boom in San Luis Obispo circa 1900s-1920s, the district's residential architectural styles reflect the prosperity of its residents. While older and more elaborate residences are located on the 1300 block of both Palm and Mill Streets, the majority of

historic homes were more modest residences. The close proximity to the court house meant that Mill Street was home to many county employees, including county assessors, attorneys, and county clerks. The Mill Street District encompasses many different architectural styles, including revival styles popular at the turn of the twentieth century. These styles include Neo-classic Row House, Victorian (with elements of Gothic Revival, Queen Anne, Stick and Eastern Shingle), Tudor Revival, Mission Revival, and Craftsman Bungalow, with many homes borrowing architectural details from more than one style. Most buildings in this district were built by local builders, including E.D. Bray and James Maino and were influenced by architectural pattern books of the time period.



*1264 and 1270 Palm Street, South Elevation*

Predominant architectural features include:

- A. One- and occasionally two-story houses
- B. Mostly gable and hip roof types
- C. Traditional fenestration, such as double-hung, wood sash windows, ornamental front doors, wood screen doors
- D. Ornamental roof features, including prominent fascias, bargeboards, prominent pediments or cornices
- E. Painted wood or stucco surface material, including siding and molding

### **Individually Contributing Elements in the Mill Street District**

Not all historic resources in the Mill Street Historic District were built during the district's period of significance. Those buildings date from the late 1800s, generally do not exhibit the signature architectural elements described above, but do contribute to the historic character of San Luis Obispo in their own right based on age, architectural style or historical association. By virtue of their significance, these resources also merit preservation.



*777 Johnson Avenue, East Elevation*

For example, the Buckley House at 777 Johnson Avenue is a converted carriage house built in the 1880s and is significant for its design, specifically the board and batten siding, of which there very few examples are left in the City. The Shipsey House at 1266 Mill Street, a National Register property, is an example of Eastern Stick and significant for both its architectural style and its association with William



Shipsey, attorney and mayor of San Luis Obispo from 1898 to 1901.

### **Non-Contributing Elements in the Mill Street District**

Non-contributing buildings are those that both do not meet the criteria outlined above and have not achieved historical significance. Most of the post—1950 contemporary buildings in the district fall into this latter category.

Non-contributing architectural styles, materials or site features include:



- A. Aluminum sliding windows
- B. Rectilinear, “boxy” shape
- C. Metal or other contemporary material siding, or “faux” architectural materials or features.
- D. Unarticulated wall surfaces
- E. Non-recessed or offset street entries to buildings

*1243 Mill Street, North Elevation*



*1262 Mill Street; 1261 Mill Street; 1143, 1137 and 1127 Peach Street;  
Righetti House, 1314 Palm Street*

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## 5.2.5 Railroad Historic District

### Setting

Established in 1998, the Railroad Historic District boundaries follow the historic boundaries of the Southern Pacific rail yard. The district is bounded by railroad right-of-way on the east, from Johnson Avenue on the north to Orcutt Road on the south, on the northwest generally by Leff Street, and on the west by Broad Street and the railroad right-of-way. The district includes a residential and commercial area on the west side of the tracks, and abuts the Old Town Historic District along its northwest and north boundary. The Southern Pacific (or “Espee”) standard gauge railroad arrived in San Luis Obispo on May 4<sup>th</sup>, 1894. By 1901, San Luis Obispo was a part of the completed railroad line from San Francisco to Los Angeles, and served as the main layover and maintenance yard for the coastal route. The SP railroad operated in tandem with the older, narrow gauge railroad, the Pacific Coast Railway, or PCR. The PCR was a regional railway with a station on South and Higuera - the development of a spur line along South connected the PCR with the Southern Pacific rail yard. The Railroad District is a part of nine older subdivisions: the Beebee Phillips Tract recorded in 1874, Fairview Addition recorded in 1887, Haskins Tract recorded in 1887, Ingleside Homestead Tract recorded in 1887, the McBride Tract recorded in 1887, the Loomis Addition recorded in 1887, Maymont Addition recorded in 1888, Loomis and Osgood Re-subdivision recorded in 1894 and the Imperial Addition recorded in 1897. The Railroad District has an area of 80.7 acres or 0.126 square miles and 38 designated historic structures.

Development in the Railroad Historic District corresponded to the development of the Southern Pacific Railroad yard. Commercial and residential buildings were constructed to accommodate railway workers, freight and passengers, and employees of Southern Pacific and related businesses. Surviving historic structures date from 1894 to 1945, corresponding with the peak activity of the rail yard and the district’s period of significance, and most were constructed from 1894 to 1920. The buildings were laid out in a fairly regular grid near the station, accommodating the curve of the rail line and the diagonal path of Santa Barbara. South of Upham the lots are much larger to accommodate the railroad structures.

### Site Features and Characteristics

Common site features/characteristics include:

- A. Commercial buildings located at back of sidewalk with zero street setbacks
- B. Front building facades oriented parallel to street
- C. Finish floors at grade
- D. Recessed front entries oriented toward the street



*Channel Commercial Company, 1880  
Santa Barbara Avenue, West Elevation*

## Architectural Character

The predominant architectural style within the Railroad Historic District is Railroad Vernacular. Railroad Vernacular is characterized by simplicity of form and detailing, with wood, brick or plaster siding, and is a style favored by railroad construction for its easy construction. As a practical vernacular style it also incorporates other elements of other architectural styles including Classical Revival and Mission Revival. Although many of the buildings within the district were not constructed by the railroad, their use of Railroad Vernacular styles design reflects the unifying focus of the district. The buildings in the Railroad District are a mix of simple, yet elegant houses and practical, industrial-oriented commercial buildings, which create a distinctive neighborhood. The architectural character and important historical elements are described in the Railroad District Plan. The Plan includes design guidelines that illustrate architecturally compatible design treatments for new development.



*1901 Santa Barbara, East Elevation*

Predominant architectural details include:

- A. One- and two-story buildings predominate
- B. Gable and some hip roof types of low to medium pitch, occasionally with parapets
- C. Predominantly painted wood siding, with some masonry or smooth plaster wall siding
- D. Traditional fenestration, such as double-hung, wood sash windows, and fixed divided light windows
- E. Rectilinear massing, with equal or lesser volume on second floor
- F. Simple detailing often along the roof line including brackets



*Tribune Republic Building, east elevation  
1263 Santa Barbara Avenue*

## Individually Contributing Elements in the Railroad District

Not all designated historic resources in the Railroad Historic District were built during the District's period of significance, 1894-1945. These buildings were constructed outside of the period of significance, generally do not exhibit the signature architectural elements described above, but do contribute to the historic character of San Luis Obispo in their own right based on age, architectural style or historical association. By virtue of their significance, these resources also merit preservation.

For example, the Tribune Republic Building, built in 1873, is believed to be the earliest surviving wood commercial building in San Luis Obispo and has been placed on the City's Master List and the National Register of Historic Places for its association with the City's first newspaper.

## Non-Contributing Elements in the Railroad District

Non-contributing buildings are those that both do not meet the criteria outlined above and have not achieved historical significance. Most of the post—1950 contemporary buildings in the district fall into this latter category.



*Modern addition to 1880 Santa Barbara,  
West Elevation*

Non-contributing architectural styles, materials or site features include:

- A. Building height, form, scale or massing which contrasts markedly with the district's prevailing 1 and 2-story buildings
- B. Metal, contemporary stucco or other contemporary siding, including "faux" architectural details or features that contrast markedly with traditional railroad vernacular forms, details and materials
- C. Asymmetrical arrangement of doors or windows
- D. Non-recessed or offset street entries to buildings

## Residential

Although the majority of the Railroad District is commercial, there is a small residential area within it which runs along Church Street and Santa Barbara Avenue from Osos to Upham Streets. This area was home to many railroad employees and their families.



Site features and characteristics- Residential:

- A. Residential buildings with modest street setbacks of 10 feet
- B. Coach barn (garage) recessed into rear yard
- C. Front building facades oriented parallel to street.
- D. Finish floors raised 2-3 above finish grade
- E. Front entries oriented toward street, with prominent walk, stairs and porch



*1034 Church St, South Elevation*

The houses within the residential district are modest, which reflects their early working class occupants. Within the district are two hotels, the Call/Parkview Hotel at 1703 Santa Barbara and the Park/Reidy Hotel at 1815 Osos which once served as boarding houses for railroad workers. These vernacular buildings have decorative elements from several styles including Craftsman Bungalow, Classical Revival and Folk Victorian.



*1724 Osos, East Elevation*

Architectural features- Residential:

- A. One and two story buildings
- B. Gable and some hip roof types of low to medium pitch
- C. Painted wood surface material, occasionally smooth stucco wall siding
- D. Traditional fenestration, such as double-hung, wood sash windows, ornamental front doors, wood screen doors



*Southern Pacific Railroad Depot, 1011 Railroad Avenue; Park/Reidy Hotel 1815 Osos Street; Southern Pacific Railroad Warehouse, 1940 Santa Barbara Avenue; and house located at 1789 Santa Barbara Avenue.*

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### 5.3 Contributing Properties List of Historic Resources, Updated March 24, 2010

Address	District or Neighborhood	Date listed
1428 Beach	Old Town	02/03/87
1520 Beach	Old Town	02/03/87
48 Benton	Mt. Pleasanton/Anholm	08/18/98
1342 Breck	East Railroad Area	02/20/07
156 Broad	Mt. Pleasanton/Anholm	08/18/98
207 Broad	Mt. Pleasanton/Anholm	08/18/98
236 Broad	Mt. Pleasanton/Anholm	08/18/98
282 Broad	Mt. Pleasanton/Anholm	08/18/98
301 Broad	Mt. Pleasanton/Anholm	08/18/98
368 Broad	Mt. Pleasanton/Anholm	08/18/98
381 Broad	Mt. Pleasanton/Anholm	08/18/98
397 Broad	Mt. Pleasanton/Anholm	08/18/98
453 Broad	Mt. Pleasanton/Anholm	08/18/98
456 Broad	Mt. Pleasanton/Anholm	08/18/98
457 Broad	Mt. Pleasanton/Anholm	08/18/98
464 Broad	Mt. Pleasanton/Anholm	08/18/98
472 Broad	Mt. Pleasanton/Anholm	08/18/98
967 Broad	Downtown	08/16/83
975 Broad	Downtown	08/16/83
1019-23 Broad	Downtown	08/16/83
1405 Broad	Old Town	08/16/83
1408-10 Broad	Old Town	08/16/83
1418 Broad	Old Town	08/16/83
1421 Broad	Old Town	08/16/83
1427 Broad	Old Town	08/16/83
1505 Broad	Old Town	08/16/83
1511-13 Broad	Old Town	08/16/83.
1519 Broad	Old Town	08/16/83
1531 Broad	Old Town	08/16/83
1536 Broad	Old Town	08/16/83
1544 Broad	Old Town	08/16/83
530 Buchon	Old Town	02/03/87
533 Buchon	Old Town	02/03/87
540 Buchon	Old Town	02/03/87
549 Buchon	Old Town	02/03/87
575 Buchon	Old Town	08/16/83
578 Buchon	Old Town	02/03/87
586-88 Buchon	Old Town	08/16/83
594 Buchon	Old Town	08/16/83
641 Buchon	Old Town	08/16/83
651 Buchon	Old Town	02/03/87

654 Buchon	Old Town	08/16/83
658 Buchon	Old Town	08/16/83
661 Buchon	Old Town	08/16/83
665 Buchon	Old Town	08/16/83
670 Buchon	Old Town	08/16/83
673 Buchon	Old Town	08/16/83
676-80 Buchon	Old Town	08/16/83
677 Buchon	Old Town	08/16/83
685 Buchon	Old Town	08/16/83
722 Buchon	Old Town	02/03/87
770 Buchon	Old Town	02/03/87
871 Buchon	Old Town	02/03/87
880 Buchon	Old Town	02/03/87
885 Buchon	Old Town	02/03/87
889 Buchon	Old Town	02/03/87
966 Buchon	Old Town	02/03/87
973 Buchon	Old Town	02/03/87
977 Buchon	Old Town	02/03/87
1015 Buchon	Old Town	02/03/87
1035 Buchon	Old Town	02/03/87
1045 Buchon	Old Town	02/03/87
1051 Buchon	Old Town	02/03/87
1057 Buchon	Old Town	02/03/87
1067 Buchon	Old Town	02/03/87
1110 Buchon	Old Town	02/03/87
1118 Buchon	Old Town	02/03/87
1124 Buchon	Old Town	02/03/87
1126 Buchon	Old Town	02/03/87
1132 Buchon	Old Town	02/03/87
1135 Buchon	Old Town	02/03/87
1137 Buchon	Old Town	02/03/87
1144 Buchon	Old Town	02/03/87
1145 Buchon	Old Town	02/03/87
1151 Buchon	Old Town	02/03/87
1152 Buchon	Old Town	02/03/87
1157 Buchon	Old Town	02/03/87
1160 Buchon	Old Town	02/03/87
1165 Buchon	Old Town	02/03/87
1170 Buchon	Old Town	02/03/87
1175 Buchon	Old Town	02/03/87
1176 Buchon	Old Town	02/03/87
1182 Buchon	Old Town	02/03/87
1189 Buchon	Old Town	02/03/87
1190 Buchon	Old Town	02/03/87
742 Center	Mt. Pleasant/Anholm	01/05/99
755 Center	Mt. Pleasant/Anholm	01/05/99

30 Chorro	Mt. Pleasanton/Anholm	01/05/99
45 Chorro	Mt. Pleasanton/Anholm	01/05/99
59 Chorro	Mt. Pleasanton/Anholm	01/05/99
63 Chorro	Mt. Pleasanton/Anholm	01/05/99
69 Chorro	Mt. Pleasanton/Anholm	01/05/99
115 Chorro	Mt. Pleasanton/Anholm	01/05/99
128 Chorro	Mt. Pleasanton/Anholm	01/05/99
158 Chorro	Mt. Pleasanton/Anholm	01/05/99
173 Chorro	Mt. Pleasanton/Anholm	01/05/99
183 Chorro	Mt. Pleasanton/Anholm	01/05/99
190 Chorro	Mt. Pleasanton/Anholm	01/05/99
211 Chorro	Mt. Pleasanton/Anholm	01/05/99
360 Chorro	Mt. Pleasanton/Anholm	01/05/99
368 Chorro	Mt. Pleasanton/Anholm	05/04/99
369 Chorro	Mt. Pleasanton/Anholm	05/04/99
395 Chorro	Mt. Pleasanton/Anholm	05/04/99
398 Chorro	Mt. Pleasanton/Anholm	05/04/99
431 Chorro	Mt. Pleasanton/Anholm	05/04/99
453 Chorro	Mt. Pleasanton/Anholm	05/04/99
476 Chorro	Mt. Pleasanton/Anholm	05/04/99
482 Chorro	Mt. Pleasanton/Anholm	05/04/99
487 Chorro	Mt. Pleasanton/Anholm	05/04/99
940-42 Chorro	Downtown	08/16/83
950 Chorro	Chinatown	02/03/87
970 Chorro	Downtown	08/16/83
978-80 Chorro	Downtown	08/16/83
984 Chorro	Downtown	08/16/83
1023 Chorro	Downtown	02/03/87
1111 Chorro	Downtown	02/03/87
1119 Chorro	Downtown	02/03/87
1534 Chorro	Old Town	02/03/87
1603 Chorro	Old Town	02/03/87
882 Church	Old Town	02/03/87
888 Church	Old Town	02/03/87
893 Church	Old Town	02/03/87
971 Church	Railroad	02/03/87
972 Church	Old Town	02/03/87
1010 Church	Railroad	02/03/87
1018 Church	Railroad	02/03/87
1022 Church	Railroad	02/03/87
1028 Church	Railroad	02/03/87
1034 Church	Railroad	02/03/87
465 Dana	Downtown	02/03/87
469 Dana	Downtown	02/03/87
507/515 Dana	Downtown	02/03/87
522 Dana	Downtown	02/03/87

525 Dana	Downtown	02/03/87
531 Dana	Downtown	02/03/87
543 Dana	Downtown	02/03/87
547 Dana	Downtown	02/03/87
577 Dana	Downtown	02/03/87
579 Dana	Downtown	02/03/87
1013 Ella	East Railroad	02/20/07
1015 Ella	East Railroad	02/20/07
1240 Ella	East Railroad	02/20/07
1255 Ella	East Railroad	02/20/07
1265 Ella	East Railroad	02/20/07
1345 Ella #17	East Railroad	02/20/07
1672 Fairview	East Railroad	02/20/07
1110 Garden	Downtown	02/03/87
1408 Garden	Old Town	02/03/87
1421 Garden	Old Town	02/03/87
1425 Garden	Old Town	02/03/87
1536 Garden	Old Town	02/03/87
1043 George	East Railroad	02/20/07
1127 George	East Railroad	02/20/07
1205 George	East Railroad	02/20/07
1215 George	East Railroad	02/20/07
1234 George	East Railroad	02/20/07
1236 George	East Railroad	02/20/07
673 Higuera	Downtown	02/03/87
685 Higuera	Downtown	02/03/87
686 Higuera	Downtown	02/03/87
698 Higuera	Downtown	02/03/87
699 Higuera	Downtown	02/03/87
705 Higuera	Downtown	08/16/83
715 Higuera	Downtown	08/16/83
717 Higuera	Downtown	08/16/83
718-20 Higuera	Downtown	08/16/83
723 Higuera	Downtown	08/16/83
725 Higuera	Downtown	08/16/83
728 Higuera	Downtown	08/16/83
733 Higuera	Downtown	08/16/83
746 Higuera	Downtown	02/03/87
751 Higuera	Downtown	02/03/87
760-70 Higuera	Downtown	08/16/83
778 Higuera	Downtown	02/03/87
779-87 Higuera	Downtown	08/16/83
782-90 Higuera	Downtown	08/16/83
858 Higuera	Downtown	02/03/87
970 Higuera	Downtown	02/03/87
995 Higuera	Downtown	02/03/87

491 Hill	Mt. Pleasanton/Anholm	07/09/99
1136 Iris	East Railroad	02/20/07
1139 Iris	East Railroad	02/20/07
1140 Iris	East Railroad	02/20/07
1204 Iris	East Railroad	02/20/07
454 Islay	Old Town	08/16/83
462 Islay	Old Town	08/16/83
468 Islay	Old Town	08/16/83
481 Islay	Old Town	08/16/83
482 Islay	Old Town	08/16/83
530 Islay	Old Town	08/16/83
539 Islay	Old Town	08/16/83
542 Islay	Old Town	08/16/83
550 Islay	Old Town	08/16/83
559 Islay	Old Town	08/16/83
567 Islay	Old Town	08/16/83
572 Islay	Old Town	08/16/83
574 Islay	Old Town	08/16/83
575 Islay	Old Town	08/16/83
641 Islay	Old Town	08/16/83
654 Islay	Old Town	08/16/83
655 Islay	Old Town	08/16/83
662 Islay	Old Town	08/16/83
663 Islay	Old Town	08/16/83
675 Islay	Old Town	08/16/83
676 Islay	Old Town	08/16/83
727 Islay	Old Town	02/03/87
744 Islay	Old Town	02/03/87
752 Islay	Old Town	02/03/87
753 Islay	Old Town	02/03/87
770 Islay	Old Town	02/03/87
827 Islay	Old Town	02/03/87
862 Islay	Old Town	02/03/87
868/870 Islay	Old Town	02/03/87
878 Islay	Old Town	02/03/87
879 Islay	Old Town	02/03/87
893 Islay	Old Town	02/03/87
974 Islay	Old Town	02/03/87
976 Islay	Old Town	02/03/87
978 Islay	Old Town	02/03/87
980 Islay	Old Town	02/03/87
1005 Islay	Old Town	02/03/87
1011 Islay	Old Town	02/03/87
1017 Islay	Old Town	02/03/87
1022 Islay	Old Town	02/03/87
1029 Islay	Old Town	02/03/87



1034 Islay	Old Town	02/03/87
1035 Islay	Old Town	02/03/87
1040 Islay	Old Town	02/03/87
1044 Islay	Old Town	02/03/87
1045 Islay	Old Town	02/03/87
1053 Islay	Old Town	02/03/87
1061 Islay	Old Town	02/03/87
1071 Islay	Old Town	02/03/87
1117 Islay	Old Town	02/03/87
1120 Islay	Old Town	02/03/87
1121 Islay	Old Town	02/03/87
772 Johnson	Mill	08/16/83
773 Johnson	Mill	08/16/83
879 Johnson	Mill	02/03/87
949 Johnson	Mill	02/03/87
955 Johnson	Mill	02/03/87
957 Johnson	Mill	02/03/87
1408 Johnson	Johnson Avenue	10/07/97
1985 Johnson	East Railroad	02/20/07
2105 Johnson	East Railroad	02/20/07
968 Leff	Old Town	02/03/87
976 Leff	Old Town	02/03/87
1020 Leff	Old Town	02/03/87
1027 Leff	Old Town	02/03/87
1028 Leff	Old Town	02/03/87
1035 Leff	Old Town	02/03/87
1045 Leff	Old Town	02/03/87
1051 Leff	Old Town	02/03/87
1059 Leff	Old Town	02/03/87
754 Lincoln	Mt. Pleasanton/Anholm	05/04/99
755 Lincoln	Mt. Pleasanton/Anholm	05/04/99
762 Lincoln	Mt. Pleasanton/Anholm	05/04/99
785 Lincoln	Mt. Pleasanton/Anholm	05/04/99
795 Lincoln	Mt. Pleasanton/Anholm	05/04/99
412 Marsh	none	01/05/99
742 Marsh	Downtown	02/03/87
778 Marsh	Downtown	02/03/87
704 Meinecke	Mt. Pleasanton/Anholm	05/04/99
706 Meinecke	Mt. Pleasanton/Anholm	05/04/99
724 Meinecke	Mt. Pleasanton/Anholm	05/04/99
732 Meinecke	Mt. Pleasanton/Anholm	05/04/99
770 Meinecke	Mt. Pleasanton/Anholm	05/04/99
780 Meinecke	Mt. Pleasanton/Anholm	05/04/99
794 Meinecke	Mt. Pleasanton/Anholm	05/04/99
804 Meinecke	Mt. Pleasanton/Anholm	05/04/99
1162 Mill	Mill	02/03/87

1165 Mill	Mill	02/03/87
1168 Mill	Mill	02/03/87
1202 Mill	Mill	08/16/83
1214 Mill	Mill	08/16/83
1217 Mill	Mill	08/16/83
1220 Mill	Mill	08/16/83
1234 Mill	Mill	08/16/83
1237 Mill	Mill	08/16/83
1244 Mill	Mill	08/16/83
1253 Mill	Mill	08/16/83
1261 Mill	Mill	08/16/83
1262 Mill	Mill	08/16/83
1265 Mill	Mill	08/16/83
1307 Mill	Mill	08/16/83
1318 Mill	Mill	08/16/83
1333 Mill	Mill	08/16/83
1343 Mill	Mill	08/16/83
1344 Mill	Mill	08/16/83
1350 Mill	Mill	08/16/83
1351-63 Mill	Mill	08/16/83
1360 Mill	Mill	08/16/83
1367 Mill	Mill	08/16/83
249 Mission Lane	Mt. Mt. Pleasanton/Anholm	07/09/99
728 Mission	Mt. Pleasanton/Anholm	07/09/99
734 Mission	Mt. Pleasanton/Anholm	07/09/99
752 Mission	Mt. Pleasanton/Anholm	07/09/99
610 Monterey	Downtown	08/16/83
614 Monterey	Downtown	02/03/87
658 Monterey	Downtown	08/16/83
667 Monterey	Downtown	08/16/83
679 Monterey	Downtown	08/16/83
840 Monterey	Downtown	02/03/87
857 Monterey	Downtown	08/16/83
861-63 Monterey	Downtown	08/16/83
886 Monterey	Downtown	08/16/83
894 Monterey	Downtown	08/16/83
895 Monterey	Downtown	08/16/83
956 Monterey	Downtown	08/16/83
974-82 Monterey	Downtown	08/16/83
1005 Monterey	Downtown	08/16/83
1009 Monterey	Downtown	02/03/87
879 Morro	Downtown	02/03/87
1009 Morro	Downtown	02/03/87
1336 Morro	Old Town	02/03/87
1346 Morro	Old Town	02/03/87
1428 Morro	Old Town	02/03/87

1436 Morro	Old Town	02/03/87
1444 Morro	Old Town	02/03/87
1512 Morro	Old Town	02/03/87
1520 Morro	Old Town	02/03/87
1527 Morro	Old Town	02/03/87
1528 Morro	Old Town	02/03/87
1535 Morro	Old Town	02/03/87
1536 Morro	Old Town	02/03/87
1543 Morro	Old Town	02/03/87
1544 Morro	Old Town	02/03/87
1604 Morro	Old Town	02/03/87
1615 Morro	Old Town	02/03/87
1720 Morro	Old Town	02/03/87
1727 Morro	Old Town	02/03/87
1729 Morro	Old Town	02/03/87
1731 Morro	Old Town	02/03/87
1814 Morro	Old Town	02/03/87
1821 Morro	Old Town	02/03/87
1829 Morro	Old Town	02/03/87
1845 Morro	Old Town	02/03/87
501 Mt. View	Mt. Pleasanton/Anholm	07/09/99
644 Mt. View	Mt. Pleasanton/Anholm	07/09/99
676 Mt. View	Mt. Pleasanton/Anholm	07/09/99
764 Murray	Mt. Pleasanton/Anholm	07/09/99
807 Murray	Mt. Pleasanton/Anholm	07/09/99
814 Murray	Mt. Pleasanton/Anholm	07/09/99
815 Murray	Mt. Pleasanton/Anholm	07/09/99
822 Murray	Mt. Pleasanton/Anholm	07/09/99
823 Murray	Mt. Pleasanton/Anholm	07/09/99
829 Murray	Mt. Pleasanton/Anholm	07/09/99
836 Murray	Mt. Pleasanton/Anholm	07/09/99
851 Murray	Mt. Pleasanton/Anholm	07/09/99
854 Murray	Mt. Pleasanton/Anholm	07/09/99
859 Murray	Mt. Pleasanton/Anholm	07/09/99
869 Murray	Mt. Pleasanton/Anholm	07/09/99
871 Murray	Mt. Pleasanton/Anholm	07/09/99
883 Murray	Mt. Pleasanton/Anholm	07/09/99
884 Murray	Mt. Pleasanton/Anholm (Old Town)	07/09/99
894 Murray	Mt. Pleasanton/Anholm	07/09/99
1415 Nipomo	Old Town	08/16/83
1429 Nipomo	Old Town	08/16/83
1438 Nipomo	Old Town	08/16/83
1516 Nipomo	Old Town	08/16/83
1519 Nipomo	Old Town	08/16/83
1527 Nipomo	Old Town	08/16/83
1528 Nipomo	Old Town	08/16/83

1535 Nipomo	Old Town	08/16/83
1541 Nipomo	Old Town	08/16/83
1341 Osos	Old Town	02/03/87
1350 Osos	Old Town	02/03/87
1421 Osos	Old Town	02/03/87
1511 Osos	Old Town	02/03/87
1514 Osos	Old Town	02/03/87
1521 Osos	Old Town	02/03/87
1522 Osos	Old Town	02/03/87
1526 Osos	Old Town	02/03/87
1529 Osos	Old Town	02/03/87
1533 Osos	Old Town	02/03/87
1534 Osos	Old Town	02/03/87
1541 Osos	Old Town	02/03/87
1542 Osos	Old Town	02/03/87
1609 Osos	Old Town	02/03/87
1638 Osos	Old Town	02/03/87
1641 Osos	Old Town	02/03/87
1724 Osos	Railroad	02/03/87
1734 Osos	Railroad	02/03/87
1740 Osos	Railroad	02/03/87
1750 Osos	Railroad	02/03/87
1814 Osos	Railroad	02/03/87
682 Palm	Downtown	02/03/87
752 Palm	Downtown	02/03/87
756 Palm	Downtown	02/03/87
776 Palm	Downtown	02/03/87
778 Palm	Chinatown	02/03/87
798 Palm	Chinatown	08/16/83
811 Palm	Chinatown	02/03/87
815 Palm	Chinatown	02/03/87
861 Palm	Chinatown	02/03/87
1014 Palm	Downtown	02/03/87
1020 Palm	Downtown	02/03/87
1201 Palm	Mill	02/03/87
1208 Palm	Mill	08/16/83
1228 Palm	Mill	02/03/87
1236 Palm	Mill	08/16/83
1243 Palm	Mill	08/16/83
1248 Palm	Mill	08/16/83
1250 Palm	Mill	02/03/87
1259 Palm	Mill	08/16/83
1260 Palm	Mill	08/16/83
1264 Palm	Mill	08/16/83
1269 Palm	Mill	02/03/87
1270 Palm	Mill	08/16/83

1317 Palm	Mill	08/16/83
1320 Palm	Mill	08/16/83
1344 Palm	Mill	08/16/83
1347 Palm	Mill	02/03/87
1355 Palm	Mill	08/16/83
1359 Palm	Mill	02/03/87
1390 Palm	Mill	08/16/83
1134 Peach	Mill	02/03/87
1137 Peach	Mill	02/03/87
1143 Peach	Mill	02/03/87
1151 Peach	Mill	02/03/87
1154 Peach	Mill	02/03/87
1156 Peach	Mill	02/03/87
1163 Peach	Mill	02/03/87
1168 Peach	Mill	08/16/83
1206 Peach	Mill	02/03/87
1209 Peach	Mill	08/16/83
1215 Peach	Mill	08/16/83
1221 Peach	Mill	08/16/83
861 Pepper	Mill	08/16/83
571 Pismo	Old Town	08/16/83
657 Pismo	Old Town	08/16/83
660 Pismo	Old Town	08/16/83
663 Pismo	Old Town	08/16/83
683 Pismo	Old Town	08/16/83
729 Pismo	Old Town	02/03/87
954 Pismo	Old Town	02/03/87
956 Pismo	Old Town	02/03/87
958 Pismo	Old Town	02/03/87
969 Pismo	Old Town	02/03/87
977 Pismo	Old Town	02/03/87
979 Pismo	Old Town	02/03/87
985 Pismo	Old Town	02/03/87
1042 Pismo	Old Town	02/03/87
1050 Pismo	Old Town	02/03/87
1060 Pismo	Old Town	02/03/87
1068 Pismo	Old Town	02/03/87
1109 Pismo	Old Town	02/03/87
1126 Pismo	Old Town	02/03/87
1133 Pismo	Old Town	02/03/87
1145 Pismo	Old Town	02/03/87
1147 Pismo	Old Town	02/03/87
1152 Pismo	Old Town	02/03/87
1155 Pismo	Old Town	02/03/87
1160 Pismo	Old Town	02/03/87
1163 Pismo	Old Town	02/03/87



1166 Pismo	Old Town	02/03/87
1171 Pismo	Old Town	02/03/87
1176 Pismo	Old Town	02/03/87
1179 Pismo	Old Town	02/03/87
1185 Pismo	Old Town	02/03/87
1190 Pismo	Old Town	02/03/87
1193 Pismo	Old Town	02/03/87
907 Rachel	East Railroad	02/20/07
2056 Rachel	East Railroad	02/20/07
1020 Railroad	Railroad	02/03/87
747 Rougeot	Mt. Pleasanton/Anholm	07/09/99
750 Rougeot	Mt. Pleasanton/Anholm	07/09/99
762 Rougeot	Mt. Pleasanton/Anholm	07/09/99
783 Rougeot	Mt. Pleasanton/Anholm	07/09/99
1908 Ruth	East Railroad	02/20/07
1749 Santa Barbara	Railroad	02/03/87
1789 Santa Barbara	Railroad	02/03/87
1901 Santa Barbara	Railroad	02/03/87
1414 Santa Rosa	Old Town	02/03/87
1426 Santa Rosa	Old Town	02/03/87
1504 Santa Rosa	Old Town	02/03/87
1512 Santa Rosa	Old Town	02/03/87
1515 Santa Rosa	Old Town	02/03/87
1520 Santa Rosa	Old Town	02/03/87
1521 Santa Rosa	Old Town	02/03/87
1530 Santa Rosa	Old Town	02/03/87
1606 Santa Rosa	Old Town	02/03/87
1617 Santa Rosa	Old Town	02/03/87
1624 Santa Rosa	Old Town	02/03/87
1627 Santa Rosa	Old Town	02/03/87
1633 Santa Rosa	Old Town	02/03/87
1705 Santa Rosa	Old Town	02/03/87
1707 Santa Rosa	Old Town	02/03/87
1720 Santa Rosa	Old Town	02/03/87
1728 Santa Rosa	Old Town	02/03/87
1730 Santa Rosa	Railroad	02/03/87
1731 Santa Rosa	Railroad	02/03/87
2006 Swazey	East Railroad	02/20/07
2033 Swazey	East Railroad	02/20/07
675 Toro	Mill	08/16/83
760 Toro	Mill	08/16/83
762 Toro	Mill	08/16/83
770 Toro	Mill	08/16/83
771 Toro	Mill	08/16/83
778 Toro	Mill	08/16/83
780 Toro	Mill	08/16/83

855 Toro	Mill	08/16/83
858 Toro	Mill	08/16/83
862 Toro	Mill	08/16/83
865 Toro	Mill	08/16/83
872 Toro	Mill	08/16/83
898 Toro	Mill	08/16/83
1423 Toro	Old Town	02/03/87
875 Upham	Railroad	02/03/87
750 Woodbridge	Little Italy	10/02/2001
756 Woodbridge	Little Italy	10/02/2001
762 Woodbrige	Little Italy	10/02/2001

## 5.4 Master List of Historic Resources, updated March 24, 2010

<b>*Serial Number:</b>	<b>0000</b>	<b>00</b>	<b>X</b>
Sequential Number	National Register Rating	Type of Structure	Type of Structure
	1 = Already placed on National Register		R = Residential
	2 = Determined eligible for the National Register		C = Commercial
	3 = Eligible for the National Register		O = Other
	4 = Potentially eligible for the National Register		
	5 = Not eligible for the National Register but locally significant		

Address	Historic Name	Zone	District	Serial No.*
1451 ANDREWS	ANDREWS ADOBE	R-1-S		0001-03R
59 BENTON WAY	J. J. DUNNE HOUSE	R-1		0165-05R
148 BROAD	BRAZIL HOUSE	R-1		0002-04R
963 BROAD	MANDERSCHIED HOUSE	R-3-H	Downtown	0003-04R
1345 BROAD	ANDERSON HOUSE	O-H	Old Town	0004-04R
1411 BROAD	MAIER HOUSE	R-2-H	Old Town	0005-04R
1426 BROAD	DUTTON HOUSE	R-2-H	Old Town	0006-04R
1435 BROAD	MILLER HOUSE	R-2-H	Old Town	0007-04R
1445 BROAD	FALKENSTEIN HOUSE	R-2-H	Old Town	0008-04R
1504 BROAD	VETTERLINE HOUSE	R-2-H	Old Town	0009-03R
1510 BROAD	MCKENNON HOUSE	R-2-H	Old Town	0010-04R
1516 BROAD	RENETZKY HOUSE	R-2-H	Old Town	0011-04R
1530 BROAD	TUCKER HOUSE	R-2-H	Old Town	0012-04R
714 BUCHON	MYRON ANGEL HOUSE	R-2-H	Old Town	0013-01R
726 BUCHON	JESSIE WRIGHT MATERNITY HOME	R-2-H	Old Town	0014-04R
743 BUCHON	BRADBURY SANITARIUM	R-2-H	Old Town	0015-04R
745 BUCHON	BRADBURY HOUSE	R-2-H	Old Town	0016-04R
751 BUCHON	KAISER HOUSE	R-2-H	Old Town	0017-04R
752 BUCHON	STANTON HOUSE	R-2-H	Old Town	0018-04R
771 BUCHON	BREW HOUSE	R-2-H	Old Town	0019-04R
779 BUCHON	UPHAM HOUSE	R-2-H	Old Town	0020-04R
785 BUCHON	MARSHALL HOUSE	R-2-H	Old Town	0021-04R
793 BUCHON	CROCKER HOUSE	R-2-H	Old Town	0022-03R
794 BUCHON	FITZGERALD HOUSE	R-2-H	Old Town	0023-03R
850 BUCHON	CLARK/NORTON HOUSE	R-2-H	Old Town	0024-04R
860 BUCHON	HOURIHAN HOUSE	R-2-H	Old Town	0025-04R
890 BUCHON	PAULSON HOUSE	R-2-H	Old Town	0026-04R
896 BUCHON	CROSSETT HOUSE	R-2-H	Old Town	0027-04R
116 CHORRO	MICHAEL C. HALPIN HOUSE	R-1		0176-05R
375 CHORRO	CHRIS ANHOLM HOUSE	R-1		0175-05R
868 CHORRO	MANCILLA/FREITAS ADOBE	R-4		0028-03R
964 CHORRO	SAUER/ADAMS ADOBE	C-D-H	Chinatown	0029-03R
1026 CHORRO	WADE BUILDING	C-D-H	Downtown	0100-05C
1029 CHORRO	DUGHI BUILDING	C-D-H	Downtown	0101-05C
1033 CHORRO	WICKENDEN BUILDING	C-D-H	Downtown	0102-05C
1306 CHORRO	REGAN HOUSE	O		0030-05R
1318 CHORRO	MAZZA HOUSE	O		0031-04R
1518 CHORRO	BROOKS HOUSE	R-2-H	Old Town	0032-03R
1546 CHORRO	FLEUGER HOUSE	R-2-H	Old Town	0033-04R
1746 CHORRO	ASTON HOUSE	R-2		0034-05R

Address	Historic Name	Zone	District	Serial No.
1902 CHORRO	BITTICK RESIDENCE	R-2		0170-05R
1907 CHORRO	FINNEY HOUSE	R-2		0035-05R
1953 CHORRO	OLIVER HOUSE	R-2		0163-05R
466 DANA	ROSA BUTRON ADOBE	R-3-H	Downtown	0036-03R
532 DANA	ANDERSON HOUSE	R-3-H	Downtown	0037-04R
550 DANA	BARNEBERG HOUSE	O-H-PD	Downtown	0038-04R
1500 ETO	SOLOMON FOREMAN HOUSE	R-1-PD		0166-05R
1119 GARDEN	UNION HARDWARE BUILDING	C-D-H	Downtown	0103-04C
1123 GARDEN	SMITH BUILDING	C-D-H	Downtown	0104-05C
1129 GARDEN	LAIRD BUILDING	C-D-H	Downtown	0105-05C
1130 GARDEN	STOVER BUILDING	C-D-H	Downtown	0106-05C
1212 GARDEN	GOLDTREE/MCCAFFREY HOUSE	C-D		0039-04C
1105 GEORGE	EDWARD F. BUSHNELL HOUSE	R-2		0154-05R
2132 HARRIS	WEILL HOUSE	R-2		0040-04R
50 HIGUERA	DIV. OF HIGHWAYS DIST. 5 OFF.	PF		0156-03C
75 HIGUERA	LOOMIS FEED CO. WAREHOUSE	C-S-MU		0107-05C
236 HIGUERA	H. H. WAITE PLANING MILL	C-S-MU		0108-05C
570 HIGUERA	GOLDEN STATE CREAMERY	C-D	Downtown	0109-05C
719 HIGUERA	GREENFIELD BUILDING	C-D-H	Downtown	0110-05C
726 HIGUERA	KLUVER CIGAR FACTORY	C-D-H	Downtown	0111-03C
736 HIGUERA	CARRISA BUILDING	C-D-H	Downtown	0112-04C
740 HIGUERA	VOLLMER GROCERY	C-D-H	Downtown	0113-05C
767 HIGUERA	BANK OF AMERICA BUILDING	C-D-H	Downtown	0114-03C
777 HIGUERA	DOTON BUILDING	C-D-H	Downtown	0115-03C
796 HIGUERA	JOHNSON BUILDING	C-D-H	Downtown	0116-05C
799 HIGUERA	COMMERCIAL BANK BUILDING	C-D-H	Downtown	0117-05C
842 HIGUERA	WARDEN/TOWER BUILDING	C-D-H	Downtown	0118-04C
849 HIGUERA	GOLDTREE BLOCK/HOTEL WINEMAN	C-D-H	Downtown	0119-05C
852 HIGUERA	A. F. FITZGERALD BUILDING	C-D-H	Downtown	0120-05C
856 HIGUERA	SANDERCOCK TRANSFER BUILDING	C-D-H	Downtown	0120-05C
3897 SO. HIGUERA	LONG/BONETTI RANCH	M-SP		0157-04R
1100 IRIS	SOUTHERN PACIFIC WATER TOWER	C/OS	Railroad	0153-04C
461 ISLAY	ERICKSON HOUSE	R-2		0041-04R
463 ISLAY	FUMIGALLI HOUSE	R-2		0042-05R
497 ISLAY	VOLLMER HOUSE	R-2		0043-05R
535 ISLAY	SANDERCOCK HOUSE	R-2-H	Old Town	0044-04R
591 ISLAY	SANDERCOCK HOUSE	R-2-H	Old Town	0045-05R
644 ISLAY	DANA/PARSONS HOUSE	R-2-H	Old Town	0046-05R
670 ISLAY	FITZPATRICK HOUSE	R-2-H	Old Town	0047-04R
687 ISLAY	ERICKSON HOUSE	R-2-H	Old Town	0048-03R
690 ISLAY	KIMBALL HOUSE	R-2-H	Old Town	0049-04R
790 ISLAY	JACKSON HOUSE	R-2-H	Old Town	0050-04R
1052 ISLAY	KAUFMAN HOUSE	R-3-H	Old Town	0174-05R
777 JOHNSON	BUCKLEY HOUSE	R-2-H	Mill Street	0051-05R
1720 JOHNSON	THE JUDGE'S HOUSE	R-2		0052-03R
2030 JOHNSON	OLD SLO HIGH SCHOOL CLASSROOM	R-2		0175-05R
1019-23 LEFF	POST HOUSE	R-3-H	Old Town	0053-04R
1590 LIZZIE	LA LOMA DE LA NOPALERA ADOBE	R-1-SP		0158-04C
100 MADONNA	MADONNA INN	C-T, C-T-S		0121-04C
536 MARSH	JACK HOUSE	C-D		0054-03O
547 MARSH	KAETZEL HOUSE	C-D		0055-04R
774 MARSH	SNYDER BUILDING	C-D-H	Downtown	0122-04C

Address	Historic Name	Zone	District	Serial No.
859 MARSH	MASONIC TEMPLE	C-D		0123-03C
893 MARSH	U.S. POST OFFICE	C-D		0124-05C
951 MARSH	FIRST PRESBYTERIAN CHURCH	C-D		0125-03C
981 MARSH	FREDERICK HART BUILDING	C-D		0125-03C
1117 MARSH	ESQUAR HOUSE	O		0056-04R
1129 MARSH	RAMAGE HOUSE	O		0057-04R
1135 MARSH	SHIPMAN HOUSE	O		0058-04R
1141 MARSH	THE NURSE'S HOUSE	O		0059-04R
1145 MARSH	FAULKNER HOUSE	O		0060-04R
1160 MARSH	STOVER'S SANITARIUM	O		0126-03C
1167 MARSH	GRAVES HOUSE	O		0061-05R
1305 MARSH	REID HOUSE	O		0062-05R
1266 MILL	SHIPSEY HOUSE	R-2-H	Mill Street	0063-01R
1306 MILL	SMITH HOUSE	R-2-H	Mill Street	0064-04R
1323 MILL	LAIRD HOUSE	R-2-H	Mill Street	0172-05R
1330 MILL	MUSCIO HOUSE	R-2-H	Mill Street	0065-05R
1333 MILL	BURCH HOUSE	R-2-H	Mill Street	0173-05R
1424 MILL	MAINO HOUSE	R-2		0066-05R
1460 MILL	MUGLER HOUSE	R-2		0067-04R
642 MONTEREY	HAYS/LATTIMER ADOBE	O-H	Downtown	0068-03R
664 MONTEREY	DR. GEORGE B. NICHOLS HOUSE	O-H	Downtown	0069-04R
696 MONTEREY	CARNEGIE LIBRARY	PF-H	Downtown	0128-03O
747 MONTEREY	MURRAY ADOBE	PF-H	Downtown	0070-03O
782 MONTEREY	MISSION SAN LUIS OBISPO	C-D-S-H	Downtown	0127-03O
848 MONTEREY	SAUER BAKERY	C-D-H	Downtown	0129-05C
849 MONTEREY	SINSHEIMER BUILDING	C-D-H	Downtown	0130-03C
868 MONTEREY	MUZIO'S GROCERY	C-D-H	Downtown	0131-03C
955 MONTEREY	ANDERSON HOTEL	C-D-H	Downtown	0132-05C
962 MONTEREY	BRUNNER BUILDING	C-D-H	Downtown	0133-05C
998 MONTEREY	ANDREWS BUILDING	C-D-H	Downtown	0135-03C
1035 MONTEREY	FREMONT THEATER	C-D-H	Downtown	0136-03C
1815 MONTEREY	MONDAY CLUB	C-T-S		0137-03C
2223 MONTEREY	MILESTONE MOTEL INN	C-T-S		0138-03C
1406 MORRO	SNYDER HOUSE	R-3-H	Old Town	0071-04R
1511 MORRO	MARTHA DUNLAP HOUSE	R-2-H	Old Town	0167-05R
1624 MORRO	BULLARD HOUSE	R-3-H	Old Town	0072-04R
1636 MORRO	BAKER HOUSE	R-3-H	Old Town	0073-04R
1642 MORRO	ALBERT HOUSE	R-3-H	Old Town	0074-04R
991 NIPOMO	HARMONY CREAMERY	O-H	Downtown	0139-05C
1204 NIPOMO	PARSONS HOUSE	C-D		0075-05R
1344 NIPOMO	ST. STEPHEN'S EPISCOPAL CHURCH	R-2-H	Old Town	0141-03O
1407 NIPOMO	PATTON HOUSE	R-3-H	Old Town	0076-04R
1428 NIPOMO	ROGERS HOUSE	R-2-H	Old Town	0077-05R
1446 NIPOMO	NICHOLS HOUSE	R-2-H	Old Town	0078-05R
978 OLIVE	HERITAGE INN	C-T		0159-05C
890 OSOS	TEASS HOUSE	O-H	Downtown	0079-04R
976 OSOS	COUNTY COURTHOUSE	PF-H	Downtown	0142-04O
1301 OSOS	FIRST BAPTIST CHURCH	O		0143-03O
1429 OSOS	FRANK CAMPBELL MITCHELL HOUSE	R-2-H	Old Town	0171-05R
1443 OSOS	M. F. AVILA HOUSE	R-2-H	Old Town	0080-03R
1700 OSOS	ALLEN HOUSE	R-3-H	Old Town	0081-05R
1716 OSOS	HAGEMAN SANITARIUM	R-3-H	Old Town	0082-04R



Address	Historic Name	Zone	District	Serial No.
1815 OSOS	PARK/REIDY HOTEL	C-R-S-H	Railroad	0144-05C
863 PACIFIC	ZION LUTHERAN CHURCH	O		0145-04C
1106 PACIFIC	KUNDERT MEDICAL BUILDING	O		0146-03C
1185 PACIFIC	DALLIDET ADOBE	O		0083-03O
800 PALM	AH LOUIS STORE	C-D-H	Chinatown	0147-03C
990 PALM	SAN LUIS OBISPO CITY HALL	PF-H	Downtown	0164-05O
1118 PALM	GREGG HOUSE	O		0175-05R
1144 PALM	PAYNE HOUSE	O		0084-03R
1305 PALM	RIGHETTI APARTMENTS	R-3-H	Mill Street	0085-05R
1314 PALM	RIGHETTI HOUSE	R-3-H	Mill Street	0086-05R
71 PALOMAR	SANDFORD HOUSE	R-4		0087-05R
1127 PEACH	J. MAINO HOUSE	R-2-H	Mill Street	0088-05C
1128 PEACH	MAINO/RIGHETTI HOUSE	R-2-H	Mill Street	0089-04R
280 PISMO	OLD GAS WORKS	C-S		0148-04C
559 PISMO	BIDDLE HOUSE	R-3-H	Old Town	0090-03R
649 PISMO	MCMANUS HOUSE	R-2-H	Old Town	0091-03R
671 PISMO	LEWIN HOUSE	R-2-H	Old Town	0092-05R
676 PISMO	GREENFIELD HOUSE	O-H	Old Town	0093-04R
750 PISMO	OLD FIRE STATION BUILDING	O		0140-03C
1116 PISMO	VOLLMER HOUSE	R-2-H	Old Town	0094-04R
1123 PISMO	THORNE HOUSE	R-2-H	Old Town	0095-05R
1341 PURPLE SAGE	RODRÍGUEZ ADOBE	R-1-PD		0160-03C
1011 RAILROAD	SOUTHERN PACIFIC DEPOT	C-S-S-H	Railroad	0149-04C
1021 RAILROAD	SP TRANSPORTATION CO. BLDG.	C-S-S-H	Railroad	0168-02C
1335 ROUNDHOUSE	SOUTHERN PACIFIC ROUNDHOUSE	C-S-S-H	Railroad	0169-02C
1499 SAN LUIS DRIVE	SLO HIGH SCHOOL GYMNASIUM	PF		0155-05C
1703 SANTA BARBARA	CALL HOTEL	R-3-H	Railroad	0096-05R
1717 SANTA BARBARA	WILLIAM M. DUFF HOUSE	R-3-H	Railroad	0161-05R
1725 SANTA BARBARA	ALEXANDER GALEWSKI HOUSE	R-3-H	Railroad	0162-05R
1763 SANTA BARBARA	TRIBUNE-REPUBLIC BUILDING	R-3-H	Railroad	0152-04R
1880 SANTA BARBARA	CHANNEL COMMERCIAL COMPANY	C-R-S-H	Railroad	0151-04C
1940 SANTA BARBARA	SOUTHERN PACIFIC WAREHOUSE	C-S-S-H	Railroad	0150-04C
2243 SANTA YNEZ	FAULSTICH HOUSE	R-1		0134-05R
1445 SANTA ROSA	KINDERGARTEN SCHOOL	PF-H	Old Town	0097-04O
1531 SANTA ROSA	ADRIANCE COURT	R-3-H	Old Town	0098-05R
843 UPHAM	CHAPEK HOUSE	R-2		0099-05R

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## 5.5 Definitions

For the purposes of this chapter, certain terms, words and their derivatives shall be defined as specified herein;

**1. Accessory Structure:** a structure which is subordinate or incidental and directly related to a permitted use or structure on the same parcel. “Accessory structures” that include habitable space, as defined by the California Building Code, shall be no larger than 450 square feet. (Ord. 941-1(part), 1982: prior code – 9204.11 (part)) “Accessory structures” are located on the same parcel and are related to the primary structure but are subordinate or incidental, but may include structures that have achieved historic significance in their own right, as determined by the Director, Committee or Council. (see “primary structure”).

**2. Adjacent:** located on property which abuts the subject property on at least one point of the property line, on the same property, or located on property directly across right-of-way from subject property and able to viewed concurrently.

**3. Adverse Effects:** effects, impacts or actions that are detrimental or potentially detrimental to a historic resource’s condition, architectural or historical integrity.

**4 Alteration:** change, repair, replacement, remodel, modification, or new construction to: (1) the exterior of an historic resource or adjacent building, (2) the structural elements which support the exterior walls, roof, or exterior elements of the historic resource or adjacent building, (3) other construction on a lot, or (4) character defining features of the interior of a historic resource if the structure’s significance is wholly or partially based on interior features and the resource is publicly-accessible. “Alteration” does not include ordinary landscape maintenance unless the landscaping is identified as significant at the time a property is listed. “Alteration” also does not include ordinary property maintenance or repair that is exempt from a building permit or is consistent with the Secretary of the Interior Standards for Treatment of Historic Properties.

**5. Archaeological Site:** those areas where archaeological resources are present and may be larger or smaller than the project site. An archaeological site may include prehistoric Native American archaeological site, Historic archaeological sites; sites or natural landscapes associated with important human events; and Native American Sacred Places and Cultural landscapes.

**6. ARC:** the Architectural Review Commission as appointed by the City Council.

**7. California Register:** California Register of Historical Resources defined in California PRC 5024.1 and in CCR Title 14 Chap 11.5, Sec 4850 et seq. as it may be amended.

**8. CHC:** the Cultural Heritage Committee as appointed by the City Council.

**9. Character Defining Features:** as outlined in the U.S. Department of the Interior’s National Register Bulletin 15 and Preservation Brief 17: “How to Identify Character Defining Features”, the architectural character and general composition of a resource, including, but not limited to,

type and texture of building material; type, design, and character of all windows, doors, stairs, porches, railings, molding and other appurtenant elements; and fenestration, ornamental detailing, elements of craftsmanship, finishes, etc.

**10. City:** the City of San Luis Obispo.

**11. Community Design Guidelines:** the most recent version of the City's Community Design Guidelines as adopted and amended from time to time.

**12. Contributing List Resource or Property:** a designation that may be applied to 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 herein may be designated as a Contributing resource.

**13. Council:** the Council of the City of San Luis Obispo.

**14. Cultural Resource:** any prehistoric or historic district, site, landscape, building, structure, or object included in, or potentially eligible for local, State or National historic designation, including artifacts, records, and material remains related to such a property or resource.

**15. Demolition:** for the purpose of these guidelines, "demolition" refers to any act or failure to act that destroys, removes, or relocates, in whole or part a historical resource such that its historic or architectural character and significance are materially altered.

**16. Deterioration:** the significant worsening of a structure's condition, architectural or historic integrity, due to lack of maintenance, organisms, neglect, weathering and other natural forces.

**17. Director:** the Director of the Community Development Department, or another person authorized by the Director to act on his or her behalf.

**18. Feasible:** capable of being accomplished in a successful manner within a reasonable period of time, taking into account cultural, economic, environmental, historic, legal, social and technological factors. Structural feasibility means that a building or other structure can be repaired or rehabilitated so as to be safe and usable without significant loss of historic fabric. Factors to be considered when making this determination include the existence of technology that will allow the design of the work and the ability to repair, supplement or replace load-bearing members and the thermal and moisture protection systems required for continued use of the structure; and the physical capacity of the structure to withstand the repair and/or rehabilitation process without the danger of further damage.

**19. Historic Building Code:** the most recent version of the California Historical Building Code, Title 25, Part, 8, as defined in Sections 18950 to 18961 of Division 12, Part 2.7 of Health and

Safety Code (H&SC), a part of California State law.

**20. Historic Context:** Historic context are those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance is made clear.

**21. Historic District/Historical Preservation District:** areas or neighborhoods with a collection or concentration of listed or potentially contributing historic properties or archaeologically significant sites, where historic properties help define the area or neighborhood's unique architectural, cultural, and historic character or sense of place. Historic districts may be, delineated on the official zoning map as Historic (H) overlay zone under San Luis Obispo Municipal Code Chapter 17.54.

**22. Historic Preservation Program Guidelines:** the most recent version of the Historic Preservation Program Guidelines, as adopted from time to time.

**23. Historic Preservation Report.** a document which describes preservation, rehabilitation, restoration, or reconstruction measures for a historic resource, based on the Secretary of the Interior's Standards for Treatment of Historic Properties, and which includes standards and guidelines for recommended treatments for preserving the resource.

**24. Historic Property:** a property, including land and buildings, which possesses aesthetic, architectural, cultural, historic or scientific significance, and which is included in, or potentially eligible for local, State or National historic designation.

**25. Historic Resource:** any building, site, improvement, area or object of aesthetic, architectural, cultural, historic or scientific significance, and which is included in, or potentially eligible for local, State or National historic designation.

**26. Historic Status:** historic designation of a listed resource or property as approved by Council.

**27. Improvement:** any building, structure, fence, gate, landscaping, hardscaping, wall, work of art, or other object constituting a physical feature of real property or any part of such feature.

**28. Inappropriate Alteration:** alterations to historic resources which violate these provisions and/or the Historic Preservation Ordinance.

**29. Integrity, Architectural or Historical:** 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.

**30. Inventory of Historic Resources:** the list of historically designated resources and properties consisting of Master List and Contributing Properties List Historic Resources, and any properties, objects, sites, gardens, sacred places and resources subsequently added to the inventory as determined to meet criteria outlined herein and approved by the City Council.

**31. Listed Resource:** properties and resources included in the Inventory of Historic Resources.

**32. Massing:** the spatial relationships, arrangement and organization of a building's physical bulk or volume.

**33. Master List Resource:** designation which may be applied to the most unique and important historic properties and resources in terms of age, architectural or historical significance, rarity, or association with important persons or events in the City's past, meeting criteria outlined in the Historic Preservation Ordinance.

**34. Minor Alteration.** Any structural or exterior change to a historic resource which the Director determines to be consistent with the Historic Preservation Program Guidelines, Secretary of the Interior Standards for Treatment of Historic Properties and other applicable standards.

**35. Modern Contributing Resources:** designation which may be applied to properties and resources which are less than 50 years old, but which exemplify or include significant works of architecture or craftsmanship or are associated with a person or event significant to the City's history.

**36. National Register of Historic Places:** the official inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, engineering, archaeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966.

**37. Neglect:** the lack of maintenance, repair or protection of a listed property, resource, site or structure, which results in significant deterioration, as determined by the Director, CHC or City Council based on visual and physical evidence.

**38. Non-Contributing Resource:** designation which may be applied to properties and resources in historic districts which are typically less than 50 years old and do not support the prevailing historic character of the district or other listing criteria as outlined in the Historic Preservation Ordinance.

**39. Preservation:** the act or process of applying measures necessary to sustain a historic site, building or other structure's historically significant existing form, integrity, and materials through stabilization, repair and maintenance.

**40. Property Owner:** the person or entity (public or private) holding fee title interest or legal custody and control of a property.

**41. Primary Structure:** the most important building or other structural feature on a parcel in terms of size, scale, architectural or historical significance, as determined by the Committee.

**42. Qualified Professional:** an individual meeting the Secretary of the Interior's Professional



Qualifications Standards (36 CFR Part 61 Appendix A) in history, architectural history, historic architecture and other designated categories, or an individual determined by the CHC to have the qualifications generally equivalent to the above standards based on demonstrated experience.

**43. Reconstruction:** the act or process of recreating the features, form and detailing of a non-surviving building or portion of building, structure, object, landscape, or site for the purpose of replicating its appearance at a specific period of time and in its historic location.

**44. Rehabilitation:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its architectural, cultural, or historic values.

**45. Relocation:** removal of a resource from its original site and its re-establishment at another location in essentially the same form, appearance and architectural detailing.

**46. Responsible party:** any person, business, company or entity, and the parent or legal guardian of any person under the age of eighteen (18) years, who has done any act for which an administrative penalty may be imposed.

**47. Restoration** the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**48. Scale:** the proportions of architectural design that relate to human size or other relative size measure.

**49. Secretary of the Interior's Standards:** the Secretary of the Interior's Standards for the Treatment of Historic Properties as published by the U.S. Department of the Interior and as amended from time to time.

**50. Setting:** the physical area, environment or neighborhood in which a resource is located.

**51. Sensitive Site:** a site determined by the Community Development Director, Planning Commission, Architectural Review Commission or Council, upon recommendation of the Cultural Heritage Committee, to have special characteristics, constraints or community value such as: historic significance, historic context, creek side location or visual prominence, requiring more detailed development review than would otherwise be required for other similarly zoned lots.

**52. Site:** as used in these guidelines, the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

**53. Siting:** the placement of structures and improvements on a property or site.

**54. Stabilization:** the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**55. Statement of Historic Significance:** A statement of significance is an explanation of why a resource is important within its historic context. It explains how the resource meets the eligibility criteria and integrity thresholds as established by local, state or federal government.

**56. Structure:** as used here, “structure” includes anything assembled or constructed on the ground, or attached to anything with a foundation on the ground, including walls, fences, buildings, signs, bridges, monuments, and similar features.

**57. Survey:** a systematic process for identifying and evaluating a community’s resources using established criteria. “Survey” may also refer to the documentation resulting from a survey project.

**58. Threatened Resource:** properties or resources at risk of loss of architectural, cultural or historic value due to physical alteration, relocation or demolition.

**59. Zoning Code:** Title 17 of the City’s Municipal Code, as amended from time to time.

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*Historic Mission San Luis Obispo de Tolosa, 1772*

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## 5.7 Council Resolution

### RESOLUTION NO. 10229 (2010 Series)

#### A RESOLUTION OF THE CITY OF SAN LUIS OBISPO ADOPTING UPDATED HISTORIC PRESERVATION PROGRAM GUIDELINES (GPI 72-09)

**WHEREAS**, in February 1987, the City Council adopted Resolution No. 6158 establishing Historical Preservation Program Guidelines in order to promote preservation of historic buildings and sites and maintain our community's heritage; and

**WHEREAS**, the Historical Preservation Program Guidelines were amended by City Council Resolution No. 6857 in August 1990 but have not been updated since that time; and

**WHEREAS**, program 3.6.3 of the Conservation and Open Space Element of the General Plan specifies that the Cultural Heritage Committee and Architectural Review Commission will provide specific guidance on the construction of new buildings within historic districts; and

**WHEREAS**, program 3.6.10 of the Conservation and Open Space Element of the General Plan indicates that the City will implement recommendations of the Cultural Heritage Committee's "whitepaper"; and

**WHEREAS**, the Cultural Heritage Committee prepared the Updated Draft Guidelines based on General Plan policies and public input received at nine public hearings; and

**WHEREAS**, at its June 28, 2010 meeting the Cultural Heritage Committee endorsed the June 2010 Draft Historic Preservation Program Guidelines (GPI 72-09); and

**WHEREAS**, the City Council held a public hearing on September 21, 2010, October 5, 2010, and November 9, 2010 and to consider the proposed Guidelines and changes made in response to public input; and

**WHEREAS**, the City Council has considered the Cultural Heritage Committee's recommendation and the Community Development Deputy Director's determination that adoption of updated Historic Preservation Program Guidelines is categorically exempt from environmental review because it consists of an action by a regulatory agency, as authorized by state or local ordinance to assure the maintenance, restoration, enhancement, or protection of the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of San Luis Obispo as follows/or that (whatever action is needed):

**SECTION 1. Environmental Determination.** Council concurs with the Director's determination that the proposed Historic Preservation Program Guidelines update is Categorically Exempt from environmental review (Section 15308, Actions by Regulatory Agencies for Protection of the Environment). It consists of an action by a regulatory agency as

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authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment.

**SECTION 2. Guidelines Approval.** The updated Historic Preservation Program Guidelines are hereby approved as recommended by the Cultural Heritage Committee and amended by Council and will become effective upon the associated Historic Preservation Ordinance, introduced on the 9<sup>th</sup> day of November 2010, becoming effective.

Upon motion of Council Member Ashbaugh, seconded by Council Member Marx, and on the following vote:

AYES: Council Members Ashbaugh and Marx, Vice Mayor Carter and Mayor  
Romero  
NOES: Council Member Settle  
ABSENT: None

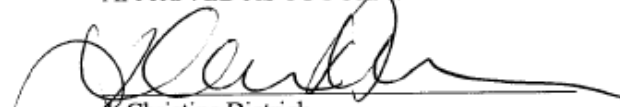
The foregoing resolution was adopted this 9th day of November 2010.

  
Mayor David F. Romero

ATTEST:

  
Elaina Cano  
City Clerk

APPROVED AS TO FORM:

  
J. Christine Dietrick  
City Attorney