

**CITY OF SAN LUIS OBISPO  
CULTURAL HERITAGE COMMITTEE STAFF REPORT**

ITEM # 2

**BY:** Phil Dunsmore, Senior Planner

**MEETING DATE:** January 23, 2012

**FROM:** Kim Murry, Deputy Director, Long Range Planning *KM*

**PROJECT ADDRESS:** Citywide (CHC 48-11)

**SUBJECT:** Continued study session to review program for updating the City's Historic Resource Inventory.

**SUMMARY RECOMMENDATION:**

Receive public and Committee testimony, continue discussing survey results, and continue the item to the regular February CHC hearing.

**BACKGROUND**

At the December 19 CHC hearing, the CHC continued discussion on the work program to update the City's Historic Resource Inventory. Staff presented a photo survey of 70 properties that would potentially qualify for listing (Attachment 1). From these 70 properties the CHC determined that 17 properties needed further evaluation, 5 properties did not qualify and one property had already been listed. The CHC felt that the remaining 47 properties would be eligible for listing based on their architectural integrity. The purpose of this hearing is to continue the discussion on the photo survey, and finalize a list of properties to be placed on a nomination list. At the hearing, staff will provide additional background information and photographs on the 17 properties that required additional information. When the tentative nomination list is finalized, staff will provide formal notification to each of the property owners in advance of the February hearing.

**DISCUSSION**

Subcommittee Assignments

Prior to the February CHC hearing, a "DPR 523 A" (Attachment 2) form will need to be completed for each property being nominated. Each member of the subcommittee should be prepared to assist with completion of the DPR forms from their respective sub areas. Completion of the paperwork for each property is reliant on subcommittee participation and the draft timeline below may be extended to allow the subcommittee to complete this work.

Draft Timeline

1. Preliminary survey and photo analysis: December and January Hearings (done)
2. Identification of potential additions to Historic Inventory and property owner notification: February Hearing.

3. Examine boundaries of historic districts: February/March CHC hearings.
4. Proceed to Planning Commission with recommendations regarding historic district boundary changes (changes to the historic district boundary results in zone change which is also subject to CEQA review).
5. Complete a recommended list of historic resources, historic district boundary and zone changes to the City Council: May.

## **RECOMMENDATION**

Receive public and Committee testimony and based on photo surveys develop a preliminary list of properties that may be eligible for listing, and continue the item to the regular February CHC hearing.

### Alternatives

1. Continue the item to a date uncertain for additional information or discussion.
2. Formulate alternative research methodology, or alternative goals for implementing the City's Historic Preservation Program.

# Historic Resource Survey Field Photo Inventory

Notes from CHC meeting:  
December 19, 2011

Address	Sub-area	Further Research?	Notes
1129 ISLAY	1		qualifies for listing
1135 ISLAY	1		qualifies for listing
1141 ISLAY	1	More information required	"Picture window" from 1940-1950's era?
1148 LEFF	1		does not qualify
1157 LEFF	1		does not qualify
1154 LEFF	1	More information required	hidden by shrubs in current photo
1159 LEFF	1		qualifies for listing
1160 LEFF	1	More information required	porch form not typical of period
1169 LEFF	1		qualifies for listing
1519 TORO	1		qualifies for listing
1130 ISLAY	1		qualifies for listing
1141 ISLAY	1	More information required	"Picture window"; brick may be a modification
1153 ISLAY	1		qualifies for listing
1154 ISLAY	1	More information required	Appears significantly modified
1159 ISLAY	1		qualifies for listing
1160 ISLAY	1	More information required	windows?
1169 ISLAY	1	More information required	Photo shows drive or alleyway? Check for additional photo angles
1170 ISLAY	1	More information required	
1174 ISLAY	1	No	does not qualify
1184 ISLAY	1		qualifies for listing
1196 ISLAY	1	No	Facade appears significantly modified does not qualify
1203 BUCHON	2	More information required	
1215 BUCHON	2	More information required	additional photos required
1216 BUCHON	2		qualifies for listing
1227 BUCHON	2		qualifies for listing
1235 BUCHON	2	No	does not qualify
1256 BUCHON	2		qualifies for listing
1262 BUCHON	2		qualifies for listing
1411 JOHNSON	2	No	does not qualify

## Historic Resource Survey Field Photo Inventory

*Notes from CHC meeting:  
December 19, 2011*

1203 PISMO	2		qualifies for listing
1208 PISMO	2		qualifies for listing
1211 PISMO	2		qualifies for listing
1218 PISMO	2	More information required	additional photos required
1221 PISMO	2		qualifies for listing
1225 PISMO	2		qualifies for listing
1241 PISMO	2		qualifies for listing
1253 PISMO	2		qualifies for listing
1263 PISMO	2		qualifies for listing
1267 PISMO & 1405 JOHNSON	2		qualifies for listing
1424 TORO	2		qualifies for listing
1432 TORO	2		qualifies for listing
1516 TORO	2		qualifies for listing
1324 & 1324 1/2 JOHNSON	3	More information required	Windows appear original
1362 PISMO	3		qualifies for listing
1335 & 1337 PISMO	3	More information required	
1408 JOHNSON	3	Already Listed	Listed as historic resource
1436 JOHNSON	3	More information required	Need owner permission to access property for additional photos
1502 JOHNSON	3	More information required	Research other factors contributing to significance beyond architecture
1331 PACIFIC	4		qualifies for listing
1327 PACIFIC	4		qualifies for listing
1325 PACIFIC	4		qualifies for listing
1326 PACIFIC	4		qualifies for listing
1336 & 1338 PACIFIC	4		qualifies for listing
1344 PACIFIC	4		qualifies for listing
1318 JOHNSON	4		qualifies for listing
1339 MARSH	4		qualifies for listing
1343 MARSH	4		qualifies for listing
1359 MARSH	4		"Picture window"
1303 HIGUERA	5		qualifies for listing
1311 HIGUERA	5		qualifies for listing

# Historic Resource Survey

## Field Photo Inventory

Notes from CHC meeting:

December 19, 2011

1339 HIGUERA	5	qualifies for listing
1361 HIGUERA	5	qualifies for listing
1368 HIGUERA	5	qualifies for listing
1302 MARSH	5	qualifies for listing
1310 MARSH	5	qualifies for listing
1320 MARSH	5	additional photos required
1350 MARSH	5	qualifies for listing
1356 MARSH	5	qualifies for listing
1360 MARSH	5	qualifies for listing
1368 MARSH	5	Look for parcel on 1926 Sanborn. Appear to be window modifications; research to establish date of modifications

State of California X The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 1 \* Resource Name or #: (Assigned by recorder)  
 P1. Other Identifier:

\* P2. Location: 9 Not for Publication 9 Unrestricted

\* a. County San Luis Obispo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\* b. USGS 7.5' Quad San Luis Obispo Date 1995 T    ; R    ; 3 of 3 of Sec    ;     B.M.

c. Address 1303 Higuera Street City San Luis Obispo Zip 93422

d. UTM: (Give more than one for large and/or linear resources) Zone    ,     mE/     mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 002-334-020

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1908 rectangular Colonial Bungalow has an offset front facing gable sheathed in shiplap siding with a rectangular vent. The medium pitch hipped roof flattens slightly when it flares out over the eaves. The open porch is supported by 3 colonial style rounded columns. The centrally located door is wood with a small window. The base of the chimney remains on the Johnson Avenue elevation but the upper portion has since been demolished. The fixed windows appear to have been updated to accommodate office use. The house is in good condition and landscaped. A large redwood tree dominates the rear yard.



\* P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\* P4. Resources Present: 9 Building  
 9 Structure 9 Object 9 Site 9 District  
 9 Element of District 9 Other  
 (isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\* P6. Date Constructed/Age and Source: 9 Historic 9 Prehistoric  
 9 Both  
1908 (1909 Sanborn Map)

\* P7. Owner and Address:  
 \_\_\_\_\_  
 \_\_\_\_\_

\* P8. Recorded by: (Name, affiliation, and address) \_\_\_\_\_

\* P9. Date Recorded: \_\_\_\_\_

\* P10. Survey Type: (Describe)  
 \_\_\_\_\_  
 \_\_\_\_\_