

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

For EID-0637-2022

1. Project Title:

466 Dana Street Waterman Village Project

2. Lead Agency Name and Address:

City of San Luis Obispo Community Development 919 Palm Street San Luis Obispo, CA 93401-3218

3. Contact Person and Phone Number:

David Amini, CDD Housing Coordinator Community Development Department City of San Luis Obispo E: Damini@slocity.org P: (805) 781-7524

4. Project Location:

466 Dana Street (Assessor's Parcel Number 002-401-002), San Luis Obispo, CA (project site)

5. Project Sponsor's Name and Address:

SmartShare Housing Solutions Attn: Anne Wyatt P.O. Box 15034 San Luis Obispo, CA 93406

6. General Plan Designations:

Medium-High Density Residential

7. Zoning:

Medium-High Density Residential with a Historical Preservation Overlay (R-3-H)

8. Description of the Project:

The proposed 466 Dana Street Waterman Village Project (project) includes the construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence, the Rosa Butrón de Canet de Simmler Adobe (Rosa Butrón Adobe), on a 0.58-acre parcel (Assessor's Parcel Number [APN] 002-401-002) located in the city of San Luis Obispo, San Luis Obispo County, California. The project would also include site improvements, including construction of an elevated walkway, a solid waste enclosure, and vehicle and bicycle parking spaces. The proposed single-story affordable homes would range between 220 and 264 square feet in size, with a maximum height of 18 feet 11 inches. Rehabilitation of the existing historic adobe would include demolition of up to 1,390 square feet of portions of the approximately 2,600-square-foot Rosa Butrón Adobe structure and establishment of a common area/meeting hall, four offices, and an Americans with

Disabilities Act (ADA)-accessible restroom within the existing adobe, as well as preservation of historical materials and design features throughout the structure. The project also includes a request for a concession in accordance with State Density Bonus Law (California Government Code Section 65915) to allow for provision of three off-street parking spaces where 20 are otherwise required. The project site is located at 466 Dana Street in the city of San Luis Obispo, in San Luis Obispo County, California (Figure 1). The project site is zoned Medium-High Density Residential with a Historic Preservation Overlay (R-3-H) and is located in the Downtown Historic District.

Existing Conditions

The Rosa Butrón Adobe, located within the central portion of the project site, is an approximately 2,600-square-foot vacant, historic adobe included on the City's Master Historic Resources List and is one of the few surviving adobes in the city (source reference 1). According to the Grant Deed for the Rosa Butrón Adobe (1989), the adobe was bequeathed by Mary Gail Black to the City on July 26, 1989, with the request that the adobe and the two adjoining wings that make up the residence are maintained and repaired, as needed; the trees on the project site are maintained (i.e., thinning, trimming) by the City for park or recreational purposes; and Mildred Waterman's name is included in any name that is given to the area (source reference 2).

Stenner Creek and associated riparian vegetation are located along the northeastern boundary of the property, and other areas of the property support a number of scattered native trees, including coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), California sycamore (*Platanus racemose*), Fremont's cottonwood (*Populus fremontii*), and redwood (*Sequoia sempervirens*). Non-native species on-site include avocado (*Persea americana*), pecan (*Carya illinoinensis*), and common persimmon (*Diospyros virginiana*). The project site is generally surrounded by properties zoned R-3-H to the northeast, southwest, and southeast, and Low Density Residential (R-1) to the northwest.

Project Components

The proposed project includes the construction of 20 low- to very-low-income affordable homes developed around the Rosa Butrón Adobe, as well as rehabilitation of the adobe (Figure 2; source reference 3). The purpose of the proposed project is to establish a sustainable, affordable living center designed to encourage energy efficiency and incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by minimizing on-site parking, being located near existing commercial services, and incorporating energy-efficient design practices. For the purposes of this document, "affordable" means that residential rent costs or sales prices will conform to the standards issued by the City Community Development Director, which are updated annually to reflect federal and/or state housing cost indices. Proposed homes would be developed in compliance with Chapter 17, Section 140 of the City's Municipal Code (Affordable Housing Incentives).

Proposed homes would either be factory-built or constructed on-site on permanent foundations. Foundations would consist of helical coils, diamond piers, or seismic/anchor piers. Sixteen of the proposed affordable homes would be approximately 220 square feet in size, and four ADA-accessible homes would be 264 square feet in size (Figure 3). All proposed affordable homes would consist of a single story and would have a maximum height of 16 feet 6.5 inches. Design features of the proposed affordable homes would consist of earth-toned lap siding and metal roofs (Figures 3 and 4).

The project also includes the construction of several site improvements, including a raised walkway, a shared trash enclosure, and vehicle and bicycle parking spaces. The proposed elevated, 3-foot-tall and 6-foot-wide walkway would be constructed on a post and pier elevated system, would provide pedestrian access to each proposed residence, and would include two ADA-accessible ramps. The proposed shared trash enclosure would be 84 square feet in size and would conceal four to five 95-gallon waste bins, four to five 95-gallon recycle bins, and one 95-gallon green waste bin. Solid waste generated by the project would be serviced by San Luis Garbage Company.

The State Density Bonus Law allows for additional units above the maximum allowed by a property's zoning as well as relaxation or modification of applicable development standards through incentives and concessions for projects that include affordable housing units (California Government Code Section 65915). While the project does not include a request for increased density above the currently permitted density of the R-3 zone, the project meets the criteria to be granted up to four concessions and includes a request for two concessions in accordance with the State Density Bonus Law. The project includes a request for a concession to allow for provision of three off-street parking spaces on the project site, where 20 parking spaces would normally be required. As conveyed by the project applicant, the intent of this request is to maximize the number of affordable homes that could be developed on-site, minimize tree impacts, minimize construction carbon emissions, and minimize ongoing emissions, with a goal of being consistent with the City Climate Action Plan, affordable housing goals, and historic preservation goals. The project would include three on-site vehicle parking spaces, including one

ADA-accessible parking space. The project also includes a request for a concession to allow for provision of 20 long-term bicycle parking spaces and five short-term bicycle parking spaces, where 40 long-term bicycle parking spaces and four short-term spaces would normally be required. The project would also establish charging stations for electric bicycles and one motorcycle parking space.

The project includes rehabilitation of the Rosa Butrón Adobe, including demolition of up to 1,390 square feet of the covered patio, sheds, and former garage attached to the rear of the original adobe and rehabilitation of the historic adobe to include establishment of a common area/meeting hall, four offices, and an ADA-accessible restroom within the existing adobe. In accordance with Chapter 3 of the City's Historic Preservation Program Guidelines, rehabilitation of the Rosa Butrón Adobe would retain and preserve original historical materials and design features, including the pyramidal roof form with overhanging eaves, pediment porch entry, shingle decoration in the porch pediment, spindle-turned wood posts, simple wood door and window trim, double hung windows, the proportion and arrangement of windows, and wood clapboard siding.

Based on the preliminary rehabilitation plan, proposed rehabilitation activities for the Rosa Butrón Adobe include the following (source reference 4):

- 1. Conduct a hazardous materials assessment/abatement, determine existence of lead and asbestos, and develop and implement a plan for safe removal during demolition and rehabilitation;
- 2. Demolish the non-historic northern sections of the structure;
- 3. Seal the north kitchen wall;
- 4. Place new concrete reinforced foundations under the wood additions of the structure;
- 5. Install an underground drainage system around the building;
- 6. Remove all deteriorated flooring and replace as necessary;
- 7. Improve the structural strength of the structure, connecting the top of walls to the roof and ceiling framing;
- 8. Repair adobe walls;
- 9. Restore/replace existing deteriorated siding/trim, as needed;
- 10. Restore all windows/doors and existing hardware;
- 11. Repair the chimney flue, brace and restore the firebox, and paint and seal;
- 12. Demolish the existing roofing and install "Class A" fire-rated roof with ¼-inch dense deck, cedar shingles with board-ridges, and wood or metal gutters;
- 13. Investigate front porch area to determine whether previous wood porch existed and construct either wood or brick porch, pending determination;
- 14. Install heating, ventilation, and air conditioning (HVAC); electrical; and lighting systems and restore existing fixtures and retain early wiring systems;
- 15. Install a kitchen; and,
- 16. Install an ADA-accessible bathroom.

The project site is located in the R-3-H zone, which allows for a maximum residential density of 20 units per acre, a maximum building height of 35 feet, and a maximum lot coverage of 60% (Municipal Code Section 17.20.020). A comparison of the proposed project and the applicable zoning code requirements is summarized in Table 1.

Table 1. Overview of the Proposed Project and Applicable Development Standards

Site Details	Proposed	Allowed/Required
Maximum Residential Density	17.24 units/net acre ¹	20 units/net acre
Maximum Lot Coverage	52%	60%
Minimum Lot Area	25,264 square feet	5,000 square feet
Maximum Height of Structures	16 feet 6.5 inches	35 feet

Minimum Setbacks							
Front	40 feet	10 feet					
Side	6 feet	6 feet					
Rear (Creek Setback)	20 feet	20 feet					
Corner Lot – Street Side	N/A	10 feet					
Parking Requirements							
Total Parking	4	20					

¹ Based on City Zoning Regulations Section 17.70.040, studio and one-bedroom dwellings less than 600 square feet = 0.5 density unit.

The project would require the removal of 12 on-site trees. Proposed tree removals would include three native oak trees and nine non-native trees, including one poplar, one pittosporum, one avocado, three persimmon, one pecan, one lemon, and one locust tree ranging in size from 6 to 16 inches diameter at breast height (dbh). Eight trees would be removed from the northern portion of the project site and four trees would be removed from the southern portion of the project site (Figure 5). Most of the existing trees located along the frontage of the project site would be retained in a 4,480-square-foot open space area. Approximately 17,309 square feet of the project site would consist of drought-tolerant landscaping, which would require approximately 592 gallons per day (gpd) of water use for irrigation.

The project site is located within the San Luis Obispo Creek watershed and a portion of Stenner Creek and associated riparian vegetation runs along the western side of the project parcel, which converges with San Luis Obispo Creek approximately 500 feet southwest of the project site. Stenner Creek is a perennial creek (i.e., supports year-round continuous flow) that enters the northeastern portion of the city and flows for approximately 2 miles through the California Polytechnic State University, San Luis Obispo (Cal Poly) campus until it connects with Stenner Creek approximately 1.25 miles northeast of the project site. Stenner Creek then flows in a northeast-to-southwest direction along the rear of the project site until it converges with San Luis Obispo Creek, which continues to flow south until it eventually empties into the Pacific Ocean at Avila Beach. The project includes a 20-foot setback from the Stenner Creek top-of-bank; no improvements are proposed within the creek bed or within the creek setback area.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06079C1068G (effective date 11/16/2012), the entire project site is located within Zone AE, a special flood hazard area with a 1% annual flood risk (also referred to as a 100-year flood). Due to the project site's location within a flood zone, proposed development would be elevated 3 feet from the ground using stilts and designed consistent with the City's Floodplain Regulations to reduce any effects of flood water displacement affecting other properties.

The project includes installation of utility infrastructure on-site to connect to existing infrastructure located beneath Dana Street, which connects to the City's water system and sewer system. Based on the City's water use factors, the residential uses associated with the project would result in a total estimated water demand of approximately 2,692 gpd. Based on the City's wastewater use factors, the project is anticipated to generate approximately 2,100 gpd of wastewater. The project also includes the installation of electric infrastructure and would be provided electricity service from Central Coast Community Energy (3CE) through Pacific Gas and Electric Company (PG&E) infrastructure. The project includes the installation of ingrade and on-grade light-emitting diode (LED) outdoor lighting along the proposed walkway. The proposed utility infrastructure would be installed within the proposed walkway.

Project construction is anticipated to last approximately 12 to 24 months and would result in approximately 6,614 square feet of site disturbance. Construction would result in approximately 7,995 square feet of new impervious surface areas on-site.

9. Project Entitlements:

Moderate Development Review (ARCH-0329-2022)

10. Surrounding Land Uses and Settings:

Surrounding land uses are summarized below:

- North: two-story residences; Stenner Creek; U.S. Route 101
- South: one- and two-story residences
- East: community center; one- and two-story residences
- West: one- and two-story story residences; Stenner Creek; U.S. Route 101
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American Tribes were notified about the project on November 29, 2022, consistent with state and City regulations, including, but not limited to, Assembly Bill 52.

12. Other public agencies whose approval may be required:

Agency	Approval
San Luis Obispo County Air Pollution Control District (SLOAPCD)	Authority to Construct/Permit to Operate
Regional Water Quality Control Board (Central Coast)	Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region



Figure 1. Project Location Map



Figure 2. Site Plan



Figure 3. Example Residence Conceptual Floor Plans and Elevations



Figure 4. Conceptual Rendering of the Proposed Project.

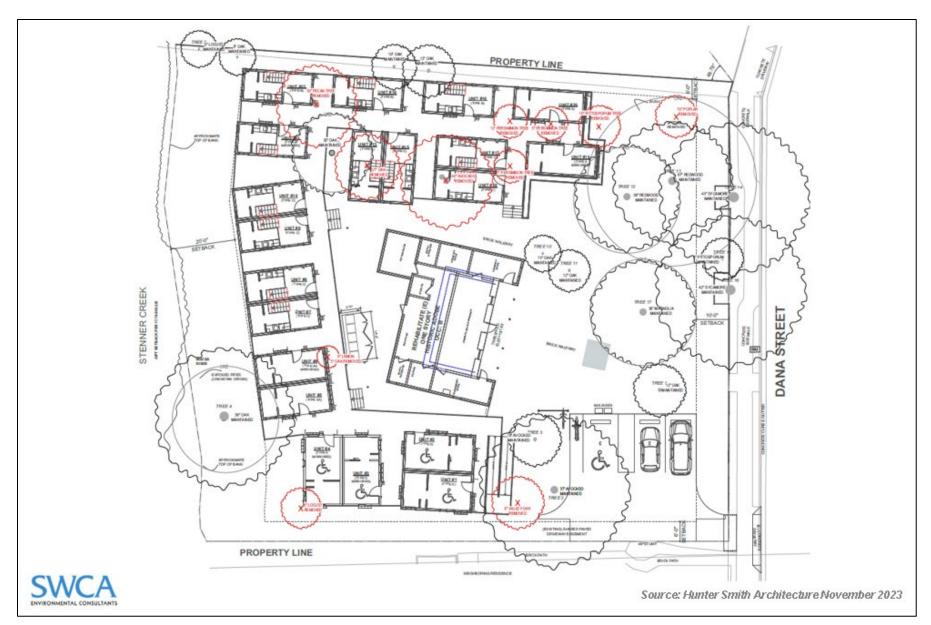


Figure 5. Tree Removal Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aest	hetics		Greenhouse Gas Emissions		Public Services
	Agriculture and Forestry Resources		The state of the s			Recreation
\boxtimes	Air (Quality	\boxtimes	Hydrology and Water Quality		Transportation
\boxtimes	Biolo	ogical Resources	\boxtimes	Land Use and Planning	\boxtimes	Tribal Cultural Resources
\boxtimes	Cult	ural Resources		Mineral Resources	\boxtimes	Utilities and Service Systems
	Ener	gy	\boxtimes	Noise		Wildfire
\boxtimes	☐ Geology and Soils			Population and Housing		Mandatory Findings of Significance
FISI	H Al	ND WILDLIFE F	EES			
				ldlife has reviewed the CEQA documer the project will not have a potential eff		
The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish a Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has be circulated to the California Department of Fish and Wildlife for review and comment.						Code. This initial study has been
STATE CLEARINGHOUSE						
٥	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g., Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).					

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant ef DECLARATION will be prepared.	fect on the environment, and a NEGATIVE	
I find that although the proposed project could have a significant effect in this case because revisions in the project have been A MITIGATED NEGATIVE DECLARATION will be prepared.		
I find that the proposed project MAY have a significant effect on the IMPACT REPORT is required.	e environment, and an ENVIRONMENTAL	
I find that the proposed project MAY have a "potentially significant mitigated" impact(s) on the environment, but at least one effect (1) document pursuant to applicable legal standards, and (2) has been ad earlier analysis as described on attached sheets. An ENVIRONMEN must analyze only the effects that remain to be addressed	has been adequately analyzed in an earlier dressed by mitigation measures based on the	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or initigation measures that are imposed upon the proposed project, nothing further is required.		
	9/11/2024	
Signature	Date	
Tyler Corey, Deputy Director	For: Timmi Tway,	
Printed Name	Community Development Director	

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
- 5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
- 6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question;
 - b) The mitigation measure(s) identified, if any, to reduce the impact to less than significance; and
 - c) The residual impact level.

1. AESTHETICS

Except the pro	t as provided in Public Resources Code Section 21099, would nject:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Ha	ave a substantial adverse effect on a scenic vista?	3, 5				\boxtimes
lin	ubstantially damage scenic resources, including, but not mited to, trees, rock outcroppings, open space, and historic mildings within a local or state scenic highway?	3, 7				
vis sur fro urb	non-urbanized areas, substantially degrade the existing sual character or quality of public views of the site and its arroundings? (Public views are those that are experienced om publicly accessible vantage point.) If the project is in an abanized area, would the project conflict with applicable oning and other regulations governing scenic quality?	1, 3, 5, 6, 8			\boxtimes	
	reate a new source of substantial light or glare which would liversely affect day or nighttime views in the area?	1, 8			\boxtimes	

Evaluation

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. The topography of the city is generally defined by several low hills and ridges, such as Righetti Hill, Bishop Peak, and Cerro San Luis, three of the nine peaks known as the Morros, that provide scenic focal points for much of the city. The project area consists of views of South Hills located to the west and distant views of Terrace Hill to the north. The terrain within the project site is relatively flat. Based on the *City of San Luis Obispo General Plan Conservation and Open Space Element* (COSE) map of scenic roadways and vistas, Higuera Street, located approximately 430 feet southeast of the project site and U.S. Route (US) 101, located approximately 200 feet west of the project site, are designated as having moderate scenic value.

The 0.58-acre project site is zoned R-3-H and is located in the Downtown Historic District. The project site is generally surrounded by Stenner Creek and one- and two-story single-family residences to the north, the San Luis Obispo Odd Fellows Hall (a community center) to the east, single- and multi-family residential uses to the south, and single-family residences and Stenner Creek to the west. Parcels surrounding the project site generally range between 0.07 and 1.32 acres in size. The Rosa Butrón Adobe is located within the central portion of the project site. Stenner Creek and associated riparian vegetation are located along the northwestern boundary of the property, and other areas of the property support a number of scattered trees.

- a) A scenic vista is generally defined as a high-quality view that can be seen from public viewpoints. A substantial adverse effect on a scenic vista would occur if the proposed project would significantly degrade the scenic landscape as viewed from public roads or other public areas.
 - The project site is located off Dana Street in the Downton Historic District and is immediately surrounded by existing one-and two-story residences, a community center, and multi-family residential uses. According to the City's COSE, Dana Street is not a roadway that is designated as having scenic value and the project site is not located within the viewshed of a designated scenic vista. Higuera Street, located approximately 430 feet southeast of the project site, and US 101, located approximately 200 feet west of the project site, are designated as having moderate scenic value; however, the project would not be visible from these roadways due to existing intervening development and dense vegetation. Existing trees located along the frontage of the project site would be retained in an open space area. These trees would continue to screen views of the project from surrounding areas. Therefore, the project would not significantly degrade views from designated scenic roadways or within a scenic vista, and *no impacts* would occur.
- b) The project site is located approximately 200 feet east of US 101, which is designated as an eligible scenic highway at this location. The project site is currently not visible from US 101 due to intervening development and dense vegetation. Proposed development would include construction of 20 residences with a maximum height of 16 feet 6.5 inches, to be accessed via an elevated 3-foot-tall walkway, as well as the rehabilitation of the Rosa Butrón Adobe. Proposed development and rehabilitation activities would not result in establishment of built features tall enough to become visible

- to viewers traveling along US 101. Therefore, implementation of the project would not be visible within the viewshed of a designated state scenic highway, and *no impacts* would occur.
- c) The project includes the construction of 20 low- to very-low-income affordable homes and the rehabilitation of the historic Rosa Butrón Adobe. As previously identified, the project site is zoned R-3-H and is located in the Downtown Historic District. The project site is generally surrounded by Stenner Creek and one- and two-story single-family residences to the north, the San Luis Obispo Odd Fellows Hall (a community center) to the east, single- and multi-family residential uses to the south, and single-family residences and Stenner Creek to the west. Project development would be consistent with the allowable height, minimum setbacks, and minimum lot area for the R-3 zone per the City's Municipal Code Section 17.20.020 (see Table 1 in the Project Description). In accordance with Chapter 3 of the City's Historic Preservation Program Guidelines, rehabilitation of the Rosa Butrón Adobe would retain and preserve original historical materials and design features, including the pyramidal roof form with overhanging eaves, pediment porch entry, shingle decoration in the porch pediment, spindle-turned wood posts, simple wood door and window trim, double hung windows, the proportion and arrangement of windows, and wood clapboard siding. Further, construction of the proposed affordable homes would also be conducted in accordance with Chapter 3 of the City's Historic Preservation Program Guidelines, which establishes design standards and guidelines for construction in historic districts and on properties with historic resources. Therefore, the project would be consistent with applicable zoning and other regulations governing scenic quality.

The City's COSE states that urban development should reflect its architectural context. It does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources. Proposed affordable homes would be constructed at a higher density than surrounding single-family residential uses; however, high-density multi-family residential uses are located on the southern side of Dana Street and the proposed residential density would be consistent with the R-3-H zone and Chapter 17.140 of the City's Municipal Code (Affordable Housing Incentives). Further, the project would maintain the majority of existing on-site trees that would continue to screen views of the proposed development from surrounding areas. Therefore, the project would not result in a substantial degradation of the existing visual character of the project site or views of surrounding areas, and the project would be generally consistent with goals and policies of the City's COSE and Historic Preservation Program Guidelines related to the protection of scenic resources and design features, and impacts would be *less than significant*.

d) Existing sources of nighttime lighting in the vicinity of the project site include lighting from surrounding residences and intermittent headlights from vehicles traveling along Dana Street. The project includes the installation of in-grade and on-grade LED outdoor lighting along the proposed walkway. The project would be required to comply with the City's Lighting and Night Sky Preservation Ordinance (Municipal Code Section 17.70.100) standards for outdoor lighting and new development, which include, but are not limited to, requirements for new outdoor light sources to be shielded and directed away from adjacent properties and public rights-of-way, requirements for minimum levels of lighting consistent with public safety standards, and limitations for hours of lighting operation. Based on required compliance with the City's Municipal Code and the limited proposed lighting components, the project would not create a new source of substantial light or glare within the project area; therefore, potential impacts from new sources of light or glare would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project would not be located within a scenic vista or within the viewshed of a designated scenic highway and would not be highly visible from nearby public roadways designated as having scenic value. The project has been designed to comply with all applicable design and lighting standards set forth in the City's Municipal Code, Community Design Guidelines, and Historic Preservation Program Guidelines, and other applicable plans. Therefore, impacts related to aesthetic resources would be less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	9				\boxtimes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	10				\boxtimes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	10				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	3, 10				\boxtimes
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	3, 10				\boxtimes

Evaluation

The California Department of Conservation (CDOC) classifies and maps agricultural lands in the state in the Farmland Mapping and Monitoring Program (FMMP), which identifies five farmland categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Farmland of Local Potential. The project site is designated as Urban and Built-Up Land by the FMMP.

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the project site is underlain by Salinas silty clay loam, 2 to 9 percent slopes, Major Land Resource Area (MLRA) 14. This well-drained soil has a negligible runoff class and a depth to restrictive feature of more than 80 inches. The typical soil profile consists of silty clay loam.

The project site is zoned R-3-H and is not located within or immediately adjacent to land zoned for agricultural uses, land under an active Williamson Act contract, or land currently supporting agricultural uses.

According to Public Resources Code (PRC) Section 12220(g), forest land is defined as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a

commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support any forest land or timberland and is not surrounded by forest land or timberland.

- a) According to the FMMP, the project site and surrounding land uses are designated as Urban and Built-Up Land. Since the project site is not located on or adjacent to designated Prime Farmland, Unique Farmland, or as Farmland of Statewide Importance, the project would not result in the conversion of Farmland to non-agricultural use, and *no impacts* would occur.
- b) The project site is not located within an Agricultural zone and is not located within or immediately adjacent to land under an active Williamson Act contract; therefore, the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract, and *no impacts* would occur.
- c, d) The project site is within the R-3-H zoning designation and does not include zoning for forest land or timberland. Therefore, the project would not conflict with or cause rezoning of forestland or land for timber production. Additionally, the project site would not be classified as forest land; therefore, while the project would result in removal of six trees, this would not result in the loss or conversion of forest land. Further, the project would be subject to the City's Municipal Code requirements for compensatory replanting of removed trees at the project site at a minimum of a 1:1 ratio to avoid net loss of trees on-site. Therefore, the project would not conflict with zoning for or cause the loss of forest or timber land, and *no impacts* would occur.
- e) The project site is located in close proximity to the downtown area of the city of San Luis Obispo and is surrounded by existing residential and commercial development. The nearest agricultural land uses are located approximately 0.5 mile southwest of the project site, beyond US 101. As evaluated above, the proposed project would not directly interfere with any existing agricultural, forest land, or timber production activities. The proposed project would be consistent with surrounding uses and the existing zoning designation for the project site and would not result in substantial long-term groundwater use, dust emissions, or other effects that could reduce water availability for or damage crops within the region. Therefore, the project would not result in other changes in the existing environment that could result in conversion of Farmland to non-agricultural use or forest land to non-forest use, and *no impacts* would occur.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project site is located in an urbanized area and is not within or adjacent to designated Farmland, land zoned for agricultural or forest land use, or land under a Williamson Act contract. No potentially significant impacts to agriculture or forest land would occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	14, 15			\boxtimes	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	11, 13, 18			\boxtimes	
c) Expose sensitive receptors to substantial pollutant concentrations?	3, 13, 18		\boxtimes		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	3, 13, 19		\boxtimes		

Evaluation

The city of San Luis Obispo is located within the South Central Coast Air Basin (SCCAB), which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions, including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (CARB), and San Luis Obispo County Air Pollution Control District (SLOAPCD).

San Luis Obispo County is currently designated as "nonattainment" for the state standards for ozone, partial nonattainment (in eastern San Luis Obispo County, outside of the project area) for federal ambient standards for ozone, and nonattainment for the state standards for particulate matter 10 microns or less in diameter (PM₁₀). The City's COSE identifies goals and policies to achieve and maintain air quality that supports health and enjoyment for those who live, work, and visit the city. These goals and policies include meeting federal and state ambient air quality standards, reducing dependency on gasoline- or diesel-powered motor vehicles, and encouraging walking, biking, and public transit use.

The SLOAPCD has developed and updated a *CEQA Air Quality Handbook* (most recently updated via a 2023 Administrative Update Version) to help local agencies evaluate project-specific impacts and determine if potentially significant impacts could result from a project. This handbook includes established thresholds for both short-term construction emissions and long-term operational emissions.

Use of heavy equipment and earth-moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. Combustion emissions, such as nitrogen oxides (NO_X), reactive organic gases (ROG), greenhouse gases (GHGs), and diesel particulate matter (diesel PM), are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators, and other heavy equipment. The SLOAPCD has established thresholds of significance for each of these contaminants.

Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial, and industrial development. Certain types of projects can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (referred to as stationary source emissions). Operational impacts associated with residential development consist primarily of indirect emissions (i.e., motor vehicles). Certain other types of projects can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (referred to as stationary source emissions). The SLOACPD has established several different methods for determining the significance of project operational air quality impacts:

- 1. Demonstrate consistency with the most recent Clean Air Plan for San Luis Obispo County;
- 2. Demonstrate consistency with a plan for the reduction of GHG emissions that has been adopted by the jurisdiction in which the project is located that complies with State CEQA Guidelines Section 15183.5;
- 3. Compare predicted ambient criteria pollutant concentrations resulting from the project to federal and state health standards, when applicable;
- 4. Compare calculated project emissions to SLOAPCD emission thresholds; and
- 5. Evaluate special conditions that apply to certain projects.

The San Luis Obispo County 2001 Clean Air Plan is a comprehensive planning document intended to evaluate long-term air pollutant emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and PM₁₀. The Clean Air Plan presents a detailed description of the sources and pollutants that impact the jurisdiction's attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality. In order to be considered consistent with the San Luis Obispo County Clean Air Plan, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the Clean Air Plan.

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The CARB has identified the following groups as most likely to be affected by air pollution (i.e., sensitive receptors): children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. The nearest sensitive receptor locations to the project site are single- and multi-family residences in all directions of the project site. The nearest off-site residence is located adjacent to the western property line.

Naturally occurring asbestos (NOA) has been identified as a toxic air contaminant by the CARB. Any ground disturbance proposed in an area identified as having the potential to contain NOA must comply with the CARB Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The SLOAPCD Naturally Occurring Asbestos Map indicates that the project site is located within an area identified as having a potential to contain NOA.

a) In order to be considered consistent with the 2001 Clean Air Plan, a project must be consistent with the land use planning and transportation control measures (TCMs) and strategies outlined in the Clean Air Plan. TCMs are primarily intended to reduce vehicle use by promoting and facilitating the use of alternative transportation options.

Land use planning measure L-1 of the Clean Air Plan focuses on planning compact communities, and includes a policies that state that cities and unincorporated communities should be developed at higher densities that reduce trips and travel distances and encourage the use of alternative forms of transportation, urban growth should occur within the urban reserve lines of cities and unincorporated communities, and local planning agencies should encourage transit use by planning neighborhoods and commercial centers at densities to allow for convenient access to and use of local and regional transit systems. The project site is located within the urban reserve line of the city of San Luis Obispo and proposes a residential density of 17.42 dwelling units per acre, which is near the maximum allowable density for the R-3 zone.

Land use planning measure L-3 focuses on balancing jobs and housing. Implementation of the project would result in a marginal increase in population associated with the construction of 20 low- to very-low-income affordable studio homes. According to the U.S. Census Bureau, the average household size in the city of San Luis Obispo in 2021 was 2.41 persons per household. Based on the limited size of the proposed residential units, it is assumed a maximum household size of two persons would reside in each unit, resulting in a maximum on-site population of 40 people. According to the 2023-2045 Regional Housing Needs Allocation (RHNA), the city of San Luis Obispo has about 61% more jobs than housing units, indicative of a "jobs-rich" community. The proposed project would add 20 housing units within the city of San Luis Obispo, which would help to offset the city's jobs-to-housing ratio imbalance and could potentially also help the City achieve reductions in community-wide vehicle miles traveled (VMT).

Land use planning measure L-4 focuses on circulation management and includes policies pertaining to development of pedestrian- and bicycle-friendly design standards for residential and commercial projects and encouraging walking by planning for existing and new residential and commercial areas to include a safe and interconnected street system with adequate sidewalks and/or pedestrian trails. The project site frontage has an existing sidewalk that facilitates pedestrian access through the neighborhood and connects to sidewalks and crosswalks that lead into the downtown core area. The project has been designed to incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by provision of bicycle parking, provision of electrical bicycle charging stations, minimizing on-site vehicle parking spaces, and being located near existing commercial services, which would be consistent with the land use planning measures and TCMs outlined in the 2001 Clean Air Plan. The nearest transit stop is located at the intersection of Nipomo and Higuera Streets, approximately 850 feet northeast of the project site on Nipomo Street, which is served by the SLO Transit 1B, 2A, and 2B routes, as well as the 10S Santa Maria Transit Center route. It is also worth noting that the project site is approximately 0.6 mile from the Downtown Transit Center, which provides access to all eight of SLO Transit's fixed bus routes. The project site's proximity to existing public transit facilities would further facilitate future residents' use of alternative modes of transportation.

The Clean Air Plan also includes projected population, employment, and VMT growth for the region. The city's jobs-to-housing ratio is estimated to increase from a year 2015 ratio of 1.61 jobs/housing to a ratio of 1.82 jobs/housing by year 2030. Because the project constitutes infill development and would provide additional housing opportunities within the city, the project would be consistent with the Clean Air Plan goals related to improving community jobs-to-housing ratios and reducing community-wide VMT. Therefore, the project would be consistent with the Clean Air Plan.

In July 2005, SLOAPCD adopted the *Particulate Matter Report* (PM Report). The PM Report identifies various measures and strategies to reduce public exposure to PM emitted from a wide variety of sources, including emissions from permitted stationary sources and fugitive sources, such as construction activities. As discussed under Threshold Discussion 3.b, fugitive dust generated during construction would not exceed applicable SLOAPCD emissions thresholds during construction or operation. Therefore, project-generated emissions of PM would not have a potentially significant impact with regard to conflicting with the adopted Particulate Matter Report and impacts would be *less than significant*.

b) San Luis Obispo County is currently designated as non-attainment for ozone and PM₁₀ under state ambient air quality standards.

Construction Emissions

Project construction would require the use of large diesel-fueled equipment, including scrapers, loaders, bulldozers, haul trucks, compressors, and generators, and would result in 6,614 square feet of site disturbance. This would result in the generation of construction dust as well as short-term construction vehicle emissions, including diesel PM, ROG, NO_X, and fugitive dust emissions (PM₁₀). Based on proposed project components, estimated construction phases and length, area of site disturbance, and other factors, estimated construction-related emissions that would result from the project were calculated using the California Emissions Estimator Model (CalEEMod version 2022.1; see Attachment 2) and compared to applicable SLOAPCD thresholds (see Table 2).

Based on the CalEEMod Version 2022.1 User Guide, Land Use Subtypes are distinct land use types that are chosen for inclusion in CalEEMod because each has an established trip rate, which is crucial for estimation of mobile-source calculations. As discussed in the project description, proposed residences would be 220 and 264 square feet in size, which is significantly less than the average single-family residence size of 1,860 square feet in California. In addition, single-family detached units generally have the highest vehicle trip rate compared to other residential land uses because they are larger in size and have more people and more vehicles per unit than other types of residential units. For these reasons, the "Mobile Homes" residential land use subtype was used to estimate project emissions associated with the proposed 20 low-to very-low-income affordable homes. This was identified to be the most comparable land use subtype for the project due to the size of the structures, household size, and type of building materials (pre-manufactured).

Table 2. Estimated Project Construction Emissions Summary

Criteria Pollutant	Maximum Daily/ Quarterly Emissions	SLOAPCD Threshold	Exceeds Threshold?
Uncontrolled Daily Construction Emissi	ons – Summer Conditions		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	11.45 lbs/day	137 lbs/day	No
Diesel Particulate Matter (diesel PM) ¹	0.96 lbs/day	7 lbs/day	No
Uncontrolled Daily Construction Emissi	ons – Winter Conditions		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	12.7 lbs/day	137 lbs/day	No
Diesel Particulate Matter (diesel PM) ¹	0.50 lbs/day	7 lbs/day	No
Uncontrolled Maximum Quarterly Cons	truction Emissions		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	0.68 tons/quarter	2.5 tons/quarter	No
Diesel Particulate Matter (diesel PM) ¹	0.04 tons/quarter	0.13 tons/quarter	No
Fugitive Dust (PM ₁₀) ¹	0.02 tons/quarter	2.5 tons/quarter	No

Notes: All calculations were made using CalEEMod version 2022.1 (see Attachment 2 for model results). Diesel PM is equal to combined exhaust PM_{10} and particulate matter 2.5 microns or less in diameter ($PM_{2.5}$), and dust is equal to fugitive PM_{10} .

As shown in Table 2, estimated daily and quarterly construction emissions would not exceed SLOAPCD's recommended thresholds of significance (Attachment 2). In addition to the daily and quarterly emissions thresholds noted above, the SLOAPCD states that projects that disturb more than 4.0 acres of land have the potential to exceed the 2.5-ton PM₁₀ quarterly threshold. The project would result in a total site disturbance of approximately 0.15 acres (6,614 square feet) and would not exceed the 4.0-acre disturbance area threshold. Therefore, construction-related impacts would be *less than significant*.

Operational Emissions

Implementation of the project would result in an increase in vehicle trips, energy use, and architectural coating off-gassing that would generate criteria pollutant emissions. Long-term operational emissions were also calculated using CalEEMod

and are summarized in Attachment 2. Daily and annual operational emissions of criteria air pollutants are summarized in Table 3.

Table 3. Estimated Project Operational Emissions Summary

Criteria Pollutant	Maximum Daily/ Annual Emissions	SLOAPCD Threshold	Exceeds Threshold?
Daily Operational Emissions – Summer	Conditions		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	0.88 lbs/day	25 lbs/day	No
Carbon Monoxide (CO)	2.63 lbs/day	550 lbs/day	No
Diesel Particulate Matter (diesel PM)	<0.01 lbs/day	1.25 lbs/day	No
Fugitive Dust (PM ₁₀)	0.08 lbs/day	25 lbs/day	No
Daily Operational Emissions – Winter C	onditions		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	0.78 lbs/day	25 lbs/day	No
Carbon Monoxide (CO)	1.64 lbs/day	550 lbs/day	No
Diesel Particulate Matter (diesel PM)	<0.01 lbs/day	1.25 lbs/day	No
Fugitive Dust (PM ₁₀)	0.8 lbs/day	25 lbs/day	No
Maximum Annual Operational Emission	ıs – Year 2023		
Reactive Organic Gases (ROG) + Nitrogen Oxides (NO _X)	0.16 tons/year	25 tons/year	No
Fugitive Dust (PM ₁₀)	0.01 tons/year	25 tons/year	No

Notes: All calculations were made using CalEEMod version 2022.1 (see Attachment 2 for model results). Diesel PM is equal to combined exhaust PM_{10} and particulate matter 2.5 microns or less in diameter ($PM_{2.5}$), and dust is equal to fugitive PM_{10} .

As shown in Table 3, estimated daily and quarterly operational emissions would not exceed SLOACPD's recommended thresholds of significance. The project would consist of infill residential development within an existing residential neighborhood near downtown San Luis Obispo and has been designed to incentivize the regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by providing on-site bicycle parking and electric bicycle charging stations, minimizing on-site vehicle parking, and being located near existing public transit and bicycle facilities and commercial services. In addition, the project is located in a developed area where all access roads are paved, and vehicle trips would result in minimal fugitive dust emissions. Based on the project design and location, the project would not generate operational air emissions in exceedance of SLOAPCD thresholds; therefore, operational impacts would be *less than significant*.

Based on the analysis provided above, the project would not result in a cumulatively considerable net increase emissions of any criteria pollutants for which the project region is nonattainment during construction or operation; therefore, potential impacts would be *less than significant*.

c) According to the SLOAPCD CEQA Air Quality Handbook, projects that occur within 1,000 feet of sensitive receptors have the potential to result in adverse impacts involving construction emissions. There are one- and two-story residences in all directions of the project site. The nearest sensitive receptor is an off-site residence located adjacent to the western property line. Construction activities such as demolition, excavation, grading, vegetation removal, staging, and building construction would result in temporary construction vehicle emissions and fugitive dust that may affect nearby sensitive receptors. Mitigation Measures AQ-1 and AQ-2 have been identified to reduce exposure of sensitive receptors to adverse construction vehicle emissions and fugitive dust. With implementation of Mitigation Measures AQ-1 and AQ-2, the project would not expose sensitive receptors to substantial pollutant concentrations during construction or operation; therefore, impacts would be less than significant with mitigation.

d) Construction of the proposed project would generate odors associated with construction smoke, dust, and equipment exhaust and fumes. Proposed construction activities would not differ significantly from those resulting from any other type of construction project. Construction emissions would be short term in nature and limited to the construction phase of the proposed project and would not be expected to disturb nearby land uses.

The SLOAPCD NOA Map indicates the project site is located within an area identified as having a potential for NOA to be present; therefore, proposed ground-disturbing activities have the potential to release NOA if present within soils at the site. Pursuant to SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations [CCR] Section 93105), the applicant is required to provide geologic evaluation prior to any construction activities and comply with existing regulations regarding NOA, if present. Mitigation Measures AQ-3 and AQ-4 have been identified to require the applicant to complete a geologic evaluation and follow all applicable protocols and procedures if NOA is determined to be present on-site.

Further, the project would require the partial demolition of a portion of a historical adobe. Asbestos-containing materials (ACM) could be encountered during the demolition and rehabilitation of the adobe. If a project includes these activities on a regulated structure, it may be subject to various regulatory jurisdictions, including the requirements identified in the National Emission Standards for Hazardous Air Pollutants (NESHAP) (40 Code of Federal Regulations [CFR] Part 61, Subpart M - National Emission Standard for Asbestos), which stipulates the proper handling, abatement, and disposal of regulated asbestos-containing materials (RACM). Regulated structures include, but are not limited to, commercial buildings, above- or belowground utility pipelines, and residential buildings owned by a public agency. The Rosa Butrón Adobe is currently owned by the City; therefore, the project would be subject to the Asbestos NESHAP. Mitigation Measure AQ-5 requires the proper handling, abatement, and disposal methods for ACM during proposed demolition activities in accordance with the Asbestos NESHAP.

Demolition of portions of the adobe may also have the potential to result in other adverse air emissions, including the release of lead-containing particles if demolition and rehabilitation activities involve structural components that are coated with lead-based paint. Mitigation Measure AQ-6 has been identified to adequately reduce potential impacts associated with lead-based paint in accordance with applicable state and local standards for identification, treatment, and disposal of lead-containing materials. With implementation of Mitigation Measures AQ-3 through AQ-6, the project would not result in other adverse emissions; therefore, impacts would be *less than significant with mitigation*.

Mitigation Measures

AQ-1 During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:

Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.

- a. Staging and queuing areas shall be located at the greatest distance feasible from sensitive receptor locations;
- b. Diesel idling shall not be permitted when equipment is not in use;
- c. Alternative-fueled equipment shall be used whenever possible; and
- d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.

California Diesel Idling Regulations. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles:

- a. Shall not idle the vehicle's primary diesel engine when vehicle is not in use, except as noted in Subsection (d) of the regulation; and
- b. Shall not operate a diesel-fueled auxiliary power system to power a heater, an air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information.

- AQ-2 During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures such that they do not exceed the Air Pollution Control District 20% opacity limit and minimize nuisance impacts. Each measure shall be detailed on the project grading and building plans:
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider the use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: https://www2.valleyair.org/compliance/dust-control/reducing-dust-emissions/;
 - c. All stockpiled dirt shall be sprayed daily and covered with tarps or other dust barriers, as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
 - e. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;
 - f. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent track-out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track-out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
 - g. All fugitive dust mitigation measures shall be shown on grading and building plans;
 - h. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).
 - i. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities;
 - j. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating, non-invasive grass seed and watered until vegetation is established;
 - All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;
 - Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
 - m. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and
 - n. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

- AQ-3 Prior to initiation of demolition/construction activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for naturally occurring asbestos in full compliance with California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and San Luis Obispo County Air Pollution Control District requirements. This geologic evaluation shall be submitted to the City of San Luis Obispo Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos, the applicant must file an Asbestos Air Toxics Control Measure exemption request with the San Luis Obispo County Air Pollution Control District.
- AQ-4 If naturally occurring asbestos is determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding naturally occurring asbestos, including the California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M National Emission Standard for Asbestos). These requirements include, but are not limited to, the following:
 - a. Written notification, within at least 10 business days of activities commencing, to the San Luis Obispo County Air Pollution Control District;
 - b. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
 - Implementation of applicable removal and disposal protocol and requirements for identified naturally occurring asbestos.
- AQ-5 Regulated asbestos-containing material could be encountered during the proposed demolition activities and rehabilitation of the Rosa Butrón Adobe. At the time of application for demolition permits, the project developer shall demonstrate compliance with the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M National Emission Standard for Asbestos) regarding the proper handling, abatement, and disposal of regulated asbestos-containing material. National Emission Standards for Hazardous Air Pollutants requirements for regulated structures include, but are not limited to:
 - a. Hire a Certified Asbestos Consultant to conduct an asbestos survey report.
 - b. Prepare a written work plan addressing asbestos handling procedures in order to prevent visible emissions.
 - c. Submit he asbestos survey report and work plan to the City at the time of application for demolition and building permits.
 - d. Submit a notification form, survey, and work plan to the San Luis Obispo County Air Pollution Control District, at least 10 business days prior to demolition, regardless of regulated asbestos-containing materials.
 - e. Go to https://www.slocleanair.org/rules-regulations/asbestos.php for more information.
- AQ-6 If during the demolition or rehabilitation of existing structures paint is separated from the construction materials (e.g., chemically, or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with federal, state, and local regulations. According to the California Department of Toxic Substances Control, if the paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. The project applicant shall document proof that paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation to the City Community Development Department.

Conclusion

The project would be consistent with the land use planning and TCMs outlined in the 2001 Clean Air Plan. The project is not expected to exceed established SLOAPCD emissions thresholds during project construction or operation. Mitigation Measures AQ-1 and AQ-2 would be required to ensure compliance with diesel idling restrictions intended to reduce exposure of diesel PM and fugitive dust emissions. In addition, Mitigation Measures AQ-3 through AQ-6 have been included to ensure compliance with SLOAPCD requirements related to the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations

(17 CCR Section 93105), abatement of RACM, and disposal of lead-containing materials. With implementation of Mitigation Measures AQ-1 trough AQ-6, impacts related to air quality would be less than significant.

4. BIOLOGICAL RESOURCES

Wo	uld the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	23		\boxtimes		
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	23		\boxtimes		
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	21, 23		\boxtimes		
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	5, 23			\boxtimes	
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	20, 22, 23		\boxtimes		
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	5, 22, 23				\boxtimes

Evaluation

The setting and analysis provided in this section is based, in part, on the *Biological Resources Technical Memorandum for the Waterman Village Project*, prepared by SWCA Environmental Consultants (SWCA) in January 2023 (source reference 23; Attachment 3).

The project site is located in a residential neighborhood in the city of San Luis Obispo. The city is generally surrounded by open space, rangeland used for grazing, and other agricultural uses that support a variety of natural habitats and plant communities. The city's many creeks provide sheltered corridors that allow local wildlife to move between habitats and open space areas. The City's COSE identifies various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protection of listed species and species of special concern, preservation of existing wildlife corridors, protection of significant trees, and maintaining development setbacks from creeks.

Existing Conditions

The climate in San Luis Obispo can be characterized by warm, dry summers, and wet winters. Existing land uses surrounding the project site include residential and commercial development and Stenner Creek. The project site is located at an approximate elevation of 180 feet above mean sea level. The project site is characterized by one vegetation community—disturbed California bay forest and woodland—and three land cover types—developed areas, bare ground, an ornamental grove. The California bay

forest and woodland vegetation along the western edge of the property is considered a sensitive natural community by the California Department of Fish and Wildlife (CDFW).

Wetlands and Surface Waters

Stenner Creek is located along the western side of the project site. The area beneath the ordinary high-water mark (OHWM) of Stenner Creek would fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE), as it is a tributary to San Luis Obispo Creek that flows directly into the Pacific Ocean. Waters of the state, regulated by the Regional Water Quality Control Board (RWQCB) and areas subject to the jurisdiction of CDFW under Section 1600 of the California Fish and Game Code (CFGC) extend to either the top-of-bank or edge of riparian vegetation, whichever is greater.

Special-Status Species

Based on a nine-quadrangle search of the California Natural Diversity Database (CNDDB), there are recorded occurrences of 52 special-status plant species within the project region. However, the project site is comprised of disturbed habitat in a residential setting with very few native species. With the exception of one coast live oak tree and the California bays adjacent to Stenner Creek, the native species present on-site were likely planted and not natural occurrences. No special-status plant species were observed on-site during a field survey conducted on December 16, 2022, by SWCA. While this survey was conducted outside of the blooming period for special-status plants, given the disturbed nature of the project site, it does not provide suitable habitat for special-status plant species.

Based on a nine-quadrangle search of the CNDDB, there are 38 special-status wildlife species with potential to occur within the project area. Of these 38 species, marginally suitable habitat conditions are present in the project site for the following 10 special-status wildlife species:

- South-Central California Coast steelhead Distinct Population Segment (DPS) (Oncorhynchus mykiss irideus pop. 9)
- monarch butterfly (*Danaus plexippus*)
- California red-legged frog (Rana draytonii)
- Coast Range newt (Taricha torosa)
- Cooper's hawk (Accipiter cooperii)
- white-tailed kite (*Elanus leucurus*)
- loggerhead shrike (*Lanius ludovicianus*)
- pallid bat (*Antrozous pallidus*)
- Townsend's big-eared bat (Corynorhinus townsendii)
- western mastiff bat (Eumops perotis)

The monarch butterfly was observed on-site during a field survey conducted on December 16, 2022; however, the site does not support suitable winter roosting habitat for monarch butterfly. No other special-status wildlife species were observed on-site during field surveys (source reference 21).

The project site falls within designated critical habitat for California red-legged frog, the SLO-3 unit (Willow and Toro Creeks to San Luis Obispo). The U.S. Fish and Wildlife Service (USFWS) has specified that California red-legged frog in the SLO-3 unit require special management considerations or protection due to predation by nonnative species, water diversion, overgrazing, and urbanization, which may alter aquatic or upland habitats and thereby result in the direct or indirect loss of egg masses or adults due to habitat modification (USFWS 2010). Stenner Creek is designated critical habitat for South-Central California coast steelhead DPS (pop. 9); critical habitat is considered anything below the OHWM of Stenner Creek.

a) The project site consists of a previously disturbed and developed parcel located adjacent to Stenner Creek. As previously identified, due to the disturbed nature of the project site, it does not provide suitable habitat for special-status plant species. Because no special-status plant species occur on-site, proposed construction activities would not have the potential to adversely affect special-status plant species.

During the field survey on December 16, 2022, one monarch butterfly was observed migrating through the project site; however, no other special-status species were observed. Due to the mobility of the species, construction activities are not anticipated to result in take of any monarch butterfly that may periodically fly through the site. No suitable winter roosting

habitat occurs on-site; therefore, the project would not have the potential to adversely affect the monarch butterfly overwintering population.

The vacant Rosa Butrón Adobe may have the potential to provide suitable habitat for special-status bat species. While no staining was observed on the outside of the structure, the biological reconnaissance survey did not include the inside of the structure and the adobe may provide suitable night roosting habitat for special-status bat species. If present, rehabilitation of the adobe and other construction activities could result in direct and/or indirect impacts to these species. Mitigation Measure BIO-1 requires preconstruction bat surveys prior to construction activities and identifies the proper protocol if special-status bat species are observed on-site. In addition, existing trees within the project area may provide suitable habitat for nesting migratory birds protected under the Migratory Bird Treaty Act (MBTA). If present, proposed construction activities could result in direct and/or indirect impacts to nesting migratory birds through an increase in noise pollution, light pollution, etc. Mitigation Measure BIO-2 has been identified to require preconstruction nesting bird surveys to be conducted if project demolition/construction activities are scheduled to occur within the nesting bird season and identifies the proper protocol to be implemented if nesting birds are observed on-site.

The project includes a 20-foot setback from the Stenner Creek top-of-bank, which would avoid direct impacts to steelhead, Coast Range newt, and California red-legged frog if present at the time of project construction. However, based on the proposed construction activities, density of the proposed development, and proximity of development areas to the creek, the project may have the potential to result in potentially significant indirect impacts to critical habitat for California red-legged frogs and South-Central California Coast steelhead DPS through increased erosion and other pollutants that could run into Stenner Creek and disturb associated riparian and aquatic habitats. Mitigation Measure BIO-3 has been identified to require implementation of a City-approved Water Pollution Control Plan, including installation of appropriate erosion and sediment controls during construction to minimize indirect impacts to riparian and aquatic habitats within Stenner Creek. Following construction activities, the project would be required to comply with the Central Coast RWQCB Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. Physical improvement of the project site is required to comply with the drainage requirements of the City's Waterways Management Plan, which was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. As part of these requirements, the City has been mandated to establish a set of minimum designated best management practices (BMPs) and Pollution Prevention Methods.

With implementation of Mitigation Measures BIO-1 through BIO-3, the project would not have a substantial adverse effect on special-status plant or animal species or their habitats; therefore, impacts would be *less than significant with mitigation*.

b, c) Stenner Creek is located along the western side of the project parcel and supports California bay forest and woodland riparian vegetation. The area beneath the OHWM of Stenner Creek would fall under the jurisdiction of the USACE. Waters of the state, regulated by the RWQCB, and areas subject to the jurisdiction of CDFW under Section 1600 of the CFGC extend to either the top-of-bank or edge of riparian vegetation, whichever is greater.

The City's creek setback ordinance (Section 17.70.030) states that: "Creek setbacks shall be measured from the existing top of bank or from the edge of the predominant pattern of riparian vegetation, whichever is farther from the creek flow line." It also notes that the setback line will not be based on individual trees or branches extending out from the channel or on small gaps in vegetation extending toward the channel. The project site only encompasses a small portion of Stenner Creek; however, based on a visual assessment of aerial images, there is a consistent corridor of riparian vegetation extending through the city above and below the boundary of the project.

Based on implementation of the proposed 20-foot setback from the Stenner Creek riparian vegetation, the project would not result in direct disturbance to Stenner Creek. During proposed demolition, rehabilitation, and construction activities, the project would be required to comply with the City's Municipal Code requirements to prepare and implement a stormwater pollution prevention plan (SWPPP) with construction BMPs to address erosion control, including, but not limited to, silt fencing, straw wattles, and berms (Municipal Code Chapter 12.08). However, there is potential for proposed long-term high-density residential uses of the site to result in increased erosion and other pollutants that could run into Stenner Creek and disturb associated riparian habitats. Mitigation Measure BIO-3 has been identified to require installation of fencing to avoid and/or minimize the potential for runoff to indirectly disturb Stenner Creek and associated riparian habitat. Implementation of Mitigation Measure BIO-3 and adherence to existing City requirements would avoid and/or minimize impacts related to impacts to on-site riparian habitat and to avoid disturbance to downstream portions of the creek and associated riparian habitat. Therefore, impacts would be *less than significant with mitigation*.

- d) According to the City's COSE, the portion of Stenner Creek adjacent to the project site is not considered a wildlife corridor. In addition, the project site is surrounded by existing residential development in the City's downtown area, which further precludes the potential for use as a wildlife movement corridor. Since the project site is not located within or does not provide linkage to a wildlife corridor, the proposed project would not have the potential to interfere with wildlife connectivity through the site.
 - The project would be required to comply with the City's Municipal Code requirements to prepare and implement a SWPPP with construction BMPs to avoid erosive or otherwise polluted runoff into Stenner Creek and surrounding areas. Further, the project would continue to provide trees on-site to provide habitat for nesting migratory birds. Because the project site is not located within a wildlife corridor, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species; therefore, impacts would be *less than significant*.
- e) The project would require the removal of 12 on-site trees. Proposed tree removals would include three native oak trees and nine non-native trees, including one poplar, one pittosporum, one avocado, three persimmon, one pecan, one lemon, and one locust tree ranging in size from 6 to 16 inches dbh. The project would not result in removal or trimming of any heritage trees. Existing trees located along the frontage of the project site would be retained in an open space area. In accordance with the City Municipal Code (Section 12.94.90; Tree Removal), tree removals authorized are required to plant a minimum of one new tree for each tree authorized to be removed when planted on the same property (on-site) or two new trees for each tree authorized to be removed when planted on a different property or within the public right-of-way (off-site).
 - The COSE includes various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protecting listed species and CDFW Species of Special Concern, preserving existing wildlife corridors, protecting significant trees, and maintaining development setbacks from creeks. Mitigation Measures BIO-1 through BIO-3 have been identified to avoid and/or minimize impacts to sensitive biological resources in accordance with the City's COSE. Upon implementation of the identified mitigation measures, the project would not result in a conflict with local policies or ordinances protecting biological resources and impacts; therefore, potential impacts would be *less than significant with mitigation*.
- f) The project is not located within an area under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would not conflict with the provisions of an adopted plan, and *no impacts* would occur.

Mitigation Measures

- BIO-1 The developer shall retain a qualified biologist to conduct roosting bat surveys prior to proposed demolition/rehabilitation activities. Pre-disturbance surveys for bats shall include one daytime survey and one dusk survey no more than 14 days prior to the start of construction to determine if bats are roosting in the abandoned structure or in any of the trees on the property. If bats are found to be roosting on the project site, a bat exclusion plan shall be developed by the qualified biologist to ensure impacts to bats are avoided and submitted to the City for review and approval.
- BIO-2 If construction activities involving ground disturbance or vegetation removal are proposed at any point during the typical nesting bird season (February 1–September 15), a nesting bird survey shall be conducted by a qualified biologist no more than 10 days prior to the start of ground disturbance to determine presence/absence of nesting birds. Surveys shall cover all areas potentially affected by the project via direct impacts (e.g., noise, vibration, odors, movement of workers or equipment, etc.). If nesting activity is detected, the following measures shall be implemented:
 - a. Buffer Establishment. If an active bird nest is observed during preconstruction surveys or during construction, the qualified biologist shall determine an appropriate no-disturbance setback based on existing conditions and bird behavior. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival.
 - b. **Variance of Buffer Distances.** Variance from the no-disturbance buffers described above may be allowable when there is a compelling biological or ecological reason to do so, such as when the construction area would be concealed from a nest site by topography. Any variance from the no-disturbance buffers shall be advised

- and supported by a qualified biologist. The California Department of Fish and Wildlife may be contacted for technical assistance if recommended by the qualified biologist.
- c. Nesting Monitoring. If nest buffers are reduced, the biologist shall monitor any construction activities within the pre-determined setback distance. If nesting birds show any signs of disturbance, including changes in behavior, significantly reducing frequency of nests visits, or refusal to visit the nest, the biologist will stop work and increase the nest buffer. If appropriate on a case-by-case basis, as determined by the qualified biologist, nest monitoring may be reduced to weekly spot-check monitoring, at a minimum, if the biologist determines that the nesting birds have shown no signs of disturbance from construction activities and a continuation of the same types of construction activities are unlikely to disturb the nesting birds. All monitoring reports shall be submitted to the City.
- d. **Nest Removal.** Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code shall not be moved or disturbed until a qualified biologist has determined that the nest has become inactive or young have fledged and become independent of the nest.
- e. **Reporting.** A qualified biologist shall document all active nests and submit a letter report to the City of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.
- **BIO-3** Water Pollution Control Plan. At the time of application for demolition, grading, or building permits, whichever occurs first, the project applicant shall prepare and submit a Water Pollution Control Plan (WPCP) to be reviewed and approved by the City. The WPCP shall include, but not be limited to, the following erosion and sedimentation control methods and shall be implemented during the construction phases of the project:
 - a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction activities during the dry season (June 15–October 31).
 - b. Sediment and erosion control measures shall be developed by a qualified engineer to protect water quality and comply with appropriate local and state regulations. Measures may include the use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques employed to protect the drainage feature on and farther downstream of the property. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection best management practices installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements.
 - c. Spill kits shall be maintained on the project site and a Spill Response Plan shall be in place.
 - d. Equipment shall be refueled in designated areas with appropriate spill containment. Equipment storage shall use drip pans or ground covers as appropriate to ensure leaks are contained. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
 - e. Concrete washout shall be conducted in specified areas and with appropriate containment measures to ensure washout does not leave the site and enter the City of San Luis Obispo's storm drain system. Washing of equipment, tools, etc., shall occur in specified locations where the tainted water will not affect the drainage or City of San Luis Obispo's storm drain system.
 - f. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all federal, state, and local regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other federal and state legislation.
 - g. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.

Conclusion

Implementation of Mitigation Measures BIO-1 and BIO-2 would avoid and/or minimize the potential to adversely affect special-status bat and migratory bird species. In addition, implementation of Mitigation Measure BIO-3 would avoid and/or minimize the potential to adversely affect Stenner Creek and associated sensitive aquatic and riparian habitat. Therefore, upon implementation of the identified mitigation measures, potential impacts to biological resources would be reduced to less than significant.

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5. CULTURAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource pursuant to §15064.5?	1, 3, 4, 25, 65, 66, 67		\boxtimes		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	24, 26		\boxtimes		
c) Disturb any human remains, including those interred outside of formal cemeteries?	24		\boxtimes		

Evaluation

The setting, analysis, and conclusions provided in this section is based on the *Archaeological Survey Report for the Waterman Village Project*, prepared by SWCA in 2023 (source reference 24), and the *Historical Resource Evaluation Report for the Rosa Butrón de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project)*, prepared by SWCA in 2024 (source reference 25; Attachment 4).

Historic Setting

The Rosa Butrón Adobe, located within the central portion of the project site, is a 1,340-square-foot vacant historic adobe that is currently a City-designated Master List of Historic Resources (Master List) property that is listed in the San Luis Obispo Inventory of Historic Resources (SLO IHR), meaning that it is recognized as one of San Luis Obispo's "most unique and important historic properties." The Rosa Butrón Adobe was also previously determined eligible for listing in the National Register of Historic Places (NRHP). The Rosa Butrón Adobe was originally built in 1860 and used continuously (with additions and alterations) as a residence until 1989. The City thereupon received the Rosa Butrón Adobe as a bequest from the last private owner-resident, Mary Gail Black, with the request that the adobe and the two adjoining wings that make up the old residence are maintained and repaired, as needed; trees on the site are maintained (i.e., thinning, trimming) by the City for park or recreational purposes; and Mildred Waterman's name is included in any name that is given to the area. Furthermore, the subject property is located within the Downtown Historic District, which includes one of the City's highest concentrations of historic sites and structures, of which the Master List Rosa Butrón Adobe is also a contributor (source reference 65).

Secretary of the Interior's Standards for the Treatment of Historic Properties

Administered by the National Park Service (NPS) and codified in 36 CFR Part 68, the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) are the established framework by which projects pertaining to historic buildings, structures, sites, and other resource types are reviewed. In addition to serving as the foundation by which federal agencies assess how a project may affect historic properties, the SOI Standards for Rehabilitation have been adopted by state and municipal entities throughout the United States for similar analytical applications.

The SOI Standards outline the following four potential treatment approaches that pertain to distinct project types and applications (36 CFR 68.2):

- **Preservation:** the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation:** the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- **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.

• **Reconstruction:** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Each treatment approach has its own unique collection of individual standards related to maintaining, repairing, or replacing historic materials and can be applied to all types of historic properties. In accordance with the State CEQA Guidelines Section 15064.5((b)(3) and CCR Title 14 Section 15126.4(b)(1), generally, a project that follows the SOI Standards shall be considered mitigated to a level of less than significant impact on the historical resource.

Previous Historical Analysis

Three previous studies have been prepared pertaining to the conditions, historical significance, and status of the Rosa Butrón Adobe: the San Luis Obispo Historic Resources Survey, the Rosa Butrón de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study, and the Citywide Historic Context Statement for the City of San Luis Obispo (Citywide Context Statement). Commissioned by the City's Cultural Heritage Committee (CHC), the 1983 Historic Resources Survey included the documentation of over 2,000 buildings, structures, and other properties that were constructed prior to 1941. Recorded on an early State of California Historic Resources Inventory Form, the Rosa Butrón Adobe was documented and noted as a rare nineteenth-century adobe building associated with the pioneer, postmaster, and civic leader John Jacob Simmler and was identified as being eligible for listing in the NRHP, which served as the basis for its listing in the City's Master List (source reference 67; Attachment 5).

Prepared in 1998 by historic architect Gil Sanchez and associate Daryl Allen, the *Rosa Butrón de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study* was commissioned by a non-profit organization called Friends of Las Casa de Adobe to study the existing conditions and develop a rehabilitation plan for the future reuse of the City-owned property. Working alongside a structural engineer and a historic wallpaper expert, Sanchez provided recommendations for rehabilitating the Rosa Butrón Adobe as a public meeting hall. The overall rehabilitation scheme included removing the majority of the rear additions but retaining the added barn and converting it back into a standalone building, which could serve as a restroom or catering kitchen facility. Although the Sanchez study included an implementation plan, no action was taken on the subject property. However, the report continues to be an essential study in the development of understanding the subject building (source reference 68; Attachment 6).

Commissioned by the City and prepared by Historic Resources Group (HRG), the Citywide Context Statement identifies key historic contexts, periods of developments, and historical themes related to the history of San Luis Obispo. Under each context and theme, the Citywide Context Statement provides examples of known designated and/or likely eligible examples of comparable properties and resources. Specifically, the Rosa Butrón Adobe is featured prominently and is specifically identified under several contexts and themes throughout the document, including:

- Context: Nineteenth Century Americanization & Town Settlement (1846–1900)
- Theme: Late Nineteenth Century Residential Development
- Context: Adobe Construction

While the Historic Context Statement did not provide an exhaustive list of potential areas of historical significance related to the Rosa Butrón Adobe, the Citywide Context Statement recognized areas of significance associated with the property, particularly related to the increasing rarity of nineteenth century adobes in San Luis Obispo and their importance as a representative example of early residential development during the important transitional period of the early American era (source reference 69; Attachment 7).

In addition to the previously prepared historical analysis of the property, a number of other sources have been identified to provide information on the property history and its inhabitants. One of these sources of note include the two Sanborn maps of San Luis Obispo published during Simmler's retirement years (May 1903 and the August 1905 update). These maps are identical and provide a good overview of the resources on the parcel just after the turn of the century (Figure 6). It is likely that the one-and two-story frame outbuildings depicted on the maps correspond to the "cook house and pantry, laundry and bath house, and stable" mentioned in the Simmlers' 1892 rental advertisement. A fence connected the residence to the two-story stable (barn).

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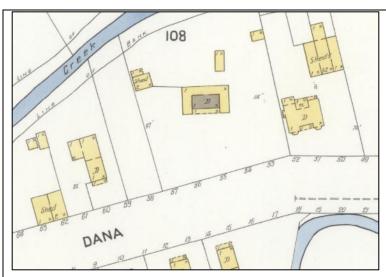


Figure 6. Sanborn map of San Luis Obispo published May 1903 (source reference 25).

Archaeological Setting

As part of a literature review conducted for the project, a records search was conducted via the Central Coast Information Center (CCIC) located at the Santa Barbara Museum of Natural History. The records search identified 64 previously conducted cultural resources studies within a 0.25-mile radius of the project area, two of which overlap with the project area. However, no previously recorded cultural resources were identified within the project area. A review of the California Native American Heritage Commission (NAHC) Sacred Lands File (SLF) revealed a positive search result. A pedestrian field survey was conducted at the project site on November 23, 2022, during which fragments of non-descript historic glass and ceramic, one abalone shell button, and Pismo clam (*Tivela stultorum*) shell fragments were observed throughout the project area. However, the sparse fragments of historic debris (e.g., glass, shell) do not warrant formal documentation and do not constitute an archaeological resource.

Archaeological evidence demonstrates that Native American groups (including the Chumash) have occupied the Central Coast for at least 10,000 years. The city of San Luis Obispo is located within the area historically occupied by the Obispeño Chumash, the northernmost of the Chumash people of California. The Obispeño Chumash occupied much of San Luis Obispo County, and the earliest evidence of human occupation in the region comes from archaeological sites along the coast.

Applicable City Plans and Policies Pertaining to Historic and Archaeological Resources

The City's COSE establishes various goals and policies to balance cultural and historical resource preservation with other community goals. These policies include, but are not limited to, the following:

Goal 3.2: Historical and Architectural Resources. the City will expand community understanding, appreciation, and support for historic and architectural resource preservation to ensure long-term protection of cultural resources.

- **Policy 3.3.1: Historic Preservation.** Significant historic and architectural resources should be identified, preserved, and rehabilitated.
- Policy 3.3.2: Demolitions. historically or architecturally significant buildings should not be demolished or substantially changed in outwards appearance, unless doing so is necessary to remove a threat to health and safety and other means to eliminate or reduce the threat to acceptable levels are infeasible.
- **Policy 3.3.3: Historical Documentation.** Buildings and other cultural features that are not historically significant but which have historical or architectural value should be preserved or relocated where feasible. Where preservation or relocation is not feasible, the resource shall be documented and the information retained in a secure but publicly accessible location. An acknowledgment of the resource should be incorporated within the site through historic signage and the reuse or display of historic materials and artifacts.

Goal 3.6: Programs. The City will do the following to protect cultural resources, and will encourage others to do so, as appropriate:

- Policy 3.6.7: Partnering for Preservation. The City will partner with agencies, non-profit
 organizations and citizen groups to help identify, preserve, rehabilitate and maintain cultural
 resources.
- Policy 3.6.8: Promote Adaptive Reuse of Historic Buildings. The City will, consistent with health, safety and basic land-use policies, apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings,
- Policy 3.6.9: City-Owned Adobes and Historic Structures. The City will preserve and, as resources permit, rehabilitate City-owned historic adobes and other historic structure by aggressively seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse.

The City of San Luis Obispo Housing Element 2020-2028 identifies various goals, policies, and programs based on an assessment of the City's housing needs, opportunities, and constraints. The City Housing Element includes several goals, policies, and programs associated with preservation and rehabilitation of historic homes, as detailed below:

Goal 3: Housing Conservation. Conserve existing housing and prevent the loss of save housing and the displacement of current occupants.

- **Policy 3.1:** Continue to encourage the rehabilitation, remodeling or relocation of sound or rehabitable housing rather than demolition. Demolition of non-historic housing may be permitted where conservation of existing housing would preclude the achievement of other housing objectives or adopted City goals.
- Policy 3.4: Preserve historic homes and other types of historic residential buildings, historic districts and unique or landmark neighborhood features.
- **Policy 3.5:** Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.
 - Program3.7: Continue to identify residential properties and districts eligible for local, State
 or Federal historic listing in accordance with guidelines and standards help property owners
 repair, rehabilitate and improve properties in a historically and architecturally sensitive
 manner.
 - Program 3.9: Work annually with non-profit organizations, faith-based organizations, or the Housing Authority of the City of San Luis Obispo to encourage rehabilitation of residential, commercial, or industrial buildings to expand extremely low, very-low, low or moderate income rental housing opportunities.

The City's Archaeological Resource Preservation Program Guidelines were developed by the CHC to guide the identification, evaluation, and preservation of archeological and other cultural resources in the City of San Luis Obispo. The guidelines are based upon and implement policies of the General Plan Land Use Element and Open Space Element, and are part of the City's environmental review process. These guidelines are ultimately intended to be used by citizens, developers, design professionals, city staff, the CHC, and decision makers to determine whether a project complies with the cultural resource provisions of CEQA and identify what information is needed to evaluate a project's effects on archaeological sites and artifacts (City of San Luis Obispo 2009).

The SLO IHR establishes criteria for which buildings or other resources can be designated as either a Master List or Contributing List resource or property. The City's Historic Preservation Program, which was most recently updated in 2010, is established through the Historic Preservation Ordinance, which is codified in Chapter 14.01 of the City's Municipal Code. The overall purpose of the ordinance is to identify, protect, enhance, preserve, and promote "... cultural resources that represent distinctive elements of San Luis Obispo's cultural, educational, social, economic, political, and architectural history" [City of San Luis Obispo 2010a:14.01.010(B)]. To meet this purpose, the Historic Preservation Ordinance outlines the essential framework for the City's Historic Preservation Program, which includes the foundations and role of the City's CHC, procedures for identifying and evaluating historic resources for the SLO IHR, and outlining processes for demolishing, relocating, or altering a variety of historic properties.

To supplement the Historic Preservation Ordinance, the City adopted and published the "Historic Preservation Program Guidelines," which highlights key information and processes related to designing, planning, and executing projects that both directly and indirectly involves historic resources (City of San Luis Obispo 2010b).

In 2017, the City prepared and published the current San Luis Obispo Downtown Conceptual Plan (Downtown Conceptual Plan). Based upon the previous 1993 "Conceptual Physical Plan for the City's Center," the Downtown Conceptual Plan is a visioning and implementation document that provides direction for ongoing development in San Luis Obispo's downtown area. Planning principles, goals, and policies outlined the Downtown Conceptual Plan that are relevant to historic resources within the Downtown planning area boundaries are as follows (City of San Luis Obispo 2017:2.2–2.5):

Goal 1: Strong Identity. Preserve and enhance the downtown's distinct sense of place and memorable character.

- **Policy 1.1:** Preserve and augment the visual mixture, diversity, and interest of the downtown while retaining its traditional character.
- Policy 1.3: Provide harmonious transitions between buildings, uses, and surrounding neighborhoods.

Goal 6: Art, Culture, and History. Encourage artistic and cultural opportunities and celebrate the downtown's unique history

- Policy 6.1: Encourage rehabilitation and adaptive reuse of historic structures.
- Policy 6.2: Preserve historic residential neighborhoods on the periphery of the downtown.

Goal 7: Compatible Design. Embrace context-sensitive, original, and human-scale design that supports placemaking.

- **Policy 7.1:** Support compatible building heights that fit within the context and scale of current development patterns. Generally, new buildings should not exceed 50 feet in height and should be set back and above the second or third story.
- a) The Rosa Butrón Adobe is currently a City-designated Master List property that is listed in the SLO IHR and was previously determined eligible for listing in the NRHP and therefore constitutes a historical resource under CEQA. In making this designation in 1983, when the City's first historic preservation surveys and regulations were organized, neither the CHC nor the City Council made distinctions between the nineteenth-century adobe and the later frame additions. The City retained SWCA to prepare an HRER to provide an updated evaluation of the property's historical significance and assist the applicant and the City in meeting pertinent regulatory responsibilities associated with historic resources regarding implementation of the project.

Historical Significance and Character-Defining Features

Overall, based on the existing listings and previous evaluations, the Rosa Butrón Adobe appears to qualify as a historical resource for the purposes of environmental review under CEQA. However, those evaluations of historical significance are 30 or more years old and may not reflect the existing conditions or understandings of the property's history and areas of significance. To address these discrepancies and to provide the most current and accurate information related to the subject property's status as a historic resource, an updated evaluation of the property was prepared by SWCA Architectural Historians Paula Carr and Daniel Herrick, using available guidance published by the National Park Service (NPS), California Office of Historic Preservation (OHP), and the City. The following provides a summary of the significant associations, including inventory program, eligibility criteria, and associated periods of significance for the Rosa Butrón Adobe:

- Individually eligible for listing in the NRHP under Criterion A, CRHR under Criterion 1, and SLO IHR under Criterion B.2 with significance at the local level for its associations with late nineteenth- and early twentiethcentury residential development during the Americanization period in San Luis Obispo (period of significance: 1860–1906);
- b. Individually eligible for listing in the NRHP under Criterion A, CRHR under Criterion 1, and SLO IHR under Criterion B.2 with significance at the local level for its associations with the organization of the Commission on the Status of Women and Girls, County of San Luis Obispo and its role in the promotion of women's rights in San Luis Obispo as part of the Second Wave of Feminism movement (period of significance: 1973–1974);

- c. Individually eligible for listing in the NRHP under Criterion B, CRHR under Criterion 2, and SLO IHR under Criterion B.1 with significance at the local level for its associations as the residence of John Jacob Simmler, a significant civic leader during San Luis Obispo's early history (period of significance: 1865–1906);
- d. Individually eligible for listing in the NRHP under Criterion C, CRHR under Criterion 3, and SLO IHR under Criterion A.1 with significance at the regional level as a rare remaining example of adobe residential construction (period of significance: 1860); and
- e. Individually eligible for listing in the NRHP under Criterion C, CRHR under Criterion 3, and SLO IHR under Criterion A.2 with significance at the state level as a rare remaining example of late nineteenth- and early twentieth-century transitional residential architecture (period of significance: 1860–1926).

As outlined above, the Rosa Butrón Adobe has multiple periods of significance related to these various historical themes and areas of significance. The majority of the building's significance is reflected between the period of 1860-1926, which coincides with the construction of the adobe and the extends through the ownership of the Simmler family. Outlying dates outside of this period of significance include 1974-1975, which corresponds with the dates during which the living room at the Rosa Butrón Adobe served as the central meeting place for the Commission on the Status of Women and Girls, County of San Luis Obispo. In accordance with NPS guidance, which states "a property may have multiple periods of significance in order to more fully express its significance or association with multiple areas of significance," the overall periods of significance for the Rosa Butrón Adobe are 1860-1926 and 1974-1975.

The outlying period of significance is related to the association of the Rosa Butrón Adobe with the organization of the Commission on the Status of Women and Girls, County of San Luis Obispo, which occurred at a series of meetings held in the living room of the property by then-owner Mary Gail Black and attended by numerous local woman's rights advocates in 1974 and 1975. The events associated with the organizational push to create the commission are representative of local women's rights during the period of the Second Wave of Feminism. While the period of significance of 1974 to 1975 would generally include the existing conditions of that period, along with the various rear additions constructed during the mid-twentieth century, first-hand accounts of these events (as detailed in *A Small Town Women's Movement: A Memoir*, by Carol Alma McPhee; source reference 66) demonstrate that these meetings and organizational efforts occurred within the main living room, or sala, space in the original adobe. As such, the original adobe and transitional period core of the Rosa Butrón Adobe has primary significance associated with this area of significance; the rear additions, which were more informal living and service spaces constructed and altered during the mid-twentieth century, are noncontributing features within the broader period of significance spanning between 1860 and 1926.

In addition to evaluating the historical significance of the property, the updated evaluation also included an analysis of the property's integrity in accordance with the eligibility criteria requirements under the NRHP, CRHR, and SLO HRI, as detailed below. Specific to the SLO HRI, the aspects of integrity are specifically called out in the eligibility criteria and have been added in parentheses under the corresponding aspect of integrity for clarity.

- 1. **Location** (SLO HRI C.1): The Rosa Butrón Adobe has not been moved from its original site on the property and retains its integrity of location.
- 2. **Setting** (SLO HRI C.3): As outlined in National Register Bulletin 15, setting is different from location and refers to the character of a place rather than a specific place where a property was built. Specifically, setting can include a mixture of natural and manmade physical features, such as topographic features, vegetation, simple manmade features, and relationships between buildings, and other features and spaces. These characteristics are not limited to just the specific boundaries of a historic property, but the surroundings as well.

The overall setting of the Rosa Butrón Adobe has changed since its initial construction in 1860, in which the subject property was significantly larger with a rural, agrarian quality typical to the period. The landscape of the property has changed further, as demonstrated throughout the property history provided above, through the construction and subsequent removal of individual outbuildings and structures; reconfiguration, removal, and replacement of fencing; and alterations to the plantings, decline and removal of the former gardens, and other apparent changes to the overall landscape. However, despite these changes, the property does retain an overall historic character that is reflective of its original construction. Specifically, the adobe building is prominently setback from Dana Street, creating a broad open space that defines the initial perspective towards the house and along the entrance progression. The open character of this space, combined with the mature trees, such as oaks, creates a bucolic atmosphere that is reflective of its nineteenth century construction. More obviously modern interventions, including

the paved driveway into the property are limited to the periphery of the property, ultimately creating a buffer and preserving the open setback with its California coastal oak woodlands aesthetic.

Similarly to the property itself, the surrounding neighborhood and streetscape have changed notably since the nineteenth century and early history of San Luis Obispo, However, despite the development of nearby downtown San Luis Obispo and the construction of the nearby US 101, the subject property continues to be surrounded by a predominantly, residential neighborhood. The surrounding streetscape along Dana Street exhibits a variety of property types from different periods of construction, although these developments are low in scale, surrounded by mature vegetation, and sited in a way that contributes to a semi-rural quality. Generally, this residential character is in keeping with the character of the Rosa Butrón Adobe.

With the retained spatial organization of the property—which is defined by the adobe's central siting on the property, the prominent setback of open space leading to the property, the collection of mature trees, and the general low-density residential character of the surrounding properties and neighborhood, the Rosa Butrón Adobe property and its environs evoke a sense of time and place that is not inconsistent with its initial construction and development. Therefore, the Rosa Butrón Adobe retains its integrity of setting.

- 3. **Design** (SLO HRI C.3): As illustrated in this HRER, the Rosa Butrón Adobe has undergone a series of alterations since its original construction in 1860. However, the nature of these additions was not apparently destructive to the various stages of the building's design, but rather additive, creating a palimpsest of periods of construction. At the core, the original adobe construction building is retained, as are the subsequent ca.1865 wing and rear additions. The most notable alteration to the building from these most significant periods occurred in the twentieth century through the rear additions. While this altered the rear façade of the building, the primary (east) façade is retained and is able to reflect the character-defining features of the building's transitional architecture. As such, the building retains its integrity of design.
- 4. **Materials** (SLO HRI C.3): The Rosa Butrón Adobe retains its integrity of materials. Similar to the discussion of the building's design, the various materials related to the building's period of significance are retained. This includes the central adobe brick-constructed building, as well as the ca.1865 wood frame additions with channel siding. Additionally, the building appears to retain other original elements, including wood double hung windows and paneled doors, which are likely original to the periods of construction. As such, the Rosa Butrón Adobe retains its integrity of materials.
- 5. **Workmanship** (SLO HRI C.3): Similar to the aspects of integrity outlined above, the Rosa Butrón Adobe retains its integrity of workmanship. The original adobe core of the building has been retained and integrated into the broader residence through subsequent additions. Of these, the ca.1865 additions and other addition volumes, which reflect the transitional architecture of the building, are also retained and exhibit the character-defining wood channel siding. While the rear of the property features later additions and alterations, the rear placement does not interfere with the character-defining features of the building, which continue to illustrate the workmanship involved in their construction. As such, the Rosa Butrón Adobe retains its integrity of workmanship.
- 6. **Feeling** (SLO HRI C.3): Overall, the Rosa Butrón Adobe retains its integrity of feeling. The retention of the character-defining features allows the property to convey its historical significance and overall sense of place as a late nineteenth-century adobe, among other historical contexts and themes.
- 7. **Association** (SLO HRI C.2, C.3): The Rosa Butrón Adobe retains its integrity of association. Although the building has undergone a series of alterations, the placement of these towards the rear of the building has retained the original adobe core, the subsequent wing additions, and other aspects of the building that correspond with the relevant periods of significance for the corresponding contexts and historical themes. Those constructed outside of the period of significance have not altered the character-defining features which are largely retained throughout. Similarly, the surrounding neighborhood has undergone some alterations and changes, but generally retains a low-scale residential character with a semi-rural quality driven in part by the proximity to the adjacent creeks and retention of mature vegetation, has continue to evoke the sense of a semi-rural residential enclave near central San Luis Obispo.

Overall, the Rosa Butrón Adobe retains sufficient integrity to convey its historical significance. Using the established Citywide Context Statement and its eligibility criteria, the rarity of the resource, particularly as it relates to its associations with nineteenth-century residential development, adobe construction and transitional architecture, in San Luis Obispo, the property retains most of its integrity and character-defining features that date to the periods of significance. Overall, the combination of historical significance and its integrity allows the building to convey its historical significance under the

respective criteria. As such, the Rosa Butrón Adobe appears to qualify as eligible for listing in the NRHP, CRHR, and SLO HRI. As such, the property continues to qualify as a historical resource for the purposes of CEQA.

Based on the property's areas , themes, and periods of historical significance, the character-defining features associated with the Rosa Butrón Adobe generally include the following:

- a. Single-story height and rectangular massing;
- b. Rectangular plan with the original adobe construction encapsulated by subsequent wood frame additions;
- c. Prominent front setback from the street with expanse of open space;
- d. Broad, steeply pitched hipped roof with extended, open eaves;
- e. Symmetrical primary façade with recessed porch flanked by two wings;
- f. Extension of the roof along the primary façade to create a porch canopy, supported by regularly spaced wood posts;
- g. Horizontal drop channel siding;
- h. Mixture of deep fenestration openings associated with the original adobe construction and typical wood frame window openings from the late nineteenth and early twentieth centuries;
- i. Double hung wood windows with divided lites and simple sills and trim;
- j. Primary entrance with paneled screen door and dived-lite door;
- k. Secondary entrances with paneled wood doors;
- 1. Interior spaces and materials associated with the original adobe construction and transitional period additions, including the main living room (or sala), and immediate adjacent rooms within the main building footprint; and
- m. General rural quality of the landscape with mature trees.

Methods for Determining Historic Impact Significance

Under CEQA, a "project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment." (Cal. Pub. Resources Code § 21084.1.) In accordance with State CEQA Guidelines, a substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

- a. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

In accordance with the State CEQA Guidelines Section 15064.5((b)(3) and CCR Title 14 Section 15126.4(b)(1), generally, a project that follows the SOI Standards shall be considered mitigated to a level of less than significant impact on the historical resource. As such, the appropriate SOI Standards were used as the framework for assessing the project and potential impacts to historical resources, including whether the project would result in a substantial adverse change in the significance of a historic resource under CEQA. In addition to SOI Standards, an analysis of the project's consistency with the City's Historic Preservation Program Guidelines is also relevant to this discussion and is provided below.

The overall nature of the project calls for the reuse of the property at 466 Dana Street, which includes the rehabilitation of the Rosa Butrón Adobe. The project scope, which includes a mixture of preservation and new construction, would fall under the category of rehabilitation and, as such, the SOI Standards for Rehabilitation are the most appropriate for assessing potential impacts to the historical resources at 466 Dana Street. The SOI Standards for Rehabilitation are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the SOI Standards, the City utilizes the Historic Preservation Guidelines to inform the development of projects that involve individual cultural resources, as well as new construction within the settings of historic districts. While the SOI Standards, as well as other City policies, largely outline the framework for assessing direct, physical impacts to individual cultural resources and historic properties, under "Section 3.2 Construction in Historic Districts," the City's Historic Preservation Guidelines outline additional criteria for considering indirect impacts related to historic districts and adjacent cultural resources. The relevant development standards from the City's Historic Preservation Guidelines are as follows:

- Section 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. . . New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic.
- Section 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 shall 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.

Impact Assessment

As outlined in the Project Description, the project includes the rehabilitation of the historic Rosa Butrón Adobe, which will include new construction of twenty affordable homes located towards the rear and sides of the property and rehabilitation of the Rosa Butrón Adobe. In addition to directly altering the Rosa Butrón Adobe, which is a known cultural resource, the project is occurring within the setting of the Downtown Historic District. The following discussion addresses the direct and indirect impacts of the project on the Rosa Butrón Adobe via the SOI Standards, as well as broader indirect impacts to the surrounding portion of the locally designated Downtown Historic District, the latter of which is supplemented by a review of the relevant design standards from the City's Historic Preservation Guidelines.

SOI Standards for Rehabilitation

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

Historically, the Rosa Butrón Adobe was used as a single-family residence and has largely been characterized by its central siting on the project site with generous front setback, and rural sense of place with the west-adjacent creek and mature trees. This sense of place is generally reinforced in the existing conditions at the property with the front setback, mature trees, centrally sited adobe, and the placement of the modern driveway set away from the historic building. As part of the project, the existing building would be repurposed as a multi-purpose and administrative space as the centerpiece of a new multi-family affordable housing project. Specific to the historic building itself, the project includes the demolition of the non-contributing, non-historic rear wings of the Rosa Butrón Adobe building and the retention of its historic core that corresponds with the themes of significance and the associated periods of significance. Following the completion of the demolition, the rear façade would be assessed and rehabilitated to match the historic conditions of the building's other façades through the use of in-kind materials and other elements that are specifically designed to match the historic fenestration and other materials.

In terms of the property's spatial relationship, which is characterized by the historic adobe set towards the center of the property and a prominent front setback with expanse of open space, the historic character of the property would be altered through the construction of new residential units to the rear and sides of the building. However, the central siting of the adobe would remain unaltered and the character-defining front setback would be retained, maintaining the visual connection between the primary façade of the adobe with Dana Street. While the addition of the new buildings will be a departure from the existing conditions, the property historically had multiple outbuildings and accessory structures; the proposed project would not recreate these relationships, but rather reflect these historic conditions by retaining the original adobe as the primary building at the site. The project also would retain many of the mature trees on the property, including within the front setback, which would also help retain the overall character of this space by maintaining a wooded setting reminiscent of the period of significance.

Therefore, the project would adhere to Rehabilitation Standard 1. The project and the changes to the spatial relationship of the historic adobe are discussed in greater detail below under Rehabilitation Standard 2.

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

The project includes the rehabilitation of the Rosa Butrón Adobe, as well as the construction of new affordable homes towards the rear and sides of the property, located in a residential neighborhood within the locally listed Downtown Historic District. Specific to the work occurring at the historic adobe residence, the approach would involve the retention of the historic core of the building, which was constructed and developed in the predominant periods of significance. The elements proposed for demolition include the rear wing additions that were primarily support space and are not associated with the historical themes and periods of the building. Following the demolition of these elements, the Rosa Butrón Adobe and its character-defining features would be rehabilitated. As outlined in the Rehabilitation Plan that was submitted to the City, this includes the preservation and repair of character-defining features and materials, and would only include in-kind or aesthetically matching replacements when features are either beyond repair or missing entirely. This is particularly true at the rear façade, which would require more extensive rehabilitation work following the removal of the rear wing additions. However, this too would embrace a preservation-sensitive approach by utilizing the existing historic materials, wherever feasible, and adding new materials to match the historic conditions and character of the building. Therefore, no distinctive material or character-defining features at the Rosa Butrón Adobe would be removed, unless the condition is so poor that in-kind replacement is warranted consistent with Secretary of Interior Standards.

Specific to the new construction, the proposed residential units and other site improvements at the site would not significantly alter the spaces or spatial relationships at the property. While the openness and central siting of the historic adobe are notable characteristics of the existing spatial relationship, the front setback and the relationship between the primary façade and Dana Street with the open, front yard with mature trees is most significant as this frames the historic building and its primary façade from the public right of way. Additionally, other trees throughout the property, including mature oaks, would be retained and will also continue to contribute to the historic character and overall sense of place associated with the adobe's setting. Generally, all of the new construction would occur at the rear and sides of the Rosa Butrón Adobe. The design for the new housing units would largely be in line with the wall plane of the primary façade of the adobe, preserving the front setback and the character-defining spatial

relationship between its primary façade and the streetscape. Similarly, the majority of the site improvements, including the new surface parking, would be located at the side periphery and would not encroach upon the character-defining front setback between the primary façade of the adobe and Dana Street. As such, the project maintains the visual prominence of the Rosa Butrón Adobe on the property by orienting the new structures to the sides and rear of the property. While the rear and side setbacks would be altered, changing the current spatial relationship of the Rosa Butrón Adobe and the surrounding open space, the massing of the individual proposed residences would help to retain some of the openness of these spaces, much more than if the project included one building with a more prominent massing. This, coupled with the retention of the adobe's central siting, character of the significant front setback, the maintenance of the visual connection between the adobe and Dana Street with the entrance progression, and mature trees throughout the property, would preserve the most significant qualities of the property's spatial relationships, historic character, and setting.

The design of the new construction would also be compatible with the historic character of the property while not creating a false sense of historical development. This would be achieved through the use of appropriate heights comparable to the historic building, reduced massing and rear siting that would evoke the sense of accessory buildings and retain the visual prominence of the Rosa Butrón Adobe, and the use of traditional forms, including gable and shed roof profiles, simple fenestration patterns, rectangular layouts, and finishes consistent with the wood siding of the adobe. At the same time, the proposed new construction would be clearly contemporary to avoid creating the sense that they were constructed during the periods of significance.

Therefore, the project would adhere to Rehabilitation Standard 2.

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

Overall, the project does not propose adding conjectural features to the historic Rosa Butrón Adobe, nor to the proposed new construction. Specific to the adobe, the building would be rehabilitated using an approach that emphasizes the repair of existing historic features and materials wherever feasible. Where materials are in such a condition that they are beyond repair, or inappropriate existing non-historic materials and features are being replaced, the new materials would not be conjectural. Rather, these new elements would match the historic materials in-kind or in appearance using the existing conditions and historic documentation to successfully maintain the historic character of the building.

As for the new construction of the residential units, these buildings would be contemporary construction that would not utilize any conjectural historical elements that would create a false sense of historical development (further discussion of the differentiation and compatibility of these new buildings are discussed in greater detail under Rehabilitation Standard 9).

Therefore, the proposed project would not create a false sense of historical development at the Rosa Butrón Adobe and would comply with Rehabilitation Standard 3.

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

The proposed project takes into consideration the additions to the original Rosa Butrón Adobe that have since gained significance. Specifically, this includes the flanking wings adjoining the central adobe core of the building, as well as the northwest addition, which was constructed ca.1906 and falls within the period of significance of the property. Other additions at the rear of the building, which were constructed at a later date, have not gained historical significance in their own right, nor has the broader landscape of the property, save for the prominent front setback, which is a character-defining feature. As such, the demolition of the rear additions and the redevelopment of the rear and side portions of the property would not alter any elements of the property that have gained significance in their own right.

Therefore, the proposed project would comply with Rehabilitation Standard 4.

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

The proposed project would preserve the distinctive materials, features, finishes, and other elements associated with the historic Rosa Butrón Adobe. As part of the project, only the non-historic rear wings will be demolished as part of the project, leaving the historic core of the building. As outlined in the project's Rehabilitation Plan, careful

attention to the historic materials and elements is outlined as a core element of the project as it pertains to the historic portion of the adobe. This would include completing sensitive and appropriate repairs to preserve the historic materials, including the historic adobe walls, wood siding, wood windows, trim, fascia, chimney and fireplace, and other character-defining features. While specific treatments are not identified for each character-defining feature, the Rehabilitation Plan and drawing set references the SOI Standards throughout.

Therefore, the proposed project as designed would comply with Rehabilitation Standard 5, although continued consultation with a qualified historic preservation consultant would be required to provide appropriate guidance during finalization of the construction plans and throughout construction.

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

The proposed project and the associated Rehabilitation Plan specifically outlines an approach of repairing historic materials at the Rosa Butrón Adobe using appropriate methods wherever feasible, followed by in-kind or aesthetically matching replacements where materials are either beyond repair or missing. Features and materials specifically referenced include the historic siding, windows, doors, roof, chimney, trim,

Therefore, the proposed project would comply with Rehabilitation Standard 6, although continued consultation with a qualified historic preservation consultant would be required to provide appropriate guidance during finalization of the construction plans and throughout construction. See Findings below for associated mitigation measures.

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

At this time, the project does not involve chemical or physical treatments that would damage historic materials. However, it is possible that future treatments may be required throughout the course of the project, such as finding appropriate cleaning and abatement approaches.

Therefore, the proposed project as currently envisioned would comply with Rehabilitation Standard 7; however, it is possible that potentially damaging chemical or physical treatments may be involved during the execution of the project, and that further coordination with a qualified historic preservation consultant would be required during construction. See Findings below for associated mitigation measures.

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

Generally, the potential for the project to impact archaeological resources and associated mitigation measures are addressed under CEQA Appendix G Section 5. Cultural Resources question b, below. In accordance with City policies, the project would be required to adhere to the City of San Luis Obispo Archaeological Resource Preservation Program Guidelines. As discussed under question b, given the number of historic archaeological resources in the vicinity, the project would have the potential to result in potentially significant impacts to previously undiscovered archaeological resources during project construction activities. Mitigation has been identified to require preparation and implementation of an Archaeological Monitoring Plan and avoidance procedures if a resource is found, in accordance with the City's Archaeological Resource Preservation Program Guidelines.

Therefore, through the adherence to City policies and the City of San Luis Obispo Archaeological Resource Preservation Program Guidelines, the project would comply with Rehabilitation Standard 8.

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

As discussed above, the new construction would be sited towards the rear of the historic Rosa Butrón Adobe following the demolition of the current non-historic wing additions at the adobe building. While this does involve the removal of materials at the adobe, these materials are not considered historic and generally do not have associations with any of the significant historical contexts, themes, and periods, with the exception of the outlying period of significance from 1974 to 1975. While these materials were present during the 1970s, the historic events

associated with the development of the Commission on the Status of Women and Girls occurred within the historic core of the adobe and did not involve these wings, which were support spaces. Aside from this demolition of the non-historic wings, the new construction will not involve any physical alterations to the Rosa Butrón Adobe and its materials or features.

With regard to the spatial relationship, the new construction would be sited towards the rear and sides of the Rosa Butrón Adobe, which would preserve the character-defining front setback and the relationship of the historic adobe with the adjacent streetscape. This would allow the building to retain its visual prominence as the primary building on the property, which will in turn be reinforced by comparable heights of the new residential units, as well as the reduced massing of the units, which would evoke the sense of accessory buildings or structures in relation to the historic adobe. Further, the designs would be compatible through the use of traditional gable and shed roof forms, simple fenestration patterns, wood doors, wood trim, and the use of hardi-plank siding, the latter of which would have a wood grain that will match the historic aesthetics of the adjacent adobe but would be distinctly contemporary and differentiated upon closer inspection. However, at the same time, the buildings would be clearly contemporary in construction, as evidenced through the use of non-divided windows and glazed doors, which would differentiate the buildings from the Rosa Butrón Adobe and avoid creating a false sense of historical development. The only element that is not compatible with the historic adobe is the proposed vinyl windows. While this would be differentiated as non-historic, the visual qualities of vinyl windows-stark white color, texture, and other characteristics—are a drastic contrast to the historic materials of the existing wood windows, which is not compatible. A change to the window material is recommended in Mitigation Measure CR-1, described under Findings, below.

With regard to the surrounding Downtown Historic District, and the nearby contributors and Master List properties, the proposed residential units will be one-story in height and would not exceed the existing one- to two-story datum of the surrounding residential portion of the district along Dana Street. Similarly, the project would be compatible with their traditional shed and gable roof forms, which would be compatible within the surrounding context. The buildings would also feature a combination of clearly contemporary construction with more traditional, or at least traditional appearing, building materials that would simultaneously be compatible within the context of the surrounding early twentieth century residential buildings, while also being differentiated so as to not create a false sense of historical development. As such, the new construction of the proposed project would protect the integrity of the surrounding environment of the Downtown Historic District (see the additional discussion related to the Downtown Historic District under City of San Luis Obispo Historic Preservation Program Guidelines – Section 3.2 for more detail around the project and the City's compatibility requirements).

With incorporation of recommended conditions to revise the project to require alternate window materials such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources, the project would be in compliance with Rehabilitation Standard 9.

Therefore, the project would comply with Rehabilitation Standard 9.

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

Overall, the new construction at the Rosa Butrón Adobe property (i.e., residential units, trash enclosure, ADA ramp, and other site improvements) would be setback from the rear and side of the historic buildings and would not be connected in any fashion. As such, if the new construction associated with the proposed project are removed in the future, this would not affect the essential form and integrity of the historic adobe. The Rosa Butrón Adobe would remain in its rehabilitated condition and be able to continue to physically demonstrate its historic character and significance.

Therefore, the project would comply with Rehabilitation Standard 10.

City of San Luis Obispo Historic Preservation Program Guidelines – Section 3.2

• Section 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... New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic.

As described above, particularly under Rehabilitation Standard 9, the proposed new construction of the project would achieve a balance between differentiating itself from surrounding historical resources associated with the Downtown Historic District, while also exhibiting features that are compatible within the historic setting. Specific evaluation of the project regarding the scale, massing, rhythm, architectural elements, exterior materials, siting and setbacks, are outlined below:

- 1. **Scale:** The height and scale of the proposed new construction will be one- to one-and-a-half-story construction that will have a height range of 13 feet 10.75 inches to a maximum height of 18 feet and 8.25 inches. Comparatively, the handful of taller units will only be approximately 3 feet taller than the historic single-story adobe building, and in keeping with the established height of the adjacent low-density residential neighborhood overall. The new construction, which will be sited to the sides and rear of the historic building and predominantly set behind the wall plane of the primary façade, will have an appropriate scale within this portion of the Downtown Historic District.
- 2. **Massing:** The massing of the proposed new construction will be appropriate within the setting of the historic district. The collection of the smaller micro-housing units and their arrangement towards the rear of the historic Rosa Butrón Adobe will create a situation where the massing is visually and subservient to the adobe building, highlighting it as the primary building on the property through its broader massing. The overall smaller massing and siting of the new micro-unit buildings as paired or individual units will evoke the sense of accessory buildings in relation to the massing of the adobe. While this is a departure from the established massing found throughout the adjacent area with larger single-family residences on site, the smaller micro-units within the immediate context of the Rosa Butrón Adobe are appropriate because of this on-site hierarchy, as well as the increased visual permeability by the smaller massing of the new construction. Therefore, the massing of the proposed new construction will be appropriate within this portion of the Downtown Historic District.
- 3. Rhythm: The rhythm of the new construction and its overall siting on the Rosa Butrón Adobe property will be appropriate within this portion of the Downtown Historic District. Throughout the adjacent properties, many feature multi-family residential units constructed towards the rear, set behind buildings that contribute to the historic district. While the proposed micro-units will extend along the sides of the adobe, the placement of the new construction is largely consistent with this pattern of development. Overall, the project will preserve the front setback between the street and the Rosa Butrón Adobe as the primary historic building, as well as its spatial relationship within the broader setting of the Downtown Historic District.
- 4. Architectural Elements: With regards to architectural elements, the proposed new construction are relatively austere and lack any ornamentation or detailing that would detract from the minimalist nature of the Rosa Butrón Adobe and its character as a nineteenth-century adobe residence. Rather, the proposed new construction is primarily defined by its cladding, fenestration, and roof profiles, all of which reflect the forms, materials, finishes, and features found not only at the Rosa Butrón Adobe, but throughout the adjacent contributing properties. The architectural features at the new construction will strike a balance between reflecting the existing conditions of the historic neighborhood to maintain compatibility, while also retaining a contemporary character indicative of its current construction to avoid creating a false sense of historical development. Therefore, the architectural elements of the proposed new construction will be appropriate within this portion of the Downtown Historic District.
- 5. **Exterior Materials:** The proposed materials for the new construction will generally be consistent with the surrounding historic resources. The use of wood for the trim, window surrounds, and the doors will be compatible with the historic materials found at the adobe and throughout the surrounding neighborhood. While the cladding will be a contemporary hardi-plank material, it will still have a wood grain that is aesthetically reflective of the historic materials found in the vicinity, while also being differentiated as compatible through closer inspection. Generally, the exterior materials of the proposed new construction will be appropriate within this portion of the Downtown Historic District. The only material that should be reconsidered includes the vinyl windows. This is largely because of the stark whiteness of the materials, which is generally not compatible with the historic adobe or the surrounding historic district. The use of a different materials for the windows, such as wood which can be painted, or another synthetic material such as fiberglass which can incorporate colors and a finished appearance more sympathetic with the character of the adjacent historic resources, should be considered to better comply with the City's Preservation

- Program Guidelines (see recommended Mitigation Measure 1). Therefore, the materials of the proposed new construction will be consistent with the surrounding historic resources.
- 6. **Siting and Setbacks:** As described above, the proposed new construction will be predominantly sited to the rear and sides of the historic Rosa Butrón Adobe on the property, preserving the front setback and the primary relationship between the historic building and the streetscape. This siting and setback pattern will reflect the existing rhythm and pattern of the streetscape, which includes contributors to the historic district, as well as individual Master List properties. Therefore, the siting and setbacks of the proposed new construction will be appropriate within this portion of the Downtown Historic District.

As outlined above, the proposed project would adhere to Section 3.2.1 of the City's Historic Preservation Program Guidelines.

Findings

Based on the proposed project design and Rehabilitation Plan and the analysis provided above, the project complies with the SOI Standards for Rehabilitation and would be consistent with the City's Historic Preservation Program Guidelines. In addition, the project would be consistent with the City's Conservation and Open Space Element Goals, Policies, and Programs related to identifying, preserving, and rehabilitating significant historic and architectural resources and, more specifically, rehabilitating City-owned historic adobes and other historic structure by aggressively seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse. The project would also be consistent with Housing Element Goal 3 and associated policies and programs related to encouraging the rehabilitation, remodeling or relocation of sound or rehabitable housing.

• While the proposed project would comply with the SOI Standards, continued consultation with a qualified historic preservation consultant would be required to provide appropriate guidance during finalization of the construction plans and throughout construction. Mitigation Measures CR-1 through CR-5 have been identified accordingly, which would require alternative window materials to be identified on final building plans (i.e., other than vinyl), final demolition and construction plans to be reviewed by a qualified historic resources consultant to ensure implementation of the Rehabilitation Plan is conducted in full compliance with the SOI Standards, implementation of reconstruction training for all staff related to the treatment of historic resources, protection of the Rosa Butrón Adobe during construction activities, and City review and approval of the project contractor team for project demolition, rehabilitation, and construction work.

These mitigation measures were developed within the context of the resource's multiple areas of historical significance, the rarity of the resource type, and the potential for sensitive materials or conditions related to the property's age and existing condition. The implementation of these mitigation measures, which includes the continued consultation with a qualified historic preservation consultant, would ensure the project is implemented in a manner that is consistent with the project Rehabilitation Plan and relevant standards and guidelines applicable to the project, including the City's Historic Preservation Ordinance and SOI Standards. Therefore, impacts would be *less than significant with mitigation*.

The project would require ground-disturbing activities, which would have the potential to disturb archaeological resources if present within the project area. The records search did not identify the presence of any previously recorded archaeological resources within the project area; however, informal Native American coordination indicated that the area was positive for archaeological resources and the field survey identified approximately 12 historic glass and ceramic fragments and approximately 12 Pismo clam fragments throughout the project area. In addition, a single abalone shell button was observed on the project site. Previous cultural resource evaluations have also demonstrated that archaeological deposits could occur below existing disturbance levels. Given the number of historic archaeological resources in the vicinity, the project would have the potential to result in potentially significant impacts to previously undiscovered archaeological resources during project construction activities. Mitigation Measure CR-6 has been identified to require development of an Archaeological Monitoring Plan prior to project implementation and that this plan be developed in accordance with the applicable requirements set forth in the Historic Resource Preservation Program Guidelines, including submittal to the Director in writing, approval prior to the beginning of construction, identification of a qualified professional archaeologist who would conduct the monitoring, and identify recommendations for specific procedures for responding to the discovery of archaeological resources during ground disturbance activities. In addition, Mitigation Measure CR-7 identifies the proper protocol to be implemented in the event that previously unidentified archaeological resources are exposed during project implementation, in accordance with the Archaeological Resource Preservation Program Guidelines. With implementation of Mitigation Measures CR-6 and CR-7, the project would not cause a

- substantial adverse change in the significance of a known or unknown archaeological resource; therefore, impacts would be *less than significant with mitigation*.
- c) As identified in Figure 1 of the City's COSE, the project site is located within a Burial Sensitivity Area. However, no human remains are known to exist within the project site. Nevertheless, the discovery of unknown human remains is possible during ground-disturbing activities. Protocol for properly responding to the inadvertent discovery of human remains is identified in California Health and Safety Code Section 7050.5 and would be required to be printed on all building and grading plans per Mitigation Measure CR-8. Potential impacts related to disturbance of human remains would be less than significant with incorporation of Mitigation Measure CR-8. Therefore, impacts related to disturbance of human remains would be less than significant with mitigation.

Mitigation Measures

- **CR-1 Alternative Building Materials.** At the time of application for building permits, building plans for the residential units shall be reviewed to verify use of alternate window materials (i.e., other than vinyl) such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources.
- **CR-2 Rehabilitation Plan Implementation.** Prior to issuance of a permit for demolitions or any alterations to the Rosa Butrón Adobe, construction plans shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building permit sheets as callouts and notes to guide the rehabilitation process and be reviewed and approved by a qualified consultant for consistency with the approved Rehabilitation Plan and SOI Standards. Final construction plans shall be reviewed and approved by the Community Development Director. The qualified consultant shall include either a historic architect that meets the SOI Qualifications in historic architecture and has demonstrable experience with the rehabilitation of historic adobe buildings, or an SOI Qualified architectural historian and a materials conservation specialist with expertise in the preservation and rehabilitation of adobe buildings. The selected consultant shall be available to assist the design and construction team throughout the execution of the project to ensure that treatment approaches compliant with the SOI Standards for Rehabilitation are being implemented.

The final construction plans shall include:

- Assessment of the building that focuses on the existing conditions of specific architectural systems (i.e. windows, doors, roof) and materials (i.e. adobe and wood siding). A condition assessment of the building's structural systems and inclusion of mechanical and electrical systems shall also be included.
- Preparation of detailed Standards compliant treatment recommendations related to the existing characterdefining features of the Rosa Butrón Adobe and their preservation. In addition to the Standards, treatment recommendations should also take into consideration other appropriate guidelines and guidance documents, including publications by the National Park Service' Technical Preservation Services.
- Description of recommendations related to the new construction at the Rosa Butrón Adobe. This should address fundamental issues including, but not limited to:
 - a. The appearance of the new rear elevation, including the forms, fenestration patterns, materials, and finishes;
 - b. How the new rear elevation will be integrated into the historic fabric of the side elevations, as well as the architectural and structural systems of the building, in a way that complies with the Standards; and
 - c. Recommendations related to landscape and site improvements around the Rosa Butrón Adobe, such as drainage, to continue preserving the building in its rehabilitated configuration.
- Treatment recommendations for the continued short- and long-term maintenance of the Rosa Butrón Adobe.

The above implementation requirements shall be incorporated into construction plan submittals and shall be administered by the appropriate City Planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.

CR-3 Preconstruction Historic Resources Training. Prior to issuance of demolition and construction permits, whichever occurs first, all construction staff shall attend a preconstruction training session that outlines relevant information related to the treatment of historic resources. This training may be held by City staff affiliated with the City's Historic

Preservation Program, along with relevant consultants, including SOI-Qualified architectural historians, and/or contractors/craftsman with expertise related to the rehabilitation and preservation of adobe buildings. The training shall cover key concepts related to historic preservation practices and the City's Historic Preservation Program, sensitive scope items related to the demolition and rehabilitation of the building's historic core, and general site protocols and procedures during construction activities that are intended to protect and preserve the Rosa Butrón Adobe.

- **CR-4** Construction Protection Protocols. At the time of application for demolition and construction permits, whichever occurs first, construction plans shall include protection protocols that will protect the Rosa Butrón Adobe during construction activities. These measures shall address issues related to the stabilization of any deteriorated materials at the historic buildings as identified in the Rehabilitation Plan, identification of appropriate construction equipment to be used on and in proximity to the historic adobe, and on-site security measures specific to preserving the adobe from vandalism or other human-related damage. Protocols shall also identify emergency procedures in the event of inadvertent damage during construction, or damage sustained in the event of a natural disaster. Final construction plans shall be subject to the review and approval of the Community Development Director.
- **CR-5 Selection of Contractors with Rehabilitation Experience.** Prior to issuance of demolition and construction permits, whichever occurs first, the City shall review and approve the applicant-chosen contractor team for the relevant demolition, rehabilitation, and construction phases of the project that has demonstrated experience with preserving and rehabilitating historic resources. Special consideration shall be given to bid teams that have staff or subcontractors with experience in the treatment of adobe buildings.
- **CR-6** At the time of building and/or grading permit application submittal, the project applicant shall retain a City of San Luis Obispo-qualified archaeologist to develop an Archaeological Monitoring Plan for the project. The plan shall include, but not be limited to:
 - a. List of personnel involved in the monitoring activities
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g., full time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site;
 - f. Description of procedures for halting work on the project site and notification procedures;
 - g. Description of monitoring reporting procedures;
 - h. Specific, detailed protocols for what to do in the event of the discovery of human remains; and
 - i. Thresholds for reducing and/or discontinuing monitoring in the event resources are not present and/or the potential to encounter resources is negligible.

The Archaeological Monitoring Plan shall be reviewed and approved by City staff prior to the issuance of project building and/or grading permits.

CR-7 If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City of San Luis Obispo-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City of San Luis Obispo-approved archaeologist to determine the need for further study. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of the California Environmental Quality Act criteria by a qualified archaeologist.

If the resource is determined significant under the California Environmental Quality Act, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.

CR-8 In the event that human remains are exposed during earth-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City of San Luis Obispo Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.

Conclusion

An impacts assessment of the project found that the overall project and its approach is compliant with the SOI Standards for Rehabilitation, as well as the City's Historic Preservation Program Guidelines, specifically those related to new construction within historic district. The current Rehabilitation Plan demonstrates an overall approach that adheres to the SOI Standards for Rehabilitation; however, City staff and a qualified historic consultant will review the submitted drawings and specifications to ensure compliance with the SOI standards, as outlined as a mitigation measure/condition of approval for the project.

The implementation of these mitigation measures, which includes the continued consultation with a qualified historic preservation consultant, will ensure the project is consistent with the relevant standards and guidelines applicable to the project, including the City's Historic Preservation Ordinance and Secretary of Interior Standards, and that for the purposes of CEQA, SWCA finds that the project will have a less than significant impact on historical resources with incorporation of recommended mitigation measures.

With implementation of recommended Mitigation Measures CR-1 through CR-8 and compliance with the California Health and Safety Code, the City Archaeological Resource Preservation Program Guidelines, and City Historic Preservation Ordinance and Guidelines, the project would have a less-than-significant impact on cultural resources.

6. ENERGY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	3, 27, 28			\boxtimes	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	5, 8, 28, 29, 30			\boxtimes	

Evaluation

PG&E has historically been the primary electricity provider for the City. The 2021 PG&E electric power mix consisted of 50% renewable energy sources and 43% greenhouse gas (GHG)-free energy sources (PG&E 2021). In October 2018, the City Council committed to joining 3CE (formerly Monterey Bay Community Power) and, beginning in January 2020, 3CE became the City's primary electricity provider. 3CE is currently on a pathway to achieving 60% clean and renewable energy by 2025 and is striving to provide 100% carbon-free electricity to the City by 2030.

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which is referred to as the 2022 Building Energy Efficiency Standards. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

As of January 1, 2023, the City's Clean Energy Program for New Buildings requires all new buildings to be all-electric (Municipal Code 8.11). When paired with 3CE's largely carbon-free electricity supply, new building construction within the city would avoid health and safety issues associated with use of natural gas and energy sources that rely on fossil fuels and produce substantial greenhouse gas emissions. The Clean Energy Program for New Buildings helps achieve the community's adopted climate action goals of carbon neutrality by 2035.

The City's COSE establishes goals and policies to achieve energy conservation and increase use of cleaner, renewable, and locally controlled energy sources. These goals include increasing the use of sustainable energy sources and reducing reliance on non-sustainable energy sources to the extent possible and encouraging the provision for and protection of solar access. Policies identified to achieve these goals include, but are not limited to, use of best available practices in energy conservation, procurement, use, and production; energy-efficiency improvements; pedestrian- and bicycle-friendly facility design; fostering alternative transportation modes; compact, high-density housing; and solar access standards.

The City of San Luis Obispo Climate Action Plan for Community Recovery was updated in August 2020 (2020 CAP Update). It identifies strategies and policies to increase use of cleaner and renewable energy resources in order to achieve the City's GHG emissions reduction target. These strategies include promoting a wide range of renewable energy financing options, incentivizing renewable energy generation in new and existing developments, and increasing community awareness of renewable energy programs.

- a) During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary in nature and would be typical of other similar construction activities in the city. State and federal regulations in place require fuel-efficient equipment and vehicles and limit wasteful activities, such as diesel idling.
 - Operation of the project would result in an overall increase in consumption of energy resources associated with vehicle trips and electricity usage by project occupants. The project has been designed to incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by providing ample bicycle parking and electric bicycle charging stations on-site, minimizing on-site vehicle parking spaces, and being located near existing public transit and bicycle facilities and commercial services. The project would rely on 3CE as an electricity provider, which is on track to deliver 60% clean and renewable energy by 2025 and is striving to provide 100% carbon-free electricity to the City by 2030. Proposed building design would be required to adhere to California Energy Code (CEC) Title 24 of the and CBC 2022 Building Energy Efficiency Standards to further reduce operational energy use through implementation of green building and energy-efficient building design. Based on the proposed project design, location, and compliance with existing building codes, the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources; therefore, impacts would be *less than significant*.
- As previously identified, the project has been designed to incentivize regular use of alternative modes of transportation by providing ample bicycle parking and electric bicycle charging stations on-site, minimizing on-site vehicle parking spaces, being located near existing public transit facilities and commercial services, and incorporating energy efficient design practices. The project would be designed in full compliance with the CBC including applicable green building standards and would rely on 3CE for project electricity service. Furthermore, compliance with the City's Clean Energy Choice Program for New Buildings would eliminate natural gas energy usage. Therefore, the project would be consistent with goals and policies set forth in the City's COSE, 2020 CAP Update, and Municipal Code related to encouraging energy-efficient building design, creating pedestrian- and bicycle-friendly facility design, fostering alternative transportation modes, and promoting the use of renewable energy resources, and impacts would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project has been designed and located to incentivize use of alternative transportation modes and construction of the future residential uses would be subject to CEC Title 24, 2022 CBC Building Energy Efficiency Standards for energy-efficient building design, and the City's Clean Energy Program for New Buildings. The project would not result in excessive energy use during construction or operation and would be consistent with applicable state and local renewable energy and energy efficiency plans. Therefore, impacts related to energy resources would be less than significant.

7. GEOLOGY AND SOILS

Wo	ould the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	3, 31, 32				\boxtimes
	ii. Strong seismic ground shaking?	3, 30, 31, 32			\boxtimes	
	iii. Seismic-related ground failure, including liquefaction?	30, 32			\boxtimes	
	iv. Landslides?	30, 32			\boxtimes	
b)	Result in substantial soil erosion or the loss of topsoil?	3, 30, 32		\boxtimes		
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	3, 30, 32, 33			\boxtimes	
d)	Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2013), creating substantial direct or indirect risks to life or property?	3, 30, 32			\boxtimes	
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	3, 30, 32				\boxtimes
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	35			\boxtimes	

Evaluation

Seismic Hazards

The City of San Luis Obispo General Plan Climate Adaptation and Safety Element identifies active, potentially active, and inactive mapped and inferred faults with the potential to affect the city in the event of rupture. The Los Osos Fault, adjacent to the city of San Luis Obispo, is identified under the State of California Alquist-Priolo Fault Hazards Act and is classified as active. The West Huasna, Oceanic, and Edna Faults are considered potentially active and present a moderate fault rupture hazard to developments near them. The San Andreas and offshore Hosgri Faults, which present the most likely source of ground shaking for San Luis Obispo, have a high probability of producing a major earthquake within an average lifespan. The highest risk from ground shaking is found on deep soils that were deposited by water, are geologically recent, and have many pore spaces among the soil grains. These soils are typically found in valleys. Faults capable of producing strong ground-shaking motion in San Luis Obispo include the Los Osos, Point San Luis, Black Mountain, Rinconada, Wilmar, Pecho, Hosgri, La Panza, and San Andreas Faults. Engineering standards and building codes set minimum design and construction methods for structures to resist seismic shaking. Based on the CDOC Fault Activity Map and the City's Climate Adaptation and Safety Element Earthquake Faults – Local Area map, the project site is not located within or in the immediate vicinity of an active fault zone. The closest faults to the project site are the Los Osos Fault, located approximately 2 miles west of the project site, and the Oceanic Fault, located 1.8 miles northeast of the project site.

Seismic-Related Ground Failure

Settlement is defined as the condition in which a portion of the ground supporting part of a structure or facility lowers more than the rest or becomes softer, usually because ground shaking reduces the voids between soil particles, often with groundwater rising in the process. Liquefaction is the sudden loss of the soil's supporting strength due to groundwater filling and lubricating the spaces between soil particles as a result of ground shaking. Soils with high risk for liquefaction are typically sandy and in creek floodplains or close to lakes. In extreme cases of liquefaction, structures can tilt, break apart, or sink into the ground. The likelihood of liquefaction increases with the strength and duration of an earthquake. Based on the Ground Shaking and Landslide Hazards Map in the City's Climate Adaptation and Safety Element, the project site is located within an area with high liquefaction potential.

Slope Instability and Landsides

Slope instability can occur as a gradual spreading of soil, a relatively sudden slippage, a rockfall, or in other forms. Causes include steep slopes, inherently weak soils, saturated soils, and earthquakes. Improper grading and human-made drainage can be contributing factors. Much of the development in San Luis Obispo is in valleys, where there is low potential for slope instability. Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with low landslide potential.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to subsurface movement of earth materials. Primary causes are groundwater withdrawal, in which water is removed from pore space as the water table drops, causing the ground surface to settle; tectonic subsidence, where the ground surface is warped or dropped lower due to geologic factors such as faulting or folding; and earthquake-induced shaking that causes sediment liquefaction, which in turn can lead to ground-surface subsidence. Based on the U.S. Geological Survey (USGS) Areas of Land Subsidence in California, the project site is not located in an area of known subsidence.

Soil Limiting Factors

The project site is underlain by Salinas silty clay loam, 2 to 9 percent slopes, MLRA 14. This well-drained soil has a negligible runoff class and a depth to restrictive feature of more than 80 inches. The soil profile consists of silty clay loam and is considered to have moderate potential for expansion.

Paleontological Resources

The project site is underlain by alluvial gravel and sand of valley areas from the Holocene era. Holocene age units, particularly those younger than 5,000 years old, are generally too young to contain fossilized material.

- a.i) Based on the Earthquake Faults (Local Area Map) of the City's Safety Element and the CDOC Fault Activity Map of California, there are no active fault lines mapped directly below or within 0.5 mile of the project site; therefore, rupture of a known fault would not occur under or directly adjacent to the project site, and *no impacts* would occur.
- a.ii) The project site is located in a seismically active region; therefore, the project could experience strong seismic ground shaking at some point(s) during the life of the project. The proposed residential development would be required to be designed in full compliance with seismic design criteria established in the most recent CBC to adequately withstand and minimize the risk of loss, injury, or death associated with the level of seismic ground shaking expected to occur in the project region. In addition, proposed demolition and rehabilitation of the Rosa Butrón Adobe would include structural strengthening (e.g., connecting walls to the ceiling, repairing walls, door frames, windows, etc.), would be subject to the California Historic Building Code, and would be subject to the review by the City through the historic preservation ordinance; therefore, impacts would be *less than significant*.
- a.iii) Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with high liquefaction potential; therefore, there is potential for development of the project within this area to result in adverse effects due to seismic-related ground failure. Policy GE-6.3 of the City's Climate Adaption and Safety Element, states that proposed development may be located in high liquefaction potential areas only after completion of a site-specific investigation for risk of damage from liquefaction. In addition, the proposed development would be required to be designed in compliance with standard seismic design criteria established in the most recent CBC to reduce risk of loss, injury, or death associated with seismic-related ground failure, including liquefaction; therefore, impacts would be *less than significant*.

- a.iv) Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located in an area with low risk for landslide to occur. In addition, the project site and surrounding areas are predominantly flat, which further reduces the risk for a landslide to occur. Proposed development would be required to be designed in compliance with design criteria established in the most recent CBC, which would reduce potential substantial adverse effects associated with landslides; therefore, impacts would be *less than significant*.
- b) The project would result in approximately 6,614 square feet of ground disturbance. Ground disturbance has the potential to temporarily increase erosion at the site that could run off into Stenner Creek and surrounding areas. In accordance with the City's Municipal Code (Section 12.08; Urban Storm Water Quality Management and Discharge Control), the project would be required to prepare and implement a SWPPP with construction BMPs for erosion control, including, but not limited to, silt fencing, straw wattles, and berms. Additionally, the project would be required to prepare an erosion and sediment control plan for short- and long-term erosion control in compliance with the City's stormwater requirements. The project may be required to implement additional measures to reduce the potential for erosion to run off into Stenner Creek during construction. During operation, the project would be required to comply with the Central Coast RWQCB requirements set forth in their Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. Further, Mitigation Measure BIO-3 has been identified to require implementation of appropriate stormwater and erosion control measures during construction. Following project completion, the project site would be developed with buildings, hardscapes, and landscaping, which would preclude the potential for substantial long-term erosion or loss of topsoil at the project site. Based on implementation of Mitigation Measure BIO-3 and required compliance with RWQCB requirements, the project would not result in substantial erosion or loss of topsoil; therefore, impacts would be less than significant with mitigation.
- c) Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located in an area with low landslide potential and high liquefaction potential. Based on the City's Safety Element and USGS data, the project site is not located in an area of historical or current land subsidence. The project would be required to comply with City and CBC requirements to address potential ground failure, including lateral spread and liquefaction to reduce the potential for damage due to unstable soil conditions; therefore, impacts would be *less than significant*.
- d) Based on the Soil Survey of San Luis Obispo County and the Web Soil Survey, the project site consists entirely of Salinas silty clay loam, 2 to 9 percent slopes. Typically, soils that consist of clay or clay materials have a higher shrink-swell potential than soils without clay or clay materials. Soils at the project site are composed of silty clay loam, which contains clay materials. The project would be required to comply with City and CBC requirements to address potential ground failure, including soil expansion; therefore, impacts would be *less than significant*.
- e) The proposed project includes a new connection to the City's sewer system and no septic tanks or alternative wastewater treatment systems are proposed on-site; therefore, *no impacts* would occur.
- f) The project site is underlain by marine sedimentary and metasedimentary rocks from the Cretaceous-Jurassic era. There are no known fossils or other paleontological resources in the project area. The project does not include substantial grading or earthwork that would significantly disturb the underlying geologic formation in which paleontological resources may occur. In the event an unknown paleontological resource is identified on-site, the project would be required to comply with PRC Section 5097.5, which prohibits the removal or disturbance of paleontological resources without permission of the jurisdictional agency. Based on required compliance with the PRC, the project would not disturb unique paleontological resources; therefore, impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measure BIO-3.

Conclusion

Based on required compliance with the most recent CBC and other engineering standards, the project is not expected to result in risk of loss, injury, or death associated with seismic activity, ground-failure, or development on expansive soils. Implementation of Mitigation Measure BIO-3 and compliance with existing City and RWQCB regulations would be required to minimize erosion and loss of topsoil at the site, and implementation of additional measures may be required to reduce the potential for erosion to run off into Stenner Creek during construction. The project is not expected to disturb unique paleontological resources at the project site. Therefore, residual impacts related to geology and soils would be less than significant.

8. GREENHOUSE GAS EMISSIONS

Wo	ould the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	3, 18, 28, 29, 30			\boxtimes	
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	3, 28, 29, 30			\boxtimes	

Evaluation

GHGs are any gases that absorb infrared radiation in the atmosphere and are different from the criteria pollutants discussed in Section 3, Air Quality. The primary GHGs that are emitted into the atmosphere as a result of human activities are CO₂, methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. In 2012 the City established a Climate Action Plan that identified measures and implementation strategies in order to achieve the City's GHG reduction target of 1990 emission levels by 2020. In 2020 the City prepared the 2020 Climate Action Plan Update, which outlines a strategy for achieving carbon neutrality by 2035, adopts sector-specific goals, and provides foundational actions to establish a trajectory toward achieving those goals. In 2018 the City prepared a community-wide inventory of GHG emissions for the 2016 calendar year. In 2016 San Luis Obispo's total GHG emissions were estimated to be 339,290 metric tons of carbon dioxide equivalence (MTCO₂e). As in 2005, transportation was the largest contributor to the City's total GHG emissions with an estimated 212,980 MTCO₂e or 63% of the City's total emissions. Commercial and Industrial energy was the second largest sector with GHG emissions of 44,270 MTCO2e or 13% of the City's total emissions. The sectors of residential energy and solid waste account for the remaining 26% of the City's total 2016 GHG emissions. Due to lagging data availability, 2016 is the most recent year for complete GHG inventory data. Statewide legislation, rules, and regulations have been adopted to reduce GHG emissions from significant sources. Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the State's GHG reduction goals and required the CARB to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40% below 1990 levels by 2030, and 80% below 1990 levels by 2050. Other statewide policies adopted to reduce GHG emissions include Assembly Bill (AB) 32, SB 375, SB 97, Clean Car Standards, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and the California Solar Initiative.

Appendix C of the 2020 Climate Action Plan Update includes thresholds and guidance for the preparation of a GHG emissions analysis under the CEQA for projects within the city. To support progress toward the City's long-term aspirational carbon neutrality goal, plans and projects within the city that undergo CEQA review will need to demonstrate consistency with targets in the Climate Action Plan, a Qualified GHG Emissions Reduction Plan, consistent with CEQA Guidelines Section 15183.5. According to the adopted SLOAPCD guidance, if a project is consistent with a qualified GHG reduction strategy, such as the City's 2020 Climate Action Plan Update, the project would not result in a significant impact.

In October 2018, the City Council committed to joining C3E, an existing community choice energy program that serves the counties of Santa Cruz, San Benito, and Monterey and provides 100% carbon-free electricity with a rate savings relative to PG&E. Additionally, the City recently adopted the Clean Energy Choice Program for New Buildings, which encourages clean, efficient, and cost-effective all-electric new buildings through incentives and local amendments to the CEC. When paired with cost-comparable modern electric appliances and carbon-free electricity from C3E, all-electric new buildings are operationally GHG emissions-free, cost effective, and help achieve the community's climate action goals.

a) The proposed project would be consistent with the City's R-3-H land use and zoning designation and would be consistent with City goals related to increasing access to affordable housing within the city; therefore, the project is expected to be consistent with the demographic and land use assumptions used for development of the City's 2020 Climate Action Plan Update. During construction, fossil fuels and natural gas would be used by construction vehicles and equipment. The project would be required to comply with the federal and state regulations in place that require fuel-efficient equipment and vehicles and limit wasteful activities, such as idling of diesel-fueled vehicles. As described in detail in Threshold Discussion 8.b, the project would implement design features to reduce operational GHG emissions, including minimizing on-site parking, being located near existing commercial services, and incorporating energy efficient design practices.

Therefore, GHG emissions generated by the project would be expected to fall below the City's threshold, and impacts would be *less than significant*.

b) The San Luis Obispo Council of Governments (SLOCOG) was assigned a GHG-reduction target of 11% from transportation sources by 2035. SLOCOG adopted the 2023 Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) in June 2023, which includes the region's SCS and meets the requirements of SB 375. In September 2018, the City Council directed City staff to develop a Climate Action Plan with a reduction target of carbon neutrality by 2035. A carbon neutrality by 2035 target would require achieving a far greater reduction than the SB 32 requirements by 2030, as identified in the State's 2017 Scoping Plan. On July 20, 2020, SLOCOG issued a letter that determined the City's 2020 Climate Action Plan Update was consistent with the GHG reduction noted in the SCS for meeting the state's 2030 GHG-reduction target. As a result, determination of consistency with the City's 2020 Climate Action Plan Update would ensure consistency with the GHG-reduction targets identified in the RTP/SCS.

The City's 2020 Climate Action Plan Update identifies six pillars, each of which includes long-term goals, measures, and foundational actions for reducing GHG emissions throughout the city. The pillars include:

- 1. Leading by Example: Create a Municipal Action Plan by 2020 and achieve carbon neutral government operations by 2030.
- 2. Clean Energy Systems: Achieve 100% carbon-free electricity by 2020.
- 3. Green Buildings: Generate no net new building emissions from on-site energy use by 2020 and achieve a 50% reduction in existing building on-site emissions (after accounting for 3CE) by 2030.
- 4. Connected Community: Achieve the General Plan mode split objective by 2030 and have 40% VMT by electric vehicles by 2030.
- 5. Circular Economy: Achieve 75% diversion of landfilled organic waste by 2025 and 90% by 2035.
- 6. Natural Solutions: Increase carbon sequestration on the San Luis Obispo Greenbelt and Urban Forest through compost application-based carbon farming activities and tree planting to be ongoing through 2035.

Projects that are consistent with the demographic forecasts and land use assumptions used in the 2020 Climate Action Plan Update can utilize the City's CEQA GHG Emissions Analysis Compliance Checklist to demonstrate consistency with the 2020 Climate Action Plan Update's GHG emissions reduction strategy. The demographic forecasts and land use assumptions of the 2020 Climate Action Plan Update are based on the *City of San Luis Obispo General Plan Land Use and Circulation Elements*. If a plan or project is consistent with the existing 2014 General Plan land use and zoning designations of the project site, then the project would be considered consistent with the demographic forecasts and the land use assumptions of the applicable Climate Action Plan. The project is consistent with the City's land use and zoning designation and would be consistent with the demographic and land use assumptions used for the development of the 2020 Climate Action Plan Update. The proposed project would not result in an increase in employment or population estimates that would conflict with those used for development of the City's 2020 Climate Action Plan Update or SLOCOG's RTP/SCS.

The project would result in a marginal increase in population associated with the construction of 20 low- to very-low-income affordable homes. According to the U.S. Census Bureau, the average household size in the city of San Luis Obispo in 2021 was 2.41 persons per household. Based on the limited size of the proposed residential units, it is assumed a maximum household size of two persons would reside in each unit, resulting in a maximum on-site population of 40 people. In addition, the project has been designed to incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by minimizing on-site parking and being located near existing commercial services. Based on the marginal population growth and design features to incentivize the regular use of alternative modes of transportation, the project would not result in or exceed 110 trips per day, which would be consistent with regional thresholds.

The City has prepared a CEQA GHG Emissions Analysis Compliance Checklist for plans and projects to ensure that they are consistent with the pillars of the 2020 Climate Action Plan Update. The project's consistency with the CEQA GHG Emissions Analysis Compliance Checklist is shown in Table 4.

	Climate Action Plan Measures	Project Consistency
Clea	n Energy Systems	
	s the Project include an operational commitment to cipate in Central Coast Community Energy?	Consistent. The project includes participation in 3CE
Gree	en Buildings	
build	s the Project exclusively include "All-electric dings"? For the purpose of this checklist, the following nitions and exemptions apply:	Consistent. The project includes the development of all-electric residential buildings and would be require to be in full compliance with the City's Energy Choice
gas pelecti water appli the u	electric building. A new building that has no natural blumbing installed within the building and that uses cricity as the source of energy for all space heating, or heating, cooking appliances, and clothes drying inness. An All-Electric Building may be plumbed for use of natural gas as fuel for appliances in a mercial kitchen.	Code.
	eific exemptions to the requirements for all-electric lings include:	
Com	mercial kitchens	
a.	The extension of natural gas infrastructure into an industrial building for the purpose of supporting manufacturing processes (i.e., not including space conditioning).	
b.	Accessory Dwelling Units that are attached to an existing single-family home. Essential Service Buildings including, but not limited to, public facilities, hospitals, medical centers and emergency operations centers.	
c.	Temporary buildings.	
d.	Gas line connections used exclusively for emergency generators.	
e.	Any buildings or building components exempt from the CEC.	
f.	Residential subdivisions in process of permitting or constructing initial public improvements for any phase of a final map recorded prior to January 1, 2020, unless compliance is required by an existing Development Agreement.	
categ onsic feasi	e proposed project falls into an above exemption gory, what measures are applicants taking to reduce de fossil fuel consumption to the maximum extent ble? If not applicable (N/A), explain why this action of relevant.	
Coni	nected Community	
	s the Project comply with requirements in the City's icipal Code with no exceptions, including bicycle	Consistent. The project has been designed to comply with the requirements in the City's Municipal Code. The project would also establish 20 bicycle parking

parking, bikeway design, and EV charging stations?	spaces and include charging stations for electric bicycles.
Is the estimated Project-generated Vehicle Miles Traveled (VMT) within the City's adopted thresholds, as confirmed by the City's Transportation Division?	Consistent. The project has been designed to incentivize regular use of alternative modes of transportation, such as bicycling, walking, and the us
If "No," does the Project/Plan include VMT mitigation strategies and/or a Transportation Demand Management (TDM) Plan approved by the City's Transportation Division?	of public transit by minimizing on-site parking and being located near existing commercial services. In addition, the project site is located in close proximity existing transit stops and bicycle facilities. Therefore the project would not result in or exceed 110 trips per day, which would be consistent with regional thresholds.
Does the Project demonstrate consistency with the City's Bicycle Transportation Plan?	Consistent. The project has been designed to incentivize regular use of alternative modes of transportation. The nearest transit stop is approximate 850 feet northeast on Nipomo Street and there are existing bicycle facilities on Higuera Street. In addition, the project site is located in close proximity existing commercial services that would further encourage the use of alternative modes of transportation. These project components would be consistent with the City's Active Transportation Plan
Circular Economy	
Will the Project subscribe all units and/or buildings to organic waste pick up and provide the appropriate on-site enclosures consistent with the provisions of the City of San Luis Obispo Development Standards for Solid Waste Services? Please provide a letter from San Luis Garbage company verifying that the project complies with their standards and requirements for organic waste pick up.	Consistent. The proposed trash enclosure would be 8 square feet in size and would conceal four to five 95-gallon waste bins, four to five 95-gallon recycle bins, and one 95-gallon green waste bin. Solid waste generated by the project would be serviced by San Lu Garbage Company.
Natural Solutions	
Does the Project comply with Municipal Code requirements for trees?	Consistent. The project would retain trees where possible on-site and also includes compensatory planting of removed trees on-site per City Municipal Code Section 12.24.090 (Tree Removal).

As shown in Table 4, the project would be consistent with the City's CEQA GHG Emissions Analysis Compliance Checklist. Therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project would implement design features to reduce operational GHG emissions, including minimizing on-site parking, being located near existing commercial services, and incorporating energy efficient design practices. As such, GHG emissions generated by the project would be expected to fall below the City's threshold and would be consistent with the City's 2020 Climate Action Plan Update. Therefore, impacts related to GHG emissions would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Wo	ould the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	3			\boxtimes	
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	3		\boxtimes		
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	3			\boxtimes	
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	36, 37, 38				\boxtimes
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	10				\boxtimes
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	3			\boxtimes	
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	3, 30			\boxtimes	

Evaluation

The Hazardous Waste and Substances Site (Cortese) List is a planning document used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop, at least annually, an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control (DTSC) EnviroStor database tracks DTSC cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal Superfund, state response, voluntary cleanup, school cleanup, school investigation, and military evaluation sites. The State Water Resources Control Board (SWRCB) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, U.S. Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites identified as meeting the Cortese List requirements can be located on the CalEPA website: https://calepa.ca.gov/sitecleanup/corteselist/. Based on a review of the SWRCB GeoTracker database and the DTSC EnviroStor database, there are no hazardous materials sites located within or adjacent to the project site. Based on the DTSC EnviroStor database, there is an inactive evaluation site located approximately 0.15 mile northeast of the project site.

The project does not include the routine transport, use, or disposal of hazardous substances. Construction of the project is anticipated to require the use of commonly used hazardous substances within the project site, including cleaners, solvents, oils, paints, etc. Any hazardous substances that are used during project construction would be transported, stored, and used according to federal, state, and local regulatory requirements and existing procedures for the handling of hazardous materials. Following completion of construction activities, the project would be limited to the operation of residential uses

- and would not require the routine transport, use, or disposal of large quantities of hazardous substances. Based on required compliance with existing regulations, the project would not create a hazard associated with the routine transport, use, or disposal of hazardous substances; therefore, impacts would be *less than significant*.
- b) The project does not include the handling or use of hazardous materials or volatile substances that would result in a significant risk of upset or accidental release conditions. As previously identified, construction activities associated with the project are anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, and paints, which would be used in accordance with existing regulatory requirements related to proper use of hazardous substances. Construction contractors would also be required to comply with applicable federal and state environmental and workplace safety laws for the handling of hazardous materials, including the federal Occupational Safety and Health Administration (OSHA) Process Safety Management Standard (CCR 29.1910.119), which includes requirements for preventing and minimizing the consequences of accidental release of hazardous materials.
 - As discussed in *Section 3*, *Air Quality*, the project site is located within an area identified as having a potential for NOA to occur. Pursuant to SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR Section 93105), the applicant is required to provide geologic evaluation prior to any construction activities and comply with existing regulations regarding NOA, if present. Mitigation Measures AQ-3 and AQ-4 have been identified to require the applicant to complete a geologic evaluation and follow all applicable protocols and procedures if NOA is determined to be present on-site. Further, the project would require the demolition of a 1,390-square-foot portion of a historical adobe, which has the potential to disturb ACM or lead based-paint if present within building materials of the structure. Mitigation Measure AQ-5 requires the proper handling, abatement, and disposal methods for ACM during proposed demolition activities and Mitigation Measure AQ-6 has been identified to adequately reduce impacts associated with lead-containing materials in accordance with applicable state and local regulations. The project does not require demolition of or work within 30 feet of major roadways (i.e., US 101) that could release aerially deposited lead (ADL). Based on required compliance with existing regulations and implementation of Mitigation Measures AQ-3 through AQ-6, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions; therefore, impacts would be *less than significant with mitigation*.
- c) The closest school is Mission Catholic Preparatory School located approximately 0.2 mile northeast of the project site. Although the project site is located in close proximity to an identified school, implementation of the project would not result in the long-term use of acutely hazardous materials, substances, or waste. Construction and operation of the project may result in the use of commonly used hazardous substances (i.e., gasoline, fuels, solvents, paint, etc.), which would be used, stored, and transported according to existing regulatory requirements to avoid accidental spill or release. Based on required compliance with existing regulations, the project would not increase risk associated with hazardous materials in close proximity to a school; therefore, impacts would be *less than significant*.
- d) There are no previously identified hazardous materials sites within or adjacent to the project site. Based on a search of the DTSC EnviroStor database, SWRCB GeoTracker database, and CalEPA Cortese List website, the nearest hazardous materials is an inactive evaluation site located approximately 0.15 mile northeast of the project site. Due to distance, any hazardous substances associated with the site would not be present within the soils on-site; therefore, the project would not be located on a hazardous materials site, and *no impacts* would occur.
- e) The nearest airport to the project site is the San Luis Obispo County Regional Airport, approximately 2.75 miles southeast of the project site. Additionally, the project site is not located within an airport influence area. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area, and *no impacts* would occur.
- The project may require temporary traffic controls along Dana Street during construction; however, emergency access and public ingress and egress would be maintained throughout construction of the project. The project would be accessed via an existing driveway off of Dana Street, which is compliant with City Public Works requirements for emergency vehicle access. In addition, the project has been designed to minimize vehicle trips by providing limited on-site parking and being located near existing commercial services. As such, the project would not otherwise interfere with emergency response or evacuation efforts within the project area because the project would result in a limited number of new vehicle trips along Dana Street and other proximate roadways. Therefore, project implementation would not result in a significant temporary or permanent impact on any adopted emergency response plans or emergency evacuation plans, and impacts would be *less than significant*.

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g) The project site consists of the Rosa Butrón Adobe and vegetated areas and is surrounded by existing residences in all directions. The project would result in the construction of 20 low- to very-low-income affordable homes and associated improvements in addition to the rehabilitation of the adobe. The project would be required to meet all applicable standards for fire prevention pursuant to the CBC and California Fire Code. Based on the project's location within an urban area and required compliance with the CBC and California Fire Code, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measures AQ-3 through AQ-6.

Conclusion

The project does not propose the routine transport, use, handling, or disposal of acutely hazardous materials, substances, or waste that could result in significant accidents or upset conditions. Implementation of Mitigation Measures AQ-3 through AQ-6 would reduce potential risks associated with the release of hazardous materials during construction and demolition. Any hazardous substances used during operation of the project would be required to comply with federal, state, and local requirements. The project would not be located on or adjacent to an active hazardous materials site. Project implementation would not subject people or structures to substantial risks associated with wildland fires and would not impair implementation of or interfere with any adopted emergency response or evacuation plan. Therefore, impacts related to hazards and hazardous materials would be less than significant.

10. HYDROLOGY AND WATER QUALITY

Wor	uld the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	3, 42, 44		\boxtimes		
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	3, 41			\boxtimes	
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
	i. Result in substantial erosion or siltation on or off site;	3		\boxtimes		
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	3, 39		\boxtimes		
	iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	3		\boxtimes		
	iv. Impede or redirect flood flows?	3, 39, 40			\boxtimes	
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	3, 40, 43				\boxtimes
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	3			\boxtimes	

Evaluation

The project site is located within the San Luis Obispo Creek watershed, which is an approximately 53,271-acre coastal basin in southern San Luis Obispo County that rises to an elevation of about 2,500 feet above sea level in the Santa Lucia Range. San Luis Obispo Creek flows to the Pacific Ocean just west of Avila Beach and has six major tributary basins: Stenner Creek, Prefumo Creek, Laguna Lake, East Branch San Luis Obispo Creek, Davenport Creek, and See Canyon. A portion of Stenner Creek runs along the western side of the project parcel, which converges with San Luis Obispo Creek approximately 500 feet southwest of the project site. Stenner Creek is a perennial creek (i.e., supports year-round continuous flow) that enters the northeastern portion of the city and flows for approximately 2 miles through the Cal Poly campus until it connects with Stenner Creek approximately 1.25 miles northeast of the project site. Stenner Creek then flows in a northeast-to-southwest direction along the rear of the project site until it converges with San Luis Obispo Creek, which continues to flow south until it eventually empties into the Pacific Ocean at Avila Beach.

The City is enrolled in the State General Permit National Pollutant Discharge Elimination System (NPDES) permit program governing stormwater. As part of this enrollment, the City is required to implement the Central Coast RWQCB's adopted Post-Construction Stormwater Management requirements through the development review process. The primary objective of these post-construction requirements is to ensure that the permittee is reducing pollutant discharges to the maximum extent practicable and preventing stormwater discharges from causing or contributing to a violation of receiving water quality standards in all applicable development projects that require approvals and/or permits issued.

The 100-year flood zone identifies areas that would be subject to inundation in a 100-year storm event, or a storm with a 1% chance of occurring in any given year. According to FEMA FIRM 06079C1068G (effective date 11/16/2012), the entire project site is located within Zone AE, a special flood hazard area with a 1% annual flood risk (also referred to as a 100-year flood).

In 2015 the state legislature approved the Sustainable Groundwater Management Act (SGMA), which requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under the SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans.

- A portion of Stenner Creek runs along the western side of the project parcel. The project would require the use of construction equipment and vehicles and would result in approximately 6,614 square feet (0.15 acre) of ground disturbance. Ground disturbance and construction equipment and vehicle use have the potential to increase erosion and other pollutants at the site that could run off into Stenner Creek. The City has adopted additional requirements for projects that are subject to an SWRCB General Permit. Per Chapter 12.08 of the City's Municipal Code, prior to issuance of City permits, the applicant must submit a SWPPP, which includes detailed information describing the potential sources of pollution from project activities and the recommended BMPs to address potential pollutants. Additionally, the project would be required to prepare an erosion and sediment control plan for short- and long-term erosion control in compliance with the City's stormwater requirements. The project would be required to comply with the Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. Physical improvement of the project site is required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. As part of these requirements, the City has been mandated to establish a set of minimum designated BMPs and Pollution Prevention Methods. BMPs are steps taken to minimize or control the number of pollutants and runoff. Pollution Prevention Methods are strategies to eliminate the use of polluting materials and/or exposure of potential pollutants to rainwater or other sources of runoff. Further, Mitigation Measure BIO-3 requires installation of stormwater and erosion control measures during construction. Following project construction, the project site would be developed with buildings, hardscapes, or otherwise landscaped areas, precluding the potential for substantial long-term erosion or loss of topsoil. Based on required compliance with City Municipal Code and RWQCB requirements, the project would not violate any water quality standards; therefore, impacts would be less than significant with mitigation.
- b) The project site is located in the San Luis Obispo Valley Groundwater Basin (SLO Basin). The project site supports natural areas for groundwater recharge and there is a segment of Stenner Creek that runs along the western side of the project parcel. The project would result in approximately 7,995 square feet of new impervious surface area on the 25,264-square-foot project site, which would marginally reduce natural areas for groundwater recharge at the site. The project would maintain a 20-foot development setback from Stenner Creek and the residences' building foundations would consist of helical coils, diamond piers, or seismic/anchor piers; therefore, existing drainage conditions would be maintained and would continue to allow for groundwater recharge within the project area. The project would also maintain a 4,480-square-

foot open space area on-site, which would also continue to allow for groundwater recharge at the project site. Further, the SLO Basin encompasses approximately 12,700 acres and supports a vast amount of area that allows for groundwater recharge; therefore, a marginal amount of new impervious surfaces within the project site would not substantially decrease the ability for groundwater recharge within the SLO Basin. The project would connect to the City's water supply, which includes surface water, groundwater, and recycled water, and would not rely solely on groundwater. Therefore, the project would not substantially interfere with groundwater recharge at the site or deplete groundwater resources, and impacts would be *less than significant*.

- c.i-iii) The project does not include the direct alteration of Stenner Creek or any other surface water features or drainages. The project would require approximately 6,614 square feet of ground disturbance during project construction and would result in 7,995 square feet of new impervious surface area on the 25,264-square-foot project site. In accordance with the City's Municipal Code (Chapter 12.08), the project would be required to develop and implement a SWPPP that includes BMPs to protect stormwater runoff, including measures to prevent soil erosion during project construction. The project is required to comply with the Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region and the City's Waterways Management Plan for long-term maintenance of drainages at the project site. Additionally, implementation of Mitigation Measure BIO-3 would require implementation of stormwater and erosion control measures. Following project construction, the project site would be developed with buildings, hardscapes, or otherwise landscaped, precluding the potential for substantial erosion or loss of topsoil. However, natural areas and existing drainage conditions associated with Stenner Creek would be maintained to allow for groundwater infiltration and avoid a substantial increase in stormwater runoff at the project site. Adherence to existing City and RWQCB regulations would minimize potential impacts to drainages during construction and operation of the project; therefore, impacts would be *less than significant with mitigation*.
- c.iv) According to FEMA FIRM 06079C1068G (effective date 11/16/2012), the entire project site is located within Zone AE, a special flood hazard area with a 1% annual flood risk (also referred to as a 100-year flood). Due to the project site's location within a flood zone, proposed development would be elevated 3 feet from the ground using posts and piers and would be designed consistent with the City's Floodplain Regulations to reduce any effects of flood water displacement affecting other properties. Therefore, the project would not be expected to impede or redirect potential flood flows, and impacts would be *less than significant*.
- Based on the San Luis Obispo County Tsunami Inundation Maps, the project site is not located in an area with potential for inundation by a tsunami. The project site is not located within close proximity to a standing body of water with the potential for a seiche to occur. As previously evaluated, the project site is located within a 100-year flood zone. As a result, proposed development would be elevated 3 feet from the ground using posts and piers and designed consistent with the City's Floodplain Regulations to reduce any effects of floodwater displacement affecting other properties. Further, the project is required to comply with the Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region and the City's Waterways Management Plan for long-term maintenance of drainages at the project site, which would reduce the potential for substantial pollutant release due to project inundation. Based on required compliance with City and RWQCB requirements and proposed design features, the project would not risk release of pollutants due to project inundation; therefore, impacts would be *less than significant*.
- Per the City of San Luis Obispo General Plan Water and Wastewater Management Element, Policy A2.2.1, the City has four primary water supply sources, including Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation); groundwater serves as a fifth supplemental source. The project would not conflict with the City's Waterways Management Plan or other water quality control plans. The project would be supplied water by the City, which has ample water supply based on diversification of its water resources. Water supply analysis is further discussed in Section 19, Utilities and Service Systems. In addition, the project would not substantially interfere with groundwater recharge of the SLO Basin. The project would not conflict with the SGMA because the City has moved away from using groundwater as a primary water supply source, which is consistent with the San Luis Valley Groundwater Sustainability Plan. The project would not conflict with the SGMA, Central Coast Basin Plan, or other local or regional plans or policies intended to manage water quality or groundwater supplies; therefore, impacts would be less than significant.

Mitigation Measures

Implement Mitigation Measure BIO-3.

Conclusion

Through implementation of Mitigation Measure BIO-3, compliance with the City Municipal Code Urban Storm Water Quality Management and Discharge Control regulations, standard BMPs, Pollution Prevention Methods, and City Engineering Standards, the project would not substantially impede or redirect flood flows, alter existing drainage patterns, degrade surface water quality, decrease groundwater supplies, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project would not conflict with the SGMA, Central Coast Basin Plan, or other local or regional plans or policies intended to manage water quality and groundwater supplies. Therefore, upon implementation of identified mitigation measures, impacts related to hydrology and water quality would be less than significant.

11. LAND USE AND PLANNING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	10				\boxtimes
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	1, 3, 5		\boxtimes		

Evaluation

The project site consists of a single 0.58-acre parcel in the west-central portion of the city, approximately 430 feet west of Higuera Street and 305 feet east of US 101. The project site is zoned Medium-High Density Residential with a Historic Preservation Overlay (R-3-H) and is located in the Downtown Historic District. The project site is generally surrounded by properties zoned R-3-H to the northeast, southwest, and southeast, and Low Density Residential (R-1) to the northwest.

The surrounding properties are summarized as follows:

- North: two-story residences; Stenner Creek; US 101
- **South:** one- and two-story residences
- East: community center; one- and two-story residences
- West: one- and two-story story residences; Stenner Creek; US 101
- a) The project would result in the construction of 20 low- to very-low-income affordable homes and the rehabilitation of a vacant historic adobe residence on a previously developed parcel in the city of San Luis Obispo. The project would be consistent with the R-3-H zoning designation and would be surrounded by other residential uses. The project does not include features that would physically divide an established community. Further, the project would not create, close, or impede any existing public or private roads, or create any other barriers to movement or accessibility within the community, and *no impacts* would occur.
- b) The project would be consistent with the property's R-3-H land use designation and the guidelines and policies for development within the applicable zoning designation, City's Historic Preservation Program Guidelines, Land Use Element, and COSE. The project is consistent with existing surrounding development and proposes a compatible land use. The project would be consistent with existing land uses and designations for the project site.

The COSE includes various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protection of listed species and CDFW Species of Special Concern, preservation of existing wildlife corridors, protection of significant trees, and maintaining development setbacks from creeks. Mitigation Measures BIO-1 through BIO-3 have been identified to avoid and/or minimize impacts to sensitive biological resources in accordance with the City's COSE.

In addition, the City's COSE establishes various goals and policies to balance cultural and historical resources preservation with other community goals. With implementation of recommended Mitigation Measures CR-1 through CR-8 and compliance with the California Health and Safety Code and City's Historic Preservation Ordinance and Guidelines, the

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project would not conflict with goals and policies identified in the City's COSE pertaining to historic and cultural resources.

Upon implementation of the identified mitigation measures, the project would not result in a conflict with local policies or ordinances adopted for the purpose of avoiding or mitigating environmental effects; therefore, the potential impacts associated with conflicts with local policies would be *less than significant with mitigation*.

Mitigation Measures

Implement Mitigation Measures BIO-1 through BIO-3 and CR-1 through CR-8.

Conclusion

The proposed project would be consistent with the existing R-3-H zoning designation and would not physically divide an established community or create barriers to movement. The project may require the implementation of mitigation measures to avoid potential conflict with local policies or ordinances protecting biological resources, historic resources, and cultural resources. Upon implementation of identified mitigation measures, impacts associated with land use and planning would be less than significant.

12. MINERAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	10				\boxtimes
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	10				\boxtimes

Evaluation

Based on the City's COSE, mineral extraction is prohibited within city limits.

a, b) No known mineral resources are present within the project site and future extraction of mineral resources is very unlikely due to the urbanized nature of the area; therefore, *no impacts* would occur.

Mitigation Measures

Mitigation is not necessary.

Conclusion

Because there are no known mineral resources present within the project site, no impacts to mineral resources would occur.

13. NOISE

Would the project result in:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	3, 45, 46, 47		\boxtimes		
b) Generation of excessive groundborne vibration or groundborne noise levels?	3, 47, 48			\boxtimes	
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	10				\boxtimes

Evaluation

The *City of San Luis Obispo General Plan Noise Element* establishes standards for maximum acceptable noise levels associated with stationary and transportation sources. Noise created by new transportation noise sources is required to be mitigated to not exceed the maximum acceptable noise levels identified in Table 5.

Table 5. Maximum Noise Exposure for Noise-Sensitive Uses due to Transportation Noise Sources

Noise-Sensitive Use	Outdoor Activity Indoo Areas*		Indoor Spaces	
	Ldn or CNEL, in dB	Ldn or CNEL, in dB	Leq in db [†]	Lmax in dB‡
Residences, hotels, motels, hospitals, nursing homes	60	45	-	60
Theaters, auditoriums, music halls	_	_	35	60
Churches, meeting halls, office building, mortuaries	60	_	45	
Schools, libraries, museums	_	_	45	60
Neighborhood parks	65	_	-	_
Playgrounds	70	_	_	_

Notes: CNEL = Community Noise Equivalent Level; Ldn = day-night average sound level; Leq = equivalent continuous sound level; Lmax = maximum sound level; dB = decibels.

Outdoor activity areas are not defined in the City's Noise Element but are defined in the City of San Luis Obispo, Noise Guidebook, Measurement & Mitigation Techniques. The guidebook states that outdoor activity areas are "patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings, and other areas commonly used for outdoor activities and recreation."

The City's Noise Element also identifies Policy 1.4 regarding noise created by new transportation sources, including road, railroad, and airport expansion projects, which states noise from these sources shall be mitigated to not exceed the levels specified

^{*} If the location of outdoor activity areas is not shown, the outdoor noise standard shall apply at the property line of the receiving land use.

[†] As determined for a typical worst-case hour during periods of use.

[‡] Lmax indoor standard applies only to railroad noise at locations south of Orcutt Road.

in Table 5 for outdoor activity areas and indoor spaces of noise-sensitive land uses. The project site is located in an area where existing residential uses and vehicle noise dominate the existing noise environment.

Per City Municipal Code Chapter 9.12 (Noise Control), operating tools or equipment used in construction between weekday hours of 7:00 p.m. and 7:00 a.m. or any time on Sundays or holidays is prohibited, except for emergency works of public service utilities or by exception issued by the City Community Development Department. The Municipal Code also states that construction activities shall be conducted in such a manner, where technically and economically feasible, that the maximum noise levels at affected properties will not exceed 75 dBA at single-family residential uses. Based on the City Municipal Code (Section 9.12.050.B.7), operating any device that creates vibration that is above the vibration perception threshold of an individual at or beyond 150 feet from the source if on a public space or right-of-way is prohibited.

During project construction, noise from construction activities may intermittently dominate the noise environment in the immediate area. The project would require the use of typical construction equipment (dozers, excavators, etc.) for land preparation and development of the new building, which would have the potential to reach up to 85 dB. Proposed construction activities would be similar to other construction activities within the city. However, the nearest sensitive noise receptors are located adjacent to the western property line. Due to the project's location near sensitive receptor locations, mitigation has been included to reduce construction-related noise. Mitigation Measures N-1 through N-4 have been identified to require construction noise BMPs during all construction activities and to include approved construction hours, truck routes, and all construction noise BMPs on all project plans.

The project would result in the construction of 20 low- to very-low-income affordable homes and rehabilitation of the Rosa Butrón Adobe. The project does not include any components that would significantly contribute to long-term ambient noise in the project vicinity. Upon completion of construction activities, the project would include the use of HVAC systems; however, use of HVAC systems would not result in a noticeable increase in ambient noise levels due to compatibility with the existing noise environment. Typically, a doubling of traffic is needed to produce a noise increase that is audible to the human ear. The project has been designed to minimize vehicle trips to and from the site by providing on-site bicycle parking and electric bicycle charging stations and locating the proposed residential development in close proximity to existing public transit and bicycle facilities and commercial centers; therefore, the project would not result in a doubling of traffic trips along proximate roadways, and no substantial increase in mobile source noise would occur. Therefore, operational noise associated with the project would not exceed City noise standards.

Based on the analysis provided above, with implementation of Mitigation Measures N-1 through N-4, the project would not exceed the City's construction-related or operational noise thresholds; therefore, impacts would be *less than significant with mitigation*.

b) The project does not propose pile driving or other high-impact activities that would generate substantial noise or groundborne vibration during construction. Demolition of a portion of the Rosa Butrón Adobe and use of heavy equipment would generate groundborne noise and vibration; therefore, there is potential for ground-disturbing activities to adversely affect the adobe.

The vibration threshold at which there is a risk to historic and historic-age buildings is 0.5 inches per second particle velocity (in/sec ppv) for transient sources and 0.25 in/sec ppv for continuous/frequent intermittent sources. With regard to human perception, vibration levels would begin to be perceptible at levels of 0.04 in/sec ppv for continuous events and 0.25 in/sec ppv for transient events. Groundborne vibration levels associated with representative construction equipment are summarized in Table 6 below.

Table 6. Representative Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity at 25 feet (in/sec)
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small Bulldozers	0.0003

Source references 46 and 47.

While some construction activities may result in perceptible vibration, the project-generated vibration levels would be well below the thresholds identified as having the potential to adversely affect surrounding historic buildings and the substantial majority of construction activities and resulting vibration would not be at levels perceptible to humans.

Proposed demolition and rehabilitation work on and within the Rosa Butrón Adobe would be designed and implemented in full compliance with the California Historical Building Code to ensure protection of the original structural components of the building intended for preservation, restoration, and/or rehabilitation. Therefore, potential impacts would be *less than significant*.

c) The nearest airport to the project site is the San Luis Obispo County Regional Airport, approximately 2.75 miles southeast of the project site. Additionally, the project site is not located within an airport influence area. Therefore, the project would not expose people residing or working in the project area to excessive aircraft-related noise levels, and *no impacts* would occur.

Mitigation Measures

- N-1 For the entire duration of the construction phase of the project, the following noise reduction measures shall be adhered to:
 - a. Stationary construction equipment that generates noise that exceeds 60 A-weighted decibels at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
 - b. Impact tools (e.g., jackhammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.
 - c. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
 - d. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
 - e. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).
- N-2 Construction plans shall note construction hours, truck routes, and all construction noise reduction measures and shall be reviewed and approved by the City of San Luis Obispo Community Development Department prior to issuance of grading/building permits. The City of San Luis Obispo shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and shall maintain these signs throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where noise reduction measures are to be implemented.
- N-3 For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to, the following:
 - a. Sound blankets shall be used on noise-generating equipment;
 - b. Stationary construction equipment that generates noise levels above 65 A-weighted decibels at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25;
 - All diesel equipment shall be operated with closed engine doors and shall be equipped with factoryrecommended mufflers;
 - d. The movement of construction-related vehicles, except for passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and
 - e. Temporary sound barriers shall be constructed between construction sites and affected uses.

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N-4 The project contractor shall notify residents and business operators at properties within 300 feet of the project of proposed construction timelines and noise compliant procedures to minimize potential annoyance related to construction noise. Signs shall be in place prior to and throughout grading and construction activities informing the public that noise-related complaints shall be directed to the construction manager prior to the City of San Luis Obispo Community Development Department.

Conclusion

Mitigation Measures N-1 through N-4 are included to reduce potential construction-related impacts. The project would not expose project occupants to excessive airport noise. With implementation of the identified mitigation measures, impacts related to noise would be less than significant.

14. POPULATION AND HOUSING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	3, 49, 50			\boxtimes	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	3				\boxtimes

Evaluation

According to the City's 2022 General Plan Annual Report, the average annual residential growth rate between 2015 and 2022 was 0.99%, in compliance with the 1% maximum average annual residential growth rate (City Land Use Element [LUE] Policy 1.11.2). From 2015 to 2022, the City granted occupancy to 2,235 newly constructed residential units (also accounting for the 38 units that were demolished between 2015 and 2022). Of the 2,225 units constructed between 2015 and 2022, 1,702 units were subject to growth management limitations. Of the units exempt from the Growth Management Ordinance, 241 units were deed restricted for affordable housing, 262 units were identified as Accessory Dwelling Units or Junior Accessory Dwelling Units, and three units were located within the Downtown Commercial (C-D) zone. As of 2022, there are a total of 22,513 residential units subject to the Growth Management Ordinance within the City, where the 2015 LUE estimated 22,643 units for 2022.

San Luis Obispo contains the largest concentration of jobs in the county. During workdays, the city's population increases to an estimated 70,000 persons. While lack of affordable and workforce housing continues to be an obstacle for many residents in San Luis Obispo, the City has made considerable progress towards growing in alignment with the community's long-range plans and highest housing priorities. Current levels of residential growth are consistent with the City's Growth Management Ordinance and the City's obligations to accommodate its Regional Housing Needs Allocation. The City has planned its resources to support a "build out" population of 57,200 residents, while the current State population estimate for the City is 47,653 residents as of January 1, 2022 (source reference 49).

The *City of San Luis Obispo Housing Element 2020-2028* identifies various goals, policies, and programs based on an assessment of the City's housing needs, opportunities, and constraints. The City's overarching goals for housing include safety, affordability, conservation of existing housing, accommodation for mixed-income neighborhoods, providing housing variety and tenure, planning for new housing, maintaining neighborhood quality, providing special needs housing, encouraging sustainable housing and neighborhood design, maximization of affordable housing opportunities for those who live or work in the City, and developing housing on suitable sites. On November 17, 2020, the City Council adopted the 6th Cycle Housing Element that includes housing policies and programs for 2020 to 2028. The City's Housing Element was updated in compliance with state requirements.

a) The project would result in the construction of 20 low- to very-low-income affordable homes in the R-3-H zone. Short-term construction activities may increase temporary construction-related employment opportunities; however, temporary

employment opportunities generated by the project are anticipated to be filled by the local workforce and would not result in a substantial population increase within the city. According to the U.S. Census Bureau, the average household size in the city of San Luis Obispo in 2021 was 2.41 persons per household. Based on the limited size of the proposed residential units, it is assumed a maximum household size of two persons would reside in each unit, resulting in a maximum on-site population of 40 people. The city of San Luis Obispo has a population growth cap of 1% per year; however, due to a lack of affordable housing in the community, the average annual growth rate has not reached 1% in over two decades. Further, the proposed homes would be necessary to meet existing affordable housing goals within the city set forth in the City's Housing Element and RHNA. Proposed affordable homes would be consistent with City goals related to increasing access to affordable housing within the city; therefore, the project would not result in substantial or unplanned population growth, and impacts would be *less than significant*.

b) The project includes the rehabilitation of the Rosa Butrón Adobe, which is located in the central portion of the project site. The adobe is vacant; therefore, proposed rehabilitation would not result in the displacement of any existing or proposed residents or housing, and *no impacts* would occur.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project would be consistent with the City's goals related to increasing access to affordable housing within the city and would not displace any residents or existing housing. Therefore, impacts related to population and housing would be less than significant.

15. PUBLIC SERVICES

Would the	e project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:							
Fire p	protection?	3, 51, 52, 53			\boxtimes		
Police	e protection?	3, 51, 52, 54			\boxtimes		
Schoo	ols?	3, 51, 52			\boxtimes		
Parks	?	3, 51, 52			\boxtimes		
Other	public facilities?	3, 51, 52			\boxtimes		

Evaluation

The project site is located within the existing service area of the City of San Luis Obispo Fire Department (SLOFD). The SLOFD deploys resources and personnel from four fire stations in order to maintain the response time goal of 4 minutes travel time to 95% of all emergencies. The nearest City fire station to the project site is City Fire Station 1, located at 2160 Santa Barbara Avenue, approximately 1 mile southeast of the project site. City Fire Station 1 provides primary response to the downtown sections of San Luis Obispo.

The City of San Luis Obispo Police Department (SLOPD) provides public safety services for the city. The SLOPD has approximately 91 employees, 60 of which are sworn police officers. The SLOPD operates out of one main police station, located

at 1042 Walnut Street at the intersection of Santa Rosa (State Route 1) and US 101, approximately 0.6 mile northeast of the project site.

The project site is located within the San Luis Coastal Unified School District (SLCUSD), and public parks and recreation trails within the city are managed and maintained by the City's Parks and Recreation Department.

All new residential and non-residential development within the city is subject to payment of Development Impact Fees, which are administered by and paid through the City's Community Development Department. Development Impact Fees provide funding for maintaining City emergency services, infrastructure, and facilities. For example, fire protection impact fees provide funding for projects such as the renovation of the City's fire stations and the replacement of fire service vehicles and equipment.

a) **Fire Protection:** The project would result in the development of 20 low- to very-low-income affordable homes that would marginally increase demand on existing public services, including fire protection services provided by SLOFD. The project would be subject to the payment of Development Impact Fees to address the marginal increase in demand on public services associated with new development. Based on the marginal population growth and required payment of Development Impact Fees, implementation of the project would not increase demand on existing public services and facilities in a manner that would require new or physically altered fire protection facilities; therefore, impacts would be *less than significant*.

Police Protection: Development of the proposed low- to very-low-income affordable homes that would marginally increase demand on existing police protection services provided by SLOPD. The project would be subject to the payment of Development Impact Fees to address the marginal increase in demand on police protection services associated with new development. As such, implementation of the project would have a marginal increase in demand on existing police protection services and would not directly result in the need for expansion of existing or the construction of new police facilities. Therefore, potential impacts would be *less than significant*.

Schools: The project includes the development of 20 low- to very-low-income affordable homes, which would have the potential to marginally increase the number of school-aged children within the city. The project would be subject to the payment of Development Impact Fees and state school taxes to address the marginal increase in demand on the SLCUSD associated with new development. As such, implementation of the project would have a marginal increase in demand on existing public schools and would not directly result in the need for expansion of existing or the construction of new SLCUSD facilities; therefore, potential impacts would be *less than significant*.

Parks: The project would marginally increase population growth within the city by establishing new affordable homes. However, the project would be subject to the payment of Development Impact Fees to address the marginal increase in demand on public park facilities associated with new development. As such, implementation of the project would have a marginal increase in demand on existing public park facilities and would not directly result in the need for expansion of existing or the construction of new facilities; therefore, potential impacts would be *less than significant*.

Other public facilities: The project would marginally increase population growth and would result in a marginal effect on use of other public facilities, such as roadways and public libraries. The project would be subject to the City's standard Development Impact Fees, which would offset the project's marginal contribution to increased use of City facilities. Therefore, potential impacts on other public facilities would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project would not induce unplanned population growth. Operation of the project may result in a marginal cumulative increase in demand on City services and facilities, including fire protection, police protection, parks and recreational facilities, and other public facilities; however, construction of new facilities would not be required. Therefore, the project would not result in significant impacts to public services.

16. RECREATION

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	3, 55			\boxtimes	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	3, 55				\boxtimes

Evaluation

Existing City recreational facilities consist of 28 parks and recreational facilities, in addition to 10 designated natural resources and open space areas and two bike trails. The *City of San Luis Obispo General Plan Recreation Element* identifies goals, policies, and programs to help plan, develop, and maintain community parks and recreation facilities. The City's statement of overall department goals is for the City Parks and Recreation facilities and programs to enable all citizens to participate in fun, healthful, or enriching activities, which enhance the quality of life in the community.

As demand for recreation facilities and activities grow and change, the City intends to focus its efforts in the following areas:

- continued development of athletic fields and support facilities,
- providing parks in underserved neighborhoods,
- providing a multi-use community center and therapy pool,
- expanding paths and trails for recreational use,
- · linking recreation facilities, and
- meeting the special needs of disabled persons, at-risk youth, and senior citizens.

City Parks and Recreation Element Policy 3.13.1 establishes the City's goal to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents, five of which shall be dedicated as neighborhood parks.

- a) The project would result in a marginal increase in demand on existing public recreational facilities. The project would be subject to the payment of Development Impact Fees to address the marginal increase in demand on public recreational facilities associated with the proposed development. Based on the marginal population growth and required payment of Development Impact Fees, implementation of the project would not increase demand on existing public services and facilities such that substantial physical deterioration of the facility would occur or be accelerated; therefore, impacts would be *less than significant*.
- b) The project would establish a 4,480-square-foot open space on the project site; however, the project does not include, nor would it require, the construction of new or expanded recreational facilities. Therefore, *no impacts* would occur.

Mitigation Measures

Mitigation is not necessary.

Conclusion

Implementation of the project would not result in the construction of new recreational facilities and would not increase the use of existing public recreational facilities in a manner that would result in substantial physical deterioration of existing facilities. Therefore, impacts related to recreation would be less than significant.

17. TRANSPORTATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	3, 56, 57, 58			\boxtimes	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	3, 10			\boxtimes	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	3			\boxtimes	
d) Result in inadequate emergency access?	3			\boxtimes	

Evaluation

The City's Circulation Element identifies current traffic levels and delays of public roadways and identifies transportation goals and policies to guide development and express the community's preferences for current and future conditions. Goals included in the plan include, but are not limited to:

- Maintaining accessibility and protecting the environment throughout San Luis Obispo while reducing dependence on single-occupant use of motor vehicles;
- Reducing use of cars by supporting and promoting alternatives such as walking, riding buses and bicycles, and carpooling;
- Promoting the safe operation of all modes of transportation; and
- Widening and extending streets only when there is a demonstrated need and when the projects would cause no significant, long-term environmental problems.

Level of Service (LOS) is a term used to describe the operating conditions of an intersection or roadway based on factors such as speed, travel time, queuing time, and safety. LOS designations range between A and F, with A representing the best operating conditions and F the worst. The City's Circulation Element establishes the minimum acceptable LOS standard for vehicles in the downtown area of the city as LOS E and LOS D for all other areas and states any degradation of the LOS below these standards shall be interpreted as transportation operations deficiency under local policy thresholds. While LOS deficiencies are evaluated for local policy conformity, LOS or other measures of automobile congestion/delay are not applied when evaluating transportation impacts under CEQA.

In 2013 SB 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions" and required the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3(b)). In June 2020, the City formally adopted the transition from LOS to VMT for the purposes of CEQA evaluation and also established local VMT thresholds of significance.

The February 2021 *City of San Luis Obispo Active Transportation Plan* (ATP) outlines goals and policies to promote walking, biking, and other forms of active transportation throughout the city. The ATP provides a blueprint for creating a safe, connected, and efficient citywide active transportation network. It lays out policies, funding strategies, supporting programs, infrastructure projects, and implementation priorities to improve active transportation options and access for all community members.

The project site is located off Dana Street. The City's Traffic Count & Speed Surveys Map does not identify the average daily motor-vehicle trip volume (ADT) on Dana Street; however, it identifies the ADT on the segment of Nipomo Street northwest of the project site as 4,654 ADT. Average daily pedestrian volume is 329 trips, and average daily bicycle volume is 149 trips. There

are no bicycle lanes located on Dana or Nipomo Streets; the nearest bicycle lanes are located on Higuera Street. Additionally, the nearest transit stop is approximately 850 feet northeast on Nipomo Street.

Permitted on-street parallel parking exists along the project frontage on Dana Street and paid parking is available in the surrounding two to four blocks. Additionally, construction of a new parking structure, the Cultural Arts District Parking Structure, is proposed nearby and residents of 466 Dana Street would be eligible for parking passes as part of the DROP program. This structure will be located about a 5-minute walk away, approximately ½ mile from the site. The DROP program currently costs \$375 per quarter.

The City of San Luis Obispo Access and Parking Management Plan (APMP; 2022) reports that the utilization rate of preferential parking permit areas on Dana Street ranges between 25% and 49% on one side, and under 25% on the other side. This is below the 85% utilization rate targeted in most parking studies as an efficient use of public infrastructure. Central Coast Transportation Consulting (CCTC) conducted a walking parking survey of parking space occupancy near the site, measured at 6:00 a.m. and 1:00 p.m. on Monday, April 10, 2023. Most streets within four blocks were less than 50% occupied in the morning; during midday most streets were in a range of 40% to 80%. Dana Street occupancy was 15% and 21% at 6: 00 a.m. and 1:00 p.m. respectively. Many residences on Dana Street are single family detached homes with driveway or garage parking, or apartment complexes with a parking lot on site, which limits the demand for on-street parking (CCTC 2023).

a) The proposed project includes the construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence, which would include one new office space. The project site would be accessed by an existing paved driveway from Dana Street that is in compliance with the City's Public Works safety design standards. The project would result in a limited number of new vehicle trips along Dana Street and other proximate roadways because the project has been designed to minimize vehicle trips by providing limited on-site parking, being located near existing commercial services, and providing 20 bicycle parking spaces and electrical bicycle charging stations. The nearest transit stop is approximately 850 feet northeast on Nipomo Street and there are existing bicycle facilities on Higuera Street, which would further promote the use of alternative modes of transportation and would be consistent with the City's ATP. Further, the project would be subject to the payment of the City's standard Traffic Impact Fees for maintenance of roads and other transportation infrastructure.

The City Zoning Regulations Section 17.140.040 require one onsite parking space per unit for studio to one-bedroom units for housing projects that include units affordable to very low-, lower-, and moderate-income households. The project includes a request for a concession to allow for provision of three off-street parking spaces on the project site, where 20 parking spaces would normally be required. The project also includes a request for a concession to allow for provision of 20 long-term bicycle parking spaces and 5 short-term bicycle parking spaces, where 40 long-term bicycle parking spaces and four short-term spaces would normally be required. The project would also establish charging stations for electric bicycles and one motorcycle parking space.

Parking reductions greater than 10% are allowed by the City Zoning regulations if specific findings can be made, such as special conditions (e.g., proximity to frequent transit service, transportation characteristics of persons residing, working, or visiting the site, etc.), the use would be adequately served by the proposed on-site parking, and parking demand generated by the project would not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area. A Parking Demand Study was prepared by CCTC to evaluate the proposed project's ability to support these findings (see Attachment 8).

The proposed tiny homes would provide affordable housing for lower-income workers and retired seniors. The adobe would be updated as well; however, the proposed office/community uses within the adobe are not expected to generate substantial additional parking demand beyond existing levels. The Institute of Transportation Engineer's Parking Generation Manual 5th Edition parking demand rates for affordable housing consider the multimodal nature of transit-oriented developments and acknowledge that low-income workers and seniors have lower rates of car ownership than the overall population. As such, very few parking spaces are typically needed per bedroom for affordable housing in walkable mixed-use areas, and the proposed supply is within the range of observed rates for similar uses (source reference 57).

Based on the analysis provided above, the project would not conflict with any program, plan, ordinance, or policy addressing transportation facilities, and impacts would be *less than significant*.

b) The 2018 OPR SB 743 *Technical Advisory on Evaluating Transportation Impacts in CEQA* states that, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with an SCS or a general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. The project would result in the construction of 20 low- to very-low-income affordable

homes and has been designed to incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by minimizing on-site parking and being located near existing commercial services and public transportation services. Based on the marginal increase in affordable homes and design features to incentivize the regular use of alternative modes of transportation, the project would not result in or exceed 110 trips per day and would be consistent with regional thresholds pursuant to State CEQA Guidelines Section 15064.3(b); therefore, impacts would be *less than significant*.

c) The project does not include the construction of new driveway access, internal roadways, or roadway improvements that could substantially increase hazards due to geometric design features. The project would be designed to minimize vehicle trips to and from the project site and promote the use of alternative modes of transportation; therefore, the project would not increase hazards due to an increase in vehicle congestion along proximate roadways. Further, the project would be consistent with surrounding land uses and would not introduce new incompatible features along proximate roadways that could otherwise increase roadway hazard. Therefore, the project would not increase risk due to hazardous roadway design or other features, and impacts would be less than significant.

The project may require temporary traffic controls along Dana Street during construction; however, emergency access and public ingress and egress would be maintained throughout construction of the project. The project would be accessed via an existing paved driveway that is compliant with City Public Works requirements for the provision of fire and other emergency vehicle access; therefore, the project would provide adequate emergency vehicle access and impacts would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

The project would be subject to the payment of the City's standard Traffic Impact Fees for maintenance of roads and other transportation infrastructure. The project would be consistent with the City's ATP and would not exceed the City's established thresholds for VMT. The project would also be required to meet City Public Works safety design standards and would maintain adequate emergency access. Therefore, impacts related to transportation would be less than significant.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	24		\boxtimes		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	24		\boxtimes		

Evaluation

Approved in 2014, AB 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

- 1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the CRHR; or
 - b. Included in a local register of historical resources as defined in PRC Section 5020.1(k).
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c). In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Recognizing that tribes have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources as a result of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources.

Native American Tribes were notified about the project consistent with state and City regulations under AB 52 and no responses have been received to date (April 2, 2024)

a, b) The City has provided notice of the opportunity to consult to appropriate tribes per the requirements of AB 52 and no responses have been received to date (April 2, 2024)

As discussed in *Section 5, Cultural Resources*, the records search did not identify the presence of any previously recorded archaeological resources within the project area; however, Native American coordination indicated that the area was positive for archaeological resources and fragments of non-descript historic glass and ceramic, one abalone shell button, and Pismo clam shell fragments were observed throughout the project area. However, the sparse fragments of historic debris (e.g., glass, shell) do not warrant formal documentation and do not constitute an archaeological resource. Further Mitigation Measures CR-7 through CR-8 have been identified to reduce potential impacts related to inadvertent discovery of previously unidentified resources, including human remains. With implementation of Mitigation Measures CR-7 through CR-8, the project would not cause a substantial adverse change in the significance of a tribal cultural resource, and impacts would be *less than significant with mitigation*.

Mitigation Measures

Implement Mitigation Measures CR-7 through CR-8.

Conclusion

With implementation of Mitigation Measures CR-7 through CR-8, the project would have a less-than-significant impact on tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	3		\boxtimes		
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	59, 60			\boxtimes	

c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	3, 8, 51, 52, 61, 59		×	
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	3, 8, 62		\boxtimes	
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	3, 5, 8, 62		\boxtimes	

Evaluation

The City's Utilities Department is the sole water provider within the city, provides potable and recycled water to the community, and is responsible for water supply, treatment, distribution, and resource planning. The City's Water Resource Recovery Facility (WRRF) treats all of the wastewater from the city, Cal Poly, and the airport. The facility treats 4.5 million gallons of wastewater per day. The WRRF manages and treats wastewater in accordance with standards established by the SWRCB to remove solids, reduce the amount of nutrients, and eliminate bacteria in treated wastewater. A portion of the treated water is recycled for irrigation use within the city and the remaining flow is discharged to San Luis Obispo Creek.

Water service for the project would be provided by the City's Utilities Department and the project would be served by the City's sewer system. There is existing water system and sewer system infrastructure located along Dana Street.

- a) The project includes installation of water and wastewater utility conveyance pipes on-site to connect to the City water system and wastewater conveyance and treatment facilities located beneath Dana Street. These components have been evaluated for their potential to result in adverse environmental effects throughout this document. Mitigation Measures AQ-1 through AQ-6, BIO-1 through BIO-3, CR-1 through CR-8, and N-1 through N-4 would reduce potentially significant environmental impacts resulting from installation and establishment of new utility connections associated with air quality, biological resources, cultural resources, and noise to a less-than-significant level. Therefore, potential environmental impacts associated with construction of utility connections would be *less than significant with mitigation*.
- b) Per Policy A2.2.1 of the City's Water and Wastewater Management Element, the City has four primary water supply sources, including Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation); groundwater serves as a fifth supplemental source. The City's diversification of water sources in the last several decades has allowed the City to maintain sufficient water supplies even following the driest years on record. The total water available for the City in the 2022 water year (July 1, 2021–June 30, 2022) was 10,140 acre-feet per year (AF/year), which included 259 AF/year of recycled water. As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The City's water demand for 2021 was 5,228 AF/year (City of San Luis Obispo 2022). Based on the City's water use factors, the residential uses associated with the project would result in an estimated water demand of approximately 2,100 gpd. Combined with the estimated 592 gpd required to irrigate proposed landscaping on-site, the project would require an estimated total of 2,692 gpd. The project's incremental increase in water demand would be accommodated by the City's water supply. Development of this site is consistent with the City's long-range planning documents and has been anticipated by the City's water supply planning. The City has adequate water supply to provide potable and other water to the proposed project; therefore, the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development, and impacts would be *less than significant*.
- c) The project would be served by the City's wastewater system and include the installation of utility infrastructure on-site to connect to existing infrastructure located beneath Dana Street. Based on the City's wastewater use factors, the project is anticipated to generate approximately 2,100 gpd of wastewater, which would be served by the City's wastewater system. Thus, the project would result in an incremental increase in demand on the City's WRRF and wastewater conveyance infrastructure. The project is consistent with the general level of growth anticipated in the City's General Plan and would be required to pay standard water and wastewater development impact fees to offset the project's incremental contribution to demand on the City's WRRF; therefore, impacts would be *less than significant*.
- d) The project would result in an increase in solid waste as a result of the development of 20 new affordable homes. Operational solid waste and recycling would be serviced by San Luis Garbage Company and disposed of at Cold Canyon Landfill. Short-term construction-related waste would also likely be disposed of at Cold Canyon Landfill, which has a

- maximum daily permitted intake capacity of 1,650 tons per day and a remaining capacity of 13,000,000 cubic yards as of August 31, 2020. The project would be consistent with the projected buildout of the R-3-H zone and is not anticipated to generate an excessive amount of solid waste. Therefore, Cold Canyon Landfill would have adequate available capacity to support the increase of solid waste, and impacts would be *less than significant*.
- e) The project includes the construction of a new trash enclosure, which would be 84 square feet in size and would contain four to five 95-gallon waste bins, four to five 95-gallon recycle bins, and one 95-gallon green waste bin. Solid waste generated by the project would be serviced by San Luis Garbage Company. The proposed garbage and recycling plan would be required to be reviewed and approved by San Luis Garbage Company in compliance with the City's COSE policies to coordinate waste reduction and recycling efforts (COSE Policy 5.5.3), and the City's Development Standards for Solid Waste Services. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measures AQ-1 through AQ-6, BIO-1 through BIO-3, CR-1 through CR-8, and N-1 through N-4.

Conclusion

The project would require the expansion and installation of utility infrastructure to support proposed development. Mitigation Measures AQ-1 through AQ-6, BIO-1 through BIO-3, CR-1 through CR-8, and N-1 through N-4 would reduce potential environmental impacts related to installation of utility infrastructure to less-than-significant levels. Water and wastewater services would be provided by the City, which would have adequate capacity to serve the project. The project would not generate solid waste in exceedance of state or county regulations. Therefore, with implementation of identified mitigation measures, impacts associated with utilities and service systems would be less than significant.

20. WILDFIRE

	ocated in or near state responsibility areas or lands classified as y high fire hazard severity zones, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	3, 32, 63, 64			\boxtimes	
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	3, 32, 64			\boxtimes	
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	3, 32. 64			\boxtimes	
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	3, 32, 40, 64			\boxtimes	

Evaluation

Urban fire hazards result from the materials, size, and spacing of buildings, and from the materials, equipment, and activities they contain. Additional factors include access, available water volume and pressure, and response time for fire fighters. Based on the *City of San Luis Obispo Local Hazard Mitigation Plan*, the risk of wildland fires is greatest near the city limits where development meets rural areas of combustible vegetation. Most of the community is within 1 mile of a designated High or Very High Fire Hazard Severity Zone (FHSZ), which indicates significant risk to wildland fire.

The City's Climate Adaptation and Safety Element identifies four policies to address the potential hazards associated with wildfire, including approving development only when adequate fire suppression services and facilities are available, classification of wildland fire hazard severity zones as prescribed by the California Department of Forestry and Fire Protection (CAL FIRE), prohibition of new subdivisions located within "Very High" wildland FHSZs, and continuation of enhancement of fire safety and construction codes for buildings.

According to the CAL FIRE FHSZ viewer, the project site is located within a Local Responsibility Area. Based on the City's Safety Element Maps, the project site is located within a developed portion of the city and has a low risk of wildfire. Cerro San Luis and associated open space has moderate and high risk of wildfire and is located approximately 0.2 mile northwest, beyond US 101.

- a) The project would not result in a significant temporary or permanent impact on any adopted emergency response or emergency evacuation plans. The project may require temporary traffic controls along Dana Street during construction; however, emergency access and public ingress and egress would be maintained during implementation of the project. Breaks in utility service may be necessary during connection to the City's infrastructure; however, any breaks in utility service would be temporary and would not conflict with any emergency plans. The project would be accessed via an existing paved driveway that is compliant with City Public Works Department requirements to provide fire and other emergency vehicles adequate long-term access to the project site. Therefore, the project would maintain adequate public and emergency access during project activities and would not conflict with emergency plans, and impacts would be *less than significant*.
- b) The project site consists of the Rosa Butrón Adobe and vegetated areas and is surrounded by existing residences in all directions. Cerro San Luis and associated open space is located approximately 0.2 mile northwest and has moderate and high risk of wildfire. The project would result in the construction of 20 low- to very-low-income affordable homes and associated improvements and rehabilitation of the adobe. The project would be required to meet all applicable standards for fire prevention pursuant to the CBC and California Fire Code. Therefore, the project would not exacerbate wildfire risks or expose project occupants to substantial pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and impacts would be *less than significant*.
- c) The project includes the installation of new water, emergency water, wastewater, stormwater, and energy extensions and connections to City infrastructure. These proposed infrastructure improvements would be required to be installed in full compliance with applicable CBC and California Fire Code regulations; therefore, construction of this infrastructure would not exacerbate fire risk or result in environmental impacts from installation of new infrastructure, and impacts would be less than significant.
- Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with low potential for landslide occurrence. Further, the project would be required to comply with applicable CBC regulations to adequately withstand potential ground-failure events. As discussed in *Section 10*, *Hydrology and Water Quality*, the entire project site is located within a 100-year flood zone. Due to the project site's location within a flood zone, proposed development would be elevated 3 feet from the ground using posts and piers and would be designed consistent with the City's Floodplain Regulations to reduce any effects of flood water displacement affecting other properties. Based on required compliance with the CBC and City's Floodplain regulations, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes; therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation is not necessary.

Conclusion

Based on required compliance with applicable CBC and California Fire Code regulations, the project would not expose people or structures to new or exacerbated wildfire risks and would not require the development of new or expanded infrastructure or maintenance to reduce wildfire risks. Therefore, impacts related to wildfire would be less than significant.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	23, 24, 25		\boxtimes		

There is potential for special-status bat and bird species to occur on-site, and mitigation measures have been incorporated to avoid and minimize potential impacts to these resources. Mitigation Measures BIO-1 through BIO-3 have been identified to avoid potential impacts to special-status species and nesting migratory birds should they occur at the project site. In addition, Mitigation Measure BIO-3 has been identified to avoid and/or minimize impacts to Stenner Creek and associated aquatic and riparian habitat. There are no known historic or prehistoric resources within the project site and Mitigation Measures CR-1 through CR-8 would reduce potential inadvertent discovery of these resources to less than significant. With implementation of identified mitigation measures and standard requirements, the project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Potential impacts would be *less than significant with mitigation*.

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	N/A, see analysis above		\boxtimes		

The proposed project would be consistent with City goals related to increasing access to affordable housing within the city. When project impacts are considered in combination with other reasonably foreseeable impacts, the project's potential cumulative impacts may be significant. Mitigation measures have been identified to reduce project-related impacts to a less-than-significant level. With implementation of identified mitigation measures and payment of the City's standard Traffic Impact Fees and Development Impact Fees, the individual effects of the project would be limited, and cumulative effects of the project would not be cumulatively considerable. Therefore, potential impacts would be *less than significant with mitigation*.

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	12, 13, 32, 36, 37, 38, 39, 40, 45, 46, 47, 48, 49		\boxtimes		

The project has the potential to result in significant impacts associated with air quality that, if left unmitigated, could result in substantial adverse effects on human beings. Standard mitigation measures have been identified to reduce these potential impacts to less than significant, including, but not limited to, standard idling restrictions, dust control measures, implementation of BMPs, compliance with CARB Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations to avoid impacts related to NOA and SLOAPCD requirements for ACM, and noise control measures. With incorporation of identified project-specific mitigation and the payment of the City's standard Traffic Impact Fees and Development Impact Fees, potential environmental effects of the project would not directly or indirectly result in any substantial adverse effects on human beings. Therefore, potential impacts would be *less than significant with mitigation*.

22. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:

a) Earlier analysis used. Identify earlier analyses and state where they are available for review.

The potential environmental effects of developing the project site with uses consistent with the R-3-H zoning designation were previously evaluated in the Certified General Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] #2013121019), which was certified by the City Council in 2014. The Certified EIR is available on the City's website at: https://www.slocity.org/government/department-directory/community-development/planning-zoning/general-plan.

b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

This Initial Study/Mitigated Negative Declaration (IS/MND) does not rely on a previously certified EIR or MND for its analysis. All the environmental analyses contained herein are independent of previous CEQA documents; no tiering from a previous CEQA document is used.

c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.

As discussed above, project-specific mitigation measures have been developed for the project to address a more stringent regulatory environment and more complex analysis methodology. All project-specific mitigation measures recommended in this IS/MND are consistent with and build upon the programmatic mitigation measures identified in the Certified EIR.

23. SOURCE REFERENCES

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Attachments

- 1. 466 Dana Street Waterman Village Plan Set
- 2. CalEEMod Results
- 3. Biological Resources Technical Memorandum for the Waterman Village Project
- 4. Historic Resource Evaluation Report for the Rosa Butron de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project), San Luis Obispo, San Luis Obispo County, California
- 5. 466 Dana Historic Resources Inventory Form
- 6. Rosa Butron de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study
- 7. City of San Luis Obispo Citywide Historic Context Statement
- 8. 466 Dana Street Waterman Affordable Housing Parking Demand Study

REQUIRED MITIGATION AND MONITORING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible	Comp	liance Ve	erification
whitigation weasure	and Timing	Requirements	Agency or Party	Initial	Date	Compliance
Air Quality						
AQ-1. During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques: Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment. a. Staging and queuing areas shall be located at the greatest distance feasible from sensitive receptor locations; b. Diesel idling shall not be permitted when equipment is not in use; c. Alternative-fueled equipment shall be used whenever possible; and d. Signs that specify the no idling requirements shall be posted and enforced at the construction site. California Diesel Idling Regulations. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles: a. Shall not idle the vehicle's primary diesel engine when vehicle is not in use, except as noted in Subsection (d) of the regulation; and b. Shall not operate a diesel-fueled auxiliary power system to power a heater, an air conditioner, or any ancillary equipment on	At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City. Signs shall be posted on the project site during all construction activities.	The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	rification
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that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation. c. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information.						
AQ-2. During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures such that they do not exceed the Air Pollution Control District 20% opacity limit and minimize nuisance impacts. Each measure shall be detailed on the project grading and building plans: a. Reduce the amount of the disturbed area where possible; b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider the use of a dust suppressant that is	At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City.	The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.	City of San Luis Obispo			

	Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Compliance		erification
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	effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants:						
	https://ww2.valleyair.org/compliance/dust-control/reducing-dust-emissions/;						
c.	All stockpiled dirt shall be sprayed daily and covered with tarps or other dust barriers, as needed;						
d.	All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;						
e.	All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;						
f.	"Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent track-out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-						
	out prevention device can be any device or combination of devices that are effective at						

	Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Compliance V		erification
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	preventing track-out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;						
g.	All fugitive dust mitigation measures shall be shown on grading and building plans;						
h.	The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912). Permanent dust control measures identified						
	in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities;						

	Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	rification
	Minigation Measure	and Timing	Requirements	Party	Initial	Date	Compliance
j.	Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating, non-invasive grass seed and watered until vegetation is established;						
k.	All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;						
1.	Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;						
m.	Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and						
n.	Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.						
activitic geologi propert occurri Air Res Constru Mining Regula County This ge	Prior to initiation of demolition/construction es, the applicant shall retain a registered st to conduct a geologic evaluation of the y, including sampling and testing for naturally ng asbestos in full compliance with California sources Board Air Toxics Control Measure for action, Grading, Quarrying, and Surface Operations (17 California Code of tions Section 93105) and San Luis Obispo Air Pollution Control District requirements. ologic evaluation shall be submitted to the San Luis Obispo Community Development	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit the completed geologic evaluation to the City. If the geologic evaluation determines that the project would	The City shall verify receipt of the geologic evaluation at the time of applicant application for demolition, building, or construction permits, whichever occurs first.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	erification	
whitigation weasure	and Timing	Requirements	Party	Initial	Date	Compliance	
Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos, the applicant must file an Asbestos Air Toxics Control Measure exemption request with the San Luis Obispo County Air Pollution Control District.	not have the potential to disturb naturally occurring asbestos the applicant shall file an Asbestos Air Toxics Control Measure exemption request with the SLOAPCD. Prior to issuance of						
	demolition, building, or construction permits, the applicant shall submit SLOAPCD's concurrence with the exception request and any associated subsequent SLOAPCD requirements, if applicable.						
AQ-4. If naturally occurring asbestos is determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding naturally occurring asbestos, including the California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos). These requirements include, but are not limited to, the following:	If applicable, at the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit an asbestos survey and include all naturally occurring asbestos removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City.	The City shall verify receipt of the asbestos survey and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.	City of San Luis Obispo, Project Applicant				
a. Written notification, within at least 10 business days of activities commencing, to	Within at least 10 days of project activities						

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Mitigation Measure	and Timing	Monitoring Requirements	Agency or Party	Initial	Date	Compliance
the San Luis Obispo County Air Pollution Control District; b. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and c. Implementation of applicable removal and disposal protocol and requirements for identified naturally occurring asbestos.	commencing, the applicant shall provide written notification to the SLOAPCD.					
AQ-5. Regulated asbestos-containing material could be encountered during the proposed demolition activities and rehabilitation of the Rosa Butrón Adobe. At the time of application for demolition permits, the project developer shall demonstrate compliance with the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos) regarding the proper handling, abatement, and disposal of regulated asbestos-containing material. National Emission Standards for Hazardous Air Pollutants requirements for regulated structures include, but are not limited to: a. Hire a Certified Asbestos Consultant to conduct an asbestos survey report. b. Prepare a written work plan addressing asbestos handling procedures in order to prevent visible emissions. c. Submit the asbestos survey report and work plan to the City at the time of application for demolition and building permits. d. Submit a notification form, survey, and work plan to the San Luis Obispo County Air Pollution Control District, at least 10 business days prior to demolition, regardless of regulated asbestos-containing material.	At the time of application for demolition permits, the applicant shall submit a completed asbestos survey report and work plan to the City and include all asbestos containing material removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City, if applicable. At least 10 days prior to demolition activities, the applicant shall submit a notification form, survey report, and work plan to the SLOAPCD, if applicable.	The City shall verify receipt of the asbestos survey and work plan and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.	City of San Luis Obispo, Project Applicant			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	rification
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Go to https://www.slocleanair.org/rules-regulations/asbestos.php for more information.						
AQ-6. If during the demolition or rehabilitation of existing structures paint is separated from the construction materials (e.g., chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with federal, state, and local regulations. According to the California Department of Toxic Substances Control, if the paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. The project applicant shall document proof that paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation to the City Community Development Department.	During project demolition or rehabilitation activities, the applicant shall submit evidence that separated paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	The City shall verify receipt of evidence that separated paint waste was evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	City of San Luis Obispo, Project Applicant			
Biological Resources	T	T	T	T		
BIO-1. The developer shall retain a qualified biologist to conduct roosting bat surveys prior to proposed demolition/rehabilitation activities. Pre-disturbance surveys for bats shall include one daytime survey and one dusk survey no more than 14 days prior to the start of construction to determine if bats are roosting in the abandoned structure or in any of the trees on the	No more than 14 days prior to commencement of demolition or construction activities, the applicant shall submit the survey report to the City. If	The City shall verify receipt of the survey plan and review and approve the exclusion plan, if applicable.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	erification
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property. If bats are found to be roosting on the project site, a bat exclusion plan shall be developed by the qualified biologist to ensure impacts to bats are avoided and submitted to the City for review and approval.	applicable, the applicant shall submit the exclusion plan to the City prior to commencement of demolition and construction activities.					
disturbance or vegetation removal are proposed at any point during the typical nesting bird season (February 1–September 15), a nesting bird survey shall be conducted by a qualified biologist no more than 10 days prior to the start of ground disturbance to determine presence/absence of nesting birds. Surveys shall cover all areas potentially affected by the project via direct impacts (e.g., nest destruction) or indirect impacts (e.g., noise, vibration, odors, movement of workers or equipment, etc.). If nesting activity is detected, the following measures shall be implemented: a. Buffer Establishment. If an active bird nest is observed during preconstruction surveys or during construction, the qualified biologist shall determine an appropriate nodisturbance setback based on existing conditions and bird behavior. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival. b. Variance of Buffer Distances. Variance from the no-disturbance buffers described above may be allowable when there is a compelling biological or ecological reason to do so, such	No more than 10 days prior to the start of ground disturbance, the applicant shall submit the survey report and active nest letter report to the City, if applicable. During project construction activities, the applicant shall submit all monitoring reports to the City, if applicable.	The City shall verify receipt of the survey report, active nest letter report, and monitoring reports, if applicable.	City of San Luis Obispo			

	Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	erification
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	as when the construction area would be						
	concealed from a nest site by topography.						
	Any variance from the no-disturbance						
	buffers shall be advised and supported by a						
	qualified biologist. The California						
	Department of Fish and Wildlife may be						
	contacted for technical assistance if						
	recommended by the qualified biologist.						
С							
	reduced, the biologist shall monitor any						
	construction activities within the pre-						
	determined setback distance. If nesting birds						
	show any signs of disturbance, including						
	changes in behavior, significantly reducing						
	frequency of nests visits, or refusal to visit						
	the nest, the biologist will stop work and						
	increase the nest buffer. If appropriate on a						
	case-by-case basis, as determined by the qualified biologist, nest monitoring may be						
	reduced to weekly spot-check monitoring, at						
	a minimum, if the biologist determines that						
	the nesting birds have shown no signs of						
	disturbance from construction activities and a						
	continuation of the same types of						
	construction activities are unlikely to disturb						
	the nesting birds. All monitoring reports						
	shall be submitted to the City.						
d							
	covered by the Migratory Bird Treaty Act						
	and California Fish and Game Code shall not						
	be moved or disturbed until a qualified						
	biologist has determined that the nest has						
	become inactive or young have fledged and						
	become independent of the nest.						
e							
	document all active nests and submit a letter						

Midigation Massaura	Plan Requirements	Verification and	Responsible	Comp	liance Ve	rification
Mitigation Measure	and Timing	Monitoring Requirements	Agency or Party	Initial	Date	Compliance
report to the City of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.						
application for demolition, grading, or building permits, whichever occurs first, the project applicant shall prepare and submit a Water Pollution Control Plan (WPCP) to be reviewed and approved by the City. The WPCP shall include, but not be limited to, the following erosion and sedimentation control methods and shall be implemented during the construction phases of the project: a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction activities during the dry season (June 15—October 31). b. Sediment and erosion control measures shall be developed by a qualified engineer to protect water quality and comply with appropriate local and state regulations. Measures may include the use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques employed to protect the drainage feature on and farther downstream of the property. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection best management practices installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements.	At the time of application for demolition, building, or construction plans, whichever occurs first, the applicant shall submit the Water Pollution Control Plan for City review and approval and all measures shall be included on relevant plan sheets, to the satisfaction of the City.	The City shall review and approve the WPCP and verify all measures are shown on relevant site plan sheets.	City of San Luis Obispo			

	Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	rification
	Minigation Measure	and Timing	Requirements	Party	Initial	Date	Compliance
c.	Spill kits shall be maintained on the project site and a Spill Response Plan shall be in place.						
d.	Equipment shall be refueled in designated areas with appropriate spill containment. Equipment storage shall use drip pans or ground covers as appropriate to ensure leaks are contained. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.						
e.	Concrete washout shall be conducted in specified areas and with appropriate containment measures to ensure washout does not leave the site and enter the City of San Luis Obispo's storm drain system. Washing of equipment, tools, etc., shall occur in specified locations where the tainted water will not affect the drainage or City of San Luis Obispo's storm drain system.						
f.	The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all federal, state, and local regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other federal and state legislation. All project-related spills of hazardous						
5.	materials within or adjacent to the project site should be cleaned up immediately.						
Cultura	al Resources						
	Alternative Building Materials. At the time cation for building permits, building plans for	At the time of application for building	The City shall verify all relevant plan sheets	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	erification
Windgation Wieasure	and Timing	Requirements	Party	Initial	Date	Compliance
the residential units shall be reviewed to verify use of alternate window materials (i.e., other than vinyl) such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources.	permits, the applicant shall identify updated window materials consistent with this measure on all relevant plan sheets, to the satisfaction of the City.	have been updated to identify alternative window materials consistent with this measure.				
CR-2. Rehabilitation Plan Implementation. At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, plans shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building permit sheets as callouts and notes to guide the rehabilitation process and be reviewed and approved by a qualified consultant for consistency with the approved Rehabilitation Plan and SOI Standards. Final construction plans shall be reviewed and approved by the Community Development Director. The qualified consultant shall include either a historic architect that meets the SOI Qualifications in historic architecture and has demonstrable experience with the rehabilitation of historic adobe buildings, or an SOI Qualified architectural historian and a materials conservation specialist with expertise in the preservation and rehabilitation of adobe buildings. The selected consultant shall be available to assist the design and construction team throughout the execution of the project to ensure that treatment approaches compliant with the SOI Standards for Rehabilitation are being implemented. The final construction plans shall include: • Assessment of the building that focuses on the existing conditions of specific architectural systems (i.e. windows, doors,	At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, the applicant shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building plan sheets as callouts and notes to the satisfaction of City.	The City shall verify all proposed treatments detailed in the approved Rehabilitation Plan are shown on relevant demolition and building plan sheets. The implementation requirements shall be administered by the appropriate City planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Compliance Verific		rification
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roof) and materials (i.e. adobe and wood siding). A condition assessment of the building's structural systems and inclusion of mechanical and electrical systems shall also be included. • Preparation of detailed Standards compliant treatment recommendations related to the existing character-defining features of the Rosa Butrón Adobe and their preservation. In addition to the Standards, treatment recommendations should also take into consideration other appropriate guidelines and guidance documents, including publications by the National Park Service' Technical Preservation Services. • Description of recommendations related to the new construction at the Rosa Butrón Adobe. This should address fundamental issues including, but not limited to: a. The appearance of the new rear elevation, including the forms, fenestration patterns, materials, and finishes; b. How the new rear elevation will be integrated into the historic fabric of the side elevations, as well as the architectural and structural systems of the building, in a way that complies with the Standards; and c. Recommendations related to	and Timing	e e e e e e e e e e e e e e e e e e e	•	Initial	Date	Compliance
landscape and site improvements around the Rosa Butrón Adobe, such as drainage, to continue preserving the building in its rehabilitated configuration.						

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Mitigation Measure	and Timing	Monitoring Requirements	Agency or Party	Initial	Date	Compliance	
Treatment recommendations for the continued short- and long-term maintenance of the Rosa Butrón Adobe.							
The above implementation requirements shall be incorporated into construction plan submittals and shall be administered by the appropriate City Planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.							
CR-3. Preconstruction Historic Resources Training. Prior to issuance of demolition and construction permits, whichever occurs first, all construction staff shall attend a preconstruction training session that outlines relevant information related to the treatment of historic resources. This training may be held by City staff affiliated with the City's Historic Preservation Program, along with relevant consultants, including SOI-Qualified architectural historians, and/or contractors/craftsman with expertise related to the rehabilitation and preservation of adobe buildings. The training shall cover key concepts related to historic preservation practices and the City's Historic Preservation Program, sensitive scope items related to the demolition and rehabilitation of the building's historic core, and general site protocols and procedures during construction activities that are intended to protect and preserve the Rosa Butrón Adobe.	Prior to issuance of demolition, building, and construction permits, the applicant shall submit a copy of the preconstruction historic resources training materials and names of trainers and attendees to the City.	The City shall review the submitted training materials and trainers' qualifications to ensure compliance with this measure.	City of San Luis Obispo				
CR-4. Construction Protection Protocols. At the time of application for demolition and construction permits, whichever occurs first, construction plans shall include protection protocols that will protect the	At the time of application for demolition, building, or construction permits,	The City shall review submitted project plans and verify all protection measures	City of San Luis Obispo				

Midigadian Maganna	Plan Requirements	Verification and	Responsible	Compliance Verific		erification
Mitigation Measure	and Timing	Monitoring Requirements	Agency or Party	Initial	Date	Compliance
Rosa Butrón Adobe during construction activities. These measures shall address issues related to the stabilization of any deteriorated materials at the historic buildings as identified in the Rehabilitation Plan, identification of appropriate construction equipment to be used on and in proximity to the historic adobe, and on-site security measures specific to preserving the adobe from vandalism or other human-related damage. Protocols shall also identify emergency procedures in the event of inadvertent damage during construction, or damage sustained in the event of a natural disaster. Final construction plans shall be subject to the review and approval of the Community Development Director.	whichever occurs first, the applicant shall identify all protection measures on relevant plan sheets to the satisfaction of the City.	have been identified on relevant plan sheets.				
CR-5. Selection of Contractors with Rehabilitation Experience. Prior to issuance of demolition and construction permits, whichever occurs first, the City shall review and approve the applicant-chosen contractor team for the relevant demolition, rehabilitation, and construction phases of the project that has demonstrated experience with preserving and rehabilitating historic resources. Special consideration shall be given to bid teams that have staff or subcontractors with experience in the treatment of adobe buildings.	Prior to issuance of demolition, building, or construction permits, the applicant shall submit the selected contractor team credentials to the City.	The City shall review the selected contractor's credentials and verify they meet the intent of this measure.	City of San Luis Obispo			
CR-6. At the time of building and/or grading permit application submittal, the project applicant shall retain a City of San Luis Obispo-qualified archaeologist to develop an Archaeological Monitoring Plan for the project. The plan shall include, but not be limited to: a. List of personnel involved in the monitoring activities b. Description of how the monitoring shall occur;	At the time of application for grading demolition, or building permits, whichever occurs first, the applicant shall submit an Archaeological Monitoring Plan to be reviewed and approved	The City shall review and approve the Archaeological Monitoring Plan prior to issuance of grading, demolition, or building permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Comp	liance Ve	erification	
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 c. Description of frequency of monitoring (e.g., full time, part time, spot checking); d. Description of what resources are expected to be encountered; e. Description of circumstances that would result in the halting of work at the project site; f. Description of procedures for halting work on the project site and notification procedures; g. Description of monitoring reporting procedures; h. Specific, detailed protocols for what to do in the event of the discovery of human remains; and i. Thresholds for reducing and/or discontinuing monitoring in the event resources are not present and/or the potential to encounter resources is negligible. The Archaeological Monitoring Plan shall be reviewed and approved by City staff prior to the issuance of project building and/or grading permits. 	by the City prior to permit issuance.						
CR-7. If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City of San Luis Obispo-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City of San Luis Obispo-approved archaeologist to determine the need for further study. A standard inadvertent	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the satisfaction of the City. During project subsurface earthwork	The City shall verify halt work measures have been identified on relevant plan sheets. The City shall notify a local Native American tribal representative, if applicable. The City shall review and approve the resource evaluation	City of San Luis Obispo, Project Applicant				

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or			
Minigation Measure	and Timing	Requirements	Party	Initial	Date	Compliance
discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of the California Environmental Quality Act criteria by a qualified archaeologist. If the resource is determined significant under the California Environmental Quality Act, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.	activities, the applicant shall notify the City if cultural resources are encountered. The applicant shall record any previously unidentified resources found during construction on appropriate California Department of Parks and Recreation forms and evaluate them for significance in terms of the California Environmental Quality Act, if applicable. If the resource is determined significant under the California Environmental Quality Act, the applicant shall prepare and implement a research design and archaeological data recovery plan.	and research design and archaeological data recovery plan, if applicable.				
CR-8. In the event that human remains are exposed during earth-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City of San Luis Obispo Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the	The City shall verify halt work measures have been identified on relevant plan sheets. The City shall notify a local Native American tribal representative	City of San Luis Obispo, Project Applicant			

Mitigation Measure	Plan Requirements	Verification and Monitoring	Responsible Agency or	Compliance Verifica		rification
Minigation Measure	and Timing	Requirements	Party	Initial	Date	Compliance
adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.	satisfaction of the City. During earth-disturbing activities associated with the project, the applicant shall notify the City if human remains are exposed. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours.	and the County Coroner, if applicable.				
Noise						
N-1. For the entire duration of the construction phase of the project, the following noise reduction measures shall be adhered to: a. Stationary construction equipment that generates noise that exceeds 60 A weighted decibels at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures). b. Impact tools (e.g., jackhammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. c. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures on relevant plan sheets to the satisfaction of the City.	The City shall verify noise reduction measures have been identified on relevant plan sheets.	City of San Luis Obispo			

Mitigation Massura	Plan Requirements	Verification and	Responsible	Compliance Verification			
Mitigation Measure	and Timing	Monitoring Requirements	Agency or Party	Initial	Date	Compliance	
 d. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational. e. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.). 							
N-2. Construction plans shall note construction hours, truck routes, and all construction noise reduction measures and shall be reviewed and approved by the City of San Luis Obispo Community Development Department prior to issuance of grading/building permits. The City of San Luis Obispo shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and shall maintain these signs throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where noise reduction measures are to be implemented.	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify construction hours, truck routes, and noise reduction measures on relevant plan sheets to the satisfaction of the City.	The City shall verify construction hours, truck routes, and noise reduction measures have been identified on relevant plan sheets.	City of San Luis Obispo				
N-3. For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to, the following: a. Sound blankets shall be used on noise-generating equipment;	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures, as applicable, on relevant plan sheets	The City shall verify noise reduction measures have been identified on relevant plan sheets.	City of San Luis Obispo				

	Mitigation Massure	Plan Requirements	lan Requirements Monitoring	Responsible	Compliance Verification			
	Mitigation Measure	and Timing	Requirements	Agency or Party	Initial	Date	Compliance	
b. c. d.	Stationary construction equipment that generates noise levels above 65 A weighted decibels at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25; All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers; The movement of construction-related vehicles, except for passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and Temporary sound barriers shall be constructed between construction sites and affected uses.	to the satisfaction of the City.						
busines project complia annoya be in pl constru related constru	ne project contractor shall notify residents and as operators at properties within 300 feet of the of proposed construction timelines and noise ant procedures to minimize potential nee related to construction noise. Signs shall lace prior to and throughout grading and ction activities informing the public that noise-complaints shall be directed to the ction manager prior to the City of San Luis Community Development Department.	Prior to commencement of project demolition and construction activities, the applicant shall send notices to surrounding residents and business operators and provide a copy of the notice to the City with a list of addresses the notice was sent to.	The City shall verify receipt of the notice and list of recipients.	Project Applicant, City of San Luis Obispo				

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the City and may require a new environmental determination for the project. By signing this agreement, the applicant agrees to implement the above mitigation measures.

Signature of Applicant

Name (Print)

Date

ATTACHMENT 1

466 Dana Street Waterman Village Plan Set

NEIGHBORING RESIDENCE

SITE PLAN REFERENCE NOTES

- ALL RESIDENTIAL UNITS SHALL BE RAISED ON HELICAL PIERS TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION): REFER TO SPECS ON SHEET
- (N) NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION), 6'-0" WIDE TYPICAL U.N.O. VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL
- (N) 6'-6" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL GUARDRAIL.
- (N) 4'-0" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL GUARDRAIL.
- ACCESSIBLE RAMP PER CBC STANDARDS. SLOPE 1:12 PER ADA REQUIREMENTS. MAINTAIN 6'-8" HEAD CLEARANCE FROM TREE CANOPY.
- 6 (N) 9'-6" WIDE PARKING SPACE, REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS
- 7 (N) VAN ACCESSIBLE PARKING STALL WITH 5'-0" ACCESSIBLE AISLE LOCATED ON PASSENGER SIDE OF VEHICLE
- 8 (N) MOTORCYCLE PARKING SPACE, REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS
- 9 COVERED AND GATED LONG-TERM BICYCLE PARKING. PAVER HARDSCAPE. BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0. PROVIDE ELECTRICAL OUTLETS FOR ELECTRIC BIKE CHARGING. VERIFY LOCATION & AMOUNT W/ OWNER. TO BE SECURED & WELL-LIT FOR OCCUPANTS. PARKING FOR
- 10 SHORT-TERM BICYCLE PARKING
- COVERED TRASH ENCLOSURE SHALL BE OF A MATERIAL AND COLORS THAT COMPLEMENT THE ARCHITECTURE OF THE UNITS, REFER TO SHEET CA-8.0. REFER TO WILL-SERVE LETTER ON SHEET XX
- MAILBOX TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #3 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. VERIFY W/ OWNERS.
- (N) PAVERS @ DRIVEWAY APPROACH, COLOR & DESIGN TO MATCH (E) HISTORICAL BRICK WALKWAY LEADING TO THE ADOBE.
- 14 EXTERIOR STAIRS AT 7.2:11 SLOPE TO HAVE BIKE RAMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #2 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL.
- 15 MAINTAIN (E) PAVED DRIVEWAY EASEMENT
- MAINTAIN (E) TRELLIS STRUCTURE, VERIFY LOCATION IN FIELD
- WATER HEATER CLOSET TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #3 ON SHEET E-0.1 TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
- WATER HEATER PUMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #1 ON SHEET E-0.1 TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
- MINI-SPLIT CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #2 ON SHEET E-0.1 TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
- (N) FENCE AT PROPERTY LINE TO MATCH (E) FENCE IN HEIGHT, DESIGN, AND COLOR
- 1 (E) FENCE TO BE MAINTAINED
- 22 PLANTER BOXES, REFER TO LANDSCAPE PLANS
- TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR CLEARANCE ABOVE UNIT ROOFS, TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
- TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR 6'-8" CLEARANCE ABOVE WALKWAYS, TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
- 25 PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER
- (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS

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RMAN PEAC VILLAGE DANA STREET LUIS OBISPO,CA 93401

> SOLUTIONS 3X 15034 SLO, CA 93406 (805) 215-5474

> > ERALL SITE PLAN

20 NOV 2023 PROGRESS 01 AUG 2022

REV SUBMITTAL

20 JUN 2022 ARC SUBMITTAL

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CA-1.0

NOTE: REFER TO SHEETS A-8.1 TO A-8.5 FOR FLOOR PLANS OF UNITS.

NEIGHBORING RESIDENCE

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- TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR 6'-8" CLEARANCE ABOVE WALKWAYS, TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
- PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER
- (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS

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Ant Street - Suite B - San Luis Obispo - CA 9

San LUIS OBISPO



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> 80 P.O. BOX 15 (80)

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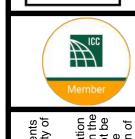
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NOTE: REFER TO SHEETS A-8.1 TO A-8.5 FOR FLOOR PLANS OF UNITS.

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PEACE TENT

VATERMAN PEA(
VILLAGE
466 DANA STREET
SAN LUIS OBISPO,CA 93401

SOLUTIONS SOLUTIONS BOX 15034 SLO, CA 93406 (805) 215-5474

RE EXHIBIT

20 NOV 2023 PROGRESS

01 AUG 2022 REV SUBMITTAL 20 JUN 2022 ARC SUBMITTAL

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NOTE: REFER TO SHEETS A-8.1 TO A-8.5 FOR FLOOR PLANS OF UNITS.

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VATERMAN PEA

SOLUTIONS SOLUTIONS BOX 15034 SLO, CA 93406 (805) 215-5474

SPECTIVE VIEW

20 NOV 2023 PROGRESS

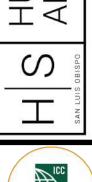
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Dana Street View

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VILLAGE

SOLUTIONS BOX 15034 SLO, CA 93406 (805) 215-5474

ELEVATION OF HASE I & PHASE IIB TINY HOMES

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ATTACHMENT 2

CalEEMod Results

466 Dana St. Waterman Village Summary Report

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- 1. Basic Project Information
 - 1.1. Basic Project Information
 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.4. Operations Emissions Compared Against Thresholds
- 6. Climate Risk Detailed Report
 - 6.2. Initial Climate Risk Scores
 - 6.3. Adjusted Climate Risk Scores
- 7. Health and Equity Details
 - 7.3. Overall Health & Equity Scores
 - 7.5. Evaluation Scorecard

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	466 Dana St. Waterman Village
Lead Agency	_
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	32.4
Location	466 Dana St, San Luis Obispo, CA 93401, USA
County	San Luis Obispo
City	San Luis Obispo
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3330
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Mobile Home Park	20.0	Dwelling Unit	0.58	4,576	17,309	_	48.0	_

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title			
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling			
Construction	C-10-A	Water Exposed Surfaces			
Transportation	T-4	Integrate A ordable and Below Market Rate Housing			
Transportation	T-34*	Provide Bike Parking			
Energy	E-15	Require All-Electric Development			

^{*} Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	-	_	_	_	_	_	-	_	-	_	_	_	_	_	-	-
Unmit.	1.36	1.15	10.3	13.2	0.02	0.50	0.65	1.15	0.46	0.09	0.54	2,332	0.10	0.03	0.66	2,344
Mit.	1.36	1.15	10.3	13.2	0.02	0.50	0.33	0.83	0.46	0.05	0.51	2,332	0.10	0.03	0.66	2,344
% Reduced	_	_	_	_	_	_	49%	28%	_	40%	6%	-	_	_	_	_
Daily, Winter (Max)		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.89	6.98	5.72	7.50	0.01	0.26	0.12	0.36	0.24	0.03	0.26	1,439	0.06	0.02	0.01	1,447
Mit.	0.89	6.98	5.72	7.50	0.01	0.26	0.12	0.36	0.24	0.03	0.26	1,439	0.06	0.02	0.01	1,447
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

Unmit.	0.46	0.57	3.47	4.49	0.01	0.16	0.12	0.27	0.14	0.02	0.16	782	0.03	0.01	0.11	786
Mit.	0.46	0.57	3.47	4.49	0.01	0.16	0.08	0.23	0.14	0.01	0.16	782	0.03	0.01	0.11	786
% Reduced	_	_	_	_	_	_	34%	15%	_	23%	3%	_	_	_	_	_
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.08	0.10	0.63	0.82	< 0.005	0.03	0.02	0.05	0.03	< 0.005	0.03	129	0.01	< 0.005	0.02	130
Mit.	0.08	0.10	0.63	0.82	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	129	0.01	< 0.005	0.02	130
% Reduced	_	_	_	_	_	_	34%	15%	_	23%	3%	_	_	_	_	_

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.56	0.67	0.21	2.63	< 0.005	< 0.005	0.07	0.08	< 0.005	0.01	0.02	308	0.95	0.02	0.96	339
Mit.	0.56	0.67	0.21	2.63	< 0.005	< 0.005	0.07	0.08	< 0.005	0.01	0.02	310	0.95	0.02	0.96	341
% Reduced	_	_	_	_	_	_	_	_	_	_	_	-1%	_	_	_	-1%
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.44	0.56	0.22	1.64	< 0.005	< 0.005	0.07	0.08	< 0.005	0.01	0.02	299	0.95	0.02	0.06	329
Mit.	0.44	0.56	0.22	1.64	< 0.005	< 0.005	0.07	0.08	< 0.005	0.01	0.02	301	0.95	0.02	0.06	331
% Reduced	_	_	_	_	_	_	_	_	_	_	_	-1%	_	_	_	-1%
Average Daily (Max)		_	_	_	_	_	_	_	_	_		_	_	_	_	_

Unmit.	0.52	0.63	0.22	2.55	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.02	295	0.95	0.02	0.42	325
Mit.	0.52	0.63	0.22	2.55	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.02	297	0.95	0.02	0.42	327
% Reduced	_	_	_	_	_	_	_	_	_	_	_	-1%	_	_	_	-1%
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.09	0.12	0.04	0.47	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	48.8	0.16	< 0.005	0.07	53.8
Mit.	0.09	0.12	0.04	0.47	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	49.1	0.16	< 0.005	0.07	54.1
% Reduced	_	_	_	_	_	_	_	_	_	_	_	-1%	> -0.5%	> -0.5%	_	-1%

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	5	3	4	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	5	3	4	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	42.0
Healthy Places Index Score for Project Location (b)	55.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

466 Dana St. Waterman Village Quarterly Report

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 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions
 - 2.1.1. Construction Emissions Compared Against Thresholds
 - 2.1.2. Construction Quarters
 - 2.4. Operations Emissions Compared Against Thresholds

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	466 Dana St. Waterman Village
Lead Agency	_
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.20
Precipitation (days)	32.4
Location	466 Dana St, San Luis Obispo, CA 93401, USA
County	San Luis Obispo
City	San Luis Obispo
Air District	San Luis Obispo County APCD
Air Basin	South Central Coast
TAZ	3330
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Mobile Home Park	20.0	Dwelling Unit	0.58	4,576	17,309	_	48.0	_

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-10-A	Water Exposed Surfaces
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Transportation	T-34*	Provide Bike Parking
Energy	E-15	Require All-Electric Development

^{*} Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions

2.1.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

Un/Mit.	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	R	CO2e
Q1	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.06	0.05	0.43	0.53	< 0.005	0.02	< 0.005	0.02	0.02	< 0.005	0.02	70.4	< 0.005	< 0.005	0.01	70.6
Mit.	0.06	0.05	0.43	0.53	< 0.005	0.02	< 0.005	0.02	0.02	< 0.005	0.02	70.4	< 0.005	< 0.005	0.01	70.6
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Q2	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.02	0.02	0.16	0.20	< 0.005	0.01	0.02	0.02	0.01	< 0.005	0.01	33.1	< 0.005	< 0.005	0.01	33.3
Mit.	0.02	0.02	0.16	0.20	< 0.005	0.01	0.01	0.01	0.01	< 0.005	0.01	33.1	< 0.005	< 0.005	0.01	33.3
% Reduced	_	_	_	_	_	_	61%	55%	_	61%	_	_	_	_	_	_
Q3	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Unmit.	0.06	0.05	0.51	0.63	< 0.005	0.02	0.01	0.02	0.02	< 0.005	0.02	108	< 0.005	< 0.005	0.02	108
Mit.	0.06	0.05	0.51	0.63	< 0.005	0.02	0.01	0.02	0.02	< 0.005	0.02	108	< 0.005	< 0.005	0.02	108

% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Q4	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.03	0.17	0.26	0.33	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	55.6	< 0.005	< 0.005	0.01	55.8
Mit.	0.03	0.17	0.26	0.33	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	55.6	< 0.005	< 0.005	0.01	55.8
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Q5	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.36	< 0.005	< 0.005	< 0.005	0.36
Mit.	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.36	< 0.005	< 0.005	< 0.005	0.36
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Quarterly (Max)	_	_	_	_	_	-	_	_	_	_	_	_	_	_	_	_
Unmit.	0.06	0.17	0.51	0.63	< 0.005	0.02	0.02	0.02	0.02	< 0.005	0.02	108	< 0.005	< 0.005	0.02	108
Mit.	0.06	0.17	0.51	0.63	< 0.005	0.02	0.01	0.02	0.02	< 0.005	0.02	108	< 0.005	< 0.005	0.02	108
% Reduced	_	_	_	_	_	_	57%		_	2%	_	_	_	_	_	

2.1.2. Construction Quarters

Quarter	Start Date	End Date	Length (days)
Q1	1/16/2024	4/15/2024	91
Q2	4/16/2024	7/15/2024	91
Q3	7/16/2024	10/14/2024	91
Q4	10/15/2024	1/13/2025	91
Q5	1/14/2025	1/16/2025	3

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (ton/quarter) and GHGs (MT/quarter)

466 Dana St. Waterman Village Quarterly Report, 3/29/2023

Un/Mit.	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2T	CH4	N2O	R	CO2e
Quarterly	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.02	0.02	0.01	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	8.62	0.03	< 0.005	0.02	8.75
Mit.	0.02	0.02	0.01	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	8.62	0.03	< 0.005	0.02	8.75
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

ATTACHMENT 3

Biological Resources Technical Memorandum for the Waterman Village Project



4111 Broad Street, Suite 210 San Luis Obispo, California 93401 Tel 805.543.7095

TECHNICAL MEMORANDUM

To: David Amini, CDD Housing Coordinator

City of San Luis Obispo

919 Palm Street

San Luis Obispo, CA 93401

From: Rebecca Doubledee, Senior Biologist

Date: July 29, 2024

Re: Biological Resources Technical Memorandum for the 466 Dana St. Waterman Village

Project, San Luis Obispo, San Luis Obispo County, California / SWCA Project No.

71167.02

INTRODUCTION

This report has been prepared by SWCA Environmental Consultants (SWCA) to assist the City of San Luis Obispo (City) by evaluating biological resources for the Waterman Village Project (project) located at 466 Dana Street (Assessor's Parcel Number [APN] 002-401-002), San Luis Obispo, San Luis Obispo County, California.

The proposed project includes the construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence on a 0.58-acre parcel. The project would also include site improvements including construction of an elevated walkway, a solid waste enclosure, and vehicle and bicycle parking spaces. The project site is generally surrounded by properties zoned Medium-High Density Residential with a Historical Preservation Overlay (R-3-H) to the northeast, southwest, and southeast, and Low Density Residential (R-1) to the northwest.

METHODS

Regulated or sensitive resources studied and analyzed herein include special-status plant and wildlife species, nesting birds and raptors, sensitive natural communities, and jurisdictional waters and wetlands.¹

For the purposes of this report, special-status species include:

• Species listed as threatened or endangered under the federal Endangered Species Act (FESA); species that are under review may be included if there is a reasonable expectation of listing within the life of the project;

¹ Note that this study did not include surveys for certain taxa during a particular blooming period, nesting period, or particular portion of the season when positive identification would be expected if present, and therefore, cannot be considered definitive.

- Species listed as candidate, threatened, endangered, or rare by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA) or Native Plant Protection Act;
- Plants considered by the CNPS to be "rare, threatened, or endangered" in California (California Rare Plant Ranks [CRPR] 1, 2, and 3).
- Plants listed by the CNPS as plants about which we need more information and plants of limited distribution (CRPR 4); and
- Species designated as Fully Protected (FP) by the California Fish and Game Code (CFGC) or Species of Special Concern (SSC) or Watch List (WL) species by the CDFW (CDFW 2022a).

Sensitive natural communities consist of:

Natural Communities listed as Sensitive on CDFW's California Natural Community List (CDFW 2022b).²

Potentially jurisdictional waters include:

- Waters of the United States (WOTUS) that are subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA);
- Waters of the State (WOTS) that are subject to the jurisdiction of the Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act; and
- CDFW jurisdiction pursuant to CFGC Section 1600 et seq.

Desktop Review

The biological resources described in this memorandum are based on a desktop review, including a review of Google Earth and other publicly available aerial imagery, and a reconnaissance-level field survey of the project site. Soil types in the vicinity of the project site were reviewed using the NRCS Web Soil Survey (NRCS 2022). The USFWS National Wetlands Inventory (NWI) and U.S. Geological Survey (USGS) National Hydrography Dataset (NHD) were reviewed to determine the potential for wetlands, riparian habitat, or other jurisdictional features to occur in the study area (USFWS 2022a; USGS 2022).

Three databases were queried to assess the potential for special-status species to occur in the project vicinity. The first was a query of the CDFW California Natural Diversity Database (CNDDB) (CNDDB 2022) to identify special-status plant and wildlife species that have reported occurrences and/or are considered to have potential to occur within the San Luis Obispo, California USGS 7.5-minute quadrangle and the adjacent quadrangles: Lopez Mountain, Arroyo Grande NE, Pismo Beach, Port San Luis, Morro Bay South, Morro Bay North, Atascadero, and Santa Margarita California U.S. Geological Survey 7.5-Minute Quadrangles. Second, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Plants of California (CNPS 2022a) was reviewed for the same quadrangles to provide additional information on rare plants that are known to occur in the area. Finally, the USFWS Information Planning and Consultation (IPaC) tool (USFWS 2022b) was queried to identify any other federally listed resources that need to be addressed in relation to the project.

² For additional information regarding how CDFW determines whether a vegetation community is sensitive, please refer to the California Natural Community List, available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline.

Habitat Assessment

A field reconnaissance survey was conducted on December 16, 2022, by SWCA Senior Biologist Rebecca Doubledee to determine the potential for special-status species to occur and to document the extent of biological resources and potentially occurring jurisdictional waters in the project site. All accessible portions of the project site were surveyed on foot. Wildlife, plant species, and vegetation communities present within the project site were recorded and any observations or signs (e.g., scat, tracks, burrows/dens, etc.) of special-status wildlife species were noted. All habitats in the project site were mapped and classified based on the classification systems provided in *A Manual of California Vegetation*, *Second Edition* (MCV; Sawyer et al. 2009 and CNPS 2022b). and CDFW's California Natural Communities List (CDFW 2022b) where applicable. Lists of special-status plant and wildlife species known to occur in the vicinity of the project and their potential to occur on the project site are included in Attachment C, and representative photographs of the project site are presented in Attachment B.

BIOLOGICAL SETTING

Topography, Climate, and Land Uses

The project site is located in a residential community in the city of San Luis Obispo. The climate in San Luis Obispo can be characterized by warm, dry summers and wet winters. Average annual precipitation in this area is approximately 18 inches, with most of the annual precipitation occurring between the months of December and March (National Oceanic and Atmospheric Administration [NOAA] 2022). Existing land uses immediately surrounding the project site include residential development, the San Luis Obispo Odd Fellows Hall (a community center), and Stenner Creek. The project site is located at an approximate elevation of 180 feet above mean sea level.

Hydrology

The project site is located within the Upper San Luis Obispo Creek watershed Hydrologic Unit Code (HUC)-12 No. 180600060701. A portion of Stenner Creek runs along the western side of the project parcel, which converges with San Luis Obispo Creek approximately 500 feet southwest of the project site. Stenner Creek is a perennial creek (i.e., supports year-round continuous flow) that enters the northeastern portion of the city and flows for approximately 2 miles through the California Polytechnic State University- San Luis Obispo campus until it connects with Stenner Creek approximately 1.25 miles northeast of the project site. Stenner Creek then flows in a northeast to southwest direction along the rear of the project site until it converges with San Luis Obispo Creek. San Luis Obispo Creek continues to flow south until it eventually empties into the Pacific Ocean at Avila Beach.

Soils

The Web Soil Survey depicts one soil map unit within the project site: Salinas silty clay loam, 2 to 9 percent slopes, Major Land Resource Area (MLRA) 14 (see Figure A-3) (USDA NRCS 2022a). This soil map unit is considered a well-drained non-hydric soil by the *National Hydric Soils List* (USDA NRCS 2022b) with slow to medium runoff and moderately slow permeability. This soil type primarily occurs on alluvial fans, alluvial plains, flood plains, and terraces and is formed in mixed alluvium mostly from sandstone and shale (USDA NRCS 2022c).

Vegetation Communities and Land Covers

One vegetation community and three land cover types occur within the project site. Each is described below along with their location within the project site, as illustrated in Figure A-4.

Developed

The developed areas encompass the adobe building situated in the center of the property.

Bare Ground

The area mapped as bare ground includes the dirt parking area on the southwestern side of the adobe building. The only vegetation in this area was a planted rosemary shrub (*Rosmarinus officinalis*) directly adjacent to the building.

Ornamental Grove

Vegetation on most of the property is best described as a grove of planted trees or an ornamental grove. Even though several of the trees are native to California they do not occur in their natural setting and therefore do not fall within a vegetation category recognized by the MCV. The mix of tree species found on the property include several native species: Coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), California sycamore (Platanus racemose), Fremont's cottonwood (*Populus fremontii*), and redwoods (Sequoia sempervirens). Non-native species include Avocado (*Persea americana*), pecan (Carya illinoinensis), and common persimmon (*Diospyros virginiana*).

Understory vegetation was dominated by non-native species typical of disturbed areas. These species include petty spurge (*Euphorbia peplus*), cheeseweed (*Malva parviflora*), whitestem filaree (*Erodium moschatum*), upright veldt grass (*Ehrharta erecta*), creeping wood sorrel (*Oxalis corniculatat*), common sowthistle (*Sonchus oleraceus*), shepherd's purse (*Capsella bursa-pastoris*), and tropical horseweed (*Erigeron sumatrensis*). Additionally, English ivy (*Hedera helix*) and baby sage (*Salvia microphylla*) were dominant along the northeastern edge of the property.

Disturbed California bay forest and woodland

The riparian vegetation adjacent Stenner Creek along the western edge of the property can best be characterized as disturbed California bay forest and woodland (Umbellularia californica Forest and Woodland Alliance) (MCV; Sawyer et al. 2009). This vegetation alliance is characterized by California bay (Umbellularia californica) having a relative cover in the tree canopy of 30% or greater. On site the dominate tree species was California bay followed by coast live oak; however, the remaining species were all non-native, comprising of Avocado, olive (Olea europaea), and Chinese privet (Ligustrum sinense). Understory vegetation consisted entirely of non-native species as well: cape ivy (Delairea odorata), rowan (Sorbus aucuparia), fumitory (Fumaria sp.), creeping wood sorrel, bigleaf periwinkle (Vinca major), and blessed milkthistle (Silybum marianum). Due to the dominance of non-native species in the understory and co-dominance of non-native species in the tree canopy, this vegetation community is classified as disturbed California bay forest and woodland.

Wildlife

The abundance of trees on the property creates excellent habitat for several bird and wildlife species. A flock of cedar waxwings (*Bombycilla* cedrorum) was foraging on the fruit produced by the persimmon tree and were seen flying back and forth between the persimmon tree and the redwoods for shelter during the reconnaissance survey conducted in December 2022. Several bird species were also observed in the avocado trees including a flock of yellow-rumped warblers (*Setophaga coronata*), a nuttall's woodpecker (*Dryobates nuttallii*), and a ruby-crowned kinglet (*Regulus calendula*). Other bird species observed include black phoebe (*Sayornis nigricans*), Anna's humming bird (*Calypte anna*), northern mocking bird (*Mimus polyglottos*), and bushtits (*Psaltriparus minimus*). Several turkey vultures (*Cathartes aura*) and a red-tailed hawk (*Buteo* jamaicensis) were observed flying over the property. Other animal species

observed onsite include the western gray squirrel (*Sciurus griseus*) and a monarch butterfly (*Danaus plexippus*).

SENSITIVE BIOLOGICAL RESOURCES

This section discusses and evaluates the potential for the property to support special status species and other sensitive biological resources. Assessments for the potential occurrence of these species are based upon known ranges, habitat preferences for the species, results of the literature review, and the results of a survey of the study area. Appendix C presents a summary of special status species with a potential to occur in the study area. The potential for each species to occur in the study area was evaluated according to the following criteria:

- Species Present: Species was or has been observed in the survey area.
- Suitable Conditions Present: The appropriate habitat, soils, and elevation are present in the survey area.
- Marginal Conditions Present: The appropriate habitat and/or soils are present but other factors (past disturbances, elevation range) may preclude species occurrence.
- Suitable Conditions Absent: The survey area did not support the appropriate habitat, soils, and/or elevation for the species

Special-Status Plant Species

The database searches revealed the recorded occurrences of 52 special-status plant species within a nine-quadrangle search of the project site. However, the project site is comprised of disturbed habitat in a residential setting with very few native species. In addition, with the exception of one of the Coast live oak tree and the California bays adjacent to Stenner Creek, the native species present on site were likely planted and not natural occurrences. Given the disturbed nature of the project site, it does not provide suitable habitat for special-status plant species.

Special-Status Wildlife Species

The database searches resulted in a list of 38 special-status wildlife species to potentially occur within the vicinity of the project site. Marginally suitable habitat conditions are present in the project site for 10 of these. These species include: South-Central California coast steelhead DPS (*Oncorhynchus mykiss irideus* pop. 9), California red-legged frog (*Rana draytonii*), Coast Range newt (*Taricha torosa*), Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western mastiff bat (*Eumops perotis*). The habitat conditions for these species are marginal, and presence is unlikely due to the site's location within an urbanized area of the city and surrounding development. However, because focused surveys were not conducted, presence could not be completely ruled out. The monarch butterfly (*Danaus plexippus*) was observed on site during the survey, however, the site does not support suitable winter roosting habitat. Table C-2 in Attachment C provides the listing status, habitat details, and the rational for their potential to occur on the project site for each of species considered.

Critical Habitat

The project site falls within designated critical habitat for California red-legged frogs, SLO-3, Willow and Toro Creeks to San Luis Obispo. Four conditions that are considered essential physical or biological features (formerly known as primary constituent elements [PCEs]) were identified for this species. These are permanent and ephemeral aquatic habitats for breeding and non-breeding activities (PCE 1 and PCE

2) and upland habitat for foraging, dispersal, and shelter (PCE 3 and PCE 4). The project site lacks suitable aquatic breeding habitat and upland habitat due to the surrounding development; however, Stenner Creek provides suitable non-breeding aquatic dispersal habitat (PCE 3). The USFWS specified that California red-legged frog in the SLO-3 unit require special management considerations or protection due to predation by nonnative species, water diversion, overgrazing, and urbanization, which may alter aquatic or upland habitats and thereby result in the direct or indirect loss of egg masses or adults due to habitat modification (USFWS 2010).

Stenner Creek is designated critical habitat for South-Central California coast steelhead DPS (*Oncorhynchus mykiss irideus* pop. 9). It specifically falls within the San Luis Obispo Creek Hydrologic Sub-area 3310243309 (NOAA National Marine Fisheries Service [NOAA Fisheries] 2005). Critical habitat is considered anything below the OHWM of Stenner Creek.

Potentially Jurisdictional Areas

Stenner Creek is listed in the NHD as a perennial stream (USGS 2022). The NWI classifies the central portion of the creek as Riverine with a freshwater forested/shrub wetland corridor. The area beneath the ordinary high-water mark (OHWM) of Stenner Creek would fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE). The project as proposed does not impact Stenner Creek below the OHWM.

Waters of the State, regulated by the Regional Water Quality Control Board (RWQCB) and areas subject to the jurisdiction of CDFW under Section 1600 of the California Fish and Game Code (CFGC) extend to either the top-of-bank or edge of riparian vegetation whichever is greater. Both the top-of-bank and edge of riparian vegetation were mapped during the site visit and are shown in Figure A-4. Impacts within these areas would require permits from the RWQCB and CDFW.

The City's creek setback ordinance (Section 17.70.030) states that: "Creek setbacks shall be measured from the existing top of bank or from the edge of the predominant pattern of riparian vegetation, whichever is farther from the creek flow line." It also notes that the setback line will not be based on individual trees or branches extending out from the channel or on small gaps in vegetation extending toward the channel. Based on the location of the proposed 20-foot development setback from the top-of-bank/edge of riparian vegetation, impacts within potentially jurisdictional areas are not expected.

Sensitive Habitat Communities

The riparian vegetation adjacent Stenner Creek along the western edge of the property was mapped as California bay forest and woodland (Umbellularia californica Forest and Woodland Alliance) (MCV; Sawyer et al. 2009 and CNPS 2022a). This vegetation alliance has a State Rarity ranking of S3. CDFW considers all vegetation alliances with State Rarity ranks of S1-S3 as rare (CDFW 2022b), thus meeting the criteria for compliance with CEQA Guidelines Section 15065(a). Even though this vegetation alliance is considered sensitive, it has been significantly disturbed by development. A substantial component of the tree canopy includes non-native species, such as Avocado, olive, and Chinese privet, and the understory vegetation consisted entirely of non-native species. Based on the location of the proposed 20-foot development setback from the top-of-bank/edge of riparian vegetation, impacts to this vegetation community would be avoided.

CONCLUSIONS

Based on previous experience with the Central Coast RWQCB, their interpretation of state jurisdiction includes streambanks and riparian areas. In addition, CDFW jurisdiction extends to either the top of bank or to the edge of the riparian vegetation whichever is greater. The City's creek setback ordinance

(17.70.030) states that: "Creek setbacks shall be measured from the existing top of bank or from the edge of the predominant pattern of riparian vegetation, whichever is farther from the creek flow line." It also notes that the setback line will not be based on individual trees or branches extending out from the channel or on small gaps in vegetation extending toward the channel. The project area only encompasses a small portion of Stenner Creek, however, based on a visual assessment of aerial images, there is a consistent corridor of riparian vegetation extending through the city above and below the boundary of the project. Based on the location of the proposed 20-foot development setback from the top-of-bank/edge of riparian vegetation, direct impacts within jurisdictional areas are not expected. However, based on the proposed construction activities, density of the proposed development, and proximity of development areas to the creek, the project may have the potential to result in potentially significant indirect impacts to critical habitat for California red-legged frogs and South-Central California Coast steelhead DPS through increased erosion and other pollutants that could run into Stenner Creek and disturb associated riparian and aquatic habitats.

Several special status bat species are known to occur in the area, including pallid bat, Townsend's bigeared bat, and western mastiff bat. The abandoned structure on the property may provide suitable night roosting habitat for these and other bat species. A bat survey is recommended prior to construction to avoid possible disturbance to roosting bats. Vegetation on the project site provides suitable nesting habitat for birds protected under the migratory bird treaty act and under California fish and game code section 3503.5. A standard nesting bird pre-construction survey and avoidance measure is recommended to avoid impacts to nesting birds.

Following construction, the proposed project would not result in direct impacts to Stenner Creek. Indirect impacts would be minimized through the project's required compliance with the Central Coast RWQCB Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. Physical improvement of the project site is required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. As part of these requirements, the City has been mandated to establish a set of minimum designated best management practices (BMPs) and Pollution Prevention Methods.

RECOMMENDATIONS

The following actions are recommended, including avoidance and mitigation measures, to reduce project impacts to less than significant.

Recommended Mitigation Measure for Water Quality Protection

At the time of application for demolition, grading, or building permits, whichever occurs first, the project applicant shall prepare and submit a Water Pollution Control Plan (WPCP) to be reviewed and approved by the City. The WPCP shall include, but not be limited to, the following erosion and sedimentation control methods and shall be implemented during the construction phases of the project:

- a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction activities during the dry season (June 15–October 31).
- b. Sediment and erosion control measures shall be developed by a qualified engineer to protect water quality and comply with appropriate local and state regulations. Measures may include the use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques employed to protect the drainage feature on and farther downstream of the property. All areas with soil disturbance shall

have appropriate erosion controls and other stormwater protection best management practices installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements.

- c. Spill kits shall be maintained on the project site and a Spill Response Plan shall be in place.
- d. Equipment shall be refueled in designated areas with appropriate spill containment. Equipment storage shall use drip pans or ground covers as appropriate to ensure leaks are contained. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- e. Concrete washout shall be conducted in specified areas and with appropriate containment measures to ensure washout does not leave the site and enter the City of San Luis Obispo's storm drain system. Washing of equipment, tools, etc., shall occur in specified locations where the tainted water will not affect the drainage or City of San Luis Obispo's storm drain system.
- f. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all federal, state, and local regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other federal and state legislation.
- g. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.

Recommended Mitigation Measure for Nesting Birds

If construction activities involving ground disturbance or vegetation removal are proposed at any point during the typical nesting bird season (February 1–September 15), a nesting bird survey shall be conducted by a qualified biologist no more than 10 days prior to the start of ground disturbance to determine presence/absence of nesting birds. Surveys shall cover all areas potentially affected by the project via direct impacts (e.g., nest destruction) or indirect impacts (e.g., noise, vibration, odors, movement of workers or equipment, etc.). If nesting activity is detected, the following measures shall be implemented:

- a. **Buffer Establishment**. If an active bird nest is observed during preconstruction surveys or during construction, the qualified biologist shall determine an appropriate no-disturbance setback based on existing conditions and bird behavior. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
- b. **Variance of Buffer Distances.** Variance from the no-disturbance buffers described above may be allowable when there is a compelling biological or ecological reason to do so, such as when the construction area would be concealed from a nest site by topography. Any variance from the no-disturbance buffers shall be advised and supported by a qualified biologist. CDFW may be contacted for technical assistance if recommended by the qualified biologist.
- c. **Nesting Monitoring.** If nest buffers are reduced, the biologist shall monitor any construction activities within the pre-determined setback distance.. If nesting birds show any signs of disturbance, including changes in behavior, significantly reducing frequency of nests visits, or refusal to visit the nest, the biologist will stop work and increase the nest buffer. If appropriate on a case-by-case basis, as determined by the qualified biologist, nest monitoring may be reduced to weekly spot-check

- monitoring, at a minimum, if the biologist determines that the nesting birds have shown no signs of disturbance from construction activities and a continuation of the same types of construction activities are unlikely to disturb the nesting birds.
- d. **Nest Removal.** Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC) shall not be moved or disturbed until a qualified biologist has determined that the nest has become inactive or young have fledged and become independent of the nest.
- e. **Reporting.** A qualified biologist shall document all active nests and submit a letter report to the City documenting project compliance with the MBTA, CFGC, and applicable project mitigation measures.

Recommended Mitigation Measure for Roosting Bats

The developer shall retain a qualified biologist to conduct roosting bat surveys prior to proposed demolition/rehabilitation activities. Pre-disturbance surveys for bats shall include one daytime and one dusk survey no more than 14 days prior to the start of demolition/rehabilitation to determine if bats are roosting in the abandoned structure or in any of the trees on the property. If bats are found to be roosting on the project site, a bat exclusion plan shall be developed by the qualified biologist to ensure impacts to bats are avoided and submitted to the City for review and approval.

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APPENDIX A

Figures



Figure A-1. Project Location and Vicinity.

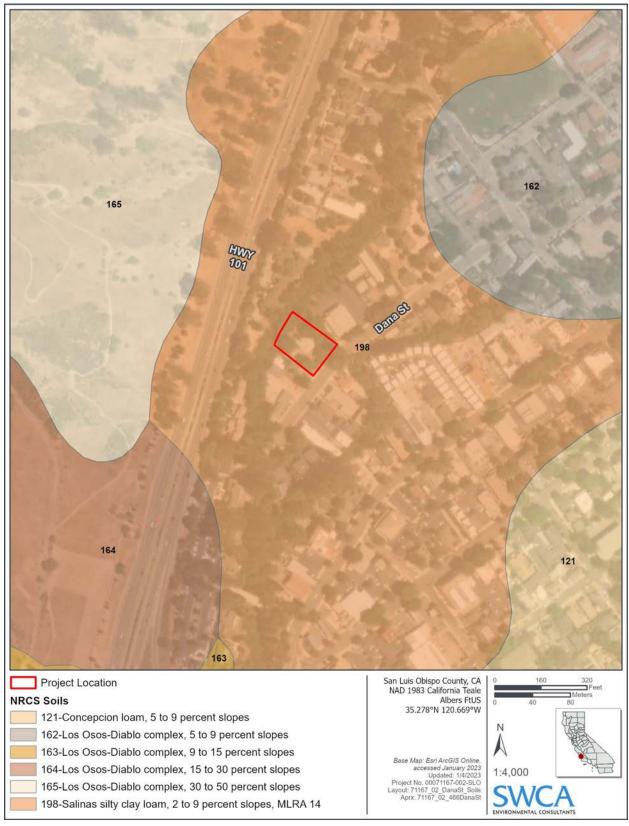


Figure A-2. Soils.



Figure A-3. Vegetation and Land Cover in the Study Area.



Figure A-4. Potentially jurisdictional features within project area.

APPENDIX B Site Photographs



Photo B-1. View of ornamental grove in the southeastern portion of the project area. Photo taken December 16, 2022.



Photo B-2. View of southern edge of property showing avocado tree and paved driveway. Photo taken December 16, 2022.

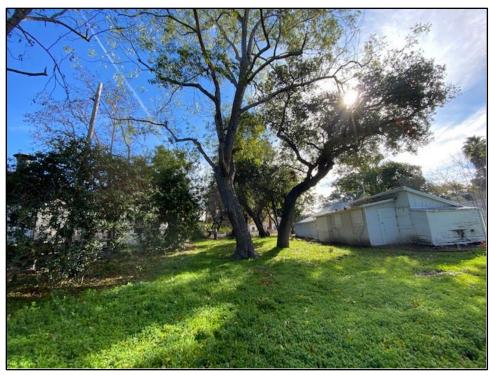


Photo B-3. View of northern portion of the project site showing the ornamental grove, facing southeast. Photo taken December 16, 2022.



Photo B-4. Photo of northwestern project boundary, showing disturbed California bay forest and woodland along Stenner Creek, facing southwest. Photo taken December 16, 2022.



Photo B-5. Photo of Stenner Creek at norther corner of the project site, facing downstream, or southwest. Photo taken December 16, 2022.



Photo B-6. Photo of Stenner Creek and adjacent riparian area, facing upstream, or north. Photo taken December 16, 2022.

APPENDIX C Special-Status Species Tables

Table C-1. Special-Status Plant Species Investigated for Potential Occurrence

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/ State/CRPR	Rationale for Expecting Presence or Absence	
Oso manzanita Arctostaphylos osoensis	Chaparral, cismontane woodland (dacite porphyry buttes). Elevation 300–500 meters.	February–March	//1B.3	Suitable Conditions Absent: There is no evidence of serpentine soil in the project area.	
Pecho manzanita Arctostaphylos pechoensis	Closed coniferous forest, chaparral, and coastal scrub on siliceous shale. Elevation 125–850 meters.	November– March	//1B.2	Suitable Conditions Absent: No suitable habitat in project area, no siliceous shale, not in elevational range.	
Santa Margarita manzanita Arctostaphylos pilosula	signantana waadland oo ahala saila Elavation 470		//1B.2	Suitable Conditions Absent: The project area does not support chaparral habitat and no species of <i>Arctostaphylos</i> were observed in the project site.	
Mile's milk vetch	Coastal scrub on clay soils. Elevation 20–90 meters.	March-June	//1B.2	Suitable Conditions Absent: The project	
Astragalus didymocarpus var. milesianus				area does not support suitable habitat conditions.	
San Luis mariposa-lily	Dry serpentine, generally open chaparral. Elevation	May-June	//1B.2	Suitable Conditions Absent: The project	
Calochortus obispoensis	100–500 meters.			area does not support suitable habitat conditions.	
La Panza mariposa-lily	Occurs in chaparral, coastal scrub, and valley and	May-July	//1B.3	Suitable Conditions Absent: The project	
Calochortus simulans	foothill grassland, often in serpentine grassland. Elevation 75–665 meters.			area does not support suitable habitat conditions.	
Cambria morning-glory	Grassland and rocky areas associated with chaparral	April-May	//4.2	Suitable Conditions Absent: The project	
Calystegia subacaulis ssp. episcopalis	and cismontane woodland. Elevation 60–500 meters.			area does not support suitable habitat conditions.	
San Luis Obispo sedge	Closed cone coniferous forests, chaparral, coastal	April-June	//1B.2	Suitable Conditions Absent: The project	
Carex obispoensis	prairie, coastal scrub, and valley and foothill grassland. Usually adjacent to seeps, springs, stream sides or other water source with sand, clay, or serpentine. Elevation 5–790 meters.			area does not support suitable habitat conditions.	
San Luis Obispo owls clover Castilleja densiflora ssp. obispoensis	Occurs in valley and foothill grassland. Elevation 0–215 meters.	March-May	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Lompoc ceanothus Ceanothus cuneatus var. fascicularis	Chaparral (sandy). Elevation 5–400 meters.	February-April	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/ State/CRPR	Rationale for Expecting Presence or Absence	
San Luis Obispo ceanothus Ceanothus thyrsiflorus var. obispoensis	Perennial shrub that occurs in dacite soils among chaparral and cismontane woodland. Currently only known from Morro Bay area. Elevation 140–225 meters.			Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Congdon's tarplant Centromadia parryi ssp. congdonii	Depressional areas with clay soil and valley and foothill grassland. Elevation 1–230 meters.	May-November	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
island mountain-mahogany Cercocarpus betuloides var. blancheae	Closed-cone coniferous forest and chaparral. Elevation 30–600 meters.	February–May	//4.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
dwarf soaproot Chaparral habitats with serpentine soils. Elevation 305–1,000 meters.		May-August	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Annual herb observed in Irish Hills area of San Luis Obispo County. Reportedly occurs in chaparral, foothill woodland, coastal sage scrub, and closed- cone pine forest; however, little is known about the species. Elevation 180–350 meters.		April-August	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Brewer's spineflower Chorizanthe breweri	r's spineflower Occurs in chaparral, cismontane woodland, coastal		//1B.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Palmer's spineflower Chaparral, cismontane woodlands, valley and foothill grassland (serpentinite). Elevation 60–700 meters.		April-August	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
straight-awned spineflower Chorizanthe rectispina	Occurs in chaparral, cismontane woodland, coastal scrub, often on granite in chaparral. Elevation: 355–1,035 meters.	April–July	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
ootbellied spineflower Chorizanthe ventricosa	annealered (companion). Floring of 4 005 markets		/4.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Chorro Creek bog thistle Cirsium fontinale var. obispoense	Occurs in chaparral, cismontane woodlands; serpentine seeps or bogs. Elevation: 35–380 meters.	February– September	FE/SE/1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Cuesta Ridge thistle Cirsium occidentale var. lucianum	Chaparral (openings) on serpentinite, often on steep rocky slopes and disturbed roadsides. Elevation 500–750 meters.	April–June	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/ State/CRPR	Rationale for Expecting Presence or Absence	
monkeyflower savory Clinopodium mimuloides	Chaparral, North Coast coniferous forest, mesic, streambanks. Elevation 90–2280 meters.	June - October//4.2		Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
paniculate tarplant Deinandra paniculata	Coastal scrub, valley and foothill grassland, and vernal pools. Micro habitats: sometimes sandy, but usually vernally mesic. Elevation 25–940 meters.	(march) April- November	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Hutchinson's larkspur Delphinium hutchinsoniae	Broadleafed upland forest, chaparral, coastal prairie, coastal scrub. Elevation 0–1350 meters.	March – June	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Eastwood's larkspur <i>Delphinium parryi</i> ssp. eastwoodiae	Chaparral and valley and foothill grassland (serpentinite, coastal). Elevation 75–500 meters.	February–March	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Betty's dudleya Dudleya abramsii ssp. bettinae	rocky borron cornecting exposures. Elevation 20, 190		//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
mouse-gray dudleya Dudleya abramsii ssp. murina	Serpentine outcrops in chaparral, cismontane woodland. Elevation 90–300 meters.	May-June	//1B.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Blochman's dudleya Dudleya blochmaniae ssp. blochmaniae	Coastal scrub, chaparral, and valley and foothill grassland habitats on rocky outcrops in clay or serpentine soils. Elevation 5–450 meters.	April–June	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Hoover's button-celery Eryngium aristulatum var. hooveri	Alkaline depressions, vernal pools, roadside ditches, and other wet places near the coast. Elevation 1–50 meters.	June-August	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
suffrutescent wallflower Erysimum suffrutescens	Chaparral, coastal bluff scrub, coastal dunes, coastal scrub. Elevation 0–75 meters.	January – August	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
lrish Hills monkeyflower Erythranthe serpentinicola	Rocky, mesic openings in serpentine chaparral. Elevation 60–360 meters.	Unknown	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
stinkbells Fritillaria agrestis	and valley and factbill grandlands. Flavotion 10, 1555		//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Ojai fritillary Fritillaria ojaiensis	Rocky sites in chaparral, broadleaved upland forest, lower montane coniferous forests, and cismontane woodland, sometimes roadsides. Elevation 95–1140 meters.	February–May	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/ State/CRPR	Rationale for Expecting Presence or Absence	
Santa Barbara bedstraw Galium cliftonsmithii	Cismontane woodland. Elevation 200–655 meters.			Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
San Francisco gumplant Grindelia hirsutula var. maritima	Coastal bluff scrub, coastal scrub, valley and foothill grassland. Elevation 10–95 meters.	June – September	//3.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
mesa horkelia Horkelia cuneata var. puberula	Sandy or gravelly sites in chaparral, cismontane woodland, or coastal scrub. Elevation 15–1645 meters.	March-July	//1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
southwestern spiny rush Juncus acutus spp. leopoldii	Coastal dunes, coastal scrub, marshes and swamps, meadows and seeps. Elevation 0–1810 meters.	March – June	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Jones' layia <i>Layia jonesii</i>	factbill grandland Flourtian F 245 maters		//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
large-flowered Leptosiphon Leptosiphon grandifloras	Cismontane woodland, Closed-cone coniferous forest, coastal bluff scrub, coastal dunes, Coastal prairie, Coastal scrub, valley and foothill grassland. Usually in sandy soils. Elevation 5–15 meters.	April – August	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
small-leaved lomatium Lomatium parvifolium	Serpentine in chaparral, closed-cone coniferous forest, coastal scrub, and riparian woodland. Elevation 20–700 meters.	February–May	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Palmer's monardella Monardella palmeri	Serpentine in cismontane woodlands and chaparral. Elevation 90–945 meters.	June-August	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Alkaline or serpentine meadows, seeps, marshes, swamps, and mesic sites in chaparral, coastal scrub, and cismontane woodland. Elevation 25–2325 meters.		October-March	//2B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
adobe yampah Perideridia pringlei	Chaparral, Cismontane woodland. Usually on Serpentinite. Elevation 200–655 meters.	April – July	//4.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Michael's rein orchid Piperia michaelii	Perennial herb occurs in coastal bluff scrub, closed- cone coniferous forest, chaparral, cismontane woodland, and lower montane coniferous forest. Elevation 3–915 meters.	April-August	//4.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/ State/CRPR	Rationale for Expecting Presence or Absence	
hooked popcornflower Plagiobothrys uncinatus	Burned and disturbed sites on sandstone outcrops and canyon sides in chaparral, cismontane woodland, and grasslands. Elevation 210–855 meters.	April-May	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Santa Lucia gooseberry Ribes sericeum	oseberry Broadleafed upland forest, Cismontane woodland,		//4.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Hoffmann's sanicle Sanicula hoffmannii Broadleafed upland forest, Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Lower montane coniferous forest. 30 to 100 meters.		March – May	//4.3	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
adobe sanicle Sanicula maritima	Moist clay or ultramafic soils in meadows, seeps, grasslands, chaparral, and coastal prairie. Elevation 0–75 meters.	April-May	/SR/1B.1	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
chaparral ragwort Senecio aphanactis	Drying alkaline flats in chaparral, cismontane woodland, and coastal scrub. Elevation 20–1020 meters.	February–May	//2B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
Cuesta pass checkerbloom Sidalcea hickmanii ssp. anomala	Occurs in closed-cone coniferous forest with rocky serpentine slopes. Elevation 600–800 meters.	May-June	/SR/1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
most beautiful jewelflower Streptanthus albidus ssp. peramoenus	Serpentine outcrops on ridges and slopes in chaparral, grassland, and cismontane woodland. Elevation 90–1040 meters.	April–June	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	
saline clover Trifolium hydrophylum	Mesic and alkaline sites in marshes and swamps, grasslands, and vernal pools. Elevation 1–335 meters.	April–June	//1B.2	Suitable Conditions Absent: The project area does not support suitable habitat conditions.	

General references: Baldwin et al. (2012); all plant descriptions paraphrased from CNDDB (2022) or CNPS (2022).

Status Codes:

-- = No status

Federal: FE = Federal Endangered; FT = Federal Threatened

State: SE = State Endangered; ST = State Threatened; SR = State Rare

CNPS Rare Plant Ranking:

1B = rare, threatened, or endangered in California and elsewhere.

2 = rare, threatened, or endangered in California, but more common elsewhere.

Threat Code:

- _.1 = Seriously endangered I California (over 80% of occurrences threatened / high degree and immediacy of threat)
- __2 = Fairly endangered in California (20-80% occurrences threatened)
 __3 = Not very endangered I California (<20% of occurrences threatened or no current threats known)

Rationale Terms:

Species Present: Species was or has been observed in the survey area.

Suitable Conditions Present: The appropriate habitat, soils, and elevation are present in the survey area.

Marginal Conditions Present: The appropriate habitat and/or soils are present but other factors (past disturbances, elevation range) may preclude species occurrence.

Suitable Conditions Absent: The survey area did not support the appropriate habitat, soils, and/or elevation for the species

Table C-2. Special-Status Wildlife Species Investigated for Potential Occurrence

Species Name	Species Name Habitat and Distribution		Rationale for Expecting Presence or Absence
Brachiopods			
vernal pool fairy shrimp Branchinecta lynchi	Occurs in vernal pool habitats, including depressions in sandstone, to small swale, earth slump, or basalt-flow depressions with grassy or, occasionally, muddy bottom in grassland.	FT//	Suitable Conditions Absent: No suitable vernal pool habitat occurs in the project area.
Fish			
South-Central California coast steelhead DPS Oncorhynchus mykiss irideus pop. 9	Occurs in clear, cool water with abundant in-stream cover, well-vegetated stream margins, relatively stable water flow, and a 1:1 pool-to-riffle ratio.	FT, CH//SSC	Marginal Conditions Present: There is a CNDDB occurrence (#22) of steelhead in the upper watershed of San Luis Obispo Creek from 1997, one south of the project site in San Luis Obispo Creek from 2003 (#27), and one in Stenner Creek, a tributary to Stenner Creek from 1999 (#21) (CNDDB 2022).
Critical Habitat - South-Central California coast steelhead DPS Oncorhynchus mykiss irideus pop. 9	Critical habitat includes stream channels within designated stream reaches and includes lateral extent as defined by ordinary high-water line (33 Code of Federal Regulations [CFR] 329.11).	CH//	Present: Stenner Creek is designated as critical habitat for South-Central California Coast steelhead DPS and falls within the San Luis Obispo Creek Hydrologic Sub-area 331024, which is part of the larger Estero Bay Hydrologic Unit 3310 (NOAA Fisheries 2005).
Invertebrates			
Crotch bumble bee Bombus crotchii	Inhabits grassland and scrub habitats in California, Nevada, and Baja California. Feeds on milkweeds, dustymaidens, lupines, medics, phacelias, and sages.	/-CE/SA	Suitable Conditions Absent: The project site does not contain grassland or scrub habitat with appropriate nectar plants.
monarch butterfly Danaus plexippus	Occurs along coast from northern Mendocino to Baja California, Mexico. Winter roosts in wind-protected tree groves (eucalyptus, Monterey pine, and cypress), with nectar and water sources nearby.	FC//SA	Marginal Conditions Present: While individual monarchs may occur on the project site, there are no eucalyptus groves suitable for winter roosting.
Amphibians			
California tiger salamander Ambystoma californiense	Occurs in vacant or mammal-occupied burrows and other underground retreats throughout most of year in grassland, savanna, or open woodland habitats. Requires shallow ephemeral or semi-permanent pools and ponds for breeding sites.	FT, CH/ST/WL	Suitable Conditions Absent: No suitable vernal pool habitat, seasonal ponds, or grassland habitat occurs in the project site. Outside of the known range of the species.

Species Name	Habitat and Distribution	Legal Status Federal/State/ CDFW	Rationale for Expecting Presence or Absence
lesser slender salamander Batrachoseps minor	group Restricted to small range in Sente Lucia Mountains		Suitable Conditions Absent: The project site does not support the appropriate habitat conditions and is located south of and at a lower elevation than the known range of this species.
foothill yellow-legged frog south coast DPS Rana boylii pop. 6	Frequently occurs in rocky streams and rivers with open sunny banks. Occasionally found in pools, vegetated backwaters, and deep shaded spring fed pools at sea level to 6,700 feet.	PE/SE/SSC	Suitable Conditions Absent: There is an extirpated CNDDB occurrence (#42) from the upper watershed of Stenner Creek in Cal Poly Canyon. Expert opinion is that they were extirpated from this area around 1975 to 1978. The only known extant population in San Luis Obispo County is near the northern county line (CNDDB 2022).
California red-legged frog Rana draytonii	material dentities to at least 0.0 feet. Denning and a series of		Marginal Conditions Present: There has only been one sighting of CRLF in the City limits in the last 16 years, and that was in Perfumo Creek at the confluence with San Luis Obispo Creek (Occurrence #895). There is a historic record (1939) in upper Stenner Creek in Cal Poly Canyon (Occurrence #1341). Given that the site is bordered by residential development and Highway 101, the site provides at best marginal aquatic dispersal habitat. If populations still persist in Cal Poly Canyon, Stenner Creek would be the remaining dispersal corridor connecting this population with any remaining populations downstream.
Critical Habitat - California red- legged frog Rana draytonii	Critical habitat includes permanent and ephemeral aquatic habitat for breeding and non-breeding activities (PCE 1 and PCE 2) and upland habitat for foraging, dispersal, and shelter (PCE 3 and PCE 4).		Present: The project site is located within Critical Habitat Unit SLO-3, Willow and Toro Creeks to San Luis Obispo. At best, Stenner Creek provides marginal non-breeding aquatic dispersal habitat (PCE 2) but lacks aquatic breeding habitat (PCE 1) and upland foraging, dispersal, and shelter (PCEs 3 and 4) given the surrounding development.
western spadefoot Spea hammondii	Inhabits vernal pools in primarily grassland, but also in valley and foothill hardwood woodlands.	//SSC	Suitable Conditions Absent: There are no vernal pools or other seasonal ponds on the project site to support this species.
Coast Range newt Taricha torosa	Breeds in ponds, reservoirs, and slow-moving streams. Frequents terrestrial habitats such as oak woodlands.	//SSC	Marginal Conditions Present: There is a historic record (1939) in upper Stenner Creek in Cal Poly Canyon (Occurrence #1341). Given that the site is bordered by residential development and Highway 101, the site provides at best marginal aquatic dispersal habitat.

Species Name Habitat and Distribution		Legal Status Federal/State/ CDFW	Rationale for Expecting Presence or Absence
Reptiles			
Northern California legless lizard Anniella pulchra	Occurs in sandy or loose loamy soils with high moisture content under sparse vegetation.	//SSC	Suitable Conditions Absent: The site lacks sandy soil suitable for this species. There are no CNDDB occurrences in the city of San Luis Obispo.
western pond turtle Emys marmorata	Found in quiet waters of ponds, lakes, streams, and marshes, typically in the deepest parts with abundance of basking sites.	//SSC	Suitable Conditions Absent: The site lacks suitable upland habitat for nesting and suitable quiet water aquatic habitat with basking sites.
Coast horned lizard Phrynosoma blainvillii	Frequents wide variety of habitats, commonly occurring in lowlands along sandy washes, coastal sage scrub, and chaparral in arid and semi-arid climate conditions. Prefers friable, rocky, or shallow sandy soils.	//SSC	Suitable Conditions Absent: The project site does not include sandy washes, coastal sage scrub, or chaparral.
Birds			
Cooper's hawk Accipiter cooperii	Found in deciduous riparian woodland habitat throughout California. Nests in deciduous, mixed-deciduous, and evergreen forests, as well as suburban and urban environments. Tends to nest in more open areas that have older and larger trees.	MBTA//WL	Marginal Conditions Present: The trees on the property provide suitable nesting habitat and are in the vicinity of foraging habitat. Although a potential visitor to the site, the site would be an unlikely nesting choice given the surrounding residential development.
tricolored blackbird Agelaius tricolor	(Nesting colony) requires open water, protected nesting substrate such as cattails or tall rushes, and foraging area with insect prey.	MBTA/ST/SSC	Suitable Conditions Absent: The project site does not contain open water habitat with protected nesting substrate such as cattails or tall rushes.
grasshopper sparrow Ammodramus savannarum	(Nesting) occurs in dense grasslands on rolling hills, lowland plains, and hillsides on lower mountain slopes and in valleys. Favors native grasslands with a mix of grasses, forbs, and scattered shrubs loosely colonial when nesting.	MBTA//SSC	Suitable Conditions Absent: The project site does not contain open grassland habitat.
burrowing owl Athene cunicularia	Occurs in open, dry grasslands, deserts, and scrublands. Subterranean nester that is dependent on burrowing mammals.	MBTA//SSC	Suitable Conditions Absent: The project site does not contain open grassland habitat with burrows.
golden eagle Aquila chrysaetos	Usually occurs in mountainous areas with varying vegetative cover, removed from people. May forage in grasslands and other open habitats. Nests on cliff edges and rarely in tall trees	MBTA//FP	Suitable Conditions Absent: The project site does not contain cliff edges and is located in a residential development area.

Species Name	Habitat and Distribution	Legal Status Federal/State/ CDFW	Rationale for Expecting Presence or Absence
ferruginous hawk Buteo regalis	(Wintering) occurs in open grasslands, sagebrush flats, desert scrub, low foothills, and fringes of pinyon-juniper habitats. Eats lagomorphs, ground squirrels, and mice.	MBTA//WL	Suitable Conditions Absent: The project site does not contain open grassland habitat for foraging. This species is a winter migrant and does not nest in the area.
yellow-billed cuckoo Coccyzus americanus	Found in forests to open riparian woodlands with thick understory.	FT, CH/SE/	Suitable Conditions Absent: The project site does not contain suitable riparian woodlands and is outside the known extant range of this species.
white-tailed kite Elanus leucurus	formation along to include disease for mostion and moughing		Marginal Conditions Present: The trees on the project site could potentially provide suitable nesting habitat and are in the vicinity of foraging habitat. Although a potential visitor to the site, the site would be an unlikely nesting choice given the surrounding residential development.
southwestern willow flycatcher Empidonax traillii extimus	Decade in valetively decad viscoins two and about		Suitable Conditions Absent: The project site does not contain suitable riparian woodlands and the project site is located outside of the known current range of this species.
California horned lark Eremophila alpestris actia	Occurs in short grass prairies, coastal plains, fallow grain fields, and alkali flats. Found in coastal regions from Sonoma to San Diego County, and west to San Joaquin Valley.	MBTA//WL	Suitable Conditions Absent: The project site does not contain short grassland habitat.
merlin Falco columbarius	(Wintering) nests in trees associated with open forests adjacent with open areas. Preys on small birds.		Suitable Conditions Absent: The project site is not located within the nesting range of this species. No suitable foraging habitat is present.
prairie falcon Falco mexicanus	Occurs in dry, open terrain that is level or hilly and breeds on cliffs.	MBTA//WL	Suitable Conditions Absent: The project site does not contain open terrain of cliffs for nesting.
California condor Gymnogyps californianus	Occurs in open savannahs, grasslands, and foothill chaparral, in mountain ranges with moderate altitudes. Nests in deep canyons on rock walls with clefts.	FE, CH/SE/FP	Suitable Conditions Absent: The project site does not contain deep canyons on rock walls with clefts for nesting.
bald eagle Haliaeetus leucocephalus	Occurs along ocean shore, lake margins, and rivers for both nesting and wintering. Most nest within 1 mile of water.	FDL/SE/FP	Suitable Conditions Absent: The project site does not occur within 1 mile of the ocean or a lake shore and is in a residential setting.
loggerhead shrike Lanius ludovicianus Occurs in broadleaved upland forest, desert wash, Joshua tree woodland, Mojavean desert scrub, pinyon and juniper woodlands, riparian woodland, and Sonoran Desert scrub.		MBTA//SSC	Marginal Conditions Present: The trees on the property provide suitable nesting habitat for this species. However, the site would be an unlikely nesting choice given the surrounding residential development.

Species Name	Habitat and Distribution	Legal Status Federal/State/ CDFW	Rationale for Expecting Presence or Absence
purple martin Progne subis	Occupies valley foothill and montane hardwood forests, conifer forests, and riparian habitats. May nest in old woodpecker cavities or in human-made structures such as bridges and culverts. Feeds on insects.	MBTA//SSC	Suitable Conditions Absent: Although riparian habitat is present in the project site, including two sycamores, the width of the corridor and proximity to a residential development decrease the probability that the site provides suitable foraging or nesting habitat.
California ridgeway's (clapper) rail Rallus longirostris obsoletus	Occurs in pickleweed and cordgrass marshes. Nests in marshlands near tidal ponds; arranges plants or drift material over nest as canopy.	FE/SE/FP	Suitable Conditions Absent: The project site does not contain suitable marshlands near tidal ponds.
least Bell's vireo Vireo bellii pusillus	Summer resident of southern California that occurs in low riparian areas in vicinity of water or in dry river bottoms below 2,000 feet. Nests along margins of bushes or twigs of willow, <i>Baccharis</i> , or mesquite.	FE, CH/SE/	Suitable Conditions Absent: Although riparian habitat is present in the project site, the width of the corridor and proximity to a residential development makes the habitat unsuitable for the species.
Class Aves Other migratory bird species (nesting)	Non-native grassland, valley oak woodland, central coastal scrub, windrows, landscaping, water tanks, and structures may provide nesting habitat.	MBTA//	Suitable Conditions Present: Vegetation in the project site provides suitable nesting habitat for migratory bird species.
Mammals			
pallid bat Antrozous pallidus	Prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Day roosts in caves, crevices, mines, and occasionally in hollow trees and buildings. Night roosts in more open sites, such as porches and buildings.	//SSC	Marginal Conditions Present: The abandoned structure on the property may provide suitable night roosting habitat. No staining was observed on the outside of the structure, but the inside was not surveyed. The surrounding residential development makes their presence unlikely.
Townsend's big-eared bat Corynorhinus townsendii	Occurs in wide variety of habitats; most common in mesic (wet) sites. May use trees for day and night roosts; however, requires caves, mines, rock faces, bridges, or buildings for maternity roosts. Maternity roosts are in relatively warm sites.	//SSC	Marginal Conditions Present: The abandoned structure on the property may provide suitable night roosting habitat. No staining was observed on the outside of the structure, but the inside was not surveyed. The surrounding residential development makes their presence unlikely.
giant kangaroo rat Dipodomys ingens	Occurs in gently sloping and level piedmont plains and formerly areas supporting saltbrush and perennial grasses. Habitat is dominated by introduced annuals, with many shrubs in some areas. Prefers areas of sparse vegetative cover and well-drained soils and slopes generally less than 9%.	FE/SE/	Suitable Conditions Absent: The project site does not contain suitable grassland habitat or saltbrush scrub.

Species Name	Habitat and Distribution	Legal Status Federal/State/ CDFW	Rationale for Expecting Presence or Absence
western mastiff bat Eumops perotis	Found in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.; roosts in crevices in cliff faces, high buildings, trees, and tunnels.	//SSC	Marginal Conditions Present: The abandoned structure on the property may provide suitable night roosting habitat. No staining was observed on the outside of the structure, but the inside was not surveyed. The surrounding residential development makes their presence unlikely.
American badger Taxidea taxus	Occurs in open stages of shrub, forest, and herbaceous habitats; needs uncultivated ground with friable soils.	//SSC	Suitable Conditions Absent: The project site does not contain open habitat areas with friable soils, and the residential area lacks suitable habitat.
San Joaquin kit fox Vulpes macrotis mutica	Inhabits annual grasslands or grassy open stages with scattered shrubby vegetation; needs loose-textured sandy soils for burrowing and suitable prey base.	FE/ST/	Suitable Conditions Absent: The project site does not support annual grassland habitat or scattered shrubby vegetation. No CNDDB occurrences were recorded within 3 miles of the project site.

General references: Unless otherwise noted, all habitat and distribution data provided by the CNDDB (2022).

Status Codes:

-- = No status

Federal: FE = Federal Endangered; FT = Federal Threatened; FC = Federal Candidate; CH = Federal Critical Habitat; PCH = Proposed Federal Critical Habitat; MBTA = Protected by Migratory Bird Treaty Act State: SE = State Endangered; ST = State Threatened; SCT = State Candidate Threatened

CDFW: SSC = CDFW Species of Special Concern; FP = Fully Protected Species; SA = Not formally listed but included in CDFW "Special Animal" List; WL = Watch List

Rationale Terms

Species Present: Species was or has been observed in the survey area.

Suitable Conditions Present: The survey area is within the species range and supports the appropriate habitat, soils, elevation, and other habitat requirements.

Marginal Conditions Present: The survey area is in the species range and supports the appropriate habitat but other factors (past disturbances, presence of predators, etc.) may preclude species occurrence. Suitable Conditions Absent: The survey area is not in the species range and/or does not support the appropriate habitat, soils, elevation, and/or other habitat requirements.

ATTACHMENT 4

Historic Resource Evaluation Report for the Rosa Butron de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project), San Luis Obispo, San Luis Obispo County, California



Historic Resource Evaluation Report for the Rosa Butrón de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project), San Luis Obispo, San Luis Obispo County, California

JULY 2024

PREPARED FOR

City of San Luis Obispo

PREPARED BY

SWCA Environmental Consultants

HISTORIC RESOURCE EVALUATION REPORT FOR THE ROSA BUTRÓN DE CANET Y DE SIMMLER ADOBE (466 DANA STREET WATERMAN VILLAGE PROJECT), SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY, CALIFORNIA

Prepared for

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SWCA Project No. 71167.02

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Rosa Butrón de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project) Historic Resource Evaluation Report
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INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this Historic Resource Evaluation Report (HRER) to assist the City of San Luis Obispo (City) and Smart Share Housing Solutions, Inc. (SSHS; the applicant) in meeting pertinent regulatory responsibilities in connection with the proposed 466 Dana Street Waterman Village Project (project), which is located at 466 Dana Street southwest of downtown in the city of San Luis Obispo, San Luis Obispo County, California (Figure 1). The project would include alterations to the existing (and previously modified) Rosa Butrón de Canet y de Simmler Adobe (Rosa Butrón Adobe), originally built in 1860 and used continuously (with additions and alterations) as a residence until 1989. The City thereupon received the Rosa Butrón Adobe as a bequest from the last private owner-resident, Mary Gail Black.

In response to the City's Request for Proposals, SSHS proposes to rehabilitate the property for a new use in connection with the construction of 20 new, small-scale "tiny home"-style residences and associated structures on the same property, to provide low-cost housing. To accomplish this goal, SSHS proposes to demolish the rear (west) portions of the existing Rosa Butrón Adobe, all of which were added to the historic core of the adobe building in the twentieth century. The Rosa Butrón Adobe is currently a City-designated Master List property that is listed in the San Luis Obispo Inventory of Historic Resources (SLO IHR) and was previously determined eligible for listing in the National Register of Historic Places (NRHP) and therefore constitutes a historical resource for the purposes of the California Environmental Quality Act (CEQA). In making this designation in 1983, when the City's first historic preservation surveys and regulations were organized, neither the City's Cultural Heritage Committee (CHC) nor the City Council made distinctions between the nineteenth-century adobe and the later frame additions. This HRER therefore clarifies the Master List designation and the CEQA historical resource present on the subject property at 466 Dana Street. Furthermore, the subject property is located within the locally listed Downtown Historic District, which includes the oldest portion of the city, of which the Rosa Butrón Adobe is a contributor.

METHODOLOGY

SWCA Staff Architectural Historian Paula Juelke Carr conducted the research and prepared this HRER. A site visit was carried out on January 28, 2023, to take notes and photographs of the subject property. An updated physical description of the property and its existing conditions was prepared as part of this HRER, as well as expanded historical contexts. Resources consulted included Ancestry.com and online newspaper databases (the California Digital Newspapers Collection and Newspapers.com). Archived materials in the City Clerk's office, dating from the mid- to late nineteenth century documented land acquisition and ownership transfers. The City's archived Minutes of the CHC were also valuable in reviewing the designation of the Rosa Butrón Adobe. Online databases featuring historical maps and photographs were also searched, including the Cal Poly Regional Photograph Collection and the Autry Museum of the American West. Published sources included, among others, Angel (1994 [facsimile of 1883 ed.]), Bertrando (1996), Bertrando et al. (2002), Historic Resources Group (2013), Kessler (2020), Krieger (1988), McPhee (2017), and Morrison and Haydon (2002 [facsimile of 1917 ed.]). Probate records for the Estate of John Jacob Simmler were requested from the County of San Luis Obispo (County) Superior Court but unfortunately could not be located.

To identify cultural resources, SWCA cultural resources staff conducted a records search of the California Historical Resource Information System (CHRIS) on October 27, 2022, through the Central Coast Information Center (CCIC) at the Santa Barbara Museum of Natural History. Additionally, SWCA architectural historians consulted the San Luis Obispo County entries within the California Built Environment Resource Directory, as well as the SLO IHR, to confirm previous evaluations, known areas of historical significance, and current historic status, which by and large date to the 1983 San Luis Obispo Historic Resources Survey.



Figure 1. Project location map showing 466 Dana Street.

To account for potential new information and subsequent changes to the subject property since these earlier evaluations, an updated evaluation of historical significance was prepared by SWCA Architectural Historian and Historic Preservation Planner Daniel Herrick, using available guidance published by the National Park Service (NPS), California Office of Historic Preservation (OHP), and City. A project description was also prepared by SWCA staff using available conceptual plans provided by the City, which informed the assessment of potential impacts to historical resources that was prepared in accordance with the requirements under CEQA.

PROJECT DESCRIPTION

The proposed project includes the construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence, the Rosa Butrón Adobe (Figure 2), which is located on a 0.58-acre parcel (Assessor's Parcel Number [APN] 002-401-002) near the downtown neighborhood of the city of San Luis Obispo in San Luis Obispo County, California. In addition to the new construction and rehabilitation of the historic adobe residence, the project would include site improvements, including construction of vehicle and bicycle parking spaces along the existing driveway at the southern property line, select accessibility ramps, and a new waste receptacle enclosure.



Figure 2. Rendering of the proposed project at 466 Dana Street. Source: Hunter Smith Architecture.

The proposed one- to one-and-a-half-story affordable homes would range between 220 and 264 square feet in size. The home buildings will be arranged in a "micro-village" configuration, which includes paired clusters that will be sited towards the rear and sides of the Rosa Butrón Adobe (see Figure 2). The heights of the individual units will vary, ranging between a minimum height of 13 feet 10.75 inches above

the existing grade to a maximum height of 18 feet 8.25 inches above finished grade (the existing Rosa Butrón Adobe has an approximate height of 15 feet 4 inches above the existing grade. Rehabilitation of the existing historic adobe would include demolition of the two rear wing additions at the Rosa Butrón Adobe building, leaving the historic core intact. Subsequent work would involve reusing the historic core of the adobe building as an administrative and multi-purpose space, complete with a common area/meeting hall, offices, storage, and an Americans with Disabilities Act (ADA)-accessible restroom within the remaining footprint. The proposed rehabilitation specifically calls for the preservation of historical materials and design features throughout the historic core of the adobe building. Select drawings of the proposed project are included in Appendix A.

Rehabilitation of the Rosa Butrón Adobe

The vacant Rosa Butrón Adobe, located within the central portion of the project site, is an approximately 2,600-square-foot vacant, historic adobe that was initially constructed in 1860, but has since undergone numerous alterations and additions over the course of the twentieth century; the Rosa Butrón Adobe is one of the few surviving adobes in the city (City of San Luis Obispo 2010a). According to the Grant Deed for the Rosa Butrón Adobe (1989), Rosa Butrón Adobe was bequeathed by Mary Gail Black to the City on July 26, 1989, with the request that Rosa Butrón Adobe and the two adjoining wings that make up the old residence are maintained and repaired, as needed; the trees on the site are maintained (i.e., thinning, trimming) by the City for park or recreational purposes; and Mildred Waterman's name is included in any name that is given to the area (San Luis Obispo County Clerk-Recorder 1989).

Currently, the Rosa Butrón Adobe is sited towards the center of the property, with the original portion of the building serving as the front (east) façade facing Dana Street. The central siting of the building has created a generous front setback, while the later rear additions extend back towards the western (rear) property line that coincides with the adjacent Brizziolari Creek. To allow for the construction of the new residences while also maintaining the prominence of the primary façade of the Rosa Butrón Adobe on the property, the project includes the demolition of the non-historic wing additions at the rear of the building to allow for the new residences. The remaining, central portion of the building, including the original historic adobe, will be rehabilitated and reprogrammed with a common area/meeting hall, offices, and an ADA-accessible restroom.

Rehabilitation Approach

The project, in accordance with Chapter 3 of the *City of San Luis Obispo Historic Preservation Program Guidelines* (Historic Preservation Guidelines; City of San Luis Obispo 2010b), would retain and preserve original historical materials and design features, including the pyramidal roof form with overhanging eaves, pediment porch entry, shingle decoration in the porch pediment, spindle-turned wood posts, simple wood door and window trim, wood double hung windows, the proportion and arrangement of windows, and wood clapboard siding, in addition to the building's prominent siting on the property in relation to the adjacent front setback and streetscape.

To further inform the rehabilitation component of the project, a Rehabilitation Plan, which outlines the various approaches to stabilizing the historic core of the Rosa Butrón Adobe, was prepared and submitted to the City in July 2023 as part of the project (see Appendix A, Sheet A-0.1 for the Rehabilitation Plan). Generally, the Rehabilitation Plan goes further to outline an approach that specifically references the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI Standards), which are a series of treatment-specific standards used for developing appropriate approaches for projects involving historic properties and cultural resources. While the SOI Standards are referenced throughout the document, and approaches of preservation, repair, and replace in-kind are standard throughout the scope items, details about specific treatments have not yet been developed. However, to address these details

that are dependent on further design and development, the Rehabilitation Plan specifically states that the condition of the adobe will be assessed by a qualified conservator, physical and chemical treatments related to cleaning and restoration will utilize appropriate and gentle methods to avoid damaging historic materials, and demolition activities at the rear of the adobe will only involve additions that are not historically significant or important to the integrity of the building. Following the completion of the demolition, the rear façade will be assessed and rehabilitated to match the historic conditions of the building's other façades.

Further consultation and oversight of the project is required to ensure that full compliance with the SOI Standards and the City's Historic Preservation Program Guidelines during construction and to reduce potential impacts to historical resources to less than significant levels. This is addressed in recommended conditions of approval/mitigation measures (COA/Mitigation Measure #2).

Rehabilitation Scope Items

EXTERIOR

Exterior work proposed for the Rosa Butrón Adobe rehabilitation would include the following:

- Protect and retain the historic walls during construction, particularly at the rear (west) façade where demolition of the non-historic additions is occurring;
- Remove the existing roll roofing, plastic gutters, downspouts, and faux chimney and frame the new roof to match the original configuration and slope with adequate strapping to the walls to improve structural performance;
- Sheath the new roof with wood shingles to match the historic conditions;
- Repair the chimney and install wood or metal gutters and downspouts;
- At the rear (west) façade where the non-historic additions are being demolished, the existing conditions will be repaired and rehabilitated to match the materials and appearance of the existing historic wood siding, windows, trim, and other features found elsewhere throughout the original portion of the adobe building;
- Repair the existing windows wherever possible, and remove non-original windows and windows beyond repair and replace with new windows that match the historic;
- Repair existing doors and hardware wherever possible, and replace doors beyond repair with solid panel doors;
- Due to dry rot and other deterioration, existing siding, trim, fascia, and other elements will be repaired or replaced in-kind;
- Construct a new front porch consistent with the original size, framing style, and historically appropriate material (investigations during demolition activities will conduct further investigations into the configuration and materials used at the front porch, although it will not exceed the extent of the roofline similar to the existing conditions);
- Install new concrete foundations under the remaining rear addition; and
- Grade drainage around the adobe residence to pull water away from the building.

INTERIOR

Interior work proposed for the Rosa Butrón Adobe rehabilitation includes the following scope items:

- Pour a new concrete foundation underneath the wood walls, including concrete slab or wood framing to support the interior floors;
- Remove, salvage, repair, and reinstall historic wood flooring, unless deteriorated beyond repair, in which case they should be replaced in-kind;
- Connect top of the interior walls to the roof and ceiling framing to improve structural performance;
- Repair and refinish the existing interior walls to match the historic plaster finish, or replace deteriorated or removed materials in-kind;
- Restore the existing fireplace and mantel;
- Update the exiting kitchen;
- Repurpose existing side rooms as office and storage;
- Remodel the rear addition as an ADA restroom; and
- Install heating, ventilation, and air conditioning; electrical; and lighting systems using the existing fixtures and wiring systems wherever feasible to reduce the potential for further intrusion into historic materials.

New Construction

As discussed previously, the proposed project includes the construction of 20 low- to very-low-income affordable homes developed to the rear and sides of the Rosa Butrón Adobe. The purpose of the proposed project is to establish a sustainable, affordable living center designed to encourage energy efficiency and incentivize regular use of alternative modes of transportation (e.g., bicycling, walking, use of public transit, etc.) by minimizing on-site parking, being located near existing commercial services, and incorporating energy-efficient design practices.

The proposed micro-homes would be prefabricated and set on permanent foundations on-site. Foundations would consist of helical coils, diamond piers, or seismic/anchor piers. Eighteen of the proposed affordable homes would be approximately 220 square feet in size, and two ADA-accessible homes would be 264 square feet in size. All proposed affordable homes would be either one story or one story with a loft. Design features of the proposed affordable homes would consist of horizontal lapped, hardi-plank siding and a mixture of gable or shed roofs with wood trim throughout. Fenestration will likely be simple, hung or sliding vinyl sash windows with wood trim arranged semi-regularly throughout with a single entrance with typical wood doors with a single lite.

As described above, all of the new affordable residence units would be sited towards the rear and sides of the Rosa Butrón Adobe, leaving the front setback of the property as open space similar to the existing conditions. The residences will be organized in a semi-regular, linear fashion. Many of the units will be paired alongside other units to create a duplex-like configuration, which will in turn be separated from other units and the Rosa Butrón Adobe itself; all new construction will be setback from the rehabilitated historic building and will not physically be connected in any fashion.

All of the units would be accessed by an elevated walkway that would extend between the units and set behind the historic adobe building. The walkway would be accessed by a dog-leg ramp extending from the south parking lot, as well as periodic stairs leading to the adjacent yard and adobe. The siting of the walkway to the rear of the adobe building and within the insular area of the new micro-units would visually block the walkway from the public right-of-way, aside from the ramp and select stairs leading to the units.

Other Improvements

Site and Landscape

The project includes the construction of several site improvements, including walking paths, a shared trash enclosure, vehicle and bicycle parking spaces along the south property line, and an adjacent ADA ramp leading from the parking to the adjacent residential units. The ramp will feature a simple, metal guard rail with regular posts and horizontal pickets, similar to the fence along the front property line, which will be repaired and retained.

The proposed shared trash enclosure would be 84 square feet in size and would conceal four to five 95-gallon waste bins, four to five 95-gallon recycle bins, and one 95-gallon green waste bin. Solid waste generated by the project would be serviced by San Luis Garbage Company. The cladding of the trash enclosure will be consistent with the material palette and architectural vocabulary of the project described under the New Construction discussion above. The project would also include three on-site vehicle parking spaces, including one ADA-accessible parking space. The project would also establish 20 bicycle parking spaces and charging stations for electric bicycles.

The project would require the removal of 12 trees, including two native oak trees (one 5 inches in diameter and one 27 inches in diameter) towards the rear and side of the property to allow for the new construction; all other native oaks will be preserved on-site, including several located within the front setbacks, side property lines, and towards the creek (see Appendix A, sheet L-21 for specific locations). Additionally, 10 non-native trees, ranging in size from 6 inches to 40 inches in diameter, would be removed, the largest of which includes two avocado trees. Existing trees, in addition to the oaks mentioned previously, located along the frontage of the project site would be retained in a 4,480-square-foot open space area. Approximately 17,309 square feet of the project site would consist of drought-tolerant landscaping.

Utilities

The project includes installation of utility infrastructure on-site to connect to the existing infrastructure located beneath Dana Street, which connects to the City's water system and sewer system. To accommodate these new lines, a series of trenches will be constructed throughout the site to reach the adobe and the new residences. The trenches will be approximately 3 feet wide and approximately 3 feet below grade. The project also includes the installation of electrical infrastructure using the existing overhead electrical system, which would be provided electricity service from Central Coast Community Energy (3CE) through Pacific Gas and Electric Company (PG&E) infrastructure.

Construction Staging & Duration

Project construction is anticipated to last approximately 12 to 24 months and would result in approximately 6,614 square feet of site disturbance. Construction would result in approximately 7,995 square feet of new impervious surface areas on-site. Construction staging will also likely occur onsite and in the immediately adjacent right-of-way.

Ground-Disturbing Activities and Unknown Archaeological Resources

The project will include some ground disturbing activities during construction. While this may have the potential to disrupt any unknown archaeological resources, the discussion of such cultural resources is not within the purview of this HRER. Further discussion and specific information related to archaeological

resources will be found in other environmental compliance documents related to the project and made public by the City as required under CEQA.

REGULATORY FRAMEWORK

Federal

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the goals of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

National Register of Historic Places

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A**: It is associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B**: It is associated with the lives of persons who are significant in our past;
- **Criterion C**: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history. Ordinarily, cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (NPS 1997:44). In order to assess integrity, the NPS recognizes seven aspects or qualities that, considered together, define historic integrity.

To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

- **Location:** the place where the historic property was constructed or the place where the historic event occurred;
- **Design:** the combination of elements that create the form, plan, space, structure, and style of a property;
- **Setting:** the physical environment of a historic property;
- **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling: a property's expression of the aesthetic or historic sense of a particular period of time;
- Association: the direct link between an important historic event or person and a historic property.

Certain properties, which are not typically considered eligible for listing the NRHP, have specific criteria considerations that must be met in addition to exhibiting significance per the established criteria outlined above (NPS 1997:25). These Criteria Considerations include the following:

- a. *Religious Properties* that derive primary significance from architectural or artistic distinction or historical significance;
- b. *Moved Properties*, meaning a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- c. *Birthplaces or Graves* of historical figures of outstanding importance if there are no appropriate sites or buildings directly associated with their productive lives;
- d. *Cemeteries* that derive primary significance of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- e. *Reconstructed Properties* when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived:
- f. *Commemorative Properties* if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. *Properties that have achieved significance within the last 50 years*, meaning that they are of exceptional importance.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Administered by the NPS and codified in 36 CFR Part 68, the SOI Standards are the established framework by which projects pertaining to historic buildings, structures, sites, and other resource types are reviewed. In addition to serving as the foundation by which federal agencies assess how a project may affect historic properties, the SOI Standards have been adopted by state and municipal entities throughout the United States for similar analytical applications.

The SOI Standards outline four potential treatment approaches that pertain to distinct project types and applications (36 CFR 68.2). The four treatments include the following:

- **Preservation:** the act or process of applying measures necessary to sustain the existing corm, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation:** the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- **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.
- **Reconstruction:** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Each treatment approach has its own unique collection of individual standards related to maintaining, repairing, or replacing historic materials and can be applied to all types of historic properties.

State

California Environmental Quality Act

CEQA requires a lead agency to analyze whether historic resources may be adversely impacted by a proposed project. Under CEQA, a "project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment" (California Public Resources Code [PRC] Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources; second, if cultural resources are present, the proposed project must be analyzed for a potential "substantial adverse change in the significance" of the resource.

According to State CEQA Guidelines Section 15064.5, for the purposes of CEQA, historic resources are:

- 1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (CRHR) (PRC Section 5024.1; 14 California Code of Regulations [CCR] Section 4850 et seq.);
- 2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significance in a historic resources survey meeting the requirements of PRC Section 5024.1(g); and
- 3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing in the CRHR (as defined in PRC Section 5024.1; 14 CCR Section 4852).

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be a historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect

that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (State CEQA Guidelines Section 15064.5(b)).

SUBSTANTIAL ADVERSE CHANGE

State CEQA Guidelines Section 15064.5 specifies that "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Material impairment occurs when a project alters in an adverse manner or demolishes "those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to State CEQA Guidelines Section 15126.2, the "direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects."

State CEQA Guidelines Section 15064(d) further defines direct and indirect impacts in the following manner:

- 1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
- 2. An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
- 3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

In accordance with State CEQA Guidelines and 14 CCR Section 15126.4(b)(1), a project that has been determined to conform with the SOI Standards is generally considered a project that will not cause a significant adverse impact to historical resources.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- **Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Criterion 2:** It is associated with the lives of persons important in our past.
- **Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

• **Criterion 4:** It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance, known as integrity. Aspects of integrity assessed when determining potential eligibility include location, setting, materials, design, workmanship, feeling, and association.

Local

San Luis Obispo Historic Preservation Program

The City's Historic Preservation Program is established through the Historic Preservation Ordinance, which is codified in Chapter 14.01 of the City's Municipal Code. The overall purpose of the ordinance is to identify, protect, enhance, preserve, and promote "… cultural resources that represent distinctive elements of San Luis Obispo's cultural, educational, social, economic, political, and architectural history" (City of San Luis Obispo 2010a:14.01.010(B)). To meet this purpose, the Historic Preservation Ordinance outlines the essential framework for the City's Historic Preservation Program, which includes the foundations and role of the City's CHC, procedures for identifying and evaluating historic resources for the SLO IHR, and outlining processes for demolishing, relocating, or altering a variety of historic properties.

To supplement the Historic Preservation Ordinance, the City adopted and published the Historic Preservation Guidelines, which highlight key information and processes related to designing, planning, and executing projects that both directly and indirectly involves historic resources (City of San Luis Obispo 2010b).

San Luis Obispo Inventory of Historic Resources

The SLO IHR is the local inventory of designated historical resources within the city boundaries. This includes any buildings, structures, objects, sites, gardens, sacred places, historic districts, or other properties that have been determined to meet the City's eligibility criteria. Unlike the NRHP or CRHR, the SLO IHR features two distinct lists that correlate with the types of resources and their level of significance:

- Master List Resource: a 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 herein (City of San Luis Obispo 2010a:14.01.020 (33)).
- 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 descried herein may be designated as a Contributing List resource (City of San Luis Obispo 2010a:14.01.020 (12)).

For designation as either a Master List or Contributing List property, a property must be at least 50 years old, unless sufficient time has passed to understand a property's historical significance, retain sufficient historical integrity, and demonstrate significance under at least one of the architectural or historic criteria. The evaluation criteria for the SLO IHR are as follows (City of San Luis Obispo 2010a:14.01.070):

- A. Architectural Criteria: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - 1. *Style*. Describes the form of a building, such as size, structural shape and details within that form (e.g., arrangement of windows and doors, ornamentation, etc.). Building style will be evaluated as a measure of:
 - a. The relative purity of a traditional style
 - b. Rarity of existence at any time in the locale; and/or current rarity although the structure reflects a once popular style;
 - c. Traditional, vernacular and/or eclectic influences that represent a particularly social milieu and period of the community; and or the uniqueness of hybrid styles and how these styles are put together.
 - 2. *Design*. Describes the architectural concept of a structure and the quality of artistic merit and craftsmanship of the individual parts. Reflects how well a particular style or combination of styles are expressed through compatibility and detailing of elements. Also, suggests degree to which the designer (e.g., carpenter-builder) accurately interpreted and conveyed the style(s). Building design will be evaluated as a measure of:
 - a. Notable attractiveness with aesthetic appeal because of its artistic merit, details, and craftsmanship (even if not necessarily unique);
 - b. An expression of interesting details and eclecticism among carpenter-builders, although the craftsmanship and artistic quality may not be superior.
 - 3. *Architect*. Describes the professional (an individual or firm) directly responsible for the building design and the plans of the structure. The architect will be evaluated in reference to:
 - a. A notable architect (e.g., Wright, Morgan), including architects who made significant contributions to the state or region, or an architect whose work influenced development of the city, state, or nation.
 - b. An Architect who, in terms of craftsmanship, made significant contributions to San Luis Obispo (e.g., Abrahams who, according to local sources, designed the house at 810 Osos—Frank Avila's father's home—built between 1927-1930).

B. Historic Criteria.

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

- b. A relatively unique, important or interesting contribution to the city (e.g. the Ah Louis Store as the center for Chinese-American cultural activities in San Luis Obispo history).
- 3. History—Context. Associated
- C. *Integrity*. Authenticity of ahistorical resource's physical identity evidenced by the survival of characteristics that existing during the resources period of significance. Integrity will be evaluated by a measure of:
 - 1. Whether or not a structure occupies its original site and/or whether or not the original foundation has been changed, if known.
 - 2. The degree to which the structure has maintained enough of its historic character or appearance to be recognizable as a historic resource and to convey the reason(s) for its significance.
 - 3. The degree to which the resource has retained its design, setting, materials, workmanship, feeling, and association.

City of San Luis Obispo General Plan

The *City of San Luis Obispo General Plan* is the primary planning document to guide the efforts to improve municipal services and guide all forms of development and change within the city and the interactions with the surrounding region. The General Plan is composed of several chapters, or elements, which outline specific goals, policies, programs, and implementation measures specific to a variety of topics that range from land use, housing, conservation water management, and conservation.

Within the various elements of the General Plan, there are a number of goals, policies, and implementation measures that are related to the management and preservation of historical resources. The majority of those are located within the Land Use Element and Conservation and Open Space Element. Goals and policies related to the project and the management of historic resources includes the following:

LAND USE ELEMENT

- **Policy 4.16. Building Conservation and Compatibility:** The City shall ensure that architecturally and significant buildings are preserved and restored and that new buildings are compatible with architecturally and historically significant buildings, but not necessarily the same style.
- **Policy 4.20.4. Building Height:** New buildings shall fit within the context and scale of the existing development, shall respect views from, or sunlight to, publicly-owned gathering places such as Mission Plaza, and should be stepped back above the second or third level to maintain a street façade that is consistent with the historic pattern of development.
- Policy 12.4. Historic Preservation Ordinance, Guidelines, and Context Statement: Historic Preservation Ordinance and Guidelines are used by the staff, City Council, Planning Commission, Cultural Heritage Committee, and other advisory bodies in the review of projects within a historic district or on property with a listed historic resource to ensure protection of historic resources. The City's Historic Context Statement provides information to support the review and identification of resources.

CONSERVATION AND OPEN SPACE ELEMENT

- Goal 3.2. Historical and Architectural Resources: the City will expand community understanding, appreciation, and support for historic and architectural resource preservation to ensure long-term protection of cultural resources.
 - o **Policy 3.3.1. Historic Preservation:** Significant historic and architectural resources should be identified, preserved, and rehabilitated.
 - Policy 3.3.2. Demolitions: Historically or architecturally significant buildings should not be demolished or substantially changed in outwards appearance, unless doing so is necessary to remove a threat to health and safety and other means to eliminate or reduce the threat to acceptable levels are infeasible.
 - O Policy 3.3.3. Historical Documentation: Buildings and other cultural features that are not historically significant but which have historical or architectural value should be preserved or relocated where feasible. Where preservation or relocation is not feasible, the resource shall be documented and the information retained in a secure but publicly accessible location. An acknowledgment of the resource should be incorporated within the site through historic signage and the reuse or display of historic materials and artifacts.
- Goal 3.6. Programs: The City will do the following to protect cultural resources, and will encourage others to do so, as appropriate:
 - Policy 3.6.7. Partnering for Preservation: The City will partner with agencies, noprofit organizations and citizen groups to help identify, preserve, rehabilitate and maintain cultural resources.
 - Policy 3.6.8. Promote Adaptive reuse of Historic Buildings: The City will, consistent with health, safety and basic land-use policies, apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings,
 - O Policy 3.6.9. City-Owned Adobes and Historic Structures: The City will preserve and, as resources permit, rehabilitate City-owned historic adobes and other historic structure by aggressively seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse.

• Goal 9. Viewsheds

- O Policy 9.1.2 Urban Development: The City will implement the following principle and encourage other agencies with jurisdiction to do so: urban development should reflect its architectural context. This does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources. Plans for sub-areas of the city may require certain architectural styles.
- Policy 9.15 View Protection in New Development: The City will include in all environmental review and carefully consider effects of new development, streets and road construction on views and visual quality by applying the Community Design Guidelines, height restrictions, hillside standards, historical Preservation Program Guidelines, and the California Environment Quality Act and Guidelines.

San Luis Obispo Downtown Conceptual Plan

In 2017 the City prepared and published the current *San Luis Obispo Downtown Conceptual Plan* (Downtown Conceptual Plan). Based on the previous 1993 *Conceptual Physical Plan for the City's*

Center, the Downtown Conceptual Plan is a visioning and implementation document that provides direction for ongoing development in San Luis Obispo's downtown area.

The Downtown Conceptual Plan identifies the subject property specifically throughout the document. The City-owned property is called out for not only its preservation as a historical resource, but for the reuse of the property as a new public park. While this initial concept of the Rosa Butrón Adobe as a public park is now somewhat outdated, many of the original planning goals and policies remain in place. Planning principles, goals, and policies outlined the Downtown Conceptual Plan that are relevant to historic resources within the Downtown planning area boundaries are as follows (City of San Luis Obispo 2017:2.2–2.5):

- Goal 1. Strong Identity: Preserve and enhance the downtown's distinct sense of place and memorable character.
 - o **Policy 1.1:** Preserve and augment the visual mixture, diversity, and interest of the downtown while retaining its traditional character.
 - **Policy 1.3:** Provide harmonious transitions between buildings, uses, and surrounding neighborhoods.
- Goal 6. Art, Culture, and History: Encourage artistic and cultural opportunities and celebrate the downtown's unique history.
 - o **Policy 6.1:** Encourage rehabilitation and adaptive reuse of historic structures.
 - o **Policy 6.2:** Preserve historic residential neighborhoods on the periphery of the downtown
- Goal 7. Compatible Design: Embrace context-sensitive, original, and human-scale design that supports placemaking.
 - Policy 7.1: Support compatible building heights that fin within the context and scale of current development patterns. Generally, new buildings should not exceed 50 feet in height and should be set back and above the second or third story.

EXISTING CONDITIONS

The subject property at 466 Dana Street is located at the southwest corner of downtown San Luis Obispo, near the western dead-end terminus of Dana Street and southeast of U.S. Highway (US) 101. The property fronts Dana Street to the southeast and backs onto Brizziolari Creek to the northwest

466 Dana Street

The property at 466 Dana Street features a 0.58-acre rectangular parcel that fronts Dana Street to the southeast and backs onto Brizziolari Creek to the northwest. The property is generally characterized by an open landscape with mature trees, shrubs, and intermittent grasses (Figure 3). The central feature of the property is the Rosa Butrón Adobe, a single-story residential building constructed in 1860 and subsequently altered over the course of the nineteenth and twentieth centuries. The residence is sited at the center of the property with generous setbacks at the front (east), side, and rear (west) property lines.

The property is accessed from Dana Street by a shared concrete driveway along the southern property line; the driveway is shared with the immediately south adjacent two-story residence addressed as 460 Dana Street. The front property line features a wood post and rail fence painted white. A pedestrian access gate is located towards the center of the property and provides access to a brick masonry pathway that extends west, underneath an arbor towards the residence.



Figure 3. 466 Dana Street with Rosa Butrón Adobe at center, view facing west from Dana Street.

Exterior

The Rosa Butrón Adobe is a single-story, single-family residence. Constructed in 1860 and subsequently altered over the following centuries, the building features an irregular, almost U-shaped, floor plan that corresponds with the various additions and periods of construction. The building features both adobe and wood frame construction; the original adobe core of the building is set towards the front (east) of the building's composition and is surrounded to the sides and rear (west) by wood frame additions. Overall, the residence features a complex roof profile. The central volume of the residence is defined by a pitched, hipped roof with a semi-flared appearance and slightly overhanging eaves, whereas the rear additions feature shed roof profiles of varied pitches. The building is primarily clad in horizontal channel siding, although a mixture of board-and-batten and clapboard siding is seen at the rear additions.

PRIMARY (EAST) FAÇADE

The primary (east) façade is symmetrical in composition with the central adobe portion of the residence flanked by two mirrored protruding wing volumes (Figure 4). The hipped roof extends over the central portion and wings to create a recessed porch that extends the full width of the adobe portion of the building; the extended roof is supported by four regularly spaced wood posts (Figure 5). The main entrance is set at the center of the façade and features a wood panel door with screening in the top portion at the exterior, and a wood panel door with divided lites set behind it. The entrance is flanked by two mirrored wood, double-hung windows with divided lites, which are set behind two metal security grates. The two wing volumes feature a centered window opening, which is currently boarded up with plywood, although interior investigations show that the extant windows are the typical wood, double-hung windows with divided lites. The entirety of the primary (east) façade is clad in horizontal wood channel siding.



Figure 4. Primary (east) façade of the Rosa Butrón Adobe, view facing west.



Figure 5. Recessed porch and entrance at primary (east) façade, view facing west.

SIDE FAÇADES

Both side façades of the residence are divided into two volumes, defined by the central portion of the residence to the east, and the extensive rear additions to the west. The south façade at the central, east portion of the building is defined by the wood horizontal channel siding (Figure 6). There are two small square window openings, which both feature simple wood trim and sills. The east window is boarded up, whereas the other is open and features a metal security grate. At the hipped roof, a faux brick masonry chimney is visible. The west portion of the south façade, which corresponds with the rear additions of the residence, is defined by narrow clapboard siding throughout and a shed profile roof. Two small window openings with typical trim and sills are set towards the east portion of the addition, both of which are boarded up. The west portion of the addition features a secondary entrance with a wood screen door and wood panel door behind. The southwestern corner of the façade features a large rectangular window opening at head-height that extends the remainder of the façade (Figure 7).

The north façade is comparable to the south with the east portion defined by the central residence and the west portion defined by the additions. The east portion features the typical wood channel siding and one window opening that is boarded up with typical trim and sill. The west (rear) portion features, east to west, a small protruding volume with plywood boarding, and two boarded up window openings (Figure 8). This portion of the façade features a shed roof and clapboard siding; a taller shed roof angled the opposite direction is visible and corresponds with a board-and-batten-clad addition that is documented as being a barn that was integrated and remodeled as part of the residence (only visible from the rear façade).



Figure 6. South façade of the Rosa Butrón Adobe, view facing north.



Figure 7. Southwestern corner of the Rosa Butrón Adobe, view facing northeast.



Figure 8. North façade of the Rosa Butrón Adobe, view facing southeast.

REAR (WEST) FAÇADE

The rear (west) façade of the Rosa Butrón Adobe is the most complex part of the building and exhibits multiple alterations and additions. Overall, the additions are concentrated to the north and south sides, creating a U-shape and surrounding a central courtyard (Figure 9). The south addition is clad in clapboard siding and features a large rectangular, boarded up window opening at the west-facing elevation, whereas the interior elevation is primarily defined by clapboard siding.

The central portion of the rear (west) façade is set back within the courtyard and is defined by a covered patio space, which features a brick masonry stem wall plywood covered openings, and a simple canopy; an outdoor brick masonry fireplace is set within the patio space and a wood panel rear entrance provides an access point into the rear of the main portion of the residence (Figure 10).

The northern addition features a mixture of volumes. The primary volume is the board-and-batten-clad former barn, which has a prominent shed roof and forms the south-facing elevation within the courtyard. At the rear (west)-facing portion of this addition is a smaller shed addition clad in clapboard. Stepped back along the rear (west)-facing elevation is a wood panel door and small window opening (Figure 11). This portion is clad in clapboard siding, which continues along the north façade of the building.



Figure 9. Rear façade and courtyard of the Rosa Butrón Adobe, view facing east.



Figure 10. Covered patio at the rear façade.



Figure 11. Northwestern corner of the Rosa Butrón Adobe, view facing east.

Interior

The interior of the Rosa Butrón Adobe features a sporadic layout that is reflective of the varied alterations that have occurred since its construction in 1860. At the core of the interior space is the original adobe portion of the building. Defined by the thick, adobe brick walls, the interior includes the central living room (or *sala*). Immediately adjacent is the ca.1865 addition constructed by Simmler. The wood frame constructed wings include two bedroom spaces, whereas the rear spaces include other secondary living spaces, such as the kitchen and additional bedrooms. These spaces feature a variety of alterations; most notably, the original cooking space was in a secondary detached building, so the existing configuration was constructed much later.

Towards the rear of the building are later support spaces. These additions include the ca.1957 laundry addition to the south, as well as the interior bathrooms, and the integrated apartment, which appears to have been a ca.1903 to 1926 barn that was remodeled and integrated into the residence by ca.1957.

Surrounding Context

The adjacent area, while located within the vicinity of downtown San Luis Obispo, has a predominant residential character (Figure 12). The periods of construction, architectural styles, and property types vary. Ranging from the nineteenth century to the late twentieth century, the surrounding properties feature a collection of single- and multi-family residences. The area has a secluded and rural quality that is enhanced by mature oak trees and other vegetation, which appears to correspond with the alignments of both Brizziolari Creek to the west and San Luis Obispo Creek to the east; the two creeks adjoin south of the western terminus of Dana Street.

While the residential character is pervasive along Dana Street, the properties to the north gradually transition into an increasingly diverse environment. Directly north-adjacent to the subject property is 520 Dana Street, which features an Independent Order of Odd Fellows (IOOF) Hall. The modest Moderne building features an expansive surface parking lot. Further north continues to be residential, although some of these residences have been converted for civic or commercial use. Periods of construction continue to vary, although there appears to be a concentration of buildings that date to the early twentieth

century and reflect popular architectural tyles of the period, including Spanish Colonial Revival, Craftsman, and Folk Victorian, in addition to more Modern and Contemporary architectural vocabularies.



Figure 12. East-adjacent properties located on the southeast side of Dana Street, view facing southeast from 466 Dana Street.

HISTORIC CONTEXT

Development of San Luis Obispo

San Luis Obispo had its beginnings as a Spanish colonial Franciscan mission settlement, following closely upon the overland expeditions of Gaspar de Portolá in 1769 to 1771. The first buildings associated with the settlement were temporary structures of poles and thatch; the iconic adobe mission buildings were built incrementally over the course of many years. The church properties remained the only European historic-period structures until the early nineteenth century, when Alta California gained its independence from Spain and the short-lived Mexican Empire had been replaced by the government of the Mexican Republic in 1822. Under this newly formed government, Alta California became a Mexican territory, and contact with the outside world was formalized. At first, the establishment of official ports of entry and customhouses attracted a handful of European and New England traders to take up residence in California, where they profited from a growing mercantile economy based on the hides and tallow acquired from the various mission communities' herds of cattle. These traders—who, under Mexican law, were able to become citizens, marry, and acquire land—also benefited greatly from the proliferation of Mexican-era government land grants. These enormous tracts of land expanded cattle-raising and boosted the success of the international shipping trade. Secularization of the California missions put an end to the Franciscans' ability to provide hides and tallow, but the former mission pasture lands were soon placed in civilian hands, enabling the rancho economy to flourish for another quarter of a century.

In 1846 California became embroiled in the Mexican-American War. When the conflict ended in February 1848 with the Treaty of Guadalupe Hidalgo, Alta (Upper) California was ceded to the United States, becoming a territory of that republic. Locally, San Luis Obispo was not greatly impacted by the change, although American surveying expeditions were making forays from the coast and from farther inland, as they began mapping the newly acquired territory. Even the discovery of gold in the foothills of the Sierra Nevada in 1848 did not disrupt local life at first; the brunt of the massive Gold Rush immigration was confined to Yerba Buena (San Francisco) and the numerous gold mining camps far to

the north. California's statehood, achieved in 1850, likewise caused only a ripple in the general way of life in San Luis Obispo. Yankees and other foreigners continued to adapt themselves to the prevailing cultural norms established during the Mexican era, including residing in adobe homes. The first proposed alterations to the existing townscape appear to have been directed at the town layout rather than at the buildings. Although their actual maps have not survived (or at least have not yet been found), two trained and experienced civil engineers made early surveys of the small settlement of San Luis Obispo: "In August of 1850, the Court of Sessions authorized William Rich Hutton to survey and lay out the town of San Luis Obispo, directing that the main street should be 20 yards wide and all other streets should be 15 yards wide, and that the town should extend to the limit of the lots." The fate of Hutton's map is not known, but it has disappeared from the public record. In May 1859, when the Town of San Luis Obispo was first organized, "the first ordinances were drawn up and the first requests for land were initiated by residents. Some of these residents had occupied their parcels for some time and were requesting formalized title to their land. These initial documents only consist of a legal description and do not include a map. Sometimes the description will mention a structure being on the parcel" (Bertrando 1996:ii).

San Luis Obispo remained a predominantly agricultural community throughout the remainder of the nineteenth century. The surrounding region included vineyards and winemaking, a tradition inherited from the mission era, as well as cattle ranching and a growing dairy industry. Mining and quarrying also became notable industries in the region, although mineral products, including quartz and limestone, lacked the same economic impact as the gold fields famous in other parts of the state. The community, which was relatively isolated from the other growing regional centers in California to the north and south, retained a modest growth pattern until the arrival and expansion of new transportation methods. This was most notable in the growth of maritime trade, which utilized nearby ports in San Luis Obispo Bay, located several miles to the southwest. In the 1890s, the Southern Pacific Railroad arrived in San Luis Obispo. The increased connections to the broader state, resulted in an extended period of growth where San Luis Obispo became a regional economic center (Historic Resources Group 2013:3–14).

In 1901 the California Polytechnic Institute—now California Polytechnic State University, San Luis Obispo (Cal Poly)—was founded, providing the region with a center for agricultural education and training, among other vocations and trades. The institution evolved over the following decades to become a full technical and vocational school by the 1930s and offering university-level and higher education programs by the 1940s. The institution has been an integral part of San Luis Obispo since its founding (Historic Resources Group 2013:14).

Like other communities throughout the California, San Luis Obispo was transformed during the initial decades of the twentieth century with the widespread proliferation of the automobile, electricity, and other public services. Specific to the automobile, San Luis Obispo was prominently located on the growing highway system linking the Central Coast to southern and northern California. San Luis Obispo was a popular stop between Los Angeles and San Francisco, giving rise to new businesses and property types focusing on hospitality for traveling motorists. Generally, San Luis Obispo weathered the economic uncertainties of the Great Depression with relative ease, due to the creation of the Camp San Luis Obispo military training camp. The federal installation provided economic growth and stimulus during this period, which increased dramatically in the years building up to the United States entering World War II (Historic Resources Group 2013:15). In the post-war years, San Luis Obispo experienced the same patterns of population growth and suburban expansion as other communities throughout the United States. While San Luis Obispo's growth was relatively restrained, particularly in comparison to other cities in California, the City annexed large areas and developed large residential subdivisions. This pattern of growth has continued since, although renewed interest in the historic core of the city in the late twentieth century has renewed development efforts in more central portions of San Luis Obispo.

Architecture, Construction, and Design

Adobe Construction

The following context is excerpted from the *City of San Luis Obispo Citywide Historic Context Statement* (Citywide Context Statement) (Historic Resources Group 2013:132–133; Appendix B):

From the 1820s to the mid-1800s, adobe construction was the primary building type in San Luis Obispo. Early adobe buildings were typically small, single-story structures, with thick adobe walls, low sloping tile roofs, and wood detailing. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from clay, sand, and straw and covered with whitewash. 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 the openings. There are examples with second story additions that are referred to as Monterey Style adobes. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.

The majority of the extant adobes in and around San Luis Obispo were built in the second half of the 19th century. Following California's annexation to the United States in 1850, there was a migration of settlers from the east. During this period many adobe structures were destroyed to make way for new development. Many were altered during this period, with the addition of wood siding, composition roofing, and exterior finishes that may have 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.

Character-defining features include:

- Rectangular plan
- Thick masonry walls of adobe brick
- Simple, unadorned exteriors (often with stucco cladding)
- Few, small window openings
- Simple arrangement of interior spaces

Late Adobes and Transitional Architecture

Late Adobes and Nineteenth Century Transitional Architecture in California is essentially the changes in design and construction methods during the transformative period between the Mexican and American eras in the mid- to late nineteenth century. As a territory of Spain and later Mexico, California had developed a regional architecture during the late-eighteenth and nineteenth century that was rooted deeply in a Spanish colonial tradition of adobe brick construction and a simple layout arranged around courtyard and patio spaces. However, almost immediately after the annexation of California by the United States in 1848, the California Gold Rush spurred a rapid and expansive period of development throughout the state. The influx of migrants from elsewhere in the United States, as well as abroad, introduced new architectural traditions and methods of construction. The most prevalent was simple wood framing and wood board cladding, common throughout the United States.

The importation of new architectural tastes was slow to manifest in parts of California, particularly in more remote settlements and in areas where readily available lumber and other materials were scarce. In San Luis Obispo, adobe brick construction, particularly for residential construction, remained common well into the 1860s. However, wood frame construction was increasingly common as new construction techniques were imported and transportation of building supplies, particularly the lumber trade along the Pacific coast, improved (Historic Resources Group 2013:42–43). The wealthiest members of the community also began building their residences to reflect popular architectural styles, particularly those found in San Francisco and the eastern United States. The architectural fashions and favorability of wood and other materials trickled into the vernacular. Increasingly, simple adobe buildings were altered with new wood cladding or expanded with new additions that were composed in a vernacular American tradition (Grimes 2016:6–8).

Character-defining features of Late Adobes and Nineteenth Century California Transitional Architecture includes:

- One- to two-story height;
- Central adobe construction with wood frame additions;
- Rectangular massing, often with multiple volumes and a sprawling layout;
- Traditional gable, hipped, or flat roof forms;
- Mixture of deep fenestration voids at adobe portions and simpler openings at wood frame portions;
- Wood or stucco cladding; and
- Prominent porches, verandas, or balconies with wood balustrades and canopies supported by posts and integrated into the roof profile.

Several San Luis Obispo County adobe residences are shown in Figures 13 through 17. All of the adobes below appear to have been built during the second quarter of the nineteenth century as residences on Mexican-era land grants. The heavy, sheltering hipped roof is a traditional roof form, superseded by gabled additions. Although the Adobe at 466 Dana Street is a later construction, these earlier buildings already show some evidence of "American era" additions, including imported windows and doors, milled siding and roof shingles, and chimneys. As illustrated in these images, the landscapes are also notable features of the adobe properties with varied trees, shrubs, bulbs, and so on that appear to be a mixture of nineteenth- and twentieth-century plantings.



Figure 13. Dave Castro Adobe, San Luis Obispo County, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.18118). Curved porch brackets and the exotic pampas grass are "nontraditional" features here.



Figure 14. Jacinto Rodriguez Adobe, Rancho Corral de Piedra, San Luis Obispo County, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.20312). Wooden floor on porch and paneled, glazed multi-lite doors and windows are newer elements.



Figure 15. Guadalupe Cantua Adobe, San Luis Obispo, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.20309). Glazed 6/6 windows and board-and-batten siding are visible here.



Figure 16. William G. Dana Adobe, Rancho Nipomo, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.18158). The William G. Dana home was enlarged several times, with both adobe and frame elements. Chimneys implied non-traditional fireplaces.



Figure 17. William G. Dana Adobe, Rancho Nipomo, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.1816.1). The U-shaped courtyard was fenced and planted. An allée of trees still leads to the entrance.

Early California Gardens

As a town founded with a Spanish colonial mission at its center, San Luis Obispo was familiar with the Spanish and Mexican-era landscaping and garden traditions with walled groves of olives, vineyards, and the *huertas* with fruit trees, vegetables, and herbs. Foreign visitors to the missions often commented on the variety, abundance, and quality of foodstuffs grown during the mission. After secularization, remnants of the plantings survived, with opportunities for specimens to naturalize or to provide seeds and cuttings

for other gardens. In areas as remote as San Luis Obispo, indigenous plants were important sources of wild berries, greens, and other species used for culinary and medicinal purposes. California's native rose and the annual wildflowers were also available as ornamental plantings.

The nature of California's terrain, soils, and seasonal patterns initially presented challenges to farmers who had left their homes on the East Coast or in other far-flung places to settle permanently in the new state. Experimentation was the rule, and a lot of trial and error went into the discovery that certain regions of the state were successfully associated with particular crops while others led to ruin. By the mid-1870s, tree nurseries were established, supplied by means of coastwise shipping and transported inland by a narrow-gauge railway plying a route between newly constructed wharves at San Luis Bay and the town of San Luis Obispo. Like building churches, schools, and wooden sidewalks, the act of planting trees was a mark of civilization, bringing shade and beauty to what newcomers deemed raw or even featureless outposts; planting rows of trees also established form, order, and a sense of permanence and mastery over newly settled regions:

The Board of Supervisors acted wisely in closing a contract with Mr. Beckett, nurseryman of this place, for planting trees in the court-house grounds. Mr. Beckett is to prepare the ground, and plant out 175 trees, of different varieties, and to care for them during the summer, or up to the first day of November, watering them once a month, and replacing all those that die, for the sum of one dollar and fifty cents a piece. This is a reasonable price and will give general satisfaction to the tax-payers throughout the county (*San Luis Obispo (Weekly) Tribune* 1875:3).

In 1875 DeGuy Cooper, a local booster, wrote a pamphlet, "Resources of San Luis Obispo County, California. Its geography, location, soil, productions and institutions. Its attractions as a Place of Resort, and its Advantages as a Place of Residence." In describing private residences within the town, Cooper contrasted the earlier style of architecture, "of a rather primitive nature," with the recent constructions ("of a better nature and of a more permanent character") (Cooper 1875:17):

A number of imposing structures, and pleasant and handsome cottages, are just completed, others are building, and more are in contemplation. Beautifully laid out and neatly kept gardens greet the eye on every hand, filled with trees, shrubs, and flowers of great variety....Shade and ornamental trees (in the improved part of town) line the sidewalks, breaking off the rays of the sun, and rendering the promenade delightful.

Local tree nurseries were the first to handle the imported sales: "Just received at San Luis Nurseries, an immense stock of all classes of plants, including many new, and rare kinds, novelties, etc.," (San Luis Obispo (Weekly) Tribune 1877:1). A decade later, however, local nurserymen were competing not only with each other but with commercial giants such as the California Nursery Co., in Alameda County, "The Largest on the Pacific Coast" (San Luis Obispo Weekly Tribune 1886:2) (Figures 18–20). As described on the front page of the Pacific Rural press in 1888 (Figure 18):

The business of tree propagation, as might be inferred from the fact that orchards and Vineyards are multiplying with such rapidity, is one of the most important lines of our horticultural industry. It has had its ups and downs, as have most productive efforts in this State, and, in fact, anywhere. The oscillations are, however, more marked in California than elsewhere, because the horticultural fevers and fashions here surge higher and fall lower than in older countries. When the tree-planting fever runs high, nurserymen multiply; you can hardly fire off a gun without hitting one. When the fruit prices have been low for a time you might hunt all day for one... (*Pacific Rural Press* 1888:1).



Figure 18. Advertisements for local and Bay Area commercial nurseries, 1886.

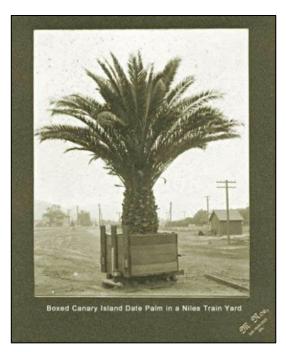


Figure 19. Palm tree ready for shipment by California Nursery Co., Niles, California (N. Noe, San Francisco, photographer, n.d.).



Figure 20. The *Pacific Rural Press*—the most prominent agricultural journal in California—gave front-page coverage to the extensive grounds of the California Nursery Co. at Niles, Alameda County in 1888 (*Pacific Rural Press* 1888:1).

Second Wave of Feminism in San Luis Obispo

Conventional understanding of feminism has organized movements into a series of time periods with heighted pushes for social reforms and increased women's rights. The first wave is associated with the Suffrage movement of the late nineteenth and early twentieth centuries, which was focused primarily on women's voting rights and other basic forms of public participation, education, and emancipation from a near exclusively dominated male society. The Second Wave of Feminism is tied to the societal developments of the post-war period, which included the rise of modernity, increased education opportunities for women, and opposition to the relegation of women to the "sphere of motherhood and homemaking" in comparison to the boundless "male sphere," which included politics, work, and an overall liberty and autonomy. In the late 1950s and early 1960s, women began to form organizations to advocate for new levels of equity within society. At the national level, the Kennedy administration began implementing reforms with the creation of the Commission on the Status of Women, which was tasked with pursuing equality, and the passage of legislation, including the Equal Pay Act of 1963 and the Civil Rights Act of 1964. The movement continued to evolve and diversify into a variety of organizations with somewhat varied missions. This included the women's liberation movement, which had direct associations with the social and political actions of the civil rights and counterculture movements of the 1960s and 1970s (National Women's History Museum 2020).

During this period, California was also undergoing changes driven by the social reform and political movements of the 1960s and 1970s, including the Second Wave of Feminism. Mirroring the efforts by the federal government, the state legislature established the California Advisory Commission on the Status of Women in 1965 with the mission of researching and addressing societal prejudice and discrimination and promoting women's interests throughout the state. Although the foundational structure of the commission was such that its powers and scope were limited, rendering it at a somewhat performative body, the commission quickly delved into topics such as education, employment, safety, housing, health, and a variety of other equality issues affecting women in California (Dill 1973). Initially a temporary body, the Commission on the Status of Women was made a permanent, independent agency in 1971, and continued to evolve and address the myriad of issues affecting women and families throughout California.

The founding of the state commission inspired the creation of local commissions and advisory committees affiliated with county and city governments. Some progressive localities developed their own commissions with relative ease, while others required external pressure from concerned residents and active members of various non-profit organizations. Publications from this period reflect a general suspicion if not outright opposition throughout the state. Despite these mixed interpretations, the notion that more localized commissions could better serve residents by providing more accessible connections between the population and local agencies to consult, develop, and deliver programs. Additionally, the local commissions would serve as a conduit between the local level and the state commission, providing frequent reporting and recommendations (The Press-Tribune 1974). The development of these local commissions was initially slow. Between 1970 and early 1974, only a handful had been established, including Humboldt, Marin, Santa Barbara, and Santa Clara Counties, as well as advisory committees in the cities of Los Angeles, San Francisco, and San Diego. However, the state Commission on the Status of Women and a number of other organizations began hosting workshops to promote the organizing of others statewide (The Press-Tribune 1974). From summer 1974 through 1977, numerous counties began establishing their own, including Santa Cruz, Monterey, Alameda, Sonoma, Placer, San Joaquin, Tulare, Ventura, Los Angeles, Fresno, and Stanislaus Counties, among others.

The creation of the Commission on the Status of Women and Girls, County of San Luis Obispo occurred during this same expansion in the mid-1970s, with its official creation by the County Board of Supervisors in May 1975. According to the memoir of one of the key organizers, Carol Alma McPhee, the composition of women's organizations in San Luis Obispo by the early 1970s was a patchwork of social

groups, ranging from the established women's clubs and similar societal organizations to more radical feminist groups, and everything in between. It appears that the most central and unifying element within San Luis Obispo's feminist community was Cal Poly, which served as a venue and metaphorical sociocultural conduit for the sharing of ideas between these various groups, as well as the broader public (McPhee 2017:28–30). In 1974, inspired by the efforts to establish commissions elsewhere in the state, Mary Gail Black, owner of the Rosa Butrón Adobe and noted civic activities, and Carl Alma McPhee, a writer and feminist organizer, began working with the local chapter of the American Association of University Women (AAUW) to begin the push to create a local commission in San Luis Obispo County. The AAUW agreed to sponsor the project and assigned Elinor Grant as the project's representative (McPhee 2017:45–46). After attending one of the State Commission workshops in Sacramento providing guidance on how to form a local commission, Mary Gail Black hosted an organizational meeting with others in the local feminist movement, for the drive to create the Commission on the Status of Women and Girls, County of San Luis Obispo. Held in the main living room of the Rosa Butrón Adobe in September 1974, and organized with Elinor Grant and Carol McPhee, the meeting was attended by representatives showcasing the spectrum of women's organizations active in San Luis Obispo (McPhee 2017: 46, 50-54). McPhee's firsthand account of the initial meeting held in the adobe living room, which is outlined in her memoir A Small Town Women's Movement: A Memoir, showcases the heterogeneity to the attendees' beliefs and missions, reflecting suggestions and approaches to building support from the commission that ranged from conventional to the more unconventional by 1970s standards. McPhee, who was appointed the chair of the organizational group, accounts the contention between some of these ideas. However, the group persisted, and subsequent meetings were held in the living room of the Rosa Butrón Adobe over the following months and into 1975. The efforts were able to create cohesion among the varied attendees, rallying them and their associated organizations towards the common cause of creating the local commission (McPhee 2017:62–64).

The group's efforts to organize began translating into information meetings held throughout the county in early 1975, as well as formally petitioning the County Board of Supervisors to consider the creation of such a commission. The drive was successful, and the commission was established in May 1975. Although accounts outline the tumultuous nature of the commission's early years, the Commission on the Status of Women and Girls, County of San Luis Obispo has continued to operate and serve as an important connection between the public and the County government related to the enhancement of women's lives in the region (Commission on the Status of Women and Girls, County of San Luis Obispo 2023).

PROPERTY HISTORY

Early Development of Block 60

The earliest description of the subject property is expressed by metes and bounds, rather than by reference to any specific lot or block. The earliest owner of record in the so-called American Period was Blas Castro, whose petition for land was filed with the Town Trustees on May 30, 1860 (Figure 21). No map seems to have accompanied the petition, but the salient point is that Castro refers to the property as being "a triangular form and at present entirely unoccupied" (Bertrando et al. 2002:12). Castro evidently secured title to the property, as he was later able to deed it to the second owner, J. J. Simmler.

Blas Castro, Petition filed May 30, 1860, City Clerk Records Transcription by Bertrando Commencing where the SE corner of the claim of distance of about 120 Varas more or less running Melchor Selm joins with Monterey Street, & running thence in a southwesterly direction along said road thence along the southern boundary of said land in a to(?) Monterey a distance of 120 varas more or less westerly direction the distance of 50 varas more or to the point of commencement said land being a less to the middle of the Arroyo de la Huerta Vieja triangular form & at present entirely unoccupied.... running thence in a south easterly direction down /s/ Blas Castro the middle of said Arroyo to where the road leading to the beach intersects with said Arroyo being a Referred to committee on lands

Figure 21. Transcription of Blas Castro's petition to the Town Trustees for the subject property (Bertrando et al. 2002:12).

In February 1862, William C. Parker mapped the town, following Hutton's earlier survey. Parker's survey also "included the land northwest of the creek, and the streets nearby..." (Kessler 2020, citing Dart n.d). Parker's map was not recorded, and its whereabouts are also unknown. In 1868 the California state legislature passed an Act to Settle the Title to Lands in the Town of San Luis Obispo (Bertrando 1996:ii). The Town Trustees thereupon embarked on the task of regularizing the pre-existing settlement pattern once again mapping the town, and once again confirming ownership to numerous residents, such as Tomás Higuera (for whom Higuera Street is named), who had already planted crops, built a home, outbuildings, corrals, and fences. Although Higuera and many others were already established on lands in and around the growing town, they nonetheless took advantage of the opportunity to make formal petitions to the Town Trustees to assure title to their lands. It appears from the records that few petitioners were denied unless they had not made the required improvements, had not yet demonstrated possession of the property, or if there were competing claims that needed to be sorted out (Bertrando et al. 2002:passim). The resulting Map of the Town of San Luis Obispo, surveyed by R. R. Harris and H. C. Ward in 1870, established the Block and Lot numbers that formed the basis of most legal descriptions of properties within the corporate limits of the Town of San Luis Obispo (Figure 22). These designations survive in legal descriptions of downtown properties today, including the subject parcel at 446 Dana Street, described as a "portion of Lot 60."

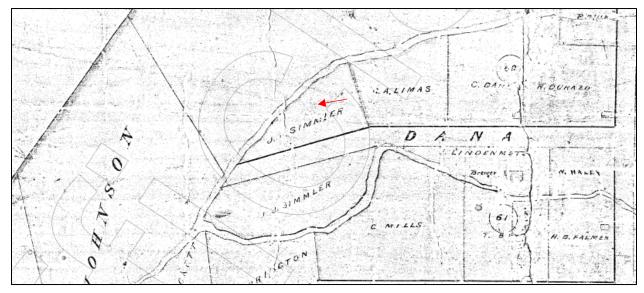


Figure 22. Detail of 1870 Harris & Ward map, showing the approximate location of the subject property, in Block 60.

In the 1870 Harris & Ward map (see Figure 20), note that J. J. Simmler's name appears on the triangular lot in Block 60, north of Dana Street (the former property of Blas Castro) and also on the larger semi-circular lot in Block 61, on the south side of the street. These are the "two irregular tracts" that J. J. Simmler wanted confirmed by deed, which he formally requested from the Town Trustees; no individual map accompanied his petition, probably because Harris and Ward's survey was available (Figure 23).

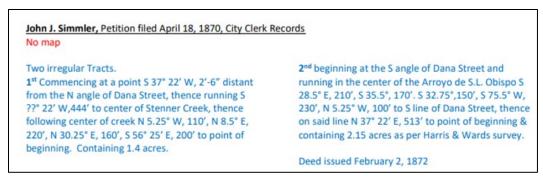


Figure 23. Transcription of Simmler's petition to the Town Trustees for the subject property (Bertrando et al. 2002:50).

Adjacent to the subject parcel on the north side of Dana Street was the property of Adelaida Limas (Figure 24). In her May 16, 1870, petition to the Town Trustees, she noted that she had "settled upon said land in the year 1863 and had resided thereon ever since," and that she had "placed improvements thereon to the value of \$300...". She received her certificate confirming ownership of her property on August 25, 1870 (Bertrando et al. 2002:63). On June 3, 1870, Charles Dana stated in his petition to the Town Trustees that he had settled on his property in 1867 and had resided on it ever since (Figure 25). He noted that he held the deeds to the property from former owners He also noted that he had improved his property he held the deeds to the property from former owners. For his part, he had made improvements to the value of \$1,500 and that the lot was "thoroughly enclosed and planted with fruit trees." He received his deed from the Trustees on February 5, 1872 (Bertrando et al. 2002:67).

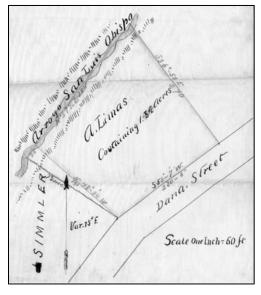


Figure 24. Simmler's neighbor Adelaida Limas had moved onto her property in 1863. The sliver of land (by the north arrow) was actually Simmler's property, despite the fence that seems to separate the lots.

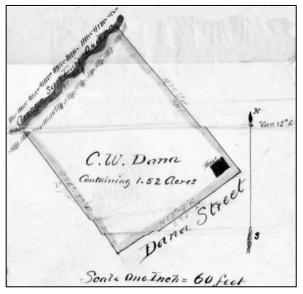


Figure 25. Charles W. Dana, San Luis Obispo County Clerk, moved onto his property in 1867, fencing it and planting fruit trees.

By the late 1860s, the San Luis Obispo streetscape was starting to lose some of its architectural homogeneity as a Mexican-era settlement. Property boundaries were less likely to be dependent on natural topography and more likely to conform to a grid. This new arrangement, largely due to town government adopting the early surveys, created an interesting mix of buildings constructed in a variety of cardinal orientations—with many older adobes stranded in the middle of newly adopted streets.

Along with the new town layout, the 1860s and 1870s saw the transition from adobe buildings to wood-frame (and even brick) construction. This transition is evident in sources such as the 1870 federal census for San Luis Obispo County, which identifies two individuals (both from Sonora, Mexico) specifically as an "adobe mason" and an "adobe maker" but also lists several carpenters new to California. The skills of such workmen were especially welcome at a time when the growing population was beginning to outstrip the available housing supply.

The construction of a deepwater wharf by John Harford in 1873 (along with contemporaneous piers at Cayucos and San Simeon) supported a burgeoning coastwise shipping trade that introduce milled lumber, windows, doors, shingles, posts and other ready-made products to the Central Coast. Here in San Luis Obispo it soon enabled frame buildings to dominate the loose aggregation of residences, barns, stables, and other assorted structures that dotted the fields and later lined the streets. Local builders began to be more versed in crafting architectural styles popular Back East. By 1875, local attorney De Guy Cooper could observe, with the bias typical of the times: "We can boast of some very fine private residences. Heretofore, the style of architecture has been of a rather primitive nature; but latterly there has been a marked improvement in this particular area, and buildings erected within the past year have been of a better nature, and of a more permanent character" (Cooper 1993:17).

Detailed documentation of the growth of the town and city can be found in the surviving petitions for land, archived by the City Clerk and compiled by Bertrando et al. (2002). The petitions and their accompanying maps are a rich legacy, providing important information about the sequence of owners, the circumstances of acquisition, and the individual properties and improvements made by the petitioners.

John Jacob Simmler Period (1860–1906)

John Jacob Simmler was born in Mulhausen, Alsace, France on July 18, 1826. At the age of 21, he left home in 1847 with the intention of emigrating to the United States, entering by way of the port of New Orleans, enroute to the young state of Texas. As recounted in a 1903 biographical profile written by a contemporary historian, Simmler relocated within Texas several times before leaving for California in 1852. That year he joined a group of horsemen on a perilous 60-day trek to Mazatlán, in the Mexican state of Sinaloa, where they boarded a ship to San Francisco. The voyage was harrowing and Simmler took the first opportunity to leave the vessel when it finally anchored in San Luis Obispo Bay in August 1852. At the beginning of his more than 50 years in San Luis Obispo, Simmler found employment in a variety of places, working first as a cook for a San Luis Obispo County doctor, and a painter for John Wilson of the Los Osos Rancho; in 1853 he was unsuccessfully hog farming for John Price. With a partner he opened the St. Charles Hotel, facing the Mission; he remained in that occupation for a year and a half and then quit to join the Committee of Vigilance for 6 months during the county's desperate years of banditry and violence. Also, during the late 1850s, Simmler was a mercantile partner with Samuel Pollard for a year or more (Guinn 1903:281–282).

In 1859 Simmler married Rosa Butrón de Canet (Figures 26 and 27), descendent of a prominent Monterey presidial family and the recent widow of Vicente Canet (also spelled Cané); Rosa had inherited a portion of Rancho Natividad, in Monterey County, from her father, as well as a portion of Rancho San Bernardo, near what is now Morro Bay, from her late husband (Storke 1891:282) (Figures 28–31). Marriage to Rosa, who was 17 years his senior, stabilized Simmler's financial situation and enhanced his community

status. The 1860 census shows him as the head of the family that included not only Rosa but four minor children, among them Rosa's 16-year-old son from her marriage to Canet. Ensconced for the time being at the Rancho, Simmler is listed as a farmer, with real estate valued at \$2500 and a personal estate valued at \$5000; as was customary, Simmler was now able to actively manage Rosa's (now his) interests in the Rancho lands.

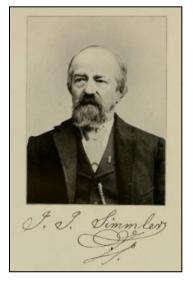


Figure 26. Portrait and signature of John Jacob Simmler, c1903 (Guinn 1903:280).



Figure 27. Studio portrait of Rosa, probably from the 1870s, during her marriage to Simmler.



Figure 28. Vicente Canet Adobe, Rancho San Bernardo, San Luis Obispo County, photographed by Guy J. Giffen, c1930s (Autry Museum of the American West, ID.P.18131). Both Rosa and J. J. Simmler lived here before moving into San Luis Obispo.



Figure 29. Vicente Canet Adobe, Rancho San Bernardo, San Luis Obispo County, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.20337). Despite the horizontal weatherboarding on the front and the board-and-batten siding on the side, this adobe is a very traditional Mexican-era form, with a plain corridor supported on heavy square timbers. Note that the windows have the older wooden *rejas* (bars, grille) instead of glazing.



Figure 30. Vicente Canet Adobe, Rancho San Bernardo, San Luis Obispo County, photographed by Guy J. Giffen, ca.early 1940s (Autry Museum of the American West, ID.P.18130). Note the variety of plantings.



Figure 31. Jose Canet Adobe, Rancho San Bernardo, Morro Bay Road, photographed by Guy J. Giffen, ca.1930s (Autry Museum of the American West, ID.P.18132).

The Simmlers remained at Rancho San Bernardo until shortly after 1865, the date Simmler purchased and most likely began making alterations to the Blas Castro Adobe on Dana Street; he appears in the Register of Voters as being in the San Luis Obispo District in 1866. Doña Rosa almost certainly would have remained at the Rancho until the small, plain adobe structure built by Blas Castro had sufficiently been transformed by redwood weatherboarding, wallpaper, a fireplace with a brick chimney, and other amenities to make the residence suitable. While married to Rosa, Simmler began his civic career, serving in several important capacities (often at the same time), including long-term stints as Justice of the Peace and later as postmaster. Apart from these and other public roles, Simmler also continued to work intermittently as a painter in at least 1863 and 1870. The 1870 census places Simmler and Rosa in the Arroyo Grande Township, where he was listed as a painter, but this was not a permanent move; the 1880 census records the Simmlers (including two of Rosa's granddaughters) as being on S. Morro Street. Without further detailed information, these absences from the Dana Street residence appear to have been only temporary.

No Sanborn maps for San Luis Obispo provide coverage of the Dana Street residence during Rosa's lifetime. Although the 1886 Sanborn was published toward the end of her life, the map does not fully cover the Simmlers' lot (Figure 32). During her 25 years as a resident of the subject property, Rosa enjoyed the company of family members and friends; she is said to have been a good friend of Doña Ramona (Pacheco) Wilson, whose town home was nearby. Rosa is also said to have enjoyed her garden, particularly the roses (Johnston 1999:17).

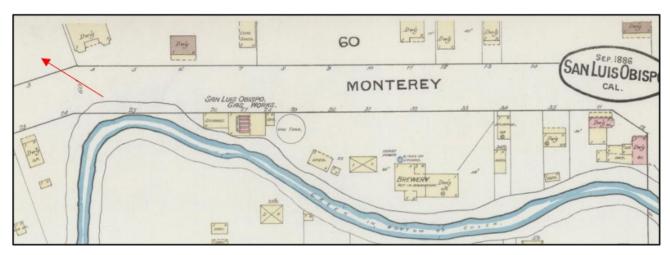


Figure 32. The September 1886 Sanborn map does not extend far enough west to document the Simmler residence. (N.B., Dana Street was sometimes viewed as a dogleg extension of Monterey Street, hence the use here of "Monterey" on the Dana alignment, see Figure 20).

When Rosa became seriously ill in 1888, her granddaughter and great-granddaughter (from her marriage to Canet) came down from the Morro district to care for her; they remained with her at the Simmler residence for 2 years, until her death at the age of 81 on December 13, 1890. The notice of her passing appeared the following day in the *San Luis Obispo Tribune* (1890:4):

Simmler—At her residence in this city on Dana St., Saturday, Dec 13th, 1890, after a prolonged illness, Rosa M. C. Simmler, beloved wife of J. J. Simmler. Funeral will take place at 8:45, Monday, Dec. 15th, 1890, thence to the Catholic church, where a Solemn High mass of requiem will be celebrated for the repose of her soul, commencing at 9 o'clock a.m. Funeral cortege from the church at 10 a.m. Friends and relatives are invited to attend.

Simmler Remarries

In April 1891, 4 months after Rosa's death, 64-year-old Simmler remarried. His new wife, Mary (Maria) Katherine LaFranchi, was from a local family of Swiss immigrants and was nearly 40 years his junior. A contemporary historian, writing in 1891, stated that the couple "continue to occupy the residence which has been Mr. Simmler's home ever since he built it in 1865" (Storke 1891:282). This description of Simmler's having built the adobe in 1865 strongly supports the idea that the construction of the wings and the weatherboarding occurred immediately after Simmler acquired the adobe from Blas Castro. It also suggests that the partial image of the Simmler Adobe, as depicted on the December 1891 Sanborn map (Figure 33), represents the basic configuration of the residence that would have been familiar to Rosa Simmler. The forward-jutting wings and the covered porch are well indicated, along with an annotation that the one-story dwelling was "partly adobe & weather boarded." A brick chimney ("B.C.") is also noted. No outbuildings are shown.

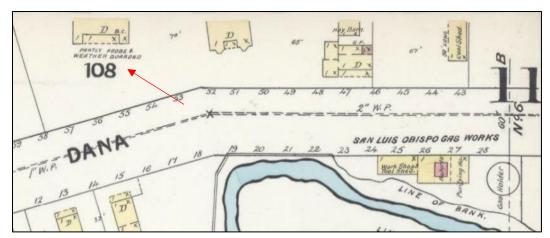


Figure 33. This December 1891 Sanborn map and the September 1886 Sanborn map (see Figure 30) show that "Dana" and "Monterey" were used interchangeably for this street segment.

In 1892 Simmler petitioned for guardianship of two minor children, Maria Joyce (age 13) and her younger sister Isabella Joyce (age 12). Simmler based his petition on the fact that their mother (Maria Cipriana Carlon) was deceased and their father, William Joyce, was "blind, deaf and destitute" and unable to care for his daughters. Simmler proposed that he be allowed to "undertake their education and support," and the court granted his petition (*San Luis Obispo Tribune* 1892a:3, 1892b:5). There is no indication of whether the girls resided with Simmler and his young wife or were sent to a boarding school; the nearby Academy of the Immaculate Heart of Mary had already closed its secondary department in 1888. There is no further information about the Joyce sisters in connection with the Simmler family.

A few months later in 1892, J.J. Simmler was hired as the manager and cashier of James Cass's newly organized Bank of Cayucos (*San Luis Obispo Tribune* 1892d:3). He and Mary relocated to Cayucos, after advertising for tenants for their Dana Street home. The brief ad Simmler published in the local newspaper provides interesting details of the adobe and the assorted outbuildings present on the parcel in 1892: "To Rent—House containing six rooms, cook house and pantry, wash house and bath, and stable. Apply to J. J. Simmler" (*San Luis Obispo Tribune* 1892c:4). After 6 years in Cayucos, Simmler's position ended when the bank itself was shut down. At age 72, Simmler retired, and he and Mary returned to their permanent residence on Dana Street:

This city has again become the home of Mr. and Mrs. J. J. Simmler, who have taken up their residence at their old place on Monterey [sic, for Dana]. The agency of the County bank at Cayucos, of which Mr. Simmler was the controlling factor, closed, hence the change of residence. Saturday evening Mr. and Mrs. Simmler were give a serenade by the Cayucos band and a farewell party previous to their departure for this city. Their presence will be missed in Cayucos and this city extends to them a glad welcome (San Luis Obispo Morning Tribune 1898:2).

The two Sanborn maps of San Luis Obispo published during Simmler's retirement years (May 1903 and the August 1905 update) are identical and provide a good overview of the resources on the parcel just after the turn of the century (Figure 34). It is likely that the one- and two-story frame outbuildings depicted on the maps correspond to the "cook house and pantry, laundry and bath house, and stable" mentioned in the Simmlers' 1892 rental advertisement. A fence connects the residence to the two-story stable (barn).

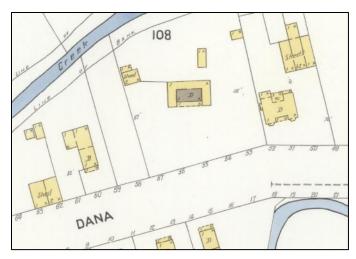


Figure 34. Sanborn map of May 1903 (identical to the August 1905 image).

In a biographical sketch written in 1903, J. M. Guinn named some of the elective and appointed positions Simmler had taken on in civic life: "postmaster; justice of the peace and associate judge; road master; census taker; deputy assessor and deputy tax collector; school trustee; town trustee before the incorporation of the city; councilman and the first police judge after the city was incorporated" (Guinn 1903:281–282). The final illness and death of Judge J. J. Simmler was front page news in January and February 1906 (*San Luis Obispo Morning Tribune* 1906a:1, 1906b:1). Simmler's funeral service was held at his home on Dana Street, with the funeral procession going thence to the IOOF cemetery (*San Luis Obispo Morning Tribune* 1906c:4, 1906d:4). At the time of his death, Simmler had owned the adobe for 40 years.

Mary K. Simmler Yeager Period (1906–1926)

In the following days, Mary K. Simmler petitioned for probate of his will and was appointed executrix, as Simmler had requested (*San Luis Obispo Morning Tribune* 1906f:4). As (somewhat incorrectly) reported in the local press, the will, executed on February 7, 1895, bequeathed all the property to his widow (*San Luis Obispo Morning Tribune* 1906e:1). The inventory and appraisal were filed during probate, with the value of the estate placed at \$3,357.30 (*San Luis Obispo Morning Tribune* 1906g:4), an amount roughly equivalent to \$100,000 in 2023 dollars. As part of the current research effort, SWCA requested copies of the probate records from the County Superior Court, but the records could not be located in the off-site archives. The author's own files on the adobe (compiled as a member of the City's CHC in the 1990s, during discussions on the appropriate naming of the adobe) contained an almost illegible thermafax of a typed transcript of Mary Simmler's petition for distribution of her late husband's estate. Under the terms of his will, J. J. Simmler had left \$400 to a niece living near his birthplace, Mulhausen in Alsace. The remainder of the estate, which did go to his widow, included:

the household and kitchen furniture left by deceased, the small claim against the County Bank of San Luis Obispo, and real estate situate in the City of San Luis Obispo, County of San Luis Obispo, State of California, described as follows: Lots 13 and 14 of Block 61 in McDougall's Dana street tract; the tract of land situate in Block 60 of said City, known as the Simmler Home Place, the same fronting 145 feet on Dana street and extending back north westerly, of uniform width, to the centre of Stenner creek.

The distinction between household and kitchen furniture seems to follow from the fact that the kitchen was a separate building, to the rear of the adobe. The tract of land in Block 61 referred to in Simmler's will was on the south side of Dana Street and was one of the two "irregular tracts" Simmler had acquired by petition in the 1870s (see Figure 20). The 1891 Sanborn shows three virtually identical one-story frame dwellings on Simmler's Block 61 property; these appear to have been present by 1886 at the latest and must have been built by him, and probably as rental property (Figure 35). This would explain the classified ad Mary Simmler placed in 1908. Although she continued to reside at the adobe, she was also seeking tenants: "For Rent—Two houses, one four-room and one five-room, both on Dana street. Inquire of Mrs. J. J. Simmler, Dana street" (San Luis Obispo Tribune 1908:2).

The July 1909 Sanborn map, the first after Simmler's death, shows only a minor change (the removal of a fence) to distinguish it from the 1903/1905 building configuration (Figure 36). The 1910 census lists Mary Simmler as a widow, still living at 466 Dana Street, but in 1912 the city directory lists her as a widowed housewife living at 977 North Broad Street. By 1914 she is back at 466 Dana Street as a housekeeper, suggesting that she is taking in boarders, or perhaps renting the three houses across the street as furnished flats.

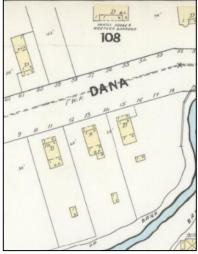


Figure 35. Simmler properties (one-story frame dwellings) on the south side of Dana Street.

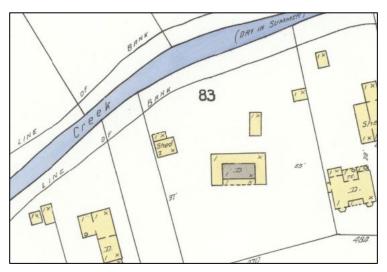


Figure 36. Sanborn map from July 1909 showing little change to the Simmler property since 1903.

Mary Simmler appears to have been briefly remarried in 1914. A marriage license between Jesse David Parsons, 54, and Mary K. Simmler, 48, was published in October of that year (*San Luis Obispo Weekly Tribune* 1914:2). By 1920, however, the census shows her as divorced, 54, and living at 466 Dana in the rear; the census also lists one Jager, 38, born in Indiana, as a boarder at the same address. "Jager" must certainly be the same person as Burton Henry Yeager, whom Mary married later in 1920: their marriage license was published in December 1920: "Yeager-Simmler—Bert H. Yeager, 39, native of Indiana and Mary Simmler 55, native of Switzerland, both residents of San Luis Obispo" (*San Luis Obispo Tribune* 1920:5). Bert had been an evangelist street preacher for several years; in 1925 their residence at 466 Dana Street hosted the Golden Gospel Mission's "special evangelical services" during the week of September 6 (*San Luis Obispo Tribune* 1925:2). The following summer, on July 8, 1926, Mary and Bert Yeager deeded the property, still described as "Part of block 60," to J. W. and Lottie McMillan (*San Luis Obispo Tribune* 1926:6; San Luis Obispo County *Official Records* Book 15, page 345). The Yeagers relocated to Salem, Oregon. Bert died there in 1935 at the age of 53 (*Salem Statesman Journal* 1935:8); Mary survived until 1955, dying at the age of 89 (*Salem Statesman Journal* 1955:35). During her time in San Luis Obispo, Mary K. Simmler Yeager had owned the adobe for 35 years. With her death, ownership of

the adobe by a member of the Simmler family came to an end. It appears likely that Mary had already disposed of the Simmler property in Block 61 before selling the adobe and leaving the area.

J. W. and Lottie McMillan (1926–1927)

The new owners, J. W. and Lottie McMillan, retained the property for only a few months after acquiring it in mid-July 1926 and may not have lived there at all. By the end of August, they were offering the adobe property for rent: "Furnished house. Nine rooms. 466 Dana. Number of rooms desired. Double garage. Fruit and chickens" (*San Luis Obispo Tribune* 1926:6).

Mildred Waterman Period (1927-1969)

On January 28, 1927, the McMillans deeded the property to William F. Waterman and his daughter, Mildred Waterman, a single woman (San Luis Obispo County *Official Records* Book 27, page 103). It's possible that Mildred Waterman and her parents had already responded to the McMillans' ad and had rented the adobe from the McMillans before they purchased it outright. By 1927, at any rate, Mildred Waterman's association with, and partial ownership of, the property and its built environment was an established fact.

Mildred was born in San Luis Obispo and attended schools in Los Berros (where her parents were ranchers), Arroyo Grande, and Palo Alto. By 1912 she was living in San Luis Obispo and working for C. L. Day, who had taken over the "faltering Telegram." As remembered by a one-time colleague, under Day's management, the revived daily newspaper "soon became a powerful rival to the Morning Tribune, which had so long dominated the field. One of Day's first appointees here was the late Miss Mildred Waterman, who took care of the circulation and bookkeeping departments [from 1912] until Day sold out in 1923. Another of his employees was Miss Mary Gail Black, still a resident of San Luis Obispo. She was a reporter on the staff from 1921 to 1923" (San Luis Obispo County Telegram-Tribune 1969:10). In addition to working for C. L. Day at the Telegram from 1912 to 1923, Mildred also worked for him briefly on the Porterville Recorder and later on the Santa Paula Chronicle (San Luis Obispo Telegram-Tribune 1969a).

By 1916 her parents had joined her in San Luis Obispo; the family rented the house at 969 Pismo Street (Figure 37). The 1920 census shows them still at Pismo Street, with Mildred still employed by the *Telegram*. By the time the Watermans moved into the adobe in 1927, Mildred's father was already 79 years old. The 1930 census lists only the Waterman family in residence at the adobe, with Mildred working as a bookkeeper for a gas service station. In 1933 or 1934 (accounts vary), she was hired as a clerk in the County Health Department (*San Luis Obispo Telegram-Tribune* 1958c:6). Her father died in 1935; his obituary notes that he died at the age of 87 "after a lingering illness" (*San Luis Obispo Tribune* 1935:8). Since Mildred's mother, Emma L. Waterman, had not been a grantee in the McMillans' 1927 deed, her father's death left Mildred the sole owner of the property, with all of the responsibilities of continuing to provide for herself and her aged, ailing mother. One month after her father's death, Mildred placed a classified ad: "Wanted—Housekeeper for 2 adults. Washing out. Room, board and wages. 466 Dana st." (*San Luis Obispo Tribune* 1936:6). Two years later, Mildred's mother died (*Arroyo Grande Valley Herald Recorder* 1938:1).

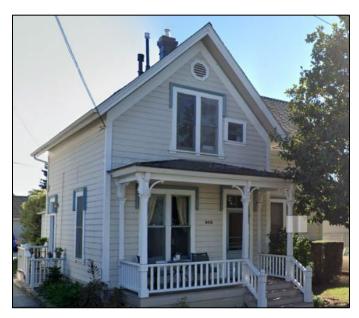


Figure 37. The Watermans lived at 969 Pismo Street for part of the 1910s to 1920s before buying the adobe.

At about this time, Mildred was taking in boarders and renting units at the rear of the property to bolster her salary from the County Health Department; the 1940 census recorded her annual pay as \$1,260. The amount was small, but it provided a steady source of income and also gave her new status a professional woman in the community. In 1952, for example, an article about the opening of a new county health clinic in Arroyo Grande profiled some of the responsibilities of the County Health Department in general: "One of the important functions of the county health department is the registration and filing of deaths and births in the county. This is the responsibility of health officer Dr. H. O. Swartout, as registrar. In direct charge of this program is Miss Mildred Waterman, deputy registrar" (San Luis Obispo Telegram-Tribune 1952:12). Another article from 1954 states, "Miss Waterman has been employed by the San Luis Obispo county health department for the past 20 years..." (San Luis Obispo Telegram-Tribune 1954:9).

Since moving into the adobe in 1927, Mildred had been the *de facto* head of the household and hostess to friends and guests, either individually or as part of meetings and special events related to her church activities (e.g., St. Stephen's Altar Guild), business (e.g., Business and Professional Women's Club, Toastmistress Club), and historical interests (e.g., San Luis Obispo Historical Society). Newspapers and newsletters (correctly) referred to the adobe as Miss Waterman's home on Dana Street. In 1929 Mildred was hostess of a garden tea for the Business and Professional Women's Club, described as "the major activity of the [club's] early season. The tea will be held at the home of Miss Mildred Waterman, the vice-president, at 466 Dana street from 3 o'clock to 5" (*San Luis Obispo Daily Telegram* 1929:2). The article was written by *Daily Telegram* reporter Mary Gail Black, one of many guests who spent time in the Waterman home both before and after the death of Mildred's parents. Mary would eventually become Mildred's close friend and life companion. When interviewed in 1988, the year before her death, Mary Gail Black told the reporter that she had helped Mildred make repairs to the Waterman house in the early years:

"The house was then a shambles, said Black. The wall paper was falling down and some of the rooms had only dirt floors. 'We didn't have any money, so we got boards from the yard and put them down on the floors," she recalled. 'Until 1942, that was it.' Before they painted the house, there were nail holes all over the exterior..." (San Luis Obispo Telegram-Tribune 1988:A-1, A-12).

Adobe Surveys and Documentation

During the 1930s, photographs of the residence were taken by a small group of dedicated club women as part of a daunting project to document adobes countywide. Organized in 1931 as a "county research committee," the women embarked on a series of road trips into the hinterlands of the county "for the purpose of securing data and photographs." In August of that year the four committee members—Mrs. Hazzard Gragg, Mrs. Constance Van Harreveld, Miss Rosa Dallidet, and Mrs. Erna P. Marsh—reported: "Progress of research work in old adobe houses in this county is highly satisfactory. So many interesting facts are being learned that the plans are being enlarged to include features of importance in the environment of these old adobe houses, of which there are many more in the county than are generally believed" (*San Luis Obispo Morning Tribune* 1931a:1, 1931b:8). The "Adobe occupied by the Waterman Family" was already familiar to the area's clubwomen and had been photographed at least three times by 1936 (Figures 38–40) (*Pismo Times* 1932:4).

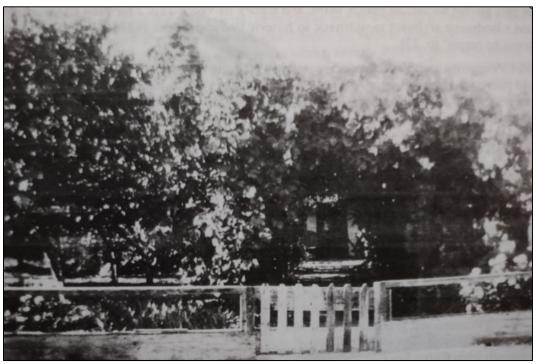


Figure 38. View from Dana Street down grapevine arbor to front porch, photographed by Edith (Mrs. Hazzard) Gragg, 1930.

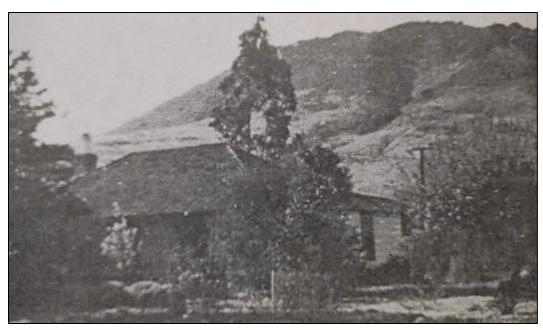


Figure 39. Front and side elevation, photographer unknown, ca.1932 (Johnston 1999:16).



Figure 40. Rear elevation, showing frame additions to the adobe, photographed by Edith Gragg, 1936. This photo provides a view of the board-and-batten-clad addition shown on the 1926 Sanborn.

California's adobes, in general (including the former Franciscan missions), were experiencing a cultural renaissance—in modern architecture of the period, in films, and in "Old Spanish Days" parades and pageants—as representatives of the "romance" of early California; they were also a topic of concern because so many had fallen into a state of dilapidation and required extensive repairs. Local efforts to locate and inventory surviving adobes would eventually dovetail with the organization of the County Historical Society (Mildred was a lifetime member of the Society). On a national level, the U.S. Department of the Interior was also interested in compiling information about potential historical landmarks of all kinds (*San Luis Obispo Tribune* 1934:1). The availability of Depression-era New Deal funds and labor would result in extensive restoration projects, such as the well-documented reconstruction of Mission La Purísima Concepción in Lompoc.

With the passage of the Historic Sites Act of 1935, Congress established a national policy on historic preservation. The act outlined a policy to "preserve for public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States" while also providing the Secretary of the Interior the authority to develop a program aimed at identifying and evaluating cultural resources. (Congressional Research Service 2020:2).

Two other known photos of the adobe were taken, probably in 1936, as part of another extensive tour of California's adobes. This tour was undertaken by the husband-and-wife team of Helen Giffen (author) and Guy J. Giffen (photographer) in connection with their book, *Casas & Courtyards* (Giffen and Giffen 1955). In her preface, Helen states that the book was "the result of over twenty years of research into the history of adobe houses of California," noting that, "Since 1932 many of these places have succumbed to the ravages of time..." (Giffen and Giffen 1955:unnumbered preface). In her brief coverage of San Luis Obispo's adobes, Helen writes:

Within its present city limits are a number of old adobe houses dating from the earliest Mission days. An example is the charming, vine-covered adobe situated at the end of Brizzolara Street. It was built by Francisco Villa in 1810. The J. J. Simmler home hides its adobe identity beneath a board exterior as does the Swinnerton house on Dana Street. The Pierre Hipolite Dallidet residence on Toro Street is set in the midst of an old-fashioned garden. This was once the only improved property in its immediate vicinity, and was built by Gabriel Salazar, the father of Mrs. Dallidet. It remained for Pierre Dallidet, who arrived in San Luis Obispo in 1853, to enlarge and remodel the house (Giffen and Giffen 1955:40–41).

The photos Guy Giffen took of the "J. J. Simmler home" on Dana Street (Figures 41 and 42)—and several others shown in this report—were not included in *Casas & Courtyards* but are housed in the photo collections of the Autry Museum of the West in Los Angeles County and are available online (http://collections.theautry.org/mwebcgi/mweb.exe?request=home).



Figure 41. "J. J. Simmer Adobe (front elevation), San Luis Obispo," photographed by Guy J. Giffen, ca.1936 (Autry Museum of the American West, ID.P.20319). Plantings in view appear to include a loquat (leaves visible at upper left) and another fruit tree, roses, and the end of the grape arbor.



Figure 42. J. J. Simmer Adobe (rear elevation), San Luis Obispo, photographed by Guy J. Giffen, ca.1936 (Autry Museum of the American West, ID.P.20320). Plantings include artichokes, a possible fruit tree, and a marguerite bush. Compare this view with Figure 39; the tree and vine in the background are of similar size and shape.

At the beginning of 1940, Mildred took out a building permit to construct "a three-stall garage and overhead three-room apartment for \$1500 on Dana near Nipomo" (*San Luis Obispo Telegram-Tribune* 1940a:7). The 1940 census found Mildred living in the adobe, with a tenant occupying a room in the main residence (466A), a social worker in 466B, and a gardener, Williams Preet (Greet?), who was evidently exchanging his gardening services for free rent, in the rear unit. No other information was located about this tenant.

As she had done in the 1930s, Mildred continued to make her home available as a venue for meetings and other special events. For example, as a member of the congregation of St. Stephen's Episcopal Church and a member of their Altar Guild, Mildred hosted at least the first two annual teas at 466 Dana Street, both of which were described in detail by the local press:

Exclusively a California affair was the tea which the Altar Guild of St. Stephen's Episcopal Church had on Saturday, with Miss Mildred Waterman offering her home—the historic old Simmler Adobe—as setting for the affair; Mrs. R. E. Jack obtaining California wildflowers as floral decorations and reviews of California books featured in the program. Guests found two huge bouquets of California poppies and wild lilac flanking the entrance to their hostess' home, and heralded their arrival by ringing an antique teamster's bell. The interior of the old California home was a vivid mass of color, with wild poppies, phlox, zygadena, Indian warriors, Indian paintbrushes, larkspurs, brodiaea and Johnny jump-ups included in the brilliant array of wildflowers which Mrs. Jack had obtained on the Nipomo Mesa and which had been artistically grouped in containers loaned by Mrs. C. C. Lind of the La Cabana Gift Shop" (San Luis Obispo Telegram-Tribune 1940b:2).

In 1941 Mildred hosted the second spring tea of St. Stephen's Altar Guild. In the press release, the adobe was described as "formerly the home of Jacob Simmler, San Luis Obispo's first postmaster, and now the residence of Miss Mildred Waterman." The reporter who reviewed the event noted that more than 50 people had attended, and that the "historic old adobe residence of Miss Mildred Waterman made an

interesting setting for the affair, with guests enjoying viewing rooms of the building and Miss Waterman's novel appointments" (San Luis Obispo Telegram-Tribune 1941).

Since 1927, one of Mildred's frequent visitors was Mary Gail Black, the young reporter whom Mildred had met while both were working at the *Telegram*. For the next 20 years, Mary would come and stay at the adobe for various intervals, taking part in Mildred's social events when in town, while pursuing her degrees at UC Berkeley and Smith College, and later working in Sacramento. Following World War II, their growing friendship would lead to Mary's becoming a full-time resident at 466 Dana Street, In 1947, when Morro Bay was entering a post-war growth spurt, Mildred and Mary bought two lots in Block 5 of the Morro Rock Park tract (surveyed and mapped in 1924 by San Luis Obispo County Surveyor W. J. Black). Together they purchased Lot 8 in August 1947, and Lot 7 in December 1947 (*San Luis Obispo Telegram-Tribune* 1947a:12, 1947b:4, respectively).

The 1950 federal census documents Mary's presence as one of the three residents in the adobe at 466 Dana Street; apartments 466A and 466B and the rear unit were still being rented out (the latter by a Cal Poly student, Virgil Oyler). Of interest is the fact that Mary is listed as the head of household, with her occupation shown as "H" (keeping house); Mildred and her widowed older brother Herbert H. Waterman are described as *lodgers*. Mildred is also documented as working full time as a vital statistician in the County Health Department (Figure 43). What makes this listing curious is that the conventional enumeration format would probably have placed Mildred (still the sole owner and "breadwinner") as head of household, followed by Herbert as her brother, with Mary as housekeeper (or even "housekeeper in a private home"). In May 1951, Herbert entered the Veterans Hospital in Oakland, where he died on October 14. His obituary stated that he "had made his home with his sister, Miss Mildred Waterman of 466 Dana street, following his retirement two years ago" (*San Luis Obispo Telegram-Tribune* 1951:10).

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Figure 43. Census entry for residents at 466 Dana Street in 1950.

Mildred and Mary's shared interest in adobes led them to purchase another San Luis Obispo adobe residence at 669 Chorro Street by 1953. In that year they received a permit for \$200 for a service porch at that address, and in 1957 they took out another building permit for 669 Chorro for a \$1,000 project to alter the hall and repair the living room (*San Luis Obispo Telegram-Tribune* 1957:10).

In 1958 Mildred Waterman deeded joint tenancy to Mary Gail Black for the property at 466 Dana Street, making her the intended successor-owner to the property (San Luis Obispo County *Official Records* Book 954, page 134). That same year, Mildred Waterman was among 15 county employees forced into retirement by a new County ordinance that staff members could not "be employed past the age of 70 except on a temporary basis pending replacement." The article noted that she had been hired in the health department in June 1934 and was retiring after 24 years of service (Figure 44) (*San Luis Obispo Telegram-Tribune* 1958c:6). Her retirement party was also covered in the local press:

Miss Waterman has the longest service record of any present staff member in the health department. She joined the department in June 1933 [sic] when it was still housed in the quarters on Garden street, and had a staff consisting of one doctor, one technician, one sanitarian, and two nurses. Reminiscing aloud to her fellow staff members Tuesday at the afternoon tea in her honor, Miss Waterman recalled that in those early days she had

carried on most of the administrative details of the office alone. In a department that now has a staff of several dozen, Miss Waterman has lately been deputy registrar dealing with vital statistics. A native of San Luis Obispo, Miss Waterman lives in one of its historical adobe homes on Dana street. An experienced traveler throughout the western United States, she sees her retirement as offering time for trips and activities she couldn't manage before (*San Luis Obispo Telegram-Tribune* 29 November 1958a:1).



Figure 44. Mildred Waterman with Dr. H. O. Swartout, County Registrar.

In retirement, Mildred, with Mary's company, continued to take part in events she enjoyed, including helping the Historical Society fundraise for the two adobes the society owned: the Dallidet Adobe in San Luis Obispo and the William G. Dana Adobe in Nipomo. To help raise money to repair Nipomo's adobe, Mildred made her own home available as part of the Society's Chritmas candle-light tour of three historical homes:

The delightful introduction at the Waterman Adobe were the luminarias glowing and seen from far down the street. These quaint illuminations were all made by Miss Ruth Paulding, president of the historical society [and] are typical of New Mexico.... The luminarias outlined the white rail fence, the grape arbor leading to the adobe, and the porch of the Waterman home...[cf. Figure 20, above]. The décor of the adobe was done by the two hostesses, Miss Mildred Waterman and Miss Mary Gail Black, and Miss Paulding. Arrangements of toyon berries and branches laden with orange Japanese persimmons were used in decoration (*San Luis Obispo Telegram-Tribune* 1960:1).

Mary and Mildred traveled together to England for 6 weeks in August and September of 1965, when Mildred was 83 (*San Luis Obispo Tribune* 1965:6). On May 19, 1969, however, Mildred and Mary were involved in a tragic accident:

An 87-year-old San Luis Obispo was injured fatally and five persons were hurt Sunday in a two-car collision at the intersection of Highway 1 and North Chorro Street, just outside the city limits. Killed was Mildred Waterman of 466 Dana St. Miss Waterman was a native of San Luis Obispo and had long been active in civic and business affairs. She was office manager of the Daily Telegram when it was owned by C. L. Day, 1912 to 1923. Later, she became one of the first employees of the county health department, working in the office there from 1933 to 1958, when she retired.

Injured were Mary Black, who was a passenger in the Waterman car, and Willa Schmidt, 40, and her two children, Carol 5, and Joyce, 13, and another passenger, Luella Blacklock, 72. The latter four were in a car driven by Kenneth Schmidt, 40, of Cambria, who was not hurt. Patrolmen said Schmidt's car was southbound on Highway 1 when the Waterman car, which had stopped at the highway, pulled out in front of it. The accident was reported at 10:35 a.m. The victim died at 11:45. Funeral arrangements are pending at Reis Colonial Chapel here (*San Luis Obispo Telegram-Tribune* 1969a:1).

Mildred's funeral mass was held at St. Stephen's on May 22 (San Luis Obispo Telegram-Tribune 1969b).

Mary Gail Black Period (1969–1989)

As Mildred had intended, Mary Gail Black inherited the 466 Dana Street property as sole owner, Mary's activities in the years between Mildred's death and her own were filled with ongoing affiliations she had shared with Mildred, and with new affiliations with service, charitable, and political organizations she ardently supported. Her contributions were noteworthy because of her clear dedication and because of the results she often achieved, even from her earliest days in San Luis Obispo. Lloyd Kirkeby, an early employee of the *Telegram* from 1909 to the early 1920s, recalled when Mary Gail Black first came to work for the newspaper, "She was a real newspaper woman and really dug into any story she was in on" (San Luis Obispo Telegram-Tribune 1969c:10). After finishing school at both Berkeley and Smith College in Massachusetts, Black had worked in Sacramento for the State Department of Education in the textbook division before returning to San Luis Obispo in the 1940s and moving in permanently at 466 Dana. The exact relationship between Mildred Waterman and Mary Gail Black was not a public matter during their lifetimes, particularly because the exact relationship was, and remains, private and unknown. They were both, in their own ways, involved in promoting women's interests and issues, and the two shared and supported many organizations in the community, such as the San Luis Obispo County Historical Society. At a multitude of meetings and events "Miss Mildred Waterman and Miss Mary Gail Black" were often in attendance and listed in that way and in that order by the newspaper reporters.

By the 1950s, Mary had become very active in two particular groups: the AAUW and the American Cancer Society. For the former she helped organize the public forums on pending legislation and ballot propositions and headed up the committee on legislation and the status of women (for example, a political discussion organized by the AAUW at Cal Poly [San Luis Obispo Telegram-Tribune 1958a:4]). Of especial note, in the 1950s and 1960s, was her organizational contribution to the successful completion of a multi-year study for the San Luis Obispo branch of the American Cancer Society:

Congratulations have been issued to California volunteers of the American Cancer Society, including those in San Luis Obispo County, for their outstanding job in the Society's six-year study of the possible relationship of human living habits to cancer. Praise came from E. Cuyler Hammond, SC. D., director of the study in New York, according to Miss Mary Gail Black, epidemiology chairman of the Society's San Luis Obispo County branch.

The study, which is the most extensive medical statistical research project of its kind every undertaken, began in 1959. About 120,000 Californians gave medical histories and information about their families, habits and environment at that time. Each subsequent year volunteer researchers maintained contact with their subjects. In the third follow up, started last October and now essentially completed, better than 99 per cent of enrollees have been accounted for—"a remarkable and commendable accomplishment," according to Dr. Hammond. In San Luis Obispo County, the record is 100 per cent SLO Cancer Society volunteers praised for research study (*Grover City Press* 1963:4).

In 1965, the longitudinal study was wrapping up:

American Cancer Society volunteers in San Luis Obispo County soon will start the "last lap" of their monumental six-year study of the relationship of human living habits to cancer. On October 1 they will launch the sixth annual round of a search for information which was branded as "impossible" when it got underway in 1959. More than a million Americans have been participating in the marathon hunt for epidemiological clues concerning the cause and development of cancer.

"Professional survey organizations said a 6-year follow-up of so many people would not be practical and could not be carried out, but volunteer workers of the American Cancer Society have proven that it could be done," said Miss Mary Gail Black, epidemiology chairman of the society's San Luis Obispo County branch. "Locally we had 413 men and women enrolled in the study, and our loss to date has been nil" (*Arroyo Grande Valley Herald* 1965:9).

A letter to the *Telegram-Tribune* editor, written in 1978 by long-time friends of Mary's, succinctly outlined many of Mary Gail Black's contributions to the community and beyond; it also mentioned a political action Mary had recently taken to protest the Diablo Canyon nuclear power plant installation (*San Luis Obispo Telegram-Tribune* 1978:20). Mary's deliberate trespass and subsequent arrest gave her the distinction of being, at 73, the oldest protestor taken into custody, and a certain notoriety in some circles:

When three of the Supervisors refused to appoint Mary Gail Black to the County Civil Service Commission last Tuesday, they deprived San Luis Obispo County of one of the best-qualified candidates ever to offer her services to her fellow citizens. Instead of concentrating on Ms. Blacks long career in which she has demonstrated both ability and a sense of ethics, three Supervisors chose to view only her moral stand against the Diablo Canyon nuclear power facility.

Civil Service Commissioners must read and comprehend a large body of complex rules and apply them equitably while taking into consideration the needs of both county managers and county employees. For those who unfortunate enough to be unacquainted with Mary Gail Black's accomplishments, we offer the following partial list:

Elected to Phi Beta Kappa in her junior year at U.C. Berkeley

Received a fellowship to Smith College

Employed as a textbook editor by the California State Department of Education

Became an independent businesswoman through investments which allowed early retirement

Appointed to the Diocesan Council of the Episcopal Diocese of California

Worked with the American Cancer Society in several capacities, including six years as head of the Survey of Epidemiology

Participated actively on the Affirmative Action Task Force and chaired the Education Task Force of the County Commission of the Status of Women.

In short, she has had the quietly distinguishing career of an intellectual with a conscience. What better candidate did the three Supervisors have in mind?.

In 1989, Mary Gail Black died at her home on Dana Street at the age of 91 (Figure 45). As her obituary pointed out (*San Luis Obispo Telegram-Tribune* 1989:4):

As a member of the Democratic County Central Committee for more than 20 years, Miss Black served as a delegate to the 1974 Democratic convention, as well as leading several county-wide campaigns for candidates running for state and national office. During the early 1970s, Miss Black was one of a handful of women who worked to establish the county Commission on the Status of Women, and . . . at the age of 74 she was appointed . . . to a seat on the women's commission she had helped to found.



Figure 45. Mary Gail Black (1898-1989).

Undoubtedly, Mary Gail Black was involved in a multitude of organizations and supported a spectrum of causes from politics, environmental justice, local history, education, the preservation of adobe buildings, and medical research. In many instances, Mary Gail Black would offer her property at 466 Dana Street as a meeting spot or venue for fundraising events. Of these events, the most notable was hosting the organizational meetings for founding the Commission on the Status of Women and Girls, County of San Luis Obispo. Documented extensively in a memoir published by fellow Carol Alma McPhee—a colleague, friend, and fellow women's rights organizer—Mary Gail Black is noted as being involved and well connected within the broader framework of the local feminist movement in San Luis Obispo, Driven in part through her involvement in the AAUW, Democratic party politics, and her connections to the various women's clubs and more august institutions in the community, Mary Gail Black and others worked towards coalescing the various women's organizations behind a central push to have the County create a Commission on the Status of Women. The state had founded a commission years earlier, and by the early 1970s, many cities and counties throughout California had begun to establish their own. The typical mission of a local Commission on the Status of Women was to provide a venue to hear and address a variety of topics related to issues that were affecting the community at large, in addition to specific issues affecting women.

City of San Luis Obispo and the Adobe (1983–Present)

The City initiated its historic preservation program in 1983 by having Historic Resources Survey staff inventory and record residences and other buildings that must have been pre-selected to some extent as potential historical resources; the individual resources were photographed and recorded on standard California Department of Parks and Recreation (DPR) 523 Series forms. the adobe was recorded by the City's survey staff on June 30, 1983, as the "Black Residence," with the historic name listed as the "Simmler-Waterman Adobe."

In 1988 Mary Gail Black had proposed an arrangement with the City: she would donate the adobe to the City before her death if they would pay for the insurance and take care of maintenance issues such as roof repair and tree trimming (Figure 46). On January 6, 1989, Mary executed a grant deed conveying the adobe property to the City; Mayor Ron Dunin signed the certificate of acceptance on behalf of the City Council on May 15, 1989. The grant deed was recorded on July 26, 1989 (San Luis Obispo County *Official Records* Book 3355, pages 683-686; Document No. 50159).



Figure 46. In 1988 Mary Gail Black told the City that the adobe needed roof repair (note the sagging eave) and tree trimming (David Middlekamp/San Luis Obispo Telegram-Tribune 1988:1).

On August 3 and 6, 1990, City Building Inspector Ron Hanson and City Zoning Investigator Rob Bryn (later joined by Jim Stockton) conducted an inspection of the recently acquired "Dana Street Adobe." Hanson's five-page report on the inspection, dated August 20, 1990, presented a detailed list of the numerous deficiencies and code violations that existed after so many years of substandard additions, conversions, and ad hoc modifications (unfortunately the site map that originally accompanied the report was not still attached). In the adobe and in other specific locations, these health and safety issues required major renovations to correct for continued residential use.

Friends of Las Casa de Adobe and the City of San Luis Obispo

On May 30, 1991, a group of citizens concerned about the condition of the three City-owned adobes filed articles of incorporation with the Secretary of State for a non-profit organization called Friends of Las Casas de Adobe (FOCA). The group's concerns focused on the two-story La Loma Adobe on Lizzie Street, the Rodriguez Adobe on Brookpine Street, and the adobe. In May 1997, the Cutural Heritage Committee reviewed the City's request to demolish a storage shed on the adobe parcel (*San Luis Obispo Tribune* 1997:30). Later that year, as reported in Jeff Hook's October 27, 1997, City memorandum to the City's CHC, FOCA had "entered into an agreement with the City of San Luis Obispo to help preserve, restore, and operate the City's historic adobes . . . "He further noted that the adobe, which had gone by various names (e.g., Canet/Simmler Adobe, Simmler-Waterman Adobe, and Mary Gail Black Residence) "is listed on the Master List of Historic Resources, and will eventually be restored as a historic residence and public gardens, similar to the Jack House." For several successive meetings of the CHC, through January 26, 1998, the committee considered the issue of formally naming the adobe, noting that "there

was some public opposition to using the name "Simmler" (Jeff Hook to the CHC, January 26, 1998). The name selected, the Rosa Butrón de Canet de Simmler Adobe, is admittedly cumbersome (and probably should be made a bit more cumbersome by adding "y" in front of "de Simmler"), but it placed the emphasis on Rosa Butrón, as was the intention at the time. The short form of the name is the Rosa Butrón Adobe.

In early 1998, FOCA "retained the firm Gilbert Sanchez Architect to assess the current condition of the Rosa Butrón Adobe, identify historic fabric, and recommend how the residence can best be used and rehabilitated" (Allen and Sanchez 1998:1). Both Gilbert Sanchez and Daryl Allen, an associate of the firm, visited the site for an intensive evaluation of the building. Their March 1998 report provided a detailed chronology of the incremental sequence of additions to the rectangular adobe block sala at the heart of the residence, based on their inspection and aided by Sanborn map depictions. Allen and Sanchez revisited the adobe in 2000 in connection with the proposed demolition of the two-story frame structure with a three-bay garage and an upstairs apartment, as well as a the laundry room extension on the northwest corner of the adobe. In 2001 the City's Architectural Review Commission looked at restoration plans for the adobe, "including the proposed demolition of a two-story garage and apartment" (*San Luis Obispo Tribune* 2001:49).

Construction Chronology

The following provides a timeline of the construction, evolution, and known alteration history of the subject property and, specifically, the Rosa Butrón Adobe (Figure 47):

- 1860: Blas Castro purchased the property as part of a larger holding on May 30 and likely constructed the original adobe building soon after.
- 1865: Simmler purchased the property and original adobe. Simmler and Rosa Butrón likely began constructing the immediate wing additions before moving to the property soon after.
- 1891: Simmler remarries after Rosa Butrón's death. He and Mary Simmler, nee La Franchi, continue to live at the property.
- ca.1886–1903: Two standalone buildings were constructed on site: a one-story building that was likely a cook house and pantry, and a two-story stable and barn building.
 - 1906: Simmler passed away, leaving the property to Mary Simmler.
 - ca.1909: Former fence from the stable to residence removed from the property
 - 1926: Mary Simmler sells the property at 466 Dana Street to J.W. and Lottie McMillan. The larger Simmler property was likely parceled and sold in pieces prior.
 - 1927: Property sold to William F. Waterman and daughter Mildred Waterman
 - 1940: Three-car garage was constructed on the property. The building included a second-story, three room apartment.
 - ca.1942 Mildred Waterman and Mary Gail Black begin a longstanding series of repairs at the Rosa Butrón Adobe.

ca.1957 Apartment/laundry room addition was constructed at the rear of the residence, and the three car garage second story apartment was expanded. These alterations appear to correspond with the existing footprint. The covered patio was constructed in the years following, although the exact date is unknown.

1969: Mildred Waterman dies, leaving Mary Gail Black the property owner.

1989: Property was bequeathed to the City by Mary Gail Black for use as a public park.

2000: The two-story three-car garage and apartment building was demolished on the property.

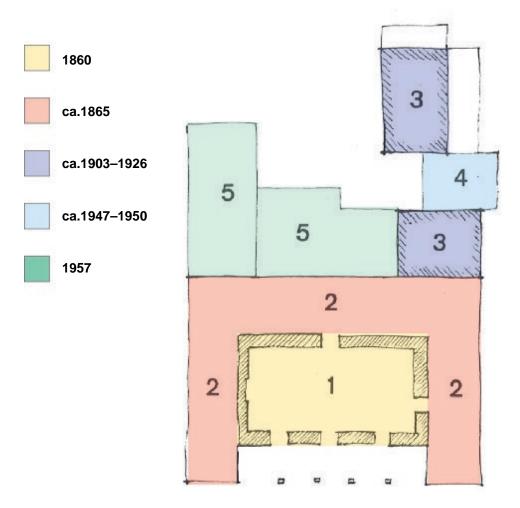


Figure 47. Diagram from the 1998 Sanchez Report illustrating the Rosa Butrón Adobe and general periods of construction; overlay edits prepared by SWCA.

IDENTIFICATION OF CULTURAL RESOURCES

On October 27, 2022, SWCA requested a records search of the project area and all areas within a 0.25-mile radius from the Central Coast Information Center (CCIC), located at the Santa Barbara Museum of Natural History. Staff at the CCIC completed the records search on November 22, 2022. The

records search included any previously recorded archaeological resources within a 0.25-mile radius, built environment resources within a 0.125-mile radius, and prior studies within a 0.25-mile radius of the project area.

In addition to official maps and records on file at the CCIC, the following inventories, publications, and technical studies were consulted as part of the record search:

- National Register of Historic Places Listed Properties
- California Register of Historical Resources
- California Inventory of Historical Resources
- California State Historical Landmarks
- California Points of Historical Interest
- California Office of Historic Preservation Historic Property Directory and Determinations of Eligibility

Specific to the built environment and historical resources, the records search identified a single property, the subject Rosa Butrón Adobe at 466 Dana Street, which was identified in the 1983 San Luis Obispo Historic Resources Survey as eligible for listing in the NRHP and led to the adobe's listing on the SLO HIRI as a Master List property. Additionally, the property is located within the boundaries of the City's locally listed Downtown Historic District, which extends over the historic commercial, civic, and residential core of the city.

466 Dana Street

Relevant Previous Studies

The following outlines summaries of previous studies relevant to the Rosa Butrón Adobe at 466 Dana Street, its evolution, conditions, and historical significance and status.

SAN LUIS OBISPO HISTORIC RESOURCES SURVEY (1983)

Commissioned by the City's CHC, the 1983 Historic Resources Survey included the documentation of over 2,000 buildings, structures, and other properties that were constructed prior to 1941. The properties found to be architecturally or historically significant as part of this survey formed the initial listings within the SLO IHR. Recorded on an early State of California Historic Resources Inventory Form, the Rosa Butrón Adobe was documented and noted as a rare nineteenth-century adobe building associated with the pioneer, postmaster, and civic leader John Jacob Simmler (see Appendix C for 1983 Historic Resource Inventory Form for 466 Dana Street). The survey documentation found that the property was eligible for listing in the NRHP and served as the basis for its listing in the City's Master List of historic resources.

ROSA BUTRÓN DE CANET ADOBE CONDITION ASSESSMENT AND PRELIMINARY REHABILITATION STUDY (1998)

Prepared in 1998 by historic architect Gilbert Sanchez, Fellow of the American Institute of Architects (FAIA), and associate Daryl Allen, the *Rosa Butrón de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study* was commissioned by FOCA to study the existing conditions and develop a rehabilitation plan for the future reuse of the City-owned property. In preparation of the report, Sanchez conducted a thorough conditions assessment of the property. This also included development of

a robust construction chronology using a mixture of archival sources and observed materials and conditions, all of which contributed to an increased understanding of how the residence evolved since its initial construction. Sanchez also reaffirmed that the adobe was significant as an example of transitional architecture, showcasing the period between traditional Mexican-era California adobe construction and the American period. These transitional forms are exhibited in the mixture of materials present with the central adobe core of the building and the late nineteenth and early twentieth-century wood frame additions, along with the added wood channel siding. Overall, Sanchez identified a period of significance spanning from 1865 to the early 1900s (Allen and Sanchez 1998: 2; Appendix D).

Working alongside a structural engineer and a historic wallpaper expert, Sanchez provided recommendations for rehabilitating the Rosa Butrón Adobe as a public meeting hall. The overall rehabilitation scheme included removing the majority of the rear additions but retaining the added barn and converting it back into a standalone building, which could serve as a restroom or catering kitchen facility (Figure 48). Although the Sanchez study included an implementation plan, no action was taken on the subject property. However, the report continues to be an essential study in the development of understanding the subject building.

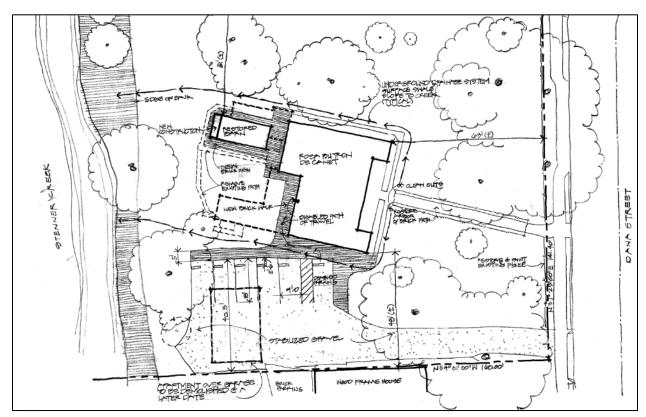


Figure 48. Rehabilitation Plan for the Rosa Butrón Adobe, prepared by Gilbert Sanchez, FAIA, in October 2000.

CITY OF SAN LUIS OBISPO CITYWIDE HISTORIC CONTEXT STATEMENT (2013)

Commissioned by the City and prepared by Historic Resources Group, the Citywide Context Statement identifies key historic contexts, periods of developments, and historical themes related to the history of San Luis Obispo. The Citywide Context Statement ranges from the pre-contact period to 1970 but focuses primarily on the development of the city's built environment starting during the late-eighteenth century with the founding of Mission San Luis Obispo de Tolosa, extending into the period of post-war suburban growth and expansion. In addition to providing key historic context and background information, the

Citywide Context Statement identifies a framework for assessing eligibility of historic properties within these contexts.

Under each context and theme, the Citywide Context Statement provides examples of known designated and/or likely eligible examples of comparable properties and resources. Specifically, the Rosa Butrón Adobe is featured prominently and is specifically identified under several contexts and themes throughout the document, including:

- Context: Nineteenth Century Americanization & Town Settlement (1846–1900)
 - o Theme: Late Nineteenth Century Residential Development
- Context: Adobe Construction

While not an exhaustive list of potential areas of historical significance related to the Rosa Butrón Adobe, the Citywide Context Statement recognized areas of significance associated with the property, particularly related to the increasing rarity of nineteenth-century adobes in San Luis Obispo and their importance as a representative example of early residential development during the important transitional period of the early American era.

Current Historic Status

Currently, the Rosa Butrón Adobe is listed on the SLO HRI as a Master List property, meaning that it is recognized as one of San Luis Obispo's "most unique and important historic properties." It was initially identified in 1983 and identified as a significant early adobe that is also associated with Jacob Simmler, an early postmaster and civic leader. A review of the 1983 survey findings and the OHP's Built Environment Resource Directory (BERD) indicates that the property is not currently listed in the NRHP and CRHR. However, the Rosa Butrón Adobe is identified as having a California Historical Resource Status Code of 3S, meaning that the property "appears eligible for [the NRHP] as an individual property through survey evaluation" (OHP 2022).

Overall, based on the existing listings and evaluations, the Rosa Butrón Adobe appears to qualify as a historical resource for the purposes of environmental review under CEQA. However, these evaluations of significance are 30 years old and may not reflect the existing conditions or understandings of the property's history and areas of significance. To address these discrepancies and to provide the most current and accurate information related to the subject property's status as a historic resource, an updated evaluation of the property has been prepared. This includes an assessment of potential significance and listing in the NRHP, CRHR, and SLO IHR under all evaluation criteria.

Updated Evaluation

The following evaluation, which is based on supplemental research and increased understandings of relevant historic contexts since the 1983 documentation of the subject property, examines the potential eligibility of the Rosa Butrón Adobe for listing in the NRHP, CRHR, and SLO IHR. Due to the similarities between the criteria for eligibility for the programs, the evaluations have been combined into a single evaluation.

HISTORIC RESOURCE EVALUATION

Criteria A/1/B.2 (Events)

Originally constructed as an adobe residence in 1860, and subsequently added on to ca.1865 by thenowner and early San Luis Obispo resident J. J. Simmler, the property is an increasingly rare example of a mid-to-late nineteenth-century residence in San Luis Obispo. In accordance with the Citywide Context Statement evaluation guidance and eligibility standards, the rarity of residences from this period are significant for their exemplification of a formative period of the city's growth and development.

The subject property was the location of several individual events, particularly during the ownership and occupation of Mildred Waterman and Mary Gail Black. Based upon existing documentation, it appears that the majority of these events were social and philanthropic in nature, hosted sporadically by Black and Waterman. While occasionally noteworthy in their own right, the majority of these events and causes are typical to any locality and reflect a spectrum of causes and general societal or community engagement, and not necessarily significance within broader contexts related to patterns of development in history. However, the exception to this is the push to establish the Commission on the Status of Women and Girls, County of San Luis Obispo. Mary Gail Black, already a prominent and involved civic-minded member of the community, was involved with a number of women's political and social organizations, most notably the Democratic Party, which had been pushing to elect a woman representative to the State legislature in the 1970s. During this climate of the early-to-mid 1970s,

Within the context of the Second Wave of Feminism in California and the broader United States, the founding of the Commission on the Status of Women and Girls, County of San Luis Obispo is typical within the established trends of the period. Major drivers in the Second Wave of Feminism movement included the formations of the federal Commission on the Status of Women, as well as the California State Commission, among others. However, locally, the Commission on the Status of Women and Girls, County of San Luis Obispo became a central, unifying embodiment of the local efforts by women's rights activists and associations during this period. The effort to push for the County's approval of the commission was led by several women involved within the various local factions of the feminism movement. This included Mary Gail Black, who hosted meetings in the living room of the original adobe portion of the subject residence, and Carol Alma McPhee, who was a major figure in the organization effort and provided firsthand accounting of those meetings that took place within the adobe's living room. These meetings drew from a multitude of women's societies, organizations, and other groups to create a cohesive organization push for the commission. The organization efforts, which were successful, reflect on an intensive period where local feminism was being promoted and drawing upon various different voices within the community to form one, single government entity that was specifically created as a conduit between local women and the regional government in the development of programs and initiatives. As such, the Rosa Butrón Adobe appears to be significant at the local level for its associations with organization efforts of the Commission on the Status of Women and Girls, County of San Luis Obispo as a manifestation of the Second Wave of Feminism movement in San Luis Obispo.

Criteria B/2/B.1 (Individuals)

Although not the initial owner, J. J. Simmler was an early owner of the residence. Having arrived in San Luis Obispo in 1852, Simmler was an early settler that quickly became involved in the development and administration of the city. Although his financial stability was largely driven by his marriage to Rosa Butrón de Canet, a member of a longstanding Californio family, the original owners of the subject property, Simmler became an important civic leader working as a Justice of the Peace and as postmaster. During Simmler's period of ownership, he added on to the original adobe building, creating much of the original portion of the building as it appears today. Simmler continued to live at the property until his death in 1906. In accordance with the Citywide Context Statement's eligibility guidance, the subject property appears to be eligible under Criteria B/2/B.1 for its associations with J.J. Simmler as a significant person in San Luis Obispo's early history.

In addition to the Simmlers, the Rosa Butrón Adobe had two other notable owners—Mildred Waterman and Mary Gail Black. Waterman had inherited the property from her family and continued to live at the property for the remainder of her life. In addition to being a longtime County employee, Waterman had engaged in a number of social, philanthropic, and civic organizations. This included work with the local

episcopal church and early preservation efforts related to saving historic adobes, among others. In support of these organizations and causes, Waterman hosted many events at the subject property. She often held these as a cohost with Mary Gail Black, who was her companion that lived on the property and ultimately inherited it from Waterman. While Waterman was a notable member of the community, particularly with her involved community work, her contributions to history do not appear to rise to a level of significance under these criteria.

Specific to Mary Gail Black, she was undoubtedly a noteworthy community figure in San Luis Obispo during the twentieth century, recognizable for her involvement in many civic, social, and environmental organizations. Specifically, she was a journalist at the San Luis Obispo Morning Tribune at a time when few women worked in the field, was a notable figure in the preservation movement involving historic adobe buildings in the region and had been a key figure in several social and environmental organizations and causes, which included her widely reported opposition to the Diablo Canyon nuclear power plant. Her polymathic interests and varied endeavors have resulted in a complex and diverse legacy. In many instances, these efforts were notable in the community, such as her involvement with the Democratic Party, American Cancer Society, and AAUW. However, although Black's support and promotion of these various causes are notable within San Luis Obispo, her contributions do not appear to rise to a level of significance under this criterion. Black was often one of many working on these causes. This is particularly true of the push to organize the Commission on the Status of Women and Girls, County of San Luis Obispo, of which she was one of many working towards this effort. Although Black was a key organizational figure who took a prominent role in many of these causes, her actions and efforts were in tandem with others. Although the cooperative nature of her efforts does not diminish her notability in the community, the complexity of the relationships involved in these causes and the overall impacts they had on the community create a complex legacy that is notable, but not necessarily significant under these criteria. Furthermore, many of these actions, particularly her involvement with Democratic politics, the American Cancer Society, and environmental causes have no direct association with the residence itself. Her association with the residence is also complicated further by her sporadic residency at 466 Dana Street while pursuing her many careers and causes throughout the state. For these reasons, the subject property does not appear to exhibit significance under these criteria for its association with Mary Gail Black.

Criteria C/3/A.1, A.2(Architecture)

First and foremost, the Rosa Butrón Adobe is an increasingly rare example of nineteenth-century adobe residential construction and appears to be significance under Criteria C, 3, and A.2 in accordance with the Citywide Context Statement eligible guidance.

The Rosa Butrón Adobe also appears to be significant as a rare example of nineteenth-century transitional architecture. This is exemplified by the building's use of the original adobe construction, which was typical of the period, and supplemented by the subsequent additions and alterations of the period, which illustrate the transition from the regional architecture typical of the Mexican-era into an increasingly American influence. This style and overall property type often exhibit alterations that create a vernacular composition with a mixture of adobe and wood elements that, while attempting to create a more Anglo-American architectural style, created a unique regional vernacular architecture. As such, the Rosa Butrón Adobe appears to exhibit historical significance under Criteria C, 3, and A.1.

With regards to the gardens and landscape, the subject property does not appear to be significant under these criteria. Typical of nineteenth-century residences in California, the property likely had a semi-agricultural garden with a variety of trees on the property, including fruit-bearing varietals. While the garden is mentioned in various documentations of the property, the property does not appear to rise to an individual level of significance for its associations with early California gardens, which are well documented and noted for their experimentation during this period. Furthermore, the vestiges of any

landscape are no longer extant and unable to convey any potential significance that may have been in place. For these reasons, 466 Dana Street does not appear historically significant under Criteria C, 3, or A.1 and A.2 for its landscape.

At this time, the architects and builder behind the original building and subsequent alterations are unknown. However, the vernacular nature of the various components within the building were likely constructed by local builders and are unlikely to be associated with any master architect or contractor. As such, the subject property does not appear to be significant under Criteria C, 3, or A.3 for its associations with an architect or builder.

Criteria D/4 (Yield Information)

Eligibility Criteria D and 4 of the NRHP and CRHR, respectively, are predominantly focused on the potential for archaeological resources rather than the built environment; the potential for archaeological resources is discussed in a separate report prepared by archaeologists that meet the Secretary of the Interior's Professional Qualification Standards (SOI Qualifications) in archaeology. However, properties that have the potential exhibit new information to increase the understanding related to construction methods and similar understandings may qualify as significant under Criteria D/4.

While the Rosa Butrón Adobe is a significant and increasingly rare example of late adobe construction and nineteenth-century transitional architecture in California, this does not translate into significance under these criteria. The construction methods used for adobe buildings, as well as the techniques used for the subsequent wood frame additions, are widely studied, documented, and understood. As such, the property is unlikely to yield new information that would qualify as significant under these criteria.

Integrity

The following integrity analysis is prepared in accordance with the eligibility requirements under the NRHP, CRHR, and SLO HRI. Specific to the SLO HRI, the aspects of integrity are specifically called out in the eligibility criteria and have been added in parentheses under the corresponding aspect of integrity for clarity.

Location (SLO HRI C.1): The Rosa Butrón Adobe has not been moved from its original site on the property and retains its integrity of location.

Setting (SLO HRI C.3): As outlined in National Register Bulletin 15, setting is different from location and refers to the character of a place rather than a specific place where a property was built. Specifically, setting can include a mixture of natural and manmade physical features, such as topographic features, vegetation, simple manmade features, and relationships between buildings, and other features and spaces. These characteristics are not limited to just the specific boundaries of a historic property, but the surroundings as well.

The overall setting of the Rosa Butrón Adobe has changed since its initial construction in 1860, in which the subject property was significantly larger with a rural, agrarian quality typical to the period. The landscape of the property has changed further, as demonstrated throughout the property history provided above, through the construction and subsequent removal of individual outbuildings and structures; reconfiguration, removal, and replacement of fencing; and alterations to the plantings, decline and removal of the former gardens, and other apparent changes to the overall landscape. However, despite these changes, the property does retain an overall historic character that is reflective of its original construction. Specifically, the adobe building is prominently setback from Dana Street, creating a broad open space that defines the initial perspective towards the house and along the entrance progression. The open character of this space, combined with the mature trees, such as oaks, creates a bucolic atmosphere

that is reflective of its nineteenth century construction. More obviously modern interventions, including the paved driveway into the property are limited to the periphery of the property, ultimately creating a buffer and preserving the open setback with its California coastal oak woodlands aesthetic.

Similarly to the property itself, the surrounding neighborhood and streetscape have changed notably since the nineteenth century and early history of San Luis Obispo, However, despite the development of nearby downtown San Luis Obispo and the construction of the nearby US 101, the subject property continues to be surrounded by a predominantly, residential neighborhood. The surrounding streetscape along Dana Street exhibits a variety of property types from different periods of construction, although these developments are low in scale, surrounded by mature vegetation, and sited in a way that contributes to a semi-rural quality. Generally, this residential character is in keeping with the character of the Rosa Butrón Adobe.

With the retained spatial organization of the property—which is defined by the adobe's central siting on the property, the prominent setback of open space leading to the property, the collection of mature trees, and the general low-density residential character of the surrounding properties and neighborhood, the Rosa Butrón Adobe property and its environs evoke a sense of time and place that is not inconsistent with its initial construction and development. Therefore, the Rosa Butrón Adobe retains its integrity of setting.

Design (SLO HRI C.3): As illustrated in this HRER, the Rosa Butrón Adobe has undergone a series of alterations since its original construction in 1860. However, the nature of these additions was not apparently destructive to the various stages of the building's design, but rather additive, creating a palimpsest of periods of construction. At the core, the original adobe construction building is retained, as are the subsequent ca.1865 wing and rear additions. The most notable alteration to the building from these most significant periods occurred in the twentieth century through the rear additions. While this altered the rear façade of the building, the primary (east) façade is retained and is able to reflect the character-defining features of the building's transitional architecture. As such, the building retains its integrity of design.

Materials (SLO HRI C.3): The Rosa Butrón Adobe retains its integrity of materials. Similar to the discussion of the building's design, the various materials related to the building's period of significance are retained. This includes the central adobe brick-constructed building, as well as the ca.1865 wood frame additions with channel siding. Additionally, the building appears to retain other original elements, including wood double hung windows and paneled doors, which are likely original to the periods of construction. As such, the Rosa Butrón Adobe retains its integrity of materials.

Workmanship (SLO HRI C.3): Similar to the aspects of integrity outlined above, the Rosa Butrón Adobe retains its integrity of workmanship. The original adobe core of the building has been retained and integrated into the broader residence through subsequent additions. Of these, the ca.1865 additions and other addition volumes, which reflect the transitional architecture of the building, are also retained and exhibit the character-defining wood channel siding. While the rear of the property features later additions and alterations, the rear placement does not interfere with the character-defining features of the building, which continue to illustrate the workmanship involved in their construction.

Feeling (SLO HRI C.3): Overall, the Rosa Butrón Adobe retains its integrity of feeling. The retention of the character-defining features allows the property to convey its historical significance and overall sense of place as a late nineteenth-century adobe, among other historical contexts and themes.

Association (SLO HRI C.2, C.3): The Rosa Butrón Adobe retains its integrity of association. Although the building has undergone a series of alterations, the placement of these towards the rear of the building has retained the original adobe core, the subsequent wing additions, and other aspects of the building that correspond with the relevant periods of significance for the corresponding contexts and historical themes.

Those constructed outside of the period of significance have not altered the character-defining features which are largely retained throughout. Similarly, the surrounding neighborhood has undergone some alterations and changes, but generally retains a low-scale residential character with a semi-rural quality driven in part by the proximity to the adjacent creeks and retention of mature vegetation, has continue to evoke the sense of a semi-rural residential enclave near central San Luis Obispo.

Overall, the Rosa Butrón Adobe retains sufficient integrity to convey its historical significance. Using the established Citywide Context Statement and its eligibility criteria, the rarity of the resource, particularly as it relates to its associations with nineteenth-century residential development, adobe construction and transitional architecture, in San Luis Obispo, the property retains most of its integrity and character-defining features that date to the period of significance. Overall, the combination of historical significance and its integrity allows the building to convey its historical significance under the respective criteria. As such, the Rosa Butrón Adobe appears to qualify as eligible for listing in the NRHP, CRHR, and SLO IHR. As such, the property appears to continue qualifying as a historical resource for the purposes of CEOA.

STATEMENT OF SIGNIFICANCE

As demonstrated by the updated evaluation, the Rosa Butrón Adobe is a complex property with many significant associations related to a number of historical themes, subthemes, and contexts at the local level. The following provides a summary of the significant associations, including inventory program, eligibility criteria, and associated period of significance:

- Individually eligible for listing in the NRHP under Criterion A, CRHR under Criterion 1, and SLO IHR under Criterion B.2 with significance at the local level for its associations with late nineteenth- and early twentieth-century residential development during the Americanization period in San Luis Obispo (period of significance: 1860–1906);
- Individually eligible for listing in the NRHP under Criterion A, CRHR under Criterion 1, and SLO IHR under Criterion B.2 with significance at the local level for its associations with the organization of the Commission on the Status of Women and Girls, County of San Luis Obispo and its role in the promotion of women's rights in San Luis Obispo as part of the Second Wave of Feminism movement (period of significance: 1974–1975);
- Individually eligible for listing in the NRHP under Criterion B, CRHR under Criterion 2, and SLO IHR under Criterion B.1 with significance at the local level for its associations as the residence of John Simmler, a significant civic leader during San Luis Obispo's early history, (period of significance: 1865–1906);
- Individually eligible for listing in the NRHP under Criterion C, CRHR under Criterion 3, and SLO IHR under Criterion A.1 with significance at the regional level as a rare remaining example of adobe residential construction (period of significance: 1860); and
- Individually eligible for listing in the NRHP under Criterion C, CRHR under Criterion 3, and SLO IHR under Criterion A.2 with significance at the state level as a rare remaining example of late nineteenth- and early twentieth-century transitional residential architecture (period of significance: 1860–1926).

As outlined above, the Rosa Butrón Adobe has multiple periods of significance related to these various historical themes and areas of significance. The majority of the building's significance is reflected between the period of 1860-1926, which coincides with the construction of the adobe and the extends through the ownership of the Simmler family. Outlying dates outside of this period of significance include 1974-1975, which corresponds with the dates during which the living room at the Rosa Butrón Adobe served as the central meeting place for the Commission on the Status of Women and Girls, County

of San Luis Obispo. In accordance with NPS guidance, which states "a property may have multiple periods of significance in order to more fully express its significance or association with multiple areas of significance," an overall period of significance for the Rosa Butrón Adobe is 1860-1926, 1974-1975.

Character-Defining Features

Of the areas and themes of historical significance associated with the subject property, the majority coincide with the period of significance spanning from the Rosa Butrón Adobe's construction in 1860 to the end of the Simmler period of ownership in 1926. While the specific periods of significance vary between the different eligibility criteria and historical themes, the majority of character-defining features related to the property date to this general period of significance.

The outlying period of significance is related to the association of the Rosa Butrón Adobe with the organization of the Commission on the Status of Women and Girls, County of San Luis Obispo, which occurred at a series of meetings held at the property by then-owner Mary Gail Black and attended by numerous local woman's rights advocates in 1974 and 1975. The events associated with the organizational push to create the commission are representative of local women's rights during the period of the Second Wave of Feminism. While the period of significance of 1974 to 1975 would generally include the existing conditions of that period, along with the various rear additions constructed during the mid-twentieth century, first-hand accounts of these events demonstrate that these meetings and organizational efforts occurred within the main living room, or sala, space in the original adobe. As such, the original adobe and transitional period core of the Rosa Butrón Adobe has primary significance associated with this area of significance; the rear additions, which were more informal living and service spaces constructed and altered during the mid-twentieth century, are of lesser significance under this context, and non-contributing within the broader period of significance spanning between 1860 and 1926.

Therefore, the character-defining features associated with the Rosa Butrón Adobe generally include the following:

- Single-story height and rectangular massing;
- Rectangular plan with the original adobe construction encapsulated by subsequent wood frame additions;
- Prominent front setback from the street with expanse of open space;
- Broad, steeply pitched hipped roof with extended, open eaves;
- Symmetrical primary façade with recessed porch flanked by two wings;
- Extension of the roof along the primary façade to create a porch canopy, supported by regularly spaced wood posts;
- Horizontal drop channel siding;
- Mixture of deep fenestration openings associated with the original adobe construction and typical wood frame window openings from the late nineteenth and early twentieth centuries;
- Double hung wood windows with divided lites and simple sills and trim;
- Primary entrance with paneled screen door and dived-lite door;
- Secondary entrances with paneled wood doors;
- Interior spaces and materials associated with the original adobe construction and transitional period additions, including the main living room (or sala), and immediate adjacent rooms within the main building footprint; and

• General rural quality of the landscape with mature trees.

City of San Luis Obispo Downtown Historic District

The City's Downtown Historic District is a locally designated historic district that covers the original, historic core of the city (Figure 49). As the central core of the city, the Downtown Historic District features a diverse mixture of property types that reflect the city's development spanning from the Spanish Colonial, Mexican, and early American periods to the present-day. While there are some buildings, including the subject property at 466 Dana Street, that date to these earlier periods of construction, the majority of the contributors within the Downtown Historic District date to the late nineteenth and early twentieth centuries, resulting in a period of significance spanning from 1870 to 1930. While commercial buildings from this period form the highest concentration of contributors to and largely define the character of the historic district, there are a mixture of other property types, including civic, residential, and institutional buildings that reflect popular and common architectural styles of the day, such as Italianate, Spanish Colonial Revival, Mediterranean Revival, and others (City of San Luis Obispo 2010a).

Specific to the residential properties, multi-family properties are scattered throughout the central core of the district, whereas concentrations of single-family residences are located along the periphery of the commercial and civic center, particularly along Dana Street to the southwest and north of Mission San Luis Obispo de Tolosa.



Figure 49. Map of the City's locally listed historic districts, which includes the Downtown Historic District (green). The subject property at 466 Dana Street is outlined for reference.

The project area is located within the Downtown Historic District and includes the Rosa Butrón Adobe at the subject property. Apparent contributors in the immediate vicinity of the project area are other residential properties, primarily single-family residences, that were developed in the late nineteenth and

early twentieth centuries and reflect common architectural styles found throughout the district that are reflective of that period of construction, including Spanish Colonial Revival, Craftsman, and Folk Victorian, among others. A summary of Downtown Historic District contributors within the vicinity of the project area are outlined in Table 1.

Table 1. Contributors to the Downtown Historic District within the vicinity of the Project Area.

Property Address	Property Type/ Architectural Style	Date of Construction	Proximity to the Project Area
469 Dana Street	Single-family residential/ Spanish Colonial Revival		Directly across Dana Street (southeast)
465 Dana Street	Single-family residential/ Minimal Traditional	Unknown	Directly across Dana Street (southeast)
441 Dana Street	Single-family residential/ Craftsman	1917	Directly across Dana Street (southeast)
507-515 Dana Street	Duplex residential/ Spanish Colonial Revival	1927	East along Dana Street
522 Dana Street	Multi-family residential/ Spanish Colonial Revival	Unknown	East along Dana Street
525 Dana Street	Single-family residential/ Spanish Colonial Revival	1920	East along Dana Street
531 Dana Street*	Single-family residential/ Eastlake	Ca.1887	East along Dana Street
532 Dana Street*	Single-family residential/ Folk Victorian	1904	East along Dana Street
543 Dana Street	Single-family residential/ Unknown (blocked from view)	1925	East along Dana Street
547 Dana Street	Single-family residential/ Spanish Colonial Revival	1927	East along Dana Street
550 Dana Street	Single-family residential/ Prairie Style	1914	East along Dana Street

Source: City of San Luis Obispo (2023)

As outlined above, there are several contributing properties to the historic district within the vicinity of 466 Dana Street, two of which—531 and 532 Dana Street—are individually designated as "Master List" properties with the City. While most of the contributing properties feature single-family residences towards the front of the lots, many feature additional multi-family units or similar buildings to the rear of the associated properties, which appear to have been constructed at later dates. Despite the alterations and increased density from the various multi-family units at select properties, the general character along the streetscape formed by the primary, historic residences remain consistent. Collectively, the mixture of single- and multi-family residential development is consistent throughout this area of the Downtown Historic District and is in-keeping with the overall character and sense of place.

Impacts Assessment Framework

In accordance with State CEQA Guidelines and 14 CCR Section 15126.4(b)(1), a project that conforms with the SOI Standards will not cause a significant adverse impact to historical resources. As such, the framework for assessing the project and potential impacts to historical resources will utilize the appropriate Standards.

^{*} Buildings that are also individually designated as Master List properties

The overall nature of the project calls for the reuse of the property at 466 Dana Street, which features the Rosa Butrón Adobe. The project scope, which includes a mixture of preservation and new construction, would fall under the category of rehabilitation and, as such, the SOI Standards for Rehabilitation are the most appropriate for assessing potential impacts to the historical resources at 466 Dana Street. The SOI Standards for Rehabilitation are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. [See standalone archaeology report for discussion of archaeological resources].
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the SOI Standards, the City utilizes the Historic Preservation Guidelines to inform the development of projects that involve individual cultural resources, as well as new construction within the settings of historic districts. While the SOI Standards, as well as other City policies, largely outline the framework for assessing direct, physical impacts to individual cultural resources and historic properties, under "Section 3.2 Construction in Historic Districts," the City's Historic Preservation Guidelines outline additional criteria for considering indirect impacts related to historic districts and adjacent cultural resources. The relevant development standards from the City's Historic Preservation Guidelines are as follows:

• Section 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. . . New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic.
- Section 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.

Impacts Assessment

As outlined previously, the proposed project includes the rehabilitation of the historic Rosa Butrón Adobe, which will include new construction of twenty (20) micro-unit residences towards the rear and sides of the property. In addition to directly altering the Rosa Butrón Adobe, which is a known cultural resource, the project is occurring within the setting of the Downtown Historic District, in which there are several contributing buildings, two of which are also individual Master List properties, within the immediate vicinity of the project area.

The following impacts assessment will specifically address the direct and indirect impacts of the project on the Rosa Butrón Adobe through the SOI Standards, as well as broader indirect impacts to the surrounding portion of the locally designated Downtown Historic District, the latter of which will be supplemented by a review of the relevant design standards from the City's Historic Preservation Guidelines.

SOI Standards for Rehabilitation

REHABILITATION STANDARD 1

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

Historically, the Rosa Butrón Adobe was used as a single-family residence and has largely been characterized by its central siting on the project site with generous front setback, and rural sense of place with the west-adjacent creek and mature trees. As described in the discussion of the property's overall integrity of setting, this sense of place is generally reinforced in the existing conditions at the property with the setback, mature trees, centrally sited adobe, and the placement of the modern driveway set away from the historic building. As part of the project, the existing building will be repurposed as a multipurpose and administrative space as the centerpiece of a new multi-family affordable housing project. Specific to the historic building itself, the project includes the demolition of the non-contributing, non-historic rear wings of the Rosa Butrón Adobe building and the retention of its historic core that corresponds with the themes of significance and the associated periods of significance. Following the completion of the demolition, the rear façade will be assessed and rehabilitated to match the historic conditions of the building's other façades through the use of in-kind materials and other elements that are specifically designed to match the historic fenestration and other materials.

In terms of the property's spatial relationship, which is defined by the historic adobe set towards the center of the property with a prominent front setback, the historic character of the property will be altered through the construction of new residential units to the rear and sides of the building. However, the character-defining front setback will be retained, maintaining the visual connection between the primary façade of the adobe with Dana Street. While the addition of the new buildings will be a departure from the

existing conditions, the property historically had multiple outbuildings and accessory structures; the proposed project will not recreate these relationships, but rather reflect these historic conditions by retaining the original adobe as the primary building at the site. The project also calls for the retention of many of the mature trees on the property, which will also help retain the overall character of this space by maintaining a wooded setting reminiscent of the period of significance. The project and the changes to the spatial relationship of the historic adobe are discussed in greater detail below under Rehabilitation Standard 2.

Therefore, the project will adhere to Rehabilitation Standard 1.

REHABILITATION STANDARD 2

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

The proposed project includes the rehabilitation of the Rosa Butrón Adobe, as well as the construction of new residential micro-units towards the rear and sides of the shared property, which is located in a residential neighborhood within the locally listed Downtown Historic District, Specific to the work occurring at the historic adobe residence, the approach involves the retention of the historic core of the building, which was constructed and developed in the predominant periods of significance. The elements proposed for demolition are the rear wing additions that were primarily support space and are not associated with the historical themes and periods of the building. Following the demolition of these elements, the Rosa Butrón Adobe and its character-defining features will be rehabilitated. This includes the preservation and repair of character-defining features and materials, and will only include in-kind or aesthetically matching replacements when features are either beyond repair or missing entirely. This is particularly true at the rear façade, which will require more extensive rehabilitation work following the removal of the rear wing additions. However, this too shall embrace a preservation-sensitive approach by utilizing the existing historic materials, wherever feasible, and adding new materials to match the historic conditions and character of the building. Therefore, no distinctive material or character-defining features at the Rosa Butrón Adobe will be removed, unless the condition is so poor that in-kind replacement is warranted.

Specific to the new construction, the proposed micro-unit residences and other site improvements at the site will not significantly alter the spaces or spatial relationships at the property. While the openness and central siting of the historic adobe are notable characteristics of the existing spatial relationship, the front setback and the relationship between the primary facade and Dana Street with the open, front yard with mature trees is most significant as this frames the historic building and its primary façade from the public right of way. Additionally, other trees throughout the property, including mature oaks, will be retained and will also continue to contribute to the historic character and overall sense of place associated with the adobe's setting. Generally, all of the new construction will occur at the rear and sides of the Rosa Butrón Adobe. The design for the new housing units will largely be in line with the wall plane of the primary facade of the adobe, preserving the front setback and the character-defining spatial relationship between its primary façade and the streetscape. Similarly, the majority of the site improvements, including the new surface parking, will be located at the side periphery and will not encroach upon the character-defining front setback between the primary façade of the adobe and Dana Street. As such, the project was designed to maintain the visual prominence of the Rosa Butrón Adobe on the property by orienting the new structures to the sides and rear of the property. While the rear and side setbacks will be altered, changing the current spatial relationship of the Rosa Butrón Adobe and the surrounding open space, the massing of the individual micro unit residences will help to retain some of the openness of these spaces, much more than if the project included one building with a more prominent massing. This, coupled with the retention of the adobe's central siting, character of the significant front setback, the maintenance of the visual

connection between the adobe and Dana Street with the entrance progression, and mature trees throughout the property, will preserve the most significant qualities of the property's spatial relationships, historic character, and setting.

The design of the new construction will also be compatible with the historic character of the property while not creating a false sense of historical development. This will be achieved through the use of appropriate heights comparable to the historic building, reduced massing and rear siting that will evoke the sense of accessory buildings and retain the visual prominence of the Rosa Butrón Adobe, and the use of traditional forms, including gable and shed roof profiles, simple fenestration patterns, rectangular layouts, and finishes consistent with the wood siding of the adobe. At the same time, the proposed new construction will be clearly contemporary to avoid creating the sense that they were constructed during the period of significance.

Therefore, the project will adhere to Rehabilitation Standard 2.

REHABILITATION STANDARD 3

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

Overall, the project does not propose adding conjectural features to the historic Rosa Butrón Adobe, nor to the proposed new construction. Specific to the adobe, the building will be rehabilitated using an approach that emphasizes the repair of existing historic features and materials wherever feasible. Where materials are in such a condition that they are beyond repair, or inappropriate existing non-historic materials and features are being replaced, the new materials will not be conjectural. Rather, these new elements will match the historic materials in-kind or in appearance using the existing conditions and historic documentation to successfully maintain the historic character of the building.

As for the new construction of the micro-units, these buildings will be contemporary construction that will not utilize any conjectural historical elements that would create a false sense of historical development (further discussion of the differentiation and compatibility of these new buildings are discussed in greater detail under Rehabilitation Standard 9).

Therefore, the proposed project will not create a false sense of historical development at the Rosa Butrón Adobe and will comply with Rehabilitation Standard 3.

REHABILITATION STANDARD 4

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

The proposed project takes into consideration those additions to the original Rosa Butrón Adobe that have since gained significance. Specifically, this includes the flanking wings adjoining the central adobe core of the building, as well as the northwest addition, which was constructed ca.1906 and falls within the period of significance of the property. Other additions at the rear of the building, which were constructed at a later date, do not appear to have gained historical significance in their own right, nor has the broader landscape of the property, save for the prominent front setback, which is a character-defining feature. As such, the demolition of the rear additions and the redevelopment of the rear and side portions of the property will not alter any element of the property that has gained significance in their own right.

Therefore, the proposed project will comply with Rehabilitation Standard 4.

REHABILITATION STANDARD 5

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

The proposed project will preserve the distinctive materials, features, finishes, and other elements associated with the historic Rosa Butrón Adobe. As part of the project, only the non-historic rear wings will be demolished as part of the project, leaving the historic core of the building. As outlined in the project's Rehabilitation Plan, careful attention to the historic materials and elements is outlined as a core element of the project as it pertains to the historic portion of the adobe. This will include completing sensitive and appropriate repairs to preserve the historic materials, including the historic adobe walls, wood siding, wood windows, trim, fascia, chimney and fireplace, and other character-defining features. While specific treatments are not identified for each character-defining feature, the Rehabilitation Plan and drawing set does reference the SOI Standards throughout.

Therefore, the proposed project as designed will comply with Rehabilitation Standard 5, although continued consultation with a qualified historic preservation consultant will be required to provide appropriate guidance through construction.

REHABILITATION STANDARD 6

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

The proposed project and the associated Rehabilitation Plan specifically outlines an approach of repairing historic materials at the Rosa Butrón Adobe using appropriate methods wherever feasible, followed by inkind or aesthetically matching replacements where materials are either beyond repair or missing. Features and materials specifically referenced include the historic siding, windows, doors, roof, chimney, trim,

Therefore, the proposed project will comply with Rehabilitation Standard 6, although continued consultation with a qualified historic preservation consultant will be required to provide appropriate guidance through construction.

REHABILITATION STANDARD 7

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

At this time, the project does not involve chemical or physical treatments that would damage historic materials. However, it is possible that future treatments may be required throughout the course of the project, such as finding appropriate cleaning and abatement approaches.

Therefore, the proposed project as currently envisioned will comply with Rehabilitation Standard 7; however, it is possible that potentially damaging chemical or physical treatments may be involved during the execution of the project, and that further coordination with a qualified historic preservation consultant will be required during construction.

REHABILITATION STANDARD 8

Rehabilitation Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Generally, the presence and treatment of archaeological resources is not addressed within this report, which is specific to historical resources of the built environment; however, the potential for archaeological resources is noted in this report. In accordance with City policies, the project will be required to adhere to the *City of San Luis Obispo Archaeological Resource Preservation Program Guidelines*, and appropriate mitigation measures related to the project will be addressed through other environmental reporting documentation but will include the development of an appropriate Archaeological Monitoring Plan and agreed upon inadvertent discovery procedures during construction.

Therefore, through the adherence to City policies and the *City of San Luis Obispo Archaeological Resource Preservation Program Guidelines*, the project will comply with Rehabilitation Standard 8.

REHABILITATION STANDARD 9

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

As discussed above, the new construction will be sited towards the rear of the historic Rosa Butrón Adobe following the demolition of the current non-historic wing additions at the adobe building. While this does involve the removal of materials at the adobe, these are not considered historic and do not have associations with any of the significant historical contexts, themes, and periods (except for the 1970s, although the historic events associated with the development of the Commission on the Status of Women and Girls occurred within the historic core of the adobe and did not involve these wings, which were support spaces). Aside from this demolition of the non-historic wings, the new construction will not involve any physical alterations to the Rosa Butrón Adobe and its materials or features.

With regard to the spatial relationship, the new construction is being sited towards the rear and sides of the Rosa Butrón Adobe, which will preserve the character-defining front setback and the relationship of the historic adobe with the adjacent streetscape. This will allow the building to retain its visual prominence as the primary building on the property, which will in turn be reinforced by comparable heights of the new residential units, as well as the reduced massing of the units, which will evoke the sense of accessory buildings or structures in relation to the historic adobe. The designs will further be compatible through the use of traditional gable and shed roof forms, simple fenestration patterns, wood doors, wood trim, and the use of hardi-plank siding, the latter of which will have a wood grain that will match the historic aesthetics of the adjacent adobe but will be distinctly contemporary and differentiated upon closer inspection. However, at the same time, the buildings will be clearly contemporary in construction, as evidenced through the use of non-divided windows and glazed doors, which will differentiate the buildings from the Rosa Butrón Adobe and avoid creating a false sense of historical development. The only element that is not compatible with the historic adobe is the proposed vinyl windows. While this will be differentiated as non-historic, the visual qualities of vinyl windows, i.e., the stark white color, texture, and other characteristics, are a drastic contrast to the historic materials of the existing wood windows, which is not compatible. A change to the window material is recommended in Mitigation Measure #1.

With regard to the surrounding Downtown Historic District, and the nearby contributors and Master List properties, the proposed micro-units will be one-story in height and will not exceed the existing one- to two-story datum of the surrounding residential portion of the district along Dana Street. Similarly, the project will be compatible with their traditional shed and gable roof forms, which will be compatible within the surrounding context. The buildings will also feature a combination of clearly contemporary construction with more traditional, or at least traditional appearing, building materials that will simultaneously be compatible within the context of the surrounding early twentieth century residential

buildings, while also being differentiated so as to not create a false sense of historical development. As such, the new construction of the proposed project will protect the integrity of the surrounding environment of the Downtown Historic District (see the additional discussion related to the Downtown Historic District under *City of San Luis Obispo Historic Preservation Program Guidelines – Section 3.2* for more detail around the project and the City's compatibility requirements).

With incorporation of recommended conditions to revise the project to require alternate window materials such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources, the project will be in compliance with Rehabilitation Standard 9.

Therefore, the project will comply with Rehabilitation Standard 9.

REHABILITATION STANDARD 10

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

Overall, the new construction at the Rosa Butrón Adobe property—micro-units, trash enclosure, ADA ramp, and other site improvements—will be setback from the rear and side of the historic buildings and will not be connected in any fashion. As such, if the new construction associated with the proposed project are removed in the future, this would not affect the essential form and integrity of the historic adobe. The Rosa Butrón Adobe would remain in its rehabilitated condition and able to continue to physically demonstrate its historic character and significance.

Therefore, the project will comply with Rehabilitation Standard 10.

City of San Luis Obispo Historic Preservation Program Guidelines – Section 3.2

SECTION 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... New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic.

As described above, particularly under Rehabilitation Standard 9, the proposed new construction of the project will achieve a balance between differentiating itself from surrounding historical resources associated with the Downtown Historic District, while also exhibiting features that are compatible within the historic setting. Specifics regarding the scale, massing, rhythm, architectural elements, exterior materials, siting and setbacks, are outlined below:

• Scale: the height and scale of the proposed new construction will be one- to one-and-a-half-story construction that will have a height range of 13 feet 10.75 inches to a maximum height of 18 feet and 8.25 inches. Comparatively, the handful of taller units will only be approximately 3 feet taller than the historic single-story adobe building, and in keeping with the established height of the adjacent low-density residential neighborhood overall. The new construction, which will be sited to the sides and rear of the historic building and predominantly set behind the wall plane of the

primary façade, will have an appropriate scale within this portion of the Downtown Historic District (Figure 50).



Figure 50. Project site plan (Hunter Smith Architecture, 2023)

- Massing: the massing of the proposed new construction will be appropriate within the setting of the historic district. The collection of the smaller micro-housing units and their arrangement towards the rear of the historic Rosa Butrón Adobe will create a situation where the massing is visually and subservient to the adobe building, highlighting it as the primary building on the property through its broader massing. The overall smaller massing and siting of the new micro-unit buildings as paired or individual units will evoke the sense of accessory buildings in relation to the massing of the adobe. While this is a departure from the established massing found throughout the adjacent area with larger single-family residences on site, the smaller micro-units within the immediate context of the Rosa Butrón Adobe are appropriate because of this on-site hierarchy, as well as the increased visual permeability by the smaller massing of the new construction. Therefore, the massing of the proposed new construction will be appropriate within this portion of the Downtown Historic District.
- **Rhythm:** the rhythm of the new construction and its overall siting on the Rosa Butrón Adobe property will be appropriate within this portion of the Downtown Historic District. Throughout the adjacent properties, many feature multi-family residential units constructed towards the rear, set behind buildings that contribute to the historic district. While the proposed micro-units will extend along the sides of the adobe, the placement of the new construction is largely consistent with this pattern of development. Overall, the project will preserve the front setback between the street and the Rosa Butrón Adobe as the primary historic building, as well as its spatial relationship within the broader setting of the Downtown Historic District.

- Architectural Elements: with regards to architectural elements, the proposed new construction is relatively austere and lack any ornamentation or detailing that would detract from the minimalist nature of the Rosa Butrón Adobe and its character as a nineteenth-century adobe residence. Rather, the proposed new construction is primarily defined by its cladding, fenestration, and roof profiles, all of which reflect the forms, materials, finishes, and features found not only at the Rosa Butrón Adobe, but throughout the adjacent contributing properties. The architectural features at the new construction will strike a balance between reflecting the existing conditions of the historic neighborhood to maintain compatibility, while also retaining a contemporary character indicative of its current construction to avoid creating a false sense of historical development. Therefore, the architectural elements of the proposed new construction will be appropriate within this portion of the Downtown Historic District.
- Exterior Materials: the proposed materials for the new construction will generally be consistent with the surrounding historic resources. The use of wood for the trim, window surrounds, and the doors will be compatible with the historic materials found at the adobe and throughout the surrounding neighborhood. While the cladding will be a contemporary hardi-plank material, it will still have a wood grain that is aesthetically reflective of the historic materials found in the vicinity, while also being differentiated as compatible through closer inspection. Generally, the exterior materials of the proposed new construction will be appropriate within this portion of the Downtown Historic District. The only material that should be reconsidered includes the vinyl windows. This is largely because of the stark whiteness of the materials, which is generally not compatible with the historic adobe or the surrounding historic district. The use of a different materials for the windows, such as wood which can be painted, or another synthetic material such as fiberglass which can incorporate colors and a finished appearance more sympathetic with the character of the adjacent historic resources, should be considered to better comply with the City's Preservation Program Guidelines (see recommended Mitigation Measure 1). Therefore, the materials of the proposed new construction will be consistent with the surrounding historic resources.
- **Siting and Setbacks:** as described above, the proposed new construction will be predominantly sited to the rear and sides of the historic Rosa Butrón Adobe on the property, preserving the front setback and the primary relationship between the historic building and the streetscape. This siting and setback pattern will reflect the existing rhythm and pattern of the streetscape, which includes contributors to the historic district, as well as individual Master List properties. Therefore, the siting and setbacks of the proposed new construction will be appropriate within this portion of the Downtown Historic District.

As outlined above, the proposed project would adhere to Section 3.2.1 of the City's Historic Preservation Program Guidelines.

SECTION 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.

As illustrated throughout this analysis, the proposed project and its new construction will not block public views, visually detract, or sharply contrast with the historical character of the immediately adjacent Rosa Butrón Adobe on the same parcel, nor the character of the surrounding residential neighborhood that is within the Downtown Historic District. The new construction will be sited approximately 10 to 20 feet

from the rear of the adobe and 20 feet to the rear property line, at least six feet at the sides of the building and the side setbacks, and generally in-line with the wall plane of the primary façade of the adobe (see Figure 50). This will retain the existing front setback and the relationship of the Rosa Butrón Adobe and the street, promoting this building as the primary visual element on the property and the broader spatial relationship with the adjacent contributors. As described in detail under the Rehabilitation Standards, particularly Rehabilitation Standard 2 and 9, the design of the new construction is both compatible with the historic district through the massing, scale, rhythm, forms, and finishes that reflect architectural vocabulary found within the historic neighborhood, while also being differentiated as clearly contemporary through select design choices so as to not create a false sense of historical development.

With implementation of Mitigation Measure 1 (described under Conditions of Approval Mitigation Measures, below), the project adheres to Section 3.2.2 of the City's Historic Preservation Program Guidelines.

Findings

The proposed project involves the retention of the original, historic core of the Rosa Butrón Adobe, which includes the original 1860 adobe, as well as the transitional elements that were constructed during the period of ownership by Jacob and Mary Simmler, spanning from 1865 until 1926, while the subsequent rear wing additions will be demolished. Overall, the project complies with the SOI Standards for Rehabilitation, although Mitigation Measures/Conditions of Approval have been identified to ensure that the specific treatments of the character-defining features, including the specific rehabilitation work at the rear of the building and any cleaning or abatement work required at both the exterior and interior, are consistent with these standards.

Specific to the demolition of the rear portions of the current building, these elements are not associated with the building's period of significance, which date from 1860 to 1926. This is even true of the later, outlying period of significance of 1974 to 1975, which is associated with the foundational and organizational efforts behind the creation of the Commission on the Status of Women and Girls, County of San Luis Obispo, the events of which were concentrated within the historic core of the building. As such, the selective demolition at the rear of the Rosa Butrón Adobe will not impact the historic core of the building and the areas associated with the building's significance.

With regards to the proposed new construction, the construction of the proposed residential units will be sited predominantly to the rear and sides of the historic Rosa Butrón Adobe, largely in line with the wall plane of the primary façade. This siting will ultimately preserve the character-defining front setback and the visual prominence of the adobe and its relationship to the street and surrounding contributors within the Downtown Historic District. Furthermore, in accordance with the SOI Standards for Rehabilitation, these new residential units will be constructed as separate units rather than a single residential building or addition. This approach will break up the massing and scale of the overall footprint of the new construction, providing some visual permeability and openness within the side and rear spaces of the historic property. Additionally, the use of compatible materials, reduced building height, traditional roof forms, and simplified fenestration of the new residential units will be consistent with the SOI Standards for Rehabilitation requirements for compatible, yet differentiated new construction that is reversable. In summary, the proposed new construction will alter the general open qualities of the side and rear spaces of the property but will retain the character-defining front setback and visual prominence of the Rosa Butrón Adobe as an individual historical resource and as a contributor to the broader Downtown Historic District. Additionally, the demolition of the non-historic rear additions, use of the SOI Standards for Rehabilitation-compliant rehabilitation approach, and overall compatibility, differentiation, and reversibility of the new construction will allow the Rosa Butrón Adobe to retain integrity and continue to

qualify as eligible for listing in the NRHP and CRHR, and will retain significance to remain as a locally listed Master List resource.

Conditions of Approval and Mitigation Measures

The following conditions of approval/mitigation measures have been developed to address potential impacts stemming from the project on historic resources, specifically the historic Rosa Butrón Adobe at 466 Dana Street. These mitigation measures were developed within the context of the resource's multiple areas of historical significance, the rarity of the resource type, and the potential for sensitive materials or conditions related to the property's age and existing condition.

Mitigation Measure 1: Alternative Building Materials

At the time of application for building permits, building plans for the residential units shall be reviewed to verify use of alternate window materials (i.e., other than vinyl) such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources.

Mitigation Measure 2: Rehabilitation Plan Implementation

Prior to issuance of a permit for demolitions or any alterations to the Rosa Butrón Adobe, construction plans shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building permit sheets as callouts and notes to guide the rehabilitation process and be reviewed and approved by a qualified consultant for consistency with the approved Rehabilitation Plan and SOI Standards. Final construction plans shall be reviewed and approved by the Community Development Director. The qualified consultant shall include either a historic architect that meets the SOI Qualifications in historic architecture and has demonstrable experience with the rehabilitation of historic adobe buildings, or an SOI Qualified architectural historian and a materials conservation specialist with expertise in the preservation and rehabilitation of adobe buildings. The selected consultant shall be available to assist the design and construction team throughout the execution of the project to ensure that treatment approaches compliant with the SOI Standards for Rehabilitation are being implemented.

The final construction plans shall include:

- Assessment of the building that focuses on the existing conditions of specific architectural
 systems (i.e. windows, doors, roof) and materials (i.e. adobe and wood siding). A condition
 assessment of the building's structural systems and inclusion of mechanical and electrical systems
 shall also be included.
- Preparation of detailed Standards compliant treatment recommendations related to the existing character-defining features of the Rosa Butrón Adobe and their preservation. In addition to the Standards, treatment recommendations should also take into consideration other appropriate guidelines and guidance documents, including publications by the National Park Service Technical Preservation Services.
- Description of recommendations related to the new construction at the Rosa Butrón Adobe. This should address fundamental issues including, but not limited to:
 - a. The appearance of the new rear elevation, including the forms, fenestration patterns, materials, and finishes;
 - b. How the new rear elevation will be integrated into the historic fabric of the side elevations, as well as the architectural and structural systems of the building, in a way that complies with the Standards; and

- c. Recommendations related to landscape and site improvements around the Rosa Butrón Adobe, such as drainage, to continue preserving the building in its rehabilitated configuration.
- Treatment recommendations for the continued short- and long-term maintenance of the Rosa Butrón Adobe.

The above implementation requirements shall be incorporated into construction plan submittals construction plans shall be administered by the appropriate City Planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.

Mitigation Measure 3: Protections During Construction

Mitigation Measure 3A: Preconstruction Historic Resources Training

Prior to issuance of demolition and construction permits, whichever occurs first, all construction staff shall attend a preconstruction training session that outlines relevant information related to the treatment of historic resources. This training may be held by City staff affiliated with the City's Historic Preservation Program, along with relevant consultants, including SOI-Qualified architectural historians, and/or contractors/craftsman with expertise related to the rehabilitation and preservation of adobe buildings. The training shall cover key concepts related to historic preservation practices and the City's Historic Preservation Program, sensitive scope items related to the demolition and rehabilitation of the building's historic core, and general site protocols and procedures during construction activities that are intended to protect and preserve the Rosa Butrón Adobe.

Mitigation Measure 3B: Construction Protection Protocols

At the time of application for demolition and construction permits, whichever occurs first, construction plans shall include protection protocols that will protect the Rosa Butrón Adobe during construction activities. These measures shall address issues related to the stabilization of any deteriorated materials at the historic buildings as identified in the Rehabilitation Plan, identification of appropriate construction equipment to be used on and in proximity to the historic adobe, and on-site security measures specific to preserving the adobe from vandalism or other human-related damage. Protocols shall also identify emergency procedures in the event of inadvertent damage during construction, or damage sustained in the event of a natural disaster. Final construction plans shall be subject to the review and approval of the Community Development Director.

Mitigation Measure 3C: Selection of Contractors with Rehabilitation Experience

Prior to issuance of demolition and construction permits, whichever occurs first, the City shall review and approve the SSHS chosen contractor team for the relevant demolition, rehabilitation, and construction phases of the project that has demonstrated experience with preserving and rehabilitating historic resources. Special consideration shall be given to bid teams that have staff or subcontractors with experience in the treatment of adobe buildings.

CONCLUSION

The proposed project includes the selective demolition of rear additions at the Rosa Butrón Adobe, the rehabilitation of the remaining nineteenth-century core of the building, and the construction of 20 new standalone, "tiny home" style residences towards the sides and rear of the property. A Rehabilitation Plan

was completed and submitted to the City to outline the evolution of the project design and solidify an approach that is consistent with the SOI Standards for Rehabilitation.

The Rosa Butrón Adobe, which was initially constructed in 1860 and subsequently added to through the 20th century, was initially documented as a historical resource in 1983. Specifically, it was determined eligible for listing in the NRHP for its associations with J. J. Simmler and as an example of a rare nineteenth-century adobe residence. In the aftermath of this 1983 survey, the property was listed in the SLO IHR as a Master List property. Since the initial documentation, the property was donated to the City to preserve. Although multiple efforts to study and rehabilitate the building were undertaken, most notably in the late 1990s, the property has remained largely unused and vacant.

To reflect the passage of time since the original evaluation and documentation of the property, SWCA architectural historians prepared this HRER to investigate the historical significance of the Rosa Butrón Adobe property and bring the existing evaluations and understandings of its potential significance as a historical resource in line with current standards and practices. This reevaluation effort identified that the subject property appears to qualify as eligible for listing in the NHRP, CRHR, and SLO IHR under several historical contexts and themes, including:

- Associations with late nineteenth- and early twentieth-century residential development during the Americanization period in San Luis Obispo (Criteria A, 1, B.1; period of significance: 1860– 1906);
- Significance at the regional level as a rare remaining example of adobe residential construction (Criteria C, 3, and A.1; period of significance: 1860);
- Significance at the state level as a rare remaining example of late nineteenth and early twentieth-century transitional residential architecture (Criteria C, 3, and A.2; period of significance: 1860–1926);
- Associations as the residence of John Simmler, a significant civic leader during San Luis Obispo's early history, (Criteria B, 2, and B.1; period of significance: 1865–1906); and
- Associations with the organization of the Commission on the Status of Women and Girls, County of San Luis Obispo and its role in the promotion of women's rights in San Luis Obispo as part of the Second Wave of Feminism movement (Criteria A, 1, B.2; period of significance: 1973–1974).

An impacts assessment of the project found that the overall project and its approach is compliant with the SOI Standards for Rehabilitation, as well as the City's Historic Preservation Program Guidelines, specifically those related to new construction within historic district. The current Rehabilitation Plan demonstrates an overall approach that adheres to the SOI Standards for Rehabilitation; however, City staff and a qualified historic consultant will review the submitted drawings and specifications to ensure compliance with the SOI standards, as outlined as a mitigation measure/condition of approval for the project.

The implementation of these mitigation measures, which includes the continued consultation with a qualified historic preservation consultant, will ensure the project is consistent with the relevant standards and guidelines applicable to the project, including the City's Historic Preservation Ordinance and Secretary of Interior Standards, and that for the purposes of CEQA, SWCA finds that the project will have a less than significant impact on historical resources with incorporation of recommended mitigation measures.

PREPARER'S QUALIFICATIONS

SWCA Staff Architectural Historian Paula Juelke Carr, M.A., meets the SOI Qualifications as both historian and architectural historian. She has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. She has been with SWCA since 2017.

SWCA Architectural Historian and Historic Preservation Planner Daniel Herrick, M.H.C. meets the SOI Qualifications as both an architectural historian and historian. He earned his Masters of Heritage Conservation (formerly Masters of Historic Preservation) from the University of Southern California's School of Architecture and has spent the last decade working as an architectural historian and historic preservation planner for a number of architectural and environmental services firms, specializing in preparing historic resource regulatory compliance throughout California. He has been with SWCA since March 2022.

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 Technical Preservation Services.

Rosa Butrón de Canet y de Simmler Adobe (466 Dana Street Waterman Village Project) Historic Resource Evaluation Report		
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APPENDIX A Select Drawings for the Proposed Project

NEIGHBORING RESIDENCE

SITE PLAN REFERENCE NOTES

- ALL RESIDENTIAL UNITS SHALL BE RAISED ON HELICAL PIERS TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION): REFER TO SPECS ON SHEET
- (N) NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION), 6'-0" WIDE TYPICAL U.N.O. VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL
- (N) 6'-6" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL GUARDRAIL.
- (N) 4'-0" WIDE NON-COMBUSTIBLE RAISED WALKWAY TO BE A MINIMUM OF 1' ABOVE THE BFE (BASE FLOOD ELEVATION). VERIFY MATERIAL W/ OWNER. TO HAVE A 42" CABLE/METAL GUARDRAIL.
- ACCESSIBLE RAMP PER CBC STANDARDS. SLOPE 1:12 PER ADA REQUIREMENTS. MAINTAIN 6'-8" HEAD CLEARANCE FROM TREE CANOPY.
- 6 (N) 9'-6" WIDE PARKING SPACE, REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS
- 7 (N) VAN ACCESSIBLE PARKING STALL WITH 5'-0" ACCESSIBLE AISLE LOCATED ON PASSENGER SIDE OF VEHICLE
- 8 (N) MOTORCYCLE PARKING SPACE, REFER TO SAN LUIS OBISPO ENGINEERING STANDARDS ON CIVIL DRAWINGS
- 9 COVERED AND GATED LONG-TERM BICYCLE PARKING. PAVER HARDSCAPE. BIKE RACKS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #1 ON SHEET CA-7.0. PROVIDE ELECTRICAL OUTLETS FOR ELECTRIC BIKE CHARGING. VERIFY LOCATION & AMOUNT W/ OWNER. TO BE SECURED & WELL-LIT FOR OCCUPANTS. PARKING FOR
- 10 SHORT-TERM BICYCLE PARKING
- COVERED TRASH ENCLOSURE SHALL BE OF A MATERIAL AND COLORS THAT COMPLEMENT THE ARCHITECTURE OF THE UNITS, REFER TO SHEET CA-8.0. REFER TO WILL-SERVE LETTER ON SHEET XX
- MAILBOX TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #3 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL. VERIFY W/ OWNERS.
- (N) PAVERS @ DRIVEWAY APPROACH, COLOR & DESIGN TO MATCH (E) HISTORICAL BRICK WALKWAY LEADING TO THE ADOBE.
- 14 EXTERIOR STAIRS AT 7.2:11 SLOPE TO HAVE BIKE RAMP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #2 ON SHEET CA-7.0 OR PROVIDE AN APPROVED EQUAL.
- 15 MAINTAIN (E) PAVED DRIVEWAY EASEMENT
- MAINTAIN (E) TRELLIS STRUCTURE, VERIFY LOCATION IN FIELD
- WATER HEATER CLOSET TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, REFER TO SPECIFICATION DETAIL #3 ON SHEET E-0.1 TO COMPLY W/ CALIFORNIA ENERGY REPORTS.
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- 1 (E) FENCE TO BE MAINTAINED
- 22 PLANTER BOXES, REFER TO LANDSCAPE PLANS
- TREE MAY HAVE TO BE TRIMMED OR PRUNED TO ALLOW FOR CLEARANCE ABOVE UNIT ROOFS, TO BE VERIFIED ON SITE AND WITH THE ARBORIST. REFER TO ARBORIST REPORT AND TREE REMOVAL PLAN.
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- 25 PAVED WALKWAY AT GROUND LEVEL. VERIFY MATERIAL W/ OWNER
- (E) BRICK PAVERS, REPAIR AS NEEDED PER SOI STANDARDS

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NEIGHBORING RESIDENCE

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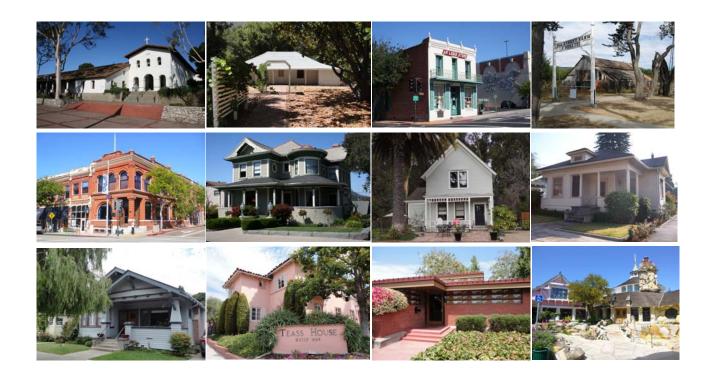


APPENDIX B

City of San Luis Obispo Citywide Historic Context Statement

City of San Luis Obispo Citywide Historic Context Statement

September 30, 2013



PREPARED FOR

City of San Luis Obispo 990 Palm Street San Luis Obispo, CA 93401

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915 Telephone 626-793-2400, Facsimile 626-793-2401 www.historicla.com

PROJECT SUMMARY

This Citywide Historic Context Statement was prepared at the request of the City of San Luis Obispo, and was funded by a grant through the Certified Local Government (CLG) program. In October 2012, the City contracted with Historic Resources Group for the preparation of the Historic Context Statement. It follows the guidance outlined for the development of historic contexts in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, along with National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form.

The activity which is the subject of this Historic Context Statement has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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INTRODUCTION



View of downtown San Luis Obispo, 2012. Source: Historic Resources Group.

The City of San Luis Obispo received a State of California Certified Local Government (CLG) grant for the period 2012-2013 to prepare a Citywide Historic Context Statement. This project is part of the City of San Luis Obispo's ongoing efforts to identify and evaluate potential historic resources.

The Historic Context Statement was developed by Historic Resources Group, including Founding Principal Christy Johnson McAvoy and Principal Christine Lazzaretto, both of whom meet the Secretary of the Interior's professional standards.¹ Assistance with field work, research, and content was provided by Robby Aranguren, Planning Associate, and Heather Goers, Architectural Historian. Coordination of the project was administered by Phil Dunsmore, Senior Planner for the City of San Luis Obispo, and it was overseen by the City's Cultural Heritage Committee. Marie Nelson and Amanda Blosser at the State Office of Historic Preservation served as advisors.

PURPOSE

In order to understand the significance of the historic and architectural resources in the City of San Luis Obispo, it is necessary to examine those resources within a series of contexts. The purpose of a historic context statement is to place built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16A: How*

¹ Federal Register, Vol. 48, No. 190, p. 44738-44739, September 29, 1983.

to Complete the National Register Registration Form and Nation Register Bulletin 24: Guidelines for Local Surveys. Bulletin 16A describes a historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property?

A historic context statement is linked with tangible built resources through the concept of "property type," which is a grouping of individual properties based on shared physical or associative characteristics.3

This historic context is not intended to be a comprehensive history of the City of San Luis Obispo. Rather, its purpose is to highlight trends and patterns critical to the understanding of the built environment. It identifies the various historical factors that shaped the development of the area, including historic activities or events, important people, building types, architectural styles, and materials, and patterns of physical development. The historic context provides a framework for the continuing process of identifying historic, architectural, and cultural resources in the City. It is meant to serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties.

Specific examples referred to in this context statement are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from the context statement does not diminish the significance of any individual resource.

METHODOLOGY

The first phase of the project involved collecting and reviewing existing documentation. Several surveys and studies have been conducted in the City of San Luis Obispo which included historic overviews of the City. In particular, the 19th and early 20th centuries have been well documented. These previous studies largely formed the basis for the discussion of these periods in this context statement.

Background information in this report on state and national trends that generally influenced the development of San Luis Obispo were borrowed and tailored for this report. Additional research was conducted as needed in City archives housed in the Community Development Department, at the History Center of San Luis Obispo County, and through a literature review of sources documenting the history of the area.

² National Park Service, "National Register Bulletin 16A: How to Complete the National Register Registration Form," Washington, DC: U.S. Department of the Interior, National Park Service, 1997.

³ National Park Service, "National Register Bulletin 24: Guidelines for Local Surveys," Washington, DC: U.S. Department of the Interior, National Park Service, 1977; revised 1985.



Community Workshop, February 2013. Source: Historic Resources Group.

This historic context was developed with the assistance of the City's Cultural Heritage Committee, and included a public outreach component. Progress updates were provided by City staff to the Cultural Heritage Committee throughout the process, providing the opportunity for Committee members to provide direction and feedback. Two public workshops were conducted at critical stages of the project. The first workshop included a discussion of the major periods of development, with attendees providing additional background information, along with property- and neighborhood-specific details related to each period. At the second workshop, members of the community were updated on the progress of the project, and a discussion of eligibility criteria and integrity thresholds was held. Information gathered from the Committee and the public workshops was used in the development of the historic context.

A citywide street-by-street reconnaissance survey was undertaken to inform the historic context. Particular attention was given to buildings and neighborhoods from the post-World War II period, as this aspect of the City's history has not been studied as rigorously as earlier periods. In addition, properties included on the City's Master List of Historic Resources (individual buildings and historic districts) were reviewed in order to determine the overall integrity thresholds of recognized resources, and to have a better understanding of the population of properties from each period that have already been designated by the City. Properties that are illustrated within this historic context are meant to serve as examples of a particular context, theme, property type, or architectural style; exclusion of a property from the historic context is not an indication that it is not eligible for historic designation.

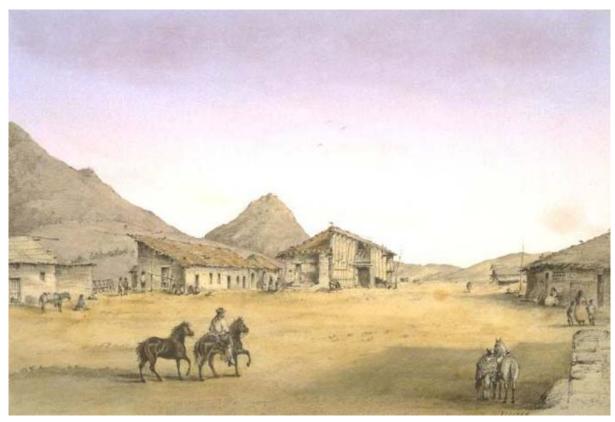
HISTORIC PRESERVATION POLICY

This Historic Context Statement is part of ongoing historic preservation efforts in the City of San Luis Obispo. The City of San Luis Obispo has an active historic preservation program, and historic preservation is included throughout City policy. Historic Preservation has been part of City policy since the 1980s, when the City established the first set of Historic Preservation Policies; the policy document was soon followed by a City historic resources survey and the formulation of the first historic districts. In 2010, the City adopted a Historic Preservation Ordinance and updated the Historic Preservation Guidelines in an effort to stimulate preservation and provide design guidance for new development. In 2012, the City of San Luis Obispo became a Certified Local Government (CLG). The CLG program is a preservation partnership between local, state, and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified CLG. CLGs then become active partners in the Federal Historic Preservation Program and the opportunities it provides.

Historic preservation is one of many community goals in the General Plan, which was adopted in 2006. It is part of the community's core values and identity. To help ensure the City's valuable and finite historic resources will continue to enhance the lives of San Luis Obispo generations to come, the City Council has adopted several documents that help protect these resources. In addition to the Historic Preservation Guidelines and the Historic Preservation Ordinance discussed above, these documents include:

- General Plan Conservation and Open Space Element, adopted by Council Resolution No.
 9785 (2006 Series) Updates citywide policies and programs regarding identification and treatment of cultural resources.
- Archaeological Resource Preservation Program Guidelines, adopted by Council Resolution No. 10120 (2009 Series) – Updates procedures to be used for the protection of sub-surface cultural resources, both historic and pre-historic features.
- Community Design Guidelines, adopted by Council Resolution No. 9391 (2002 Series) and updated in 2004, 2007, and 2010 – Establishes site and architectural design standards for development projects, including projects involving historic resources and historic districts, and demolitions.
- 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.
- Safety Assessment Placards Buildings and Construction Title 15.48, San Luis Obispo Municipal Code – Establishes procedures and requirements for post-disaster actions.

• 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.



Lithograph of San Luis Obispo, 1865. Source: Bancroft Library, University of California Berkeley.

HISTORIC RESOURCES SURVEYS

There have been several historic resources surveys documenting the cultural and architectural resources of San Luis Obispo. The first occurred in 1982-1983, when the Cultural Heritage Committee completed an architectural and photographic survey that recorded over 2,000 pre-1941 buildings, sites, and objects within the City. This survey is referred to as *Historical Resources Survey I*. The surveyed properties were located primarily near the central downtown core. The goals of the survey included the preparation of a master inventory of cultural resources and the identification of "parameters for establishing guidelines for preservation issues and themes." 4 Those sites found to be architecturally or culturally significant formed the basis of the City's Master List of Historic Resources. Additionally, the City established three Historic Zoning Districts: the Downtown Commercial District, the Mill Street District, and the Old Town Neighborhood.

The second study took place in 1987, when the Cultural Heritage Committee initiated *Historical Resources Survey II*. For this study, the Committee identified approximately 500 properties that warranted further research, the majority of which were single-family residences located outside of the downtown area. Following preliminary fieldwork, the list was refined to 400 properties, which were evaluated by a qualified historical researcher. The purpose of the evaluation was twofold: 1) to determine the eligibility of approximately 100 properties for inclusion on the City's Master List of Historic Resources and/or nomination to the National Register of Historic Places, and 2) to determine if any of the 400 initial properties were eligible as contributors to potential Historic Zoning Districts.

At the time, of the 100 properties evaluated by the first criteria, fourteen properties were deemed eligible for addition to the Master List of Historic Resources. Additionally, one of the properties satisfied the criteria for nomination to the National Register of Historic Places. The remaining 300 properties were evaluated for their potential significance as contributors to future Historic Zoning Districts, and the report also recommended that the City establish three additional Historic Zoning Districts: the Little Italy/Railroad District, the Monterey Heights District, and the Mount Pleasanton/Anholm District. In 1987 a Chinatown Historic District and a Railroad District were also identified.

In 2006-2007, City staff surveyed two neighborhoods known as East Railroad and Monterey Heights. As a result of that survey effort, twenty-five properties were added to the list of Contributing Historic Resources within the East Railroad area, and seven properties were added to the list of Contributing Historic Resources within Monterey Heights.

In 2011, the Cultural Heritage Commission initiated a survey to update the City's Historic Resources Inventory as directed by the Conservation and Open Space Element of the General Plan. Following a careful evaluation of the most critical areas in the City, the Cultural Heritage Committee selected an area outside of existing historic districts adjacent to Johnson Avenue between Higuera and Buchon

⁴ City of San Luis Obispo, "Completion Report: Historic Resources Survey," July 1983, 9.

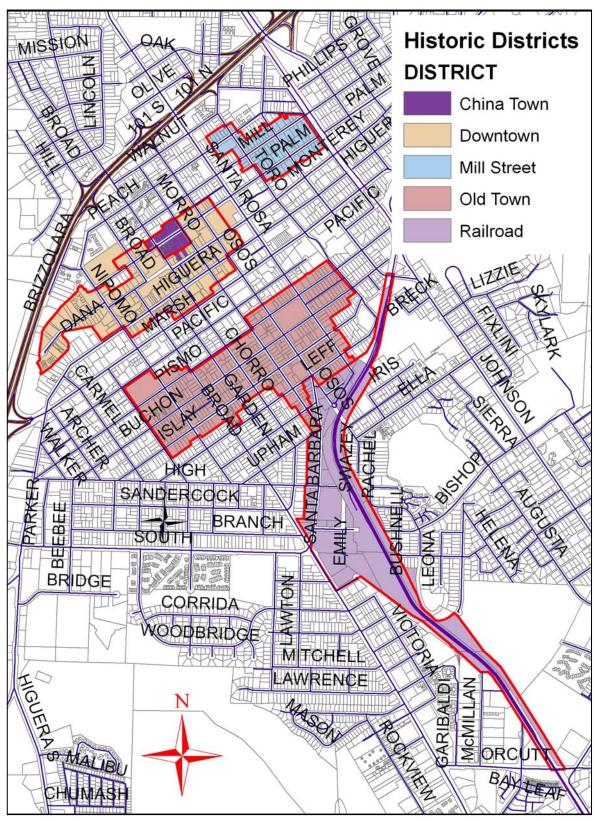
Streets. The surveyed properties date from approximately 1900 to 1925 and occupy the block between Higuera and Marsh Streets at Johnson Avenue. As a result of this survey effort, fifty-three properties were added to the City's list of Contributing Historic Resources.



View of Buchon Street, 2013. Source: City of San Luis Obispo.



View of Monterey Street, 2012. Source: Historic Resources Group.



Historic Districts Map, courtesy City of San Luis Obispo, 2013.

GUIDELINES FOR EVALUATION



Myron Angel House, 714 Buchon Street, 1886-1891. *Photo 2013; source City of San Luis Obispo.*

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register, or as a local landmark, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated. This Historic Context Statement provides guidance for listing at the federal, state, and local levels, according to the established criteria and integrity thresholds. In general, a higher integrity threshold is needed for listing in the National Register of Historic Places; properties that may not retain sufficient integrity for listing in the National Register may be eligible for the California Register of for local designation. In addition, properties that have achieved significance within the past 50 years must meet be "exceptionally important" as outlined in National Register Criteria Consideration G.5

A detailed description of each designation program and the evaluation criteria is included in Appendix A of this report.

⁵ National Park Service, "How to Apply the National Register Criteria for Evaluation." http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_7.htm.

In general, evaluation criteria focus on four overarching concepts:

- 1. Properties associated with historic events.
- 2. Properties associated with significant people.
- 3. Properties that are significant for their design, architectural style, or association with a significant architect.
- 4. Properties that have potential archaeological significance.6

There are currently nine properties in the City of San Luis Obispo which are listed in the National Register of Historic Places. Those properties are included in Appendix B. There are approximately 183 properties designated in the City's Master List of Historic Resources; those properties are included in Appendix C.7 There are approximately 573 properties included in the City's List of Contributing Historic Resources; those properties are included in Appendix D.8



Tribune Republic Building, 1763 Santa Barbara Avenue, 1873. Listed in the National Register of Historic Places in 1993 for its association with the early newspaper business and the railroad industry in San Luis Obispo.

Photo 2013; source City of San Luis Obispo.

⁶ An archaeological study is outside of the scope of this project.

 ⁷ City of San Luis Obispo, "Master List of Historic Resources," March 2012.
 8 City of San Luis Obispo, "List of Contributing Historic Resources," January 2013.

HISTORIC CONTEXT



Mission San Luis Obispo, 751 Palm Street, as it appeared in 1865. *Photo by C.E. Watkins, 1865. Source: California Views, The Pat Hathaway Photo Collection.*

INTRODUCTION

The City of San Luis Obispo has a rich and varied history. This historic context provides a broad-brush historical overview of the overarching forces that shaped land use patterns and development of the built environment of the City of San Luis Obispo. It is not meant as a complete historical narrative of the City, but instead provides a framework for the identification and evaluation of historic resources. Much of the history contained here is drawn from existing narratives, particularly of the City's early development which has been well documented by previous studies. Within each context is an identification of the relevant themes associated with that context; a description of the associated property types; a discussion of the relevant criteria and integrity considerations; and specific eligibility standards.

The overarching goal of the historic context statement is to serve as a planning tool that will assist City staff and officials, residents, and interested stakeholders identify those properties that tell the story of San Luis Obispo and contribute to the architectural, cultural, or social history of the City. San Luis Obispo retains important properties from each significant period of development, from the earliest built resources associated with the establishment of Mission San Luis Obispo, through post-World War II expansion and growth. Properties represent the City's residential, commercial, institutional, industrial/agricultural, and civic growth throughout history. There are numerous properties that are significant as excellent or rare examples of a particular architectural style, or as the work of a master

architect. Properties may be significant under multiple contexts, but only need to meet criteria under one context or theme in order to be eligible for designation.

Summary of Contexts & Themes

For purposes of this historic context, seven broad historical periods in the history of San Luis Obispo are identified:

- Early History
- Spanish Colonization and Mission San Luis Obispo (1772-1821)
- Mexican Rule (1822-1846)
- Late 19th Century Americanization and Town Settlement (1846-1900)
- Early 20th Century Development (1900-1929)
- The Great Depression and World War II (1930-1945)
- Mid-20th Century Growth (1945-1970)

Within each broad time period, the following themes are discussed relative to the development of the built environment in San Luis Obispo:

- Residential Development
- Commercial Development
- Civic & Institutional Development
- Agricultural & Industrial Development
- Transportation-related Development
- Ethnic Communities



Dallidet Adobe, 1185 Pacific Street, c. 1860. Date of photograph unknown. Photo Source: San Luis Obispo County Historical Society.



Carnegie Library, 696 Monterey Street, 1905. *Photo c. 1905. Photo Source: historyinsanluisobispocounty.org.*

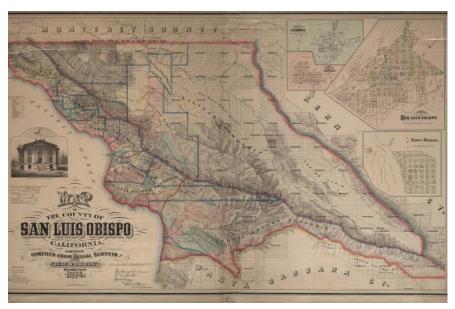


Postcard of Monterey Street, 1930s. *Source: historyinslocounty.org.*



Southern Pacific Depot, 1011 Railroad Avenue, 1943. *Photo 2012; source Historic Resources Group.*

HISTORICAL OVERVIEW



Map of San Luis Obispo County, 1874. Source: UCLA, Library Special Collections, Charles E. Young Research Library.

San Luis Obispo is located in the Central Coast region of California, approximately 200 miles north of Los Angeles and 230 miles south of San Francisco. The area is naturally bounded by the Pacific Ocean to the west and the Santa Lucia mountain range to the north, east, and south. These mountains are also the source of the San Luis Obispo Creek, which runs through the city of San Luis Obispo and empties into the Pacific Ocean at Avila Beach. The creek flows along the Nine Sisters, a chain of volcanic peaks which originates in San Luis Obispo and extends west to the Pacific Ocean. The chain of hills forms the dominant scenic backdrop to nearly all parts of the city. The serpentine ridge that extends southeast from Cerro San Luis Mountain is flanked on the south side by the wetlands of Laguna Lake, much of which is preserved by the City today as a wildlife preserve. The topography of the surrounding mountain ranges forms a natural barrier that generally restricted the development of San Luis Obispo to the flatlands around San Luis Obispo Creek.

The area was first settled by the native Chumash tribe, who established a network of villages along the creek. The region was not substantially explored by Europeans until the Spanish colonization of Alta California beginning in 1769. In 1772, Father Junipero Serra founded Mission San Luis Obispo de Tolosa on the banks of the nearby San Luis Obispo Creek. The establishment of the mission would ultimately have a devastating effect on local native cultures. The majority of the Chumash were conscripted into service for the mission, becoming church neophytes and effectively ending their traditional way of life. Diseases brought to the area from Europe, along with the significant changes to the culture resulted in a significant decrease in the Native American population during the mission era. The Mission, however, prospered and soon became self-sufficient, establishing vineyards and orchards and cultivating the surrounding land for agriculture. Due to its isolated location, the mission became a

convenient stopover for those traveling between missions to the north and south, and the settlement soon established itself as a regional market center.

From the late 1700s through the mid-eighteenth century, Spanish and Mexican ranchos had extended across the county. The California Land Act of 1851 prompted a dramatic shift in the residential development of San Luis Obispo during the mid-19th century. Surrounding ranchos were subdivided into smaller parcels of land, forcing many rural landowners to migrate into the city. In 1850, California was admitted to the Union, and in 1868 San Luis Obispo was officially designated as the county seat.

From the early days of missionary settlement, the development of San Luis Obispo has been intimately connected with the surrounding landscape. The first settlements in the area were located near the San Luis Obispo Creek, whose tributaries provided a framework for the town's early housing and gardens. The surrounding landscape was largely dedicated to agricultural pursuits, including crops and vineyards cultivated by the mission and later by the adjacent ranchos. Construction materials for early mission buildings and residences, including thatch, wood, and adobe bricks, all originated from local sources. As the community surrounding the mission grew, the demand for construction materials increased and the variety of materials expanded in kind. While the development of San Luis Obispo's first commercial brickyard in the late 1800s replaced the earlier use of adobe bricks, quarries were developed in the surrounding areas to mine quartz, sandstone, and other rock for commercial construction. Agricultural activities in the surrounding landscape also evolved in the late 1800s. Vineyards, once abandoned following the secularization of the mission, were revived and a significant regional winemaking industry subsequently flourished.

Following a major drought in 1862-1864, cultivation of the surrounding land shifted from cash crops to cattle, and a booming regional dairy industry was soon established. San Luis Obispo continued to grow throughout the second half of the 19th century as improvements in transportation increased access to the isolated area and created a direct connection to the coastal maritime industries. Stagecoach routes were first introduced in the 1860s and railroad lines were extended throughout the 1890s, allowing the area to serve as a regional hub for both trade and tourism. With the arrival of the Southern Pacific Railroad in the late 1890s the town and the local environs expanded into a burgeoning county. In the early 19th century San Luis Obispo served as a center of trade and travel in central California with the arrival of the railroad, the development of the Union Oil of California's (Unocal) oil fields, and the tremendous agricultural and dairy industries.



Cal Poly San Luis Obispo, c. 1901. Source: Cal Poly San Luis Obispo, Robert Kennedy Library.

In 1901, the California Polytechnic Institute was established in San Luis Obispo. The presence of Cal Poly, its focus on vocational and agricultural training, and its growing influence on the community significantly impacted the development of San Luis Obispo throughout the 20th century. Another significant influence on the central coast was William Randolph Hearst and his San Simeon Ranch, commonly referred to as Hearst Castle. The development of these two conspicuous landmarks, in addition to the historic Mission San Luis Obispo, served to stimulate the regional economy and influenced the growth in and around San Luis Obispo.

In the 20th century, the advent of the automobile made it possible to expand development in San Luis Obispo beyond the central city. City services, utilities, and roads were also expanded and improved during this period to meet the needs of the growing city. Tourism, and in particular automobile tourism, continued to play a role in the area's development in the 20th century.





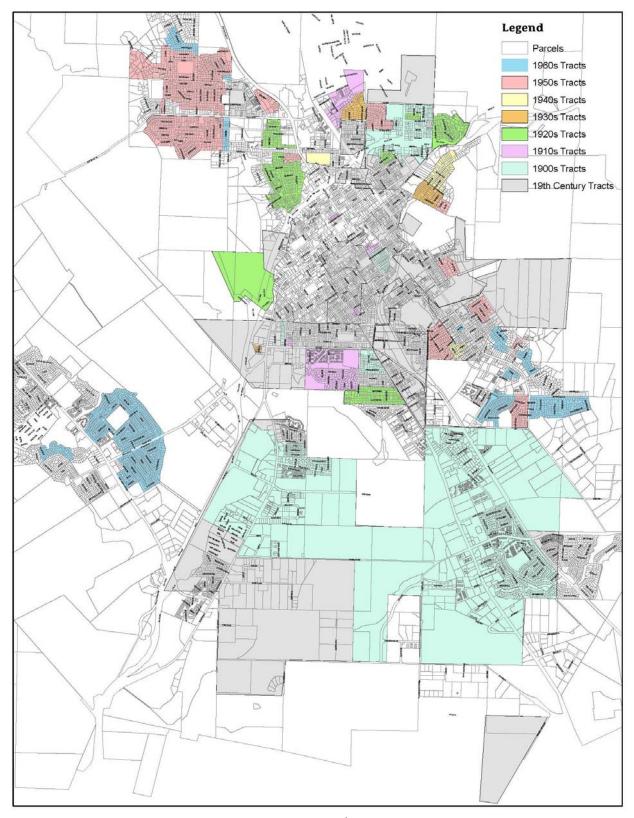
Milestone Mo-tel under construction, 2223 Monterey Street, 1924. *Source: Huntington Library, San Marino.*

Madonna Inn, 100 Madonna Road, 1961-1969. *Source: madonnainn.com.*

While the economy slowed nationwide during the 1930s due to the Great Depression, the economic effects on San Luis Obispo were mitigated by the establishment of Camp San Luis Obispo, a military training camp. The creation of the camp caused a sudden and dramatic increase in population in the area, which influenced the development of San Luis Obispo throughout the mid-century. As training activity increased in preparation for World War II, more soldiers and their families moved to the area, and many returned after the war to settle permanently. San Luis Obispo evolved dramatically in response to the sudden and significant postwar demand for single-family housing in the 1950s and 1960s. Annexations expanded the city's boundaries and large residential subdivisions were constructed outside the city center.

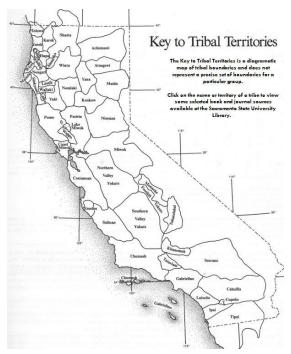


Camp San Luis Obispo, 1928. *Photo 1940s; source San Luis Obispo Tribune.*



Map indicating subdivisions recorded in San Luis Obispo from 19th century to 1965. Source: San Luis Obispo GIS data.

CONTEXT: EARLY HISTORY



Source: Handbook of North American Indians.

The earliest development of San Luis Obispo was influenced by the Native American populations who lived in the area, including the Chumash and Salinan tribes. At the time of European contact, there were nearly 3,000 Salinans living in approximately 20 villages throughout San Luis Obispo County and Southern Monterey County. While the Salinans used boats to traverse the region's network of inland waterways, unlike the Chumash the Salinans were not a maritime culture. Instead, they primarily hunted a wide variety of land mammals, caught fish and birds, and gathered acorns, berries, and wild grasses.

The term Chumash initially applied to the people living on Santa Cruz Island, but it now refers to the entire linguistic and ethnic group of societies that occupied the coast between San Luis Obispo and northwestern Los Angeles County, including the Santa Barbara Channel Islands, and inland to the western edge of the San Joaquin Valley. Neighboring groups included the Salinan to the north, the southern Valley Yokuts and Tataviam to the east, and the Gabrielino (Tongva) to the south.9

⁹ "Excelaron Project Environmental Impact Report," January 2012, 4.5-1.

Specifically, the San Luis Obispo area was occupied by the Obispeño Chumash, which was the northernmost of the Chumash people in California.¹⁰

The mild climate and abundant resources led to one of the most densely populated areas in California's pre-history.¹¹ The Chumash village near San Luis Obispo was called Tilhini, which means "forgotten ones." There were at one time over 20,000 Chumash living along the California coastline. The prehistoric and historic Chumash were a maritime culture, using long wooden canoes called *tomols* to fish and travel between different villages along the Pacific coast. The Chumash were a hunter-gatherer tribe, and even though they were sedentary, they did not farm the land.¹²

The establishment of Mission San Luis Obispo in 1772 had a devastating effect on the local native populations. The dissolution of their culture alienated them from their traditional subsistence patterns, and the introduction of European diseases decimated the population. The development of agriculture and growth of livestock grazing in the area made it increasingly difficult for the Chumash to maintain their traditional hunter-gatherer lifestyle. Most Chumash eventually submitted to the Spanish and were incorporated into the mission system, although there were some who fled and became refugees living with other tribes. In 1803, the Native neophyte population at Mission San Luis Obispo reached its peak at 919; by 1804 most of the Native villages had been abandoned and the Obispeño that remained in the area were living at the Mission or one of its outposts.¹³

With the secularization of the missions in 1834, traditional Chumash lands were divided among land grants to private owners. By this time, the Native population had decreased to 170 Chumash living at the mission. In 1901, land near Mission Santa Ynez was deeded to the U.S. government for a 127-acre reservation; this is the sole remaining Chumash reservation, with a population of less than 200 people. In 1901, land near Mission Santa Ynez was deeded to the U.S. government for a 127-acre reservation; this is the sole remaining Chumash reservation, with a population of less than 200 people. In 1901, land near Mission Santa Ynez was deeded to the U.S. government for a 127-acre reservation; this is the sole remaining Chumash reservation, with a population of less than 200 people.

Early History: Associated Property Types, Integrity Considerations & Eligibility Standards

There are no known built resources from San Luis Obispo's Early History (Native American) period. However, archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Chumash and neighboring Native American Cultures. The study of archaeological resources is outside of the scope of this project.

¹⁰ Wendy M. Nettles, "The Copelands Project: Neophytes, Shopkeepers, and the Soiled Doves of San Luis Obispo," October 2006, 53.

¹¹ City of San Luis Obispo, "Historic Preservation Program Guidelines," November 2010, 2.

¹² "The Chumash Indians." Website: http://www.chumashindian.com/. Accessed March 2013.

¹³ Wendy M. Nettles, ""The Copelands Project: Neophytes, Shopkeepers, and the Soiled Doves of San Luis Obispo," October 2006, 53.

¹⁴ Nettles, "The Copelands Project," 54.

¹⁵ "Excelaron Project Environmental Impact Report," January 2012, 4.5-1.

CONTEXT: SPANISH COLONIZATION AND MISSION SAN LUIS OBISPO (1772-1821)



Mission San Luis Obispo, lithograph, 1865. Source: San Luis Obispo County Historic Lithographs Collection, Cal Poly San Luis Obispo.

Spain was the first European nation to achieve a foothold in present-day California. Spanish explorers came to California in the early sixteenth century, and as early as 1542 entered the bay of San Luis Obispo. In 1697, the Order of Jesus, the Jesuits, was given a license to enter the peninsula of Lower California and establish missions for the conversion of the Indians to the Catholic faith. They were given ecclesiastic, military, and civil authority, and for seventy years the Jesuits were undisturbed in their labors of founding missions. In 1767, Charles the Third of Spain, grown jealous of the political power of the Jesuits, determined to supplant them, and in April, 1767, issued a decree ordering their expulsion from all parts of his dominions. From that point, the Order of Dominicans was to have charge of the Lower California missions, and the Franciscans were to establish missions in Alta California. In 1769, King Charles III formally authorized the Franciscan missionaries to begin the settlement of Alta California, naming Don Gaspar de Portola as emissary, assisted by Father Junipero Serra. The California in the early sixteenth century and as early as 1542 entered the bay of San Luis (California in the early sixteenth century, and as early as 1542 entered the bay of San Luis (California in the early sixteenth century, and as early as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the bay of San Luis (California in the early sixteenth century as 1542 entered the Early sixteenth century as 1542 en

The Spanish typically sent small groups of soldiers and clergy to colonize a new land, establish missions to convert the indigenous people to Catholicism, and teach them agriculture and animal

¹⁶ Annie L. Morrison and John H. Haydon, *History of San Luis Obispo County and Environs, California, with Biographical Sketches of the Leading Men and Women of the County and Environs Who Have Been Identified with the Growth and Development of the Section from the Early Days to the Present History, Los Angeles: Historic Record Company, 1917, 24.*

¹⁷ Myron Angel, *History of San Luis Obispo County with Illustrations*. Oakland, CA: Thompson & West, 1883. Reprinted by Fresno Valley Publishers, CA, 1979, 19.

husbandry. In theory, the missions were mandated to occupy and make the land fruitful for the benefit of the Native Californians, but in reality the proliferation of the missions in California meant an end to the traditional way of life of the Native Americans who lived there.¹⁸

By design, the Spanish settlements were intended to have three components: a mission to serve as a religious and cultural center, from which to Christianize native peoples; a military presidio; and a commercial pueblo. In reality, few of the settlements developed a fully functional pueblo, particularly those in present-day Northern California, in large part because Spain forbade trade with foreign powers, undercutting the potential for commerce.¹⁹

The architectural style of the missions was developed by Serra and the other Franciscan missionaries, who drew on the architectural traditions of Old Spain. California's climate and geography, as well as the limited construction expertise of the Native Americans who were enlisted to carry out the plans, also impacted aesthetic choices. General characteristics include a picturesque composition, frank expression of functional elements, large expanses of blank walls marked by ornamentation at a few crucial points such as around openings, and a prominent tower and dome.



Map of El Camino Real. Source: UCLA, Library Special Collections, Charles E. Young Research Library

¹⁸ Dorothy Krell, *The California Missions*. Menlo Park, CA: Sunset Books, 1979, 35.

¹⁹ City and County of San Francisco Planning Department, "City within a City: Historic Context Statement for San Francisco's Mission District," November, 2007.

There were ultimately twenty-one missions established in California: the first was Mission San Diego in 1769, and the last was Mission San Francisco Solana in Sonoma in 1823. The missions were linked by *El Camino Real* ("The Royal Road" or "The King's Highway") which spanned the 600 miles from San Diego to Sonoma. In order to survive, the missions relied on each other for resources and supplies, and therefore they were typically located about thirty miles apart, or one day's journey on horseback.

Mission San Luis Obispo de Tolosa was founded on September 1, 1772.²⁰ The mission was originally established near *Arroyo de la Huerta Viejo*²¹ (later Brizzolara or Stenner Creek), which flows into San Luis Obispo Creek (near present day Dana Street), and initially consisted of a few shelters made of brush. By 1776, the Mission was relocated to its present-day site due to repeated flooding. The Mission was constructed in the traditional plaza configuration, enclosed to the outside world. The church and other related buildings were originally made of adobe, tulle, and logs, making them susceptible to fires.

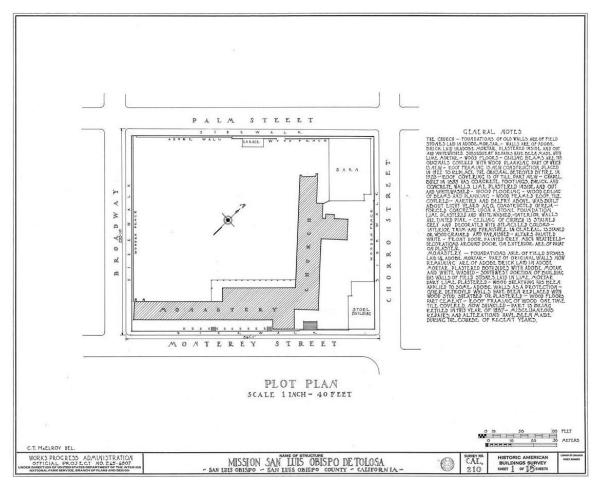
In 1776, the Mission suffered the first of three devastating fires that were attributed to outside attacks. The first fire destroyed nearly the entire Mission complex, with only the church building and granary escaping damage. The repeated assaults led to experimentation with clay roof tiles that were widely employed in traditional Spanish architecture. Mission San Luis Obispo was the first Mission to employ tile roofing, which could be made on site. The improved roof material proved so successful that soon all of the California missions followed suit.²²

In 1793, the church and *convento* wing, where priests resided, was constructed of adobe bricks made on site by local Chumash people. The *convento* wing also featured a portico with eleven columns, depicting the twelve Apostles minus Judas. By 1800, additional buildings had been constructed to provide housing, storage facilities, and a water-powered mill.

²⁰ Mission San Luis Obispo was the fifth mission chronologically in the chain of 21 missions in the state.

²¹ Arroyo de la Huerta Viejo refers to the "Old Garden" which was located in near what is now the 700 block of Broad Street; Broad Street was originally known as Garden Street.

²² George Wharton James, *The Old Franciscan Missions of California*. Boston, MA: Little, Brown & Company, 1919, 119.



Plot Plan Mission San Luis Obispo. Source: Historic American Buildings Survey, 1936.

By 1794, the church and most of the related buildings were completed. In 1810, the Mexican War for Independence broke out, leaving the missions with little funding from Spain to aid in their development. However, by that time, all of the California missions were virtually self-sufficient, and the Mission San Luis Obispo in particular had become prosperous enough to not only support itself but to fund additional expansions as well.

Between 1810 and 1820, the Mission site grew to include cabins, mill wheels, and a granary. The quadrangle was also completed and the portico on the *convento* wing was renovated, changing the shape of the adobe columns from their original square profile to a round column. In 1820, the Mission's bells were installed. Mission San Luis Obispo's combination of belfry and vestibule is unique among California missions.





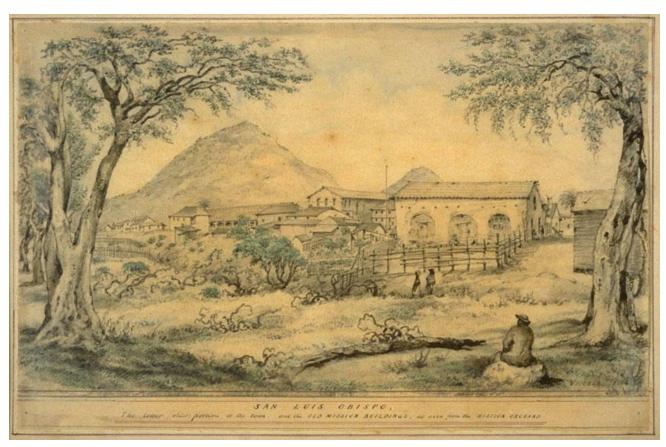
Images reflecting the changes in appearance of Mission San Luis Obispo over time. Left Image: c. 1909; source: Bancroft Library, University of California Berkeley. Right Image: No Date; source Bancroft Library, University of California Berkeley.

Mission San Luis Obispo flourished from the beginning, and it became one of the most industrious and prosperous of all the missions.²³ In 1774 and 1776, expeditions led by Juan Bautista de Anza came through San Luis Obispo, en route to establishing a land route from Sonora, Mexico to Monterey. The explorers were welcomed at the Mission, and reported the fertile lands and pretty fields in the region.

The area surrounding the Mission grew and flourished during this period as well. Orchards and vineyards were established, and the land cultivated for agriculture. Other adobe structures were constructed, and by 1805 there were approximately forty residential structures and a hospital in San Luis Obispo. The Mission also included a cemetery, which has had three locations in its history. The original cemetery was located immediately outside the Mission quadrangle. The second location fronted Higuera Street, at the end of Carmel and Pacific Streets, and was active after 1860. In 1877, the city passed a law prohibiting burials inside the city limits, and the current Mission Cemetery at Bridge Street and Higuera Street opened that same year.

²³ W.W. Robinson, *The Story of San Luis Obispo County*. Los Angeles, CA: Title Insurance and Trust Company, 1957, 8.

²⁴ Paul Tritenbach, San Luis Obispo Discoveries. San Luis Obispo, CA: Excellence Press, 1989, 12.

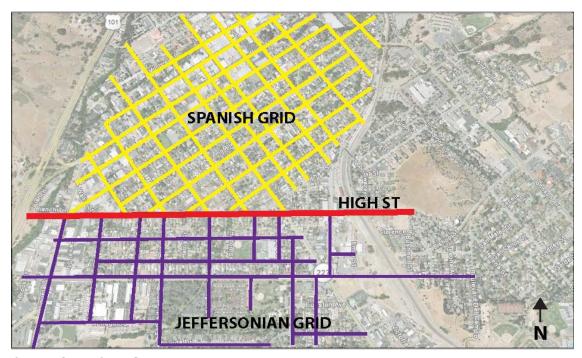


Mission San Luis Obispo and related outbuildings. Source: California Missions Resource Center.

THEME: MISSION-ERA INSTITUTIONAL DEVELOPMENT

The establishment of the Mission had a profound effect on the development of San Luis Obispo and the surrounding region. The missions were self-sufficient communities, and each included a church, residences, and support facilities.

In the 1820s, the Mission's prosperity began to decline and the buildings began to fall into disrepair, aided by heavy rains and insufficient funding and manpower to rebuild. An earthquake in 1830 also caused substantial damage. The front of the Mission Church had to be taken down for fear of collapse, and by 1832 the belfry had already been demolished by rains and had to be reconstructed (this time, of masonry). The decay of the Mission was further compounded by the takeover of the Mission by the Mexican government after the Secularization Act in 1834, which rendered all mission lands property of Mexico and subject to disposition. Mission lands were often sold; if not, they were used for any purpose deemed necessary by the Mexican government. The San Luis Obispo Mission's convento wing served for a time as a school, as well as a jail and the first county courthouse.



San Luis Obispo Street Grid. Source: Adrianna Jordan, The Historical Influence of the Railroads on Urban Development and Future Economic Potential in San Luis Obispo, online version p.33.

San Luis Obispo was first planned on a Spanish Grid according to the Laws of the Indies, which were the body of laws and regulations issued by Spain for the governance of its colonies outside Europe. The laws were intended to guide the creation of new communities established by Spanish settlers and missionaries and contained highly detailed regulations on the location, configuration, and construction of settlements. The regulations were based on classical principles of architecture and planning and

called for a plan featuring a central plaza surrounded by a rectilinear grid of streets oriented to the prevailing winds. As a result, communities constructed according to the laws are frequently situated on a diagonal orientation rather than a true north-south orientation. In San Luis Obispo, the community was first planned around the Mission San Luis Obispo de Tolosa, which served as the town's central plaza, and surrounding streets were constructed on an angle. Although the city center has expanded over time and later development conforms to a rectilinear street grid, the historic core retains its original plan and reflects the influence of these early principles.

Mission Era Institutional Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Institution

It is unlikely that any other extant structure or portion of a structure directly associated with the Mission will be discovered. Remnant structures, landscape or hardscape features such as retaining walls, and other infrastructure that was constructed as part of the Mission should also be considered and evaluated under this theme. These include mission wall foundations and subterranean remnants of the Mission orchard wall.²⁵

 Regardless of integrity, any extant property or feature would undoubtedly be considered a resource under Criterion A/1/B.2 for its association with the historic events of Spanish mission settlement in San Luis Obispo.²⁶

Eligibility Standards

To be eligible, a resource must:

- date from the period of significance; and
- have a known association with Mission San Luis Obispo.

²⁵ It is reported that some remnant features were identified near Broad Street at Highway 101 in a parking lot for the Mission Garden Apartments.

²⁶ Resources throughout the document are evaluated using National Register, California Register, and local criteria. Letters and numbers associated with designation criteria are listed according to National Register, California Register, and local conventions (for example Criterion A/1/B.2 refers to National Register Criterion A, California Register Criterion 1, and local Criterion B.2, all which refer to historic events).

Extant Examples



Mission San Luis Obispo, 751 Palm Street, 1812. *Photo 2012; source Historic Resources Group.*



Mission San Luis Obispo Detail Views. *Photos 2013; source City of San Luis Obispo.*



THEME: MISSION-ERA RESIDENTIAL DEVELOPMENT

The Mission and surrounding settlement was the first populated area in San Luis Obispo County.²⁷ Residential properties from this period are primarily adobe construction undertaken by local Chumash people. In 1991, the Getty Conservation Institute compiled a list of approximately 350 extant adobes, out of more than 2,000 that were estimated to have been constructed in California.²⁸ In the ensuing thirty years, which include the Northridge Earthquake in 1994, additional adobe structures have been lost. Most adobe structures in the Southwest have been abandoned, and only those that have had continuous care have survived. Many of the surviving adobes are in ruins, or heavily altered, and therefore do not retain their authenticity or historic integrity. San Luis Obispo has a collection of extant adobes dating from the mission era through the late 19th century.

Mission-Era Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Single-family Residence

San Luis Obispo has a small population of single-family residences that date to the Mission era.

A residential property from this period may be significant:

- As a rare example of residential development associated with the Mission era; and as a rare representation of the earliest European settlement in San Luis Obispo – Criterion A/1/B.2 (Event).
- As a rare extant property that has a known association with an individual from the Spanish settlement era, such as a Franciscan priest or Spanish official – Criterion B/2/B.1 (Person). Since this property type is extremely rare, any property associated with such a person will likely be the only local representation of the person's influence or achievements.
- As a rare remaining example of adobe construction from the period; any remaining examples
 from this period would likely be individually significant as an example of this theme due to the
 rarity of type Criterion C/3/A.1, A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mission-era Residential Development theme. Properties from this period are extremely rare and represent the earliest European settlement in San Luis Obispo; therefore, a greater degree of alteration is acceptable and extant examples would likely

²⁷ City of San Luis Obispo, "Completion Report: Historic Resources Survey," July 1983, 16.

²⁸ Steade R. Craigo, "To Do No Harm: Conserving, Preserving, and Maintaining Historic Adobe Structures." Getty Conservation Institute: http://www.getty.edu/conservation/publications-resources/pdf publications/pdf/gsap_part2d.pdf. Accessed March 2013.

retain eligibility for listing in the National Register of Historic Places, the California Register, and as local landmarks.

- Residential properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- A residential property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association in order to convey the historic association with a significant person.
- Residential properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling. In general, the adobe walls should remain largely intact, and the residence should retain the majority of the character-defining features associated with an adobe structure of its age. Alterations that are consistent with upgrades typically seen in early adobe structures, including later wood frame additions and replacement windows within original window openings, are acceptable. It is expected that the setting will have been compromised by later development.

Eligibility Standards

To be eligible, a resource must:

- date from the period of significance;
- display most of the character-defining features of adobe construction; and
- retain the essential aspects of integrity.

Extant Examples



Mancilla/Freitas Adobe, 868 Chorro Street, c. 1800-1850. Photo 2014; source City of San Luis Obispo.



La Loma Adobe, 1590 Lizzie Street, 1780. Photo 2011; source San Luis Obispo Tribune.



Sauer-Adams Adobe, 964 Chorro Street, c. 1800; second story added 1860. *Photo 2013; source City of San Luis Obispo*.

CONTEXT: MEXICAN RULE (1822-1846)

After a long struggle, Mexico won its independence from Spain in 1821, and California land that had been vested in the name of the King of Spain belonged to Mexico. The power of the priests and the vast wealth of the missions were coveted by the new government, so steps were immediately taken to supersede ecclesiastical power with secular authority. In 1824 and 1826, the Mexican government passed laws suspending the pay of the priests and releasing all Native Americans from slavery. This act was premature, as the new government was not equipped to handle the aftermath and the existence of established settlements was threatened. The law was quickly repealed, and many of the Native peoples were induced to return to the missions.

In the 1830s, there was renewed pressure on the Mexican government to secularize the missions. In 1833, the Mexican Congress passed the *Act for the Secularization of the Missions of California*, and in 1834 the governor issued orders for its enforcement which would take effect in 1835. This act sought to do away with the supreme power of the priests, to release the lands held by the missions for settlement, and to put the missions on the same footing as the parish churches. As a result, between 1834 and 1836 control of the California missions was transferred away from the Church. Lay administrators, along with appointed parish priests, ran Mission San Luis Obispo from 1835-1845. In 1846, the Mission was sold to Petronillo Rios, ending the Franciscan era.

The secularization act specified that:

To each head of a family and all who were more than twenty years old, though without families, a plot of ground not more than three hundred yards square nor less than one hundred yards square was to be given from the mission lands. Sufficient land in common was to be set aside for watering the cattle. Villages with roads were to be established and corporation lands designated. Half of the movable property of the missions was to be distributed to the Native Americans, and one-half of the seeds and roots and one-half of all implements indispensable for agriculture. The other half of all property mentioned was to be in the care of an agent, or steward, named by the supreme government, and from the common mass of property, the expenses of missionary work, the stewards, churches, schools, cleanliness and health were to be met.²⁹

In the 1830s and 1840s, California governors granted lands for ranchos throughout San Luis Obispo County, as it was determined that vast mission lands were no longer needed for ranching and agricultural purposes. Vast grants were given to wealthy families or military officers as a reward for their service to the Mexican government. However, the conveyance of land from the Mexican government was a complicated process that took years to formalize. The era of Mexican governance

Historic Context: Mexican Rule

²⁹ Annie L. Morrison and John H. Haydon, *History of San Luis Obispo County and Environs, California, with Biographical Sketches of the Leading Men and Women of the County and Environs Who Have Been Identified with the Growth and Development of the Section from the Early Days to the Present History, Los Angeles: Historic Record Company, 1917, 35.*

Historic Context: Mexican Rule

proved to be a short transitional phase lasting less than a generation between the earlier Spanish mission period and the American settlement period that followed.

During the era of Mexican rule, there were approximately thirty ranchos within San Luis Obispo County. Several of the owners of surrounding ranchos played significant roles in the development of the City of San Luis Obispo. Miguel Avila was granted Rancho San Miguelito in 1842, and served as one of San Luis Obispo's earliest *alcaldes*, or municipal magistrates, in 1849. The ranch land extended to Avila Beach, which now bears his name. William Goodwin Dana was a former Yankee sea captain who became one of the first settlers of San Luis Obispo outside the mission. He became a Mexican citizen in order to marry into a prominent Mexican family and was subsequently granted the deed to Rancho Nipomo in the 1830s. Many of Dana's thirteen children went on to become prominent members of San Luis Obispo society. Joaquin Estrada received the grant to Rancho Santa Margarita in 1841 and went on to be elected to San Luis Obispo County's first Board of Supervisors in 1852, later serving as County Treasurer.

THEME: MEXICAN-ERA RESIDENTIAL DEVELOPMENT

Residential development from this period will largely be associated with the Mexican ranchos. Due to the relatively narrow time frame, it is not anticipated that there will be a significant number of extant resources associated with the era of Mexican rule. Residential development during this period largely followed patterns established during the Mission era, and therefore it is anticipated that resources from this period will largely consist of single-family properties constructed of adobe and simple, wood-frame structures.

Mexican-Era Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Single-family Residence

Residential properties from this period are extremely rare, and may be significant:

- As a rare extant representation of the early settlement of the region, or for a specific association with the development of a Mexican rancho Criterion A/1/B.2 (Event).
- For its association with the life of a significant early resident Criterion B/2/B.1 (Person).
- As a rare remaining example of adobe construction or an early wood frame structure; any remaining examples from this period would likely be individually significant as an example of this theme Criterion C/3/A.1,A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mexican-era Residential Development theme. Properties from this period are rare and represent some of the earliest development in San Luis Obispo; therefore a greater degree of alteration may be acceptable.

- Residential properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- A residential property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association in order to convey the historic association with a significant person.
- Residential properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling. Any remaining examples of adobe construction from this period with fair integrity would likely be eligible. In general, the adobe walls should remain largely intact and the residence should retain the majority of the character-defining features associated with an adobe structure of its age. Alterations that are consistent with upgrades typically seen in early adobe structures, including later additions constructed with wood framing and replacement windows within original window openings, are acceptable. It is expected that the setting will have been compromised by later development.

Historic Context: Mexican Rule

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features of adobe construction; and
- retain the essential aspects of integrity.

Extant Examples

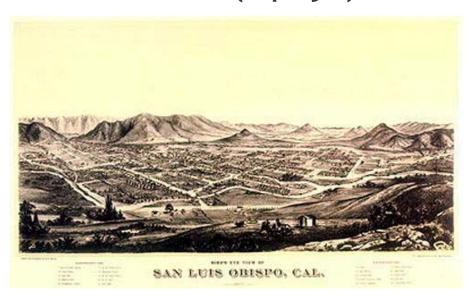


Andrews Adobe, 1451 Andrews Street, 1830. Photo date unknown; source San Luis Obispo County Regional Photograph Collection, Cal Poly Special Collections.



Detail of Andrews Adobe, 1451 Andrews Street, 1830. Photo 2013; source City of San Luis Obispo.

CONTEXT: LATE 19TH CENTURY AMERICANIZATION & TOWN SETTLEMENT (1846-1900)



Map of San Luis Obispo, 1877.

Map Maker: E.S. Glover. Source: raremaps.com

The Mexican-American War took place between 1846 and 1848. In the years preceding the war, the United States, fueled by new technological breakthroughs and inspired by the concept of "manifest destiny," confidently expanded its territories westward. A border skirmish along the Rio Grande in the wake of the U.S. annexation of Texas started the fighting, which was quickly followed by a series of U.S. victories. Fighting continued until September of 1847; the war ended in 1848 with the Treaty of Guadalupe-Hidalgo. As a result of the Treaty, Mexico ceded nearly half of its territory to the United States, including resource-rich California, while promising that existing Mexican land divisions, including the ranchos, would be respected.

In 1850, the California territory became a state. That same year, the County of San Luis Obispo was established as one of the State's original 27 counties, with a population of 300 people.³⁰ In 1868, San Luis Obispo was confirmed as the County seat. The City's population at that time was 600 residents living within one square mile of the town center.³¹ The City of San Luis Obispo was incorporated in 1876.

³⁰ Robinson, The Story of San Luis Obispo County.

³¹ City of San Luis Obispo, "Completion Report: Historic Resources Survey," July, 1983, 18.

In 1851, Congress passed the California Land Act, which created a three-member commission charged with reviewing all land claims and settling disputes of land ownership between settlers and Mexican landowners, many of whom had been gifted parcels of land by the Spanish and Mexican governments. Unless landowners could present evidence supporting their claim to the land within two years, the property would automatically pass into the public domain. However, making a claim for land was an expensive and lengthy process which most Mexican landowners could ill afford. Hampered by the vague and informal systems of record-keeping used in the past, many Mexican landowners were bankrupted by the legal process or compelled to cede the land to their attorney as payment for services rendered in fighting the land claim. The implementation of the Land Act served as one of the catalysts for a "fracturing of rural lands into smaller parcels and the increase of rural inmigration into the City of San Luis Obispo." 32

Mission San Luis Obispo was claimed by John Wilson by right of purchase, but Bishop Joseph Alemany petitioned the government to return approximately 52.72 acres of former mission land to the Church. In 1855, the United States Land Commission upheld the Church's claim, and the Church re-established ownership of the remaining buildings, cemeteries, and gardens associated with the Mission.³³ All other acreage previously farmed by the Mission was divided into ranchos, none of which are located within the present City boundary. In 1874, the portion of Mission lands south of the creek was laid out in town lots and sold.

This change in ownership marked a period of dramatic transformation for the Mission, and renovation efforts began in 1872 to repair and "modernize" the Mission buildings. Due to extensive earthquake damage, however, the Church's portico and belfry could not be saved. The colonnade marking the *convento* wing was also demolished, and both the *convento* wing and the church were clad in wooden clapboard siding. A new "New England" style belfry was also added and parts of the tile roof were covered in shingles. In 1893, the Church was also enlarged with an annex situated north of the Nave and constructed of concrete and brick.

Agricultural development during this period was centered around activity on the ranchos. The prosperous ranchos began to decline in the 1850s as a result of the Land Act; this decline continued into the 1860s when the region suffered a severe drought that lasted from 1862 to 1864. Many of the cattle ranches were forced to sell as a result of the drought, and the primary agricultural activity began to shift to dairy farming. At the same time, the many of the land grant families were forced to sell their land to European-American entrepreneurs who saw opportunity in the region during this period.

As a result, by the late 1860s the population of San Luis Obispo expanded and housing demand outweighed supply.³⁴ Significant civic improvements included the construction of the first bridge across

³² City of San Luis Obispo, "Draft Historical and Architectural Conservation Element," n.d., 11.

³³ Robinson, The Story of San Luis Obispo County, 8.

³⁴ Nettles, "The Copeland Project," 55.



Port San Luis Obispo Lighthouse, Signal Building, and Keeper's Dwelling. *Photo date unknown; source Coast Guard Museum Northwest.*

San Luis Obispo Creek in 1868, followed by bridges across Mill, Court, Morro, Chorro, Nipomo, and Broad Streets by 1871. The City also installed sidewalks and planted street trees. To meet the increased demand for housing, additional tracts of land were purchased and improved, and new subdivisions became part of the City. By the early 1880s, there were approximately 3,000 people living within the City limits.³⁵ By this time, gas and water works had been installed and a fire company organized, and several bonds had been issued to erect town buildings. In 1872, Dr. Hays, C. W. Dana, and M. Benrino obtained a franchise for water works; the next year A. M. Loomis and Alfred Walker bought the franchise and started to work on improvements. A small reservoir was built on Murray Hill, about a mile and a half north of the town, and water was brought in a flume from the upper San Luis Creek. In 1874, the San Luis Obispo Water Company was formed. In 1876, a large reservoir was built in the Stenner Creek canyon.³⁶ In the late 19th century, the City embarked on significant upgrades to the sewer system, which previously had largely been accommodated by San Luis Obispo Creek. In 1892, a sewer system was installed, which was upgraded in 1899. At the same time, the City embarked on improvements to San Luis Obispo Creek. Concrete retaining walls were added to help control the creek, allowing for the expansion of commercial development along Higuera Street.

³⁵ Myron Angel, *History of San Luis Obispo County*. Oakland, CA: Thompson and West, 1883.

³⁶ Subsequent reservoirs were built to increase capacity in the mid-1880s and again in 1910.

During the late 1870s, improvements in transportation and coastal access influenced the development of San Luis Obispo. Construction began on the Point San Luis Lighthouse in 1889, and it was officially put into service and lit for the first time on June 30, 1890. The lighthouse operated continuously for the next eighty years; the site notably served as a radio listening station during World War II.³⁷ During this period, expansion of rail service through the region resulted in growth in what had been a relatively isolated area. In 1894, the southbound extension of the Southern Pacific Railroad was completed. A passenger depot was established across town from the Pacific Coast Depot near the Southern Pacific Railroad main line. The railroad operated until 1942.



Port San Luis Obispo Lighthouse.

Photo date unknown; source Coast Guard Museum
Northwest.

There was an influx of new residential, commercial, and civic development in the late 1870s and 1880s. Transportation improvements continued in the 1890s, with the southbound extension of the Southern Pacific Railroad. Institutional development during this period included the establishment of the first newspapers in the region. The first newspaper published in the county was *The Pioneer* of San Luis Obispo. The editor and owner was Rome G. Vickars, and the first issue was January 4, 1868. *The Pioneer* was a Democratic paper, so the Republicans founded the rival *San Luis Obispo Tribune* in 1869 under the ownership of H. S. Rembaugh & Company. In 1880, publisher H.H. Doyle debuted *The Mirror* from offices on Court Street between Higuera and Monterey Streets, which were later used by *The Breeze Publishing Company. The Telegram* was first published in 1905.

³⁷ In 1974, the lighthouse was closed by the United States Coast Guard, and the site was abandoned and fell into disrepair. In 1992, the Point San Luis Harbor District acquired the site from the United States government, with the understanding that the lighthouse would be restored and opened to the public. In 1995, the nonprofit Point San Luis Lighthouse Keepers was formed to assist in the restoration of the lighthouse.



View of Southern Pacific Railroad coming through Cuesta Grade, 1937. Source: San Luis Obispo Tribune.

Due to the presence of the Mission San Luis Obispo and the recent adoption of San Luis Obispo as the County Seat, the town had become the focal point for economic and administrative activity in the region. Many of its prominent early residents were active in civic and government affairs. One of San Luis Obispo's most influential early residents was Charles H. Johnson, a successful San Francisco mercantile owner who relocated to San Luis Obispo in 1856. He first worked as Inspector of Customs for the Port San Luis before being elected to the California State Assembly in 1860. When the town government of San Luis Obispo was organized in 1859, he was elected president of the Board of Trustees. Johnson was also a devoted historian of San Luis Obispo history, frequently writing and lecturing on the early days of the county. Many of the significant early histories of San Luis Obispo draw heavily from his work.

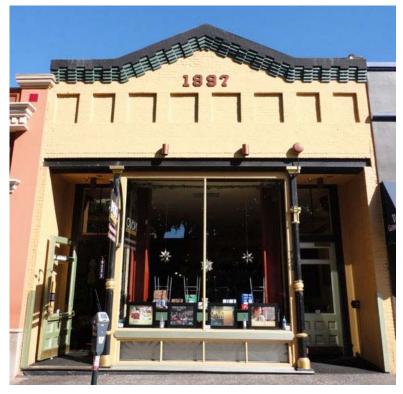
Several of pioneer William Goodwin Dana's children became active in the civic affairs of San Luis Obispo during this time. Charles William Dana served in multiple elected offices including the California State Assembly, the San Luis Obispo County Board of Supervisors, and as mayor of San Luis Obispo in 1881. William Charles Dana served as County Treasurer and was active in the San Luis Obispo Republican party. Businessman Samuel A. Pollard, son-in-law of William Dana, also served at times as County Recorder, County Clerk, Justice of the Peace, and County Administrator. He was later elected Chairman of the county's first Board of Supervisors and also served as the county's first postmaster.

Other influential pioneers included Myron Angel, a historian and journalist who wrote several early regional histories; he was also one of the earliest and most vocal supporters of the effort to establish the California Polytechnic School in San Luis Obispo. J. P. Andrews, an entrepreneurial rancher, made

his fortune during the drought of 1862-1864 and later went on to open the Andrews Hotel in 1886, and the Andrews Bank in 1894. Pierre Hypolite Dallidet constructed the Dallidet adobe in 1859 and was also the first commercial vintner on the central coast, producing wine for the mission community. Walter Murray was an attorney, a district court judge, and co-founder of the San Luis Obispo Tribune; he was also instrumental in forming the Vigilance Committee in 1858 to combat the county's rampant crime rates. Chauncey Phillips was a tax collector who co-founded San Luis Obispo's first bank (later known as the Bank of San Luis Obispo) in 1871 and served as its manager. Following his retirement from the banking industry, he became a prominent real estate developer and was instrumental in lobbying Southern Pacific Railroad to extend the line into San Luis Obispo. William Shipsey was an attorney and notary who first served as the City Attorney before being elected mayor in 1900. During his term as mayor, Shipsey revamped the bankrupt City's finances and spearheaded efforts to locate the California Polytechnic School in San Luis Obispo.

Early retailers and businessmen included brothers George and Andrew Sauer, who operated the A. Sauer & Company grocery and bakery. The three Sinsheimer brothers, Bernard, Henry, and A. Z., also operated a mercantile in a distinctive building on Monterey Street. William Sandercock operated a drayage company, Sandercock Transfer Company, which delivered freight for the Pacific Coast Railway and made deliveries to local businesses. German immigrant George Kluver founded the Kluver & Sons Pioneer Cigar Factory, marketing the company's own "Pioneer" brand of cigars. Kluver held one of the earliest federal permits to manufacture cigars in California.





Left mage: Sandercock Transfer Building, 856 Higuera Street, 1890. Right image: Kluver Cigar Factory, 726 Higuera, 1897. Both photos 2013; source City of San Luis Obispo.

There were several key individuals who played significant roles in the growing transportation industry in San Luis Obispo County. John Harford founded the People's Wharf at Avila Beach in 1869 and later established the larger Port Harford at Point San Luis, which featured a horse-drawn railway for transport. Charles Goodall, Christopher Nelson, and George Perkins formed the Pacific Coast Steam Ship Company, which was instrumental in developing local railways within San Luis Obispo County. The company also operated a fleet of steamships which made regular stops at Avila Beach for freight and passengers.



Harford Pier, 1870s. *Source: Santa Maria Times.*

THEME: LATE 19TH CENTURY RESIDENTIAL DEVELOPMENT



Snyder House, 1406 Morro Street, 1885. *Photo 2013; source City of San Luis Obispo.*

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

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

Monterey Street from material brought from Chile. Captain John Wilson soon after erected a two-story frame building on the lot where the public library now stands.

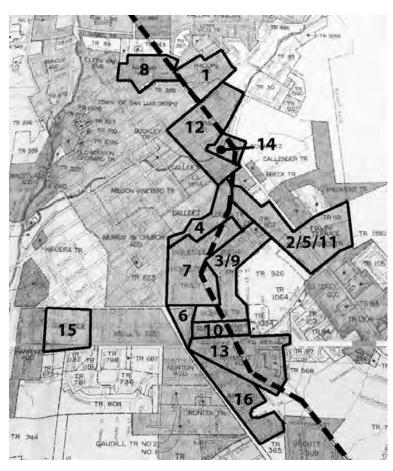
Railroad workers settled in San Luis Obispo and became the impetus for new residential development in the city in the late 1880s. Although many workers opted to live in downtown San Luis Obispo, development in general shifted towards the eastern and southern boundaries of the city and focused on tracts adjacent to the Southern Pacific right-of-way. The Loomis, McBride, and Homestead tracts, developed in 1887, were especially popular with railroad workers due to their proximity to the Southern Pacific rail yard and service facilities.³⁸

As railroad activity expanded toward the end of the 19th century, the needs of the growing employee population sparked a demand for increased worker housing. The neighborhoods immediately adjacent to the railroad station were developed with relatively modest single-family residences to accommodate the growing influx of workers.³⁹ A popular area was the Imperial Addition tract, which was developed in 1891 and was conveniently located near the Southern Pacific roundhouse. The neighborhood eventually became known as "Little Italy" due to the high concentration of Italian railroad workers who resided there.

In order to continue railroad expansion during this period, many prominent land-holders along the railroad route granted rights-of-way; this included the Dana family in San Luis Obispo. Establishing a right-of-way for the railroad significantly impacted the landscape of San Luis Obispo. While many new subdivisions were developed, existing subdivisions were drastically altered and streets and other access routes were destroyed to create at-grade crossings. The existing configuration of the city was essentially cut in half, and several subdivisions had to be re-platted, including the Central Addition and the Loomis tract.

³⁸ Hemalata Dandekar and Adrianna Jordan, "The Railroads and San Luis Obispo's Urban Form," *Focus*, Cal Poly San Luis Obispo, Volume XVII, 2010, 48.

³⁹ Robert Pavlik, "A Railroad Runs through It: The San Luis Obispo Southern Pacific Railroad Historic District," n.d. Website: http://www.heritageshared.org/docs/essays/roadscholars/roadscholars.html. Accessed March 2013.



- 1. Phillips Addition (1874)
- 2. Deleissigues Tract (1876)
- 3. Buena Vista Tract (1885)
- 4. Loomis Tract (1887)
- 5. Deleissigues Subdivision (1887)
- 6. McBride Tract (1887)
- 7. Homestead Tract (1887)
- 8. Hathway Addition (1887)
- 9. Buena Vista Addition (1887)
- 10. Fairview Addition (1887)
- 11. Deleissigues Addition (Block 5) (1887)
- 12. Central Addition (1888)
- 13. Maymont Addition (1889)
- 14. Schwartz Addition (1889)
- 15. South Side Addition (1891)
- 16. Imperial Addition (1891)

Map showing land annexations along the proposed right-of-way for the Southern Pacific Railroad, 1874-1891.

Source: Adrianna Jordan, The Historical Influence of the Railroads on Urban Development and Future Economic Potential in San Luis Obispo, online version, p. 35.

Most residences constructed in San Luis Obispo during this period were examples of vernacular hipped roof cottages or Neo-classical cottages. There are also examples of more elaborate, high style residences, although they are not the most prevalent type during this period.

In 1875, San Luis Obispo attorney De Guy Cooper wrote:

We can boast of some very fine private residences. Heretofore, the style of architecture has been of a rather primitive nature; but latterly there has been a marked improvement in this particular area, and buildings erected within the past year have been of a better nature, and of a more permanent character.40

Residents who were building more opulent homes during this period often chose styles that were popular in other parts of the country, including Queen Anne, Eastlake, and Italianate styles. These large two- and three-story homes often had elaborate scrollwork and other decorative details. They were constructed beginning in the 1870s, and these styles remained popular until the turn of the 20th century. Local architects associated with this period include William Evans, Hilamon Spencer Laird, W.C. Phillips, and Alfred Walker.⁴¹

⁴⁰ De Guy Cooper, "Resources of San Luis Obispo County," reprinted in *A Vast Pictorial Domain: San Luis Obispo County in the 1870s*, 1993, 17. Quoted in Robert C. Pavlik, "Historical Architectural Survey Report for the Cuesta Grade Project," California Department of Transportation, October 1994.

⁴¹ The vernacular nature of most residential development during this period indicates that most homes were designed without the use of an architect. The architect identified in this section is based on information available in existing surveys; additional research should be conducted to identify other architects from this period.

Late 19th Century Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Single-family Residence; Historic District

A residential property from this period may be significant:

- As an increasingly rare example of late-19th century residential development -- Criterion A/1/B.2 (Event).
- For its association with a significant person in San Luis Obispo's early history -- Criterion B/2/B.1 (Person).
- As a rare remaining example of adobe residential construction -- Criterion C/3/A.1,A.2 (Design/Construction).
- As a good or rare example of a particular architectural style associated with the period -- Criterion C/3/A.1,A.2 (Design/Construction).
- A collection of residences from this period that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Late 19th Century Residential Development theme.

- Residential properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- A residential property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Residential properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling. Any remaining examples of adobe construction from this period with fair integrity would likely be eligible. In general, the adobe walls should remain largely intact and the residence should retain the majority of the character-defining features associated with an adobe structure of its age. Alterations that are consistent with upgrades typically seen in early adobe structures, including later additions constructed with wood framing and replacement windows within original window openings, are acceptable. It is expected that the setting will have been compromised by later development. Wood frame buildings from this period should retain good integrity, although minor alterations are acceptable.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features; and
- retain the essential aspects of integrity.

Extant Examples





Hays-Latimer Adobe, 642 Monterey Street, 1860. Left image: Date unknown; source Cal Poly San Luis Obispo Special Collections. Right image: 2013; source City of San Luis Obispo.





Dallidet Adobe, 1185 Pacific Avenue, 1860. Left image: Date unknown; source San Luis Obispo County Historical Society. Right image: 2013; source City of San Luis Obispo.



Mancilla/Freitas Adobe, 868 Chorro Street, c. 1800-1850. *Photo of rehabilitation 2014; source City of San Luis Obispo.*



Rosa Butron Adobe, 466 Dana Street, 1860. *Photo 2013; source City of San Luis Obispo.*



Righetti House, 1314 Palm Street, 1877. *Photo 2013; source City of San Luis Obispo.*



Anderson House, 532 Dana Street, 1898. *Photo 2013; source City of San Luis Obispo.*



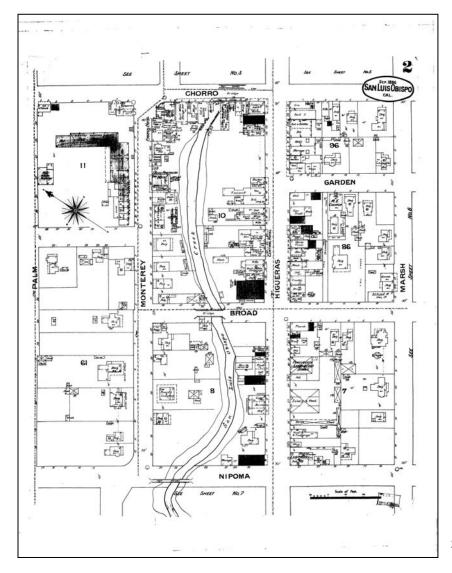
Baker House, 1636 Morro Street, 1900. *Photo 2013; source City of San Luis Obispo.*



Railroad Cottage, 1127 George Street, 1900. *Photo 2013; source Historic Resources Group.*

THEME: LATE 19TH CENTURY COMMERCIAL DEVELOPMENT

There was no formal plan established for the growth of San Luis Obispo during the Mission era. The original Spanish pueblo conformed to the Laws of the Indies and the natural topography, and commercial development generally grew outward from the Mission. During this period, Monterey Street developed as a transportation corridor and commercial thoroughfare.⁴² In 1850, William Hutton was authorized to survey and layout the town of San Luis Obispo in an American grid pattern.⁴³ By the 1880s, Sanborn Fire Insurance maps document significant commercial development along Higuera, Monterey, and Chorro Streets.

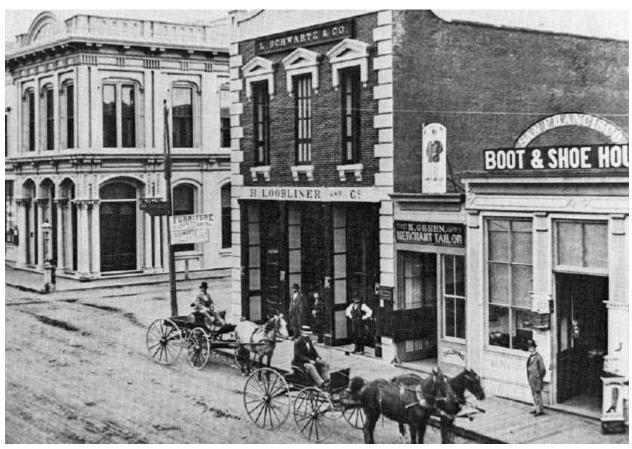


Sanborn Fire Insurance Map, 1886.

⁴² Myron Angel, History of San Luis Obispo County. Oakland, CA: Thompson and West, 1883.

⁴³ Nettles, "The Copeland Project," 54.

During this period significant financial institutions were established in San Luis Obispo. The first was the Bank of San Luis Obispo in 1871; its permanent home was constructed on the northeast corner of Monterey and Court Streets in 1881. The Commercial Bank was organized in March, 1888. Its first location was on Monterey Street; in 1899, it moved to the southeast corner of Chorro and Higuera Streets. Other significant commercial ventures were established during this period by some of San Luis Obispo's most prominent residents. J.P. Andrews constructed a second hotel in downtown San Luis Obispo following the fire at the original Andrews Hotel. He also established a bank on the corner of Monterey and Osos Street which was constructed of brick, with granite and terracotta details. The Sinsheimer Brothers was founded in 1876 by Bernard and Henry Sinsheimer. The Sinsheimer Brothers building was completed in December of 1884. The first floor was a general store dealing in dry goods, groceries, and clothing; offices were housed at the rear of the building and on the second floor.



Bank of San Luis Obispo, Monterey and Court Streets, 1881. *Photo c. 1890; source San Luis Obispo County Historical Society.*



Sinsheimer Brothers, 849 Monterey Street, 1884. Photo c. early 20th century; source Cal Poly San Luis Obispo, Special Collections.

On April 18, 1886, the Andrews Hotel burned to the ground along with the Bank of San Luis Obispo, the post office, the town's principal livery stable, and a number of small shops and offices. As a result of the loss of the Andrews Hotel, the newly formed California Southern Hotel Company constructed the grand Ramona Hotel in 1888 to provide accommodations for railroad passengers. The financial panic of 1893 and the depression that followed it impacted the railroad and the commercial development in San Luis Obispo. After reorganizing its management, the hotel reopened in 1895 to great fanfare. In1905, the Ramona Hotel was completely destroyed by fire.





Andrews Bank Building, 998 Monterey, 1894. Left image: Date unknown; source Cal Poly San Luis Obispo, Special Collections. Right image: 2013; source City of San Luis Obispo.

According to historic Sanborn maps, a series of brothels, known as "female boarding houses," were constructed on Morro Street near Palm Street sometime between 1874 and 1886. The buildings were owned by Mrs. Nancy Emeline Call, a widow who began to invest in real estate following her husband Silas Call's death in 1880. Although it is unclear if Mrs. Call knew that her tenants were engaging in prostitution, proprietors of the houses were frequently arrested for liquor offenses and the properties were regularly cited in the local newspaper. By 1895, the Progressive movement had begun to take hold in San Luis Obispo and there was growing opposition to the operation of the houses only one block north of Monterey Street, the town's main thoroughfare. Mrs. Call herself was arrested twice in 1895 and charged with knowingly renting houses for purposes of prostitution; she was found guilty at the first trial and was acquitted at the second. By 1900, citizens began to petition the San Luis Obispo City Council to close down the brothels, and Sanborn maps confirm that the female boarding houses were demolished by 1903.

Commercial development during this period was in a transitional state: there were still modest adobes being constructed, along with the grand railroad hotels and more elaborate banks and other businesses that were populating the commercial core. Wood frame and brick construction were becoming more prevalent, and more elaborate details and materials were used. Commercial architectural styles represented in San Luis Obispo during this period include Commercial Vernacular, Italianate, and Romanesque Revival. Local architects associated with this period include William Evans, Hilamon Spencer Laird, W.C. Phillips, and Alfred Walker.

Late 19th Century Commercial Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Commercial Building; Historic District

Examples of commercial buildings from this period may include markets, hotels, and low-rise storefront buildings. Examples range from modest one-story commercial storefronts, many with pioneer "false fronts," to more elaborate two-story banks and hotels. The commercial center continued to grow along with the City's population. Commercial buildings constructed during this period are located within the downtown center and represent some of the earliest extant commercial buildings that represent the establishment of San Luis Obispo as a City.

A commercial property from this period may be significant:

- As a rare, intact example of late 19th century commercial development Criterion A/1/B.2 (Event).
- For its association with the city's original commercial core Criterion A/1/B.2 (Event).
- As a rare remaining example of adobe commercial construction Criterion C/3/A.1,A.2 (Design/Construction).
- As a good or rare example of a particular architectural style associated with the period Criterion C/3/A.1/A.2 (Design/Construction).
- A collection of commercial buildings from this period that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Late 19th Century Commercial Development theme.

- Commercial properties from this period eligible under Criterion A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Commercial properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling. Any remaining examples of adobe construction from this period with fair integrity would likely be eligible. In general, the adobe walls should remain largely intact and the building should retain the majority of the character-defining features associated with an adobe structure of its age.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

Extant Examples



Goldtree Block-Hotel Wineman, 849 Higuera Street, 1883. *Photo 2013; source Historic Resources Group.*



Sinsheimer Brothers, 849 Monterey Street, 1884. *Photo 2013; source Historic Resources Group.*



Dughi Building, 1029 Chorro Street, 1885. *Photo 2013; source City of San Luis Obispo.*



Call Hotel, 1703 Santa Barbara Street, 1895. *Photo 2013; source Historic Resources Group.*

THEME: LATE 19TH CENTURY CIVIC & INSTITUTIONAL DEVELOPMENT

During this period, the City's civic and institutional development began in earnest. Prior to this period, rooms in the Mission served a wide variety of civic functions, including jails, court, and barracks. San Luis Obispo was the location of the first public school in the County, which was established in the early 1850s and originally housed in the Mission. The first official post office in the county was established at San Luis Obispo in 1856, with Alexander Murray as postmaster. In 1871, Walter Murray, editor of the *San Luis Obispo Tribune* opined that:

...beyond a good jail44 we really have nothing to show for the large revenue annually drawn from the taxpayers. San Luis Obispo should be possessed of a decent courthouse, yet when the county and district court happen in session together, one or the other has to go gerrymandering about town to find a room to sit in. This was the case last month and doubtless will be again. The old adobe building called a courthouse is a marvel of repulsiveness, and that court room with its wretched appointments is a disgrace to the county.45

As a result of Murray's editorial, and with the support of other progressive citizens, in 1872 County supervisors allocated funds for a courthouse and jail. J. P. Andrews and Ernest Cerf donated the land for the construction of a courthouse. The San Luis Obispo Water Company was established in 1874. Water was transported by a 2-mile open flume that brought water to the City's reservoir; from there it was distributed to properties in the town center via pipes that ran beneath the primary streets in the City.



San Luis Obispo County Courthouse with Andrews Hotel in background, Osos and Monterey Streets, 1873. *Photo 1915; source Cal Poly San Luis Obispo Special Collections.*

⁴⁴ Located on Palm Street.

⁴⁵ San Luis Obispo Tribune, 1871.

Numerous social and fraternal institutions were established during this period. The Oddfellows Hall was constructed on the southwest corner of Monterey and Court Streets between 1870 and 1874. The Masonic lodge was organized in San Luis Obispo in 1861. The first I. O. O. F. lodge in the county was instituted in 1870 and named Chorro Lodge. A Rebekah Lodge was established in 1877. The first hospital was completed in 1878, and the original City Hall was constructed in 1879.46

Other institutions established during this period include the included the Methodist Episcopal Church, constructed in 1873 on Garden Street, which was the first Protestant church in the county.⁴⁷ In 1874, the first Presbyterian services were held in San Luis Obispo; a church was erected in 1884 on the corner or Morro and Marsh Streets.⁴⁸

In the fall of 1876, Mission School, which later became known as the Court School was constructed on the corner Mill and Santa Rosa Streets, on land donated by J.P. Andrews specifically for the construction of a school. That same year, the Convent School, operated by the Sisters of the Immaculate Heart of Mary, was established on ground that was once part of the Mission lands.



Court School, Mill and Santa Rosa Streets, 1876. Photo 1917; source Cal Poly San Luis Obispo Special Collections.

 ⁴⁶ Despite the proliferation of social and fraternal institutions during this period, it appears that the Oddfellows Hall may be the earliest extant property associated with the City's social and fraternal institutional development during this period.
 47 Morrison and Haydon, *History of San Luis Obispo County and Environs*, 128.

⁴⁸ This building was later moved to the adjoining lot and was used for social meetings, and Sunday school; in 1905 a new church building was constructed.

Late 19th Century Civic & Institutional Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Civic or Institutional Building or Structure

Examples of civic and institutional buildings from this period include courthouses, post offices, libraries, schools, a sanitarium, and buildings associated with public infrastructure agencies such as those providing power and water. Non-governmental institutional buildings include churches, meeting halls, and other buildings associated with social organizations. Civic and institutional buildings from this period represent some of the earliest institutional development in San Luis Obispo, and represent the establishment of San Luis Obispo as a City and the County seat.

A civic or institutional property from this period may be significant:

- As a rare example of civic or institutional development from the period; for its association with an important religious, social, cultural, or civic institution Criterion A/1/B.2 (Event).
- As a good or rare example of a particular architectural style associated with its period Criterion C/3/A.1, A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Late 19th Century Civic & Institutional Development theme.

Civic and institutional properties significant under Criterion A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.

Civic and institutional properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features of its architectural style and/or method of construction; and
- retain the essential aspects of integrity.

• For listing in the National Register of Historic Places, religious properties must meet Criteria Consideration A, which states that a religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.⁴⁹

Extant Examples



St. Stephen's Episcopal Church, 1344 Nipomo Street, 1873. *Photo 2013; source Historic Resources Group.*



Hageman Sanitarium, 1716 Osos Street, 1885. *Photo 2013; source City of San Luis Obispo.*

⁴⁹ National Register Bulletin 15.

THEME: LATE 19TH CENTURY AGRICULTURAL & INDUSTRIAL DEVELOPMENT



Long/Bonetti Ranch, 3897 South Higuera Street, established 1880. *Photo 2013; source City of San Luis Obispo.*

The Mexican ranchos were used for farming and raising cattle, a tradition that continued as Americans settled in the area in the late 19th century. San Luis Obispo County was an important agricultural center in California, with farming, including vineyards, and ranching forming a significant part of the local economy. In 1858, a French Army "soldier of fortune" named Pierre Hippolyte Dallidet settled in San Luis Obispo. He built an adobe home on the grounds of the Mission San Luis Obispo and purchased the failing vines of the Mission San Miguel Arcangel. Dallidet is credited with revitalizing the wine industry in San Luis Obispo County that had begun during the Mission era.⁵⁰

Wool, flour, and dairy products were important income-producers for the region, and beans were also a valuable crop, grown primarily to the south of the city. However, wheat and barley were the most significant agricultural crops for the region in the late 1800s. Several mills were constructed to process the grains from nearby ranchos and increase the area's cultivation of wheat. Production increased with

⁵⁰ Dallidet's adobe home and its restoration was the impetus for the foundation of the San Luis Obispo County Historical Society in 1953. Source: "History of the San Luis Obispo County Historical Society," website (http://www.slochs.org/history.asp). Accessed January 2013.

the introduction of steam-powered mills in the 1870s. Significant local mills included the Chorro Mill, an early water-powered commercial mill, and the Eagle Mill, a steam-powered mill which produced both flour and barley. The Pacific Coast Railway provided access for shipping these products to other markets, enabling the local economy during this period.

A severe drought in 1862 marked a dramatic shift in the agricultural development of San Luis Obispo. The drought lasted for three years, killing most of the rancheros' cattle and destroying the majority of the crops grown in the region. Many rancheros could not afford to replenish their livestock and replant their crops and many sold their ranch land at a loss to dairy farmers seeking grazing land for their herds. The first dairy farmers to capitalize on the deal were the Steele Brothers, who moved their herd from Marin County to the Corral de Piedra rancho in 1864. A dairy boom was ignited and several prominent creameries and cheese factories were established in San Luis Obispo. Many of these operations continued to flourish throughout the early 1900s.

The Pacific Coast Railway provided access for shipping agricultural products to other markets, enabling the local economy during this period. As San Luis Obispo continued to grow throughout the mid-1800s, industrialization began to play a more important role in the economy of the city. Several commercial mills were established in the second half of the century that processed grains and wood. The first mill outside the mission was constructed by the Branch Brothers around 1854. The grist mill was located on the Arroyo Grande and processed grain from the southern ranchos. As San Luis Obispo was the only major settlement in the area, many ranchers would bring their grains into the city to be milled, at times traveling from up to forty miles away.

In 1868, Pollard, Childs, & Sauer constructed the El Chorro mill, a water-powered mill with a much greater capacity than the Arroyo Grande, which the proprietors hoped would encourage wheat cultivation in the region. In the 1870s, the introduction of local railroad lines allowed for crops to be transported to the coast for trans-regional trade, and the demand for wheat production continued to grow, along with the production of other grains. At the same time, recent technological innovations allowed new mills to be designed using steam power, which allowed for a more efficient method of milling and did not require the mill to be located near a water source. The technology was widely adopted in San Luis Obispo in response to the increased demand for milling, and by 1883 there were two water-powered grist mills in the city, four steam-powered grist mills, and two steam-powered sawmills. Sawmills, including the Pacific Steam Sawmill, were introduced in San Luis Obispo as early as 1869 to meet the building and construction needs of the city's growing population. Both the grist and sawmilling industries continued to flourish throughout the late 1800s as rail transport and coastal access expanded the market for regional goods.

Late 19th Century Agricultural & Industrial Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Resources may consist of remnant rancho properties, along with grain and other warehouses, mills, and other industrial types, and farmhouses and related outbuildings. Agricultural and industrial resources from this period may be eligible under several 19th century themes.

A property associated with agricultural and industrial development during this period may be significant:

- As a rare example of early agricultural or industrial development in San Luis Obispo Criterion A/1/B.2 (Event).
- As a rare example of adobe construction, or a good example of a vernacular, wood frame farmhouse or industrial structure Criterion C/3/A.1,A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Late 19th Century Agricultural & Industrial Development theme. Due to the rarity of type, a greater degree of alteration may be acceptable.

- Agricultural properties significant under Criterion A/1/B.2 (Event) should retain integrity of location, design, feeling, and association. Remnant outbuildings may remain eligible in the absence of the original farmhouse or other related buildings.
- Agricultural properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, materials, workmanship, and feeling. In general, the exterior should be relatively unaltered, and the building should retain the majority of the character-defining features associated its style and/or construction method. It is expected that the setting may have been compromised by later development.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

Extant Examples





Long-Bonetti Ranch, 1880, 3897 South Higuera Street. Photo 2012; source Oasis Associates.



Barn at Froom Ranch. *Photo 2013; source City of San Luis Obispo.*



Barn on Granada Drive. *Photo 2013; source City of San Luis Obispo.*

THEME: LATE 19TH CENTURY TRANSPORTATION-RELATED DEVELOPMENT

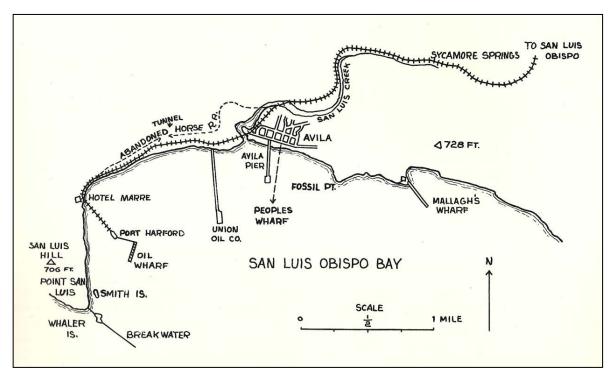


Southern Pacific Railroad, Horseshoe Curve near San Luis Obispo. Source: City of San Luis Obispo Profile, epondunk.com.

There were significant advances in transportation during this period, enabling the local economy and allowing for increased access to the region. Transportation-related development was centered on the completion of the rail lines from northern and southern California through San Luis Obispo, improvements to the harbor, the construction of roadways, including a road through the Cuesta Pass in 1876, and the implementation of the streetcar system downtown. The horse-drawn street car system was established in 1887, which provided important access between the Southern Pacific Depot, downtown hotels such as the Ramona Hotel, and the Pacific Coast Railway.

Although San Luis Obispo had gained prominence as a regional hub for civic and economic activity by the mid-1800s, the area's overall economic growth was restricted due to its geographical isolation. Due to the surrounding mountain ranges, transportation for goods and passengers was limited to horseback, stagecoach, and wagon. In the 1850s and 1860s, wharfs were established at Avila Beach, facilitating the transport of goods via steamship. However, the region still lacked an efficient method of ground transportation to connect the economic activities of the coast with those further inland. In 1873, businessman John Harford organized the San Luis Obispo Railroad Company, which established a new wharf, Point Harford, at Point San Luis and constructed a narrow-gauge, horse-powered railroad connecting the new wharf to the mouth of San Luis Obispo Creek. The local railroad, which was constructed on a 30-inch gauge, was one of the first narrow-gauge railroads in the state. The

development of the railroad and the growth of the harbor are intimately connected, as the new rail line allowed farmers access to steamships for the export of goods.

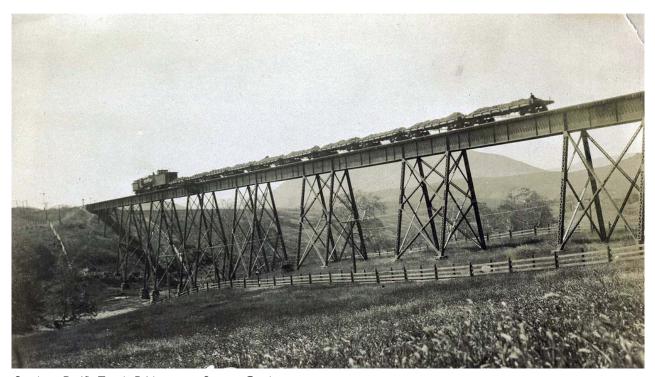


Map of the 30-inch gauge Horse Rail Road and 36-inch Narrow Gauge Railroad at Avila. Source: *Ships and Narrow Gauge Rails: The Story of the Pacific Coast Company.*

In 1874, Harford's facilities, including the railroad, were purchased by the Pacific Coast S. S. Company. The Pacific Coast Company re-graded the land and relocated the railroad closer to the water, constructing a new, wider-gauge track that could accommodate a steam engine. The company also extended the new track all the way from Point Harford to San Luis Obispo, where a new rail depot was constructed at the southwest corner of Higuera and South Streets. Completed in 1876, the extension of the local line ended the land locking of San Luis Obispo's economy, opening the area to trans-regional trade with other ports along the California coast and increasing the marketability of the region's agricultural products. In 1881, the road was extended to Arroyo Grande; in April, 1882, it reached Santa Maria, which was then called Central City; in October, 1882, it reached Los Alamos; and in 1883 it was built to Los Olivos.

The Pacific Coast Depot was established at the lower end of Higuera Street in the 1870s. As a result, the area around the depot was developed with other railroad-related facilities, including storage facilities, freight sheds, and lumber yards. Despite having a major impact through the Central Coast Region, the Pacific Coast Railway was a relatively small operation. It could not match the resources of larger competitors and the company did not offer a direct link to major trade centers, such as San Francisco or Los Angeles. The railroad's reliance on an increasingly obsolete, non-standard gauge rail also hastened the demise of the company, as it could not connect with other railroads using the standard gauge, such as the Southern Pacific Railroad. Following the completion of the transcontinental railroad in 1869 and the merger with Central Pacific Railroad in 1870, the Southern Pacific Railroad dominated the California landscape, with a network of railways stretching across the state.

By 1886, the Southern Pacific Railroad terminated at Santa Margarita, just north of San Luis Obispo. For many years, expansion into San Luis Obispo was considered unlikely due to the costly and dangerous prospect of constructing tracks across the Cuesta Grade, which called for the construction of seven tunnels, a horseshoe curve, and a long steel trestle across Stenner Creek Canyon. However, prominent San Luis Obispo businessmen formed a Board of Trade and lobbied strongly for a track extension into the city.



Southern Pacific Trestle Bridge across Stenner Creek. Photo date unknown; source Cal Poly Special Collections.

Although an agreement between the Southern Pacific Company and San Luis Obispo was not officially reached until 1890, the prospect of the railroad's expansion was enough to spur speculative land development across the city throughout the late 1880s. In 1888, Southern Pacific began to purchase land for a depot and machine shops as well as acquire property for a railway right-of-way through the city. The Andrews Hotel, the Ramona Hotel, and the Central Addition subdivision in which they were located were speculative ventures based purely on the arrival of the Southern Pacific Railroad, which created an "instant tourism industry" in San Luis Obispo. ⁵¹ The upscale Ramona Hotel in particular relied heavily upon the presence of the railroad, constructing its own Southern Pacific Train Depot. The hotels' successes were short-lived: the Andrews Hotel was completely destroyed by fire only seven months after opening in 1886; the Ramona Hotel, which opened in 1888, also burned to the ground in 1905, although its depot remains. ⁵²



Hotel Ramona, 1888. Photo 1905; source Cal Poly Special Collections.

⁵¹ Dandekar and Jordan, "The Railroads and San Luis Obispo's Urban Form," 50.

⁵² The Ramona Hotel and its grounds originally occupied an entire City block bounded by what is now Higuera, Marsh, Johnson, and Pepper Streets. When the Ramona Hotel was destroyed, the property was subdivided into residential lots.

Construction on the extension of the Southern Pacific Railroad began in 1892 and was completed in 1894. The depot, roundhouse, and other facilities were completed by 1895. The first steam engine arrived in San Luis Obispo on May 5, 1894, finally linking the city to San Francisco. At the same time, the road from the south was underway, and on March 31, 1901trains could finally run all the way from San Francisco to Los Angeles. The arrival of the railroad transformed the landscape of the city, shifting the city's economic center away from the historic core.⁵³

Although there were numerous buildings and structures associated with the development of the railroad in San Luis Obispo, remnant examples are increasingly rare. The Pacific Coast Railway grain warehouse is the lone surviving building from the company's headquarters. The building was the transshipment port from farm wagon to local narrow gauge trains which led to steamer wharves at Port Harford (now known as Port San Luis/Avila Beach). The grain storage warehouse was in continuous use by the Pacific Coast Railway from its construction in the late 19th century through the closure of the railroad in 1942. It is the only remaining grain storage warehouse in San Luis Obispo.

⁵³ Dandekar and Jordan, "The Railroads and San Luis Obispo's Urban Form," 51.

Late 19th Century Transportation-Related Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Industrial Building

Examples of properties associated with railroad development during this period include rail stations and their ancillary buildings, warehouses, rail yards, rail lines, and rail spurs. Some early industrial buildings that were constructed in immediate proximity to rail lines and designed to take advantage of rail technology may also be significant under this theme.

A property associated with transportation-related development during this period may be significant:

- As a rare, intact example of railroad development from the late 19th century Criterion A/1/B.2 (Event).
- As an industrial property directly associated with the development of the railroad in the area (e.g. railroad warehouse) Criterion A/1/B.2 (Event).
- As a rare or unique property type associated with the railroad C/3/A.1, A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Transportation-related Development theme. Early railroad properties are increasingly rare, so a greater degree of alteration may be acceptable.

- Transportation-related development significant under Criterion A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Transportation-related development significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

Extant Examples





Pacific Coast Railway Company Grain Warehouse, 65 Higuera Street, late 19th century. *Image on left: Unknown date before reconstruction; source City of San Luis Obispo. Image on right: 2013; source Historic Resources Group.*



Southern Pacific Railroad Warehouse, 1940 Santa Barbara Avenue, c. 1895. *Photo 2013; source Historic Resources Group.*

THEME: LATE 19TH CENTURY ETHNIC COMMUNITIES



Ah Louis Store, 800 Palm Street, 1874. Photo c. 1900-1910; source Cal Poly Special Collections.

In the late 19th century, several ethnic communities were established in San Luis Obispo, particularly as work on the railroads increased. European groups, including Italian, Swiss-Italian, Scottish, Irish, and Welsh settled in the area. The Imperial Addition tract, which was developed in 1891, and conveniently located near the Southern Pacific roundhouse, eventually became known as "Little Italy" due to the high concentration of Italian railroad workers who resided there. There was also a Portuguese community who were part of the fishing industry at Morro Bay.

Chinese settlement in San Luis Obispo began during this period as well. Starting with the early years of rail transport in the region, the development of the railroad and the extension of the track to San Luis Obispo significantly influenced the growth of the city, particularly for the city's Chinese population. Most of the construction workers who laid the extension of the track were Chinese immigrants recruited by Ah Louis, an early San Luis Obispo businessman and civic leader in the Chinese community.

Ah Louis would have a profound influence on the development of San Luis Obispo. Louis began labor contracting in 1873, providing workers to build the railroad from Avila to Port Harford; he also provided workers to help construct the Pacific Coast Railroad, and by 1877 he was bidding on road-building contracts. In 1884, Louis contracted the Chinese labor that constructed the original railroad tunnels through the Cuesta Grade for the Southern Pacific Railroad, a job that took ten years to complete. The Ah Louis Store, which first opened in 1874, was the first Chinese commercial establishment in the County. In 1885, Louis constructed a new store on the corner of Palm and Chorro Streets which was at the center of the local Chinese community, serving as bank, supply center, and employment office.



Ah Louis advertisement, 1875. Source San Luis Obispo Tribune.

For the Pacific Coast Railroad, Louis recruited 160 Chinese Americans who traveled from San Francisco via schooner.⁵⁵ Many of the workers settled in San Luis Obispo's growing Chinatown neighborhood. As railroad lines were extended and the need for additional infrastructure increased, Chinese laborers became the primary workforce for transportation construction. By 1870, San Luis Obispo County contained the largest population of Chinese immigrants in the state.⁵⁶

Properties associated with San Luis Obispo's late 19th century ethnic communities are rare. Remaining extant examples have largely already been identified as potential historic resources on the City's Master List or Contributing List, including eleven properties that were identified in 2008 for their historic association with the local Italian community. A 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.

Properties significant under the Ethnic Communities theme may also be associated with other identified development themes.

^{54 &}quot;A History of Chinese Americans in California: Historic Sites," from *Five Views: An Ethnic Historic Site Survey for California.* Available online: <a href="http://www.nps.gov/history/online_books/5view

^{55 &}quot;Chinese History in SLO," http://www.calpoly.edu/~aloh/garden/history.html. Accessed January 2013.

^{56 &}quot;Chinese History in SLO."

Late 19th Century Ethnic Communities: Associated Property Types, Integrity Considerations & Eligibility Standards

Resources associated with ethnic communities during this period are extremely rare and may be eligible under several 19th century themes. Properties may consist of single-family homes, churches, meeting halls, and small neighborhood commercial buildings.

Property Types

Single-family residence; Multi-family residence; Commercial building; Institutional building; Historic District

A property associated with an ethnic community during this period may be significant:

- As a rare and recognizable remnant of a historic ethnic neighborhood Criterion A/1/B.2 (Event).
- As the gathering place of an important ethnic social, cultural, or religious institution Criterion A/1/B.2 (Event).
- For its association with a person or event important to the history of a particular ethnic group Criterion B/2/B.1 (Person).
- As a good or rare example of a particular building type associated with an important ethnic group Criterion C/3/A.1,A.2 (Design/Construction).
- A collection of properties associated with a specific ethnic group that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Ethnic Communities theme. Properties associated with important ethnic groups in San Luis Obispo's history are rare, and therefore a greater degree of alteration may be acceptable.

- Properties that are eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Properties that are eligible under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

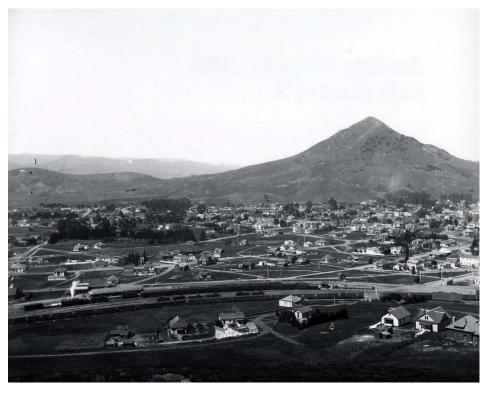
- date from the period of significance;
- display most of the character-defining features of its style and/or method of construction; and
- retain the essential aspects of integrity.

Extant Examples



Ah Louis Store, 800 Palm Street, 1884. Photo 2013; source Historic Resources Group.

CONTEXT: EARLY 20TH CENTURY DEVELOPMENT (1900-1929)



Panorama of San Luis Obispo from Terrace Hill, 1907. Source Cal Poly San Luis Obispo Special Collections.

In the early 20th century, the development of San Luis Obispo was characterized by three major factors: the introduction of the Southern Pacific Railroad line, the founding of California Polytechnic School, and the widespread use of the automobile. The former factors spurred a considerable increase in population, but it was the latter factor – the automobile – that allowed urban planners to respond to the increased population growth by expanding development outside of the central city. By 1920, the City population had grown to 5,805 residents.⁵⁷

In 1901, the California State Legislature authorized "An Act to Establish the California Polytechnic School," with the express stipulation that the school focus on agricultural and vocational training. Construction began in early 1903, and in October of that year, California Polytechnic opened its doors to welcome the first students. Initially, the school offered a secondary-level, three-year Course of Study. By 1904, enrollment at the school had already tripled from twenty students to sixty. Enrollment

57 United States Census Data.

at the school continued to increase, and by the end of its first decade Cal Poly's student body had grown to 176 students. The 1910s proved to be a challenging time for the school, as the compulsory military training and the Selective Service Act saw 147 students join the armed services. Enrollment dipped as many students went off to war, and those who remained behind participated in war relief projects.

In the years following World War I, many veterans relocated to the area to take advantage of Cal Poly's vocational training. Faced with growing enrollment after the war, Cal Poly focused primarily on developing its academic plan. The Course of Study program was extended from three years to four years, and an Academic Department for college preparatory work was added to the original Agriculture, Mechanics, and Household Arts Departments. In 1921, however, the school's board of trustees was disbanded and the State Superintendent of Public Instruction assumed direct supervision of the institution. Although a course of study in printing was introduced in 1923, drastic budget cuts that same year reduced the available programs to agriculture, mechanics, and printing. Classes were not restored in other departments until 1926.



Carnegie Library, 696 Monterey Street, 1905. Photo date unknown; source carnegielibraries.org

Other important advancements during this period include the establishment of a Carnegie Library in 1904 (completed in 1905). Designed by architect William Weeks, the library was located adjacent to the Mission. William Weeks was the most prolific designer of Carnegie libraries in California, responsible for twenty-two libraries throughout the state, eighteen of which are extant.⁵⁸ Weeks designed numerous buildings in San Luis Obispo, including the original campus of the Polytechnic School.

The Southern Pacific Railroad continued to thrive in San Luis Obispo through the early years of the 20th century, diversifying the economy and expanding the city's potential trade market. The railroad company constructed some of its most significant buildings during this era, including the Signal Repair Shop and the Transportation Company Building. By the 1920s, however, railroad activity began to decline due to the advent of the automobile as well as advances in technology for commercial transportation, such as refrigerated trucks. Americans embraced the freedom and personal mobility that accompanied traveling by car, and the creation of the interstate freeway system increased access and created more direct travel routes.

In 1915, the first state highway came through San Luis Obispo County. During this period, automobile tourism became popular in California. Early automobile tourists camped along the roadside on the outskirts of towns. Auto camping as an idyllic, anti-establishment pursuit was over by World War I, as farmers, schools and other property owners grew tired of the increasing numbers of tourists who camped for free on their land, creating pollution, damaging property, stealing produce, and leaving trash and debris in their wake. In response, municipal camps were established to capture the romantic essence of the roadside camps, while offering more conveniences and amenities. These municipal camps were also short-lived, as increasing numbers of motorists overwhelmed the sites, and more affluent travelers sought upgraded accommodations.

⁵⁸ "By Architect - Who Built the Libraries," website (http://www.carnegie-libraries.org/california/architect/index.html). Accessed January 2013.



Milestone Mo-tel, 2223 Monterey Street, 1925. Photo c. 1925; source Huntington Library, San Marino.

In the early 1920s, Southern California-based architect Arthur Heineman proposed a solution for the automobile traveler that would become the roadside motel. Based on the concept of the bungalow court, Heineman proposed eighteen motels from San Diego to Seattle, each approximately one day's drive apart. The motels would be located on the outskirts of the cities, with easy access on and off the main highways along the Pacific coast. This new venture would be called the Milestone Mo-tel, based on the term "motor hotel." San Luis Obispo was selected as the inaugural site, as it was a logical stopover between Los Angeles and San Francisco. The Milestone Mo-tel was situated on the northern end of San Luis Obispo, immediately off of the Pacific Coast Highway. Mission Revival imagery was co-opted for the motel to "recapitulate to a marked degree the history of the Franciscan Friars and the early lore of California." A 1925 article in *Pacific Travel* announcing the construction of the Milestone Mo-tel directly tied the route of the missionaries with the location of the motels:

If Junipero Serra is looking down today on the California he loved so well, he is noting the fact that King's Highway, with its old missions a day's horseback ride apart, has become a thoroughfare for teeming millions, and that along this shining pathway through an earthly

60 Charles Estey, "Hotel for Motorists," Pacific Coast Travel, October 1925.

⁵⁹ "Milestone Company to Build San Jose Motel," *Mercury News* (November 24, 1925). There are also photographs in the collection of the Greene and Greene Archive of signs announcing the impending arrival of the motel in various cities.

Paradise there is now being established a chain of remarkable hotels for motorists, which has been given the names 'Milestone Mo-tels.⁶¹

In 1920, a fire in the Mission Church Sacristy broke out which destroyed most of the Mission roof. The structures themselves were saved by the original oak rafters, which prevented the adobe walls from caving in. In 1925, Father Daniel Keenan established *La Fiesta de las Flores* ("Festival of the Flowers"), a community celebration intended to raise funds to repair the Mission's roof. *La Fiesta* became an annual fundraising event which continued for seventy years until 1995.

The funds raised during the early years of *La Fiesta* helped renovate the Church in 1933 when, under the stewardship of Father John Harnett, the Church was restored to its original Spanish-style appearance. The wooden clapboard siding was removed, and the Mission roof was replaced with clay tile. The original portico and belfry were reconstructed of reinforced concrete and plaster, and in 1937, the colonnade lining the *convento* was rebuilt to resemble the original. A final addition made to extend the annex in 1948 was funded by the Hearst Foundation, a longtime supporter of La Fiesta.

During the 1920s newly paved roads, affordable cars, aggressive promotional campaigns directed at tourists, and new roadside conveniences (including gas stations, auto camps, and the "motel") were a boon to seaside communities and kept local boosters optimistic. The leading San Luis Obispo newspaper carried the hopeful masthead, "California's Next Big City." 62

With the city's government firmly established, influence in San Luis Obispo in the early 20th century shifted to those individuals who operated businesses in the city or were involved in community affairs. One of the city's earliest 20th-century businessmen was W. H. Schulze, who opened the W. H. Schulze Haberdashery in 1904 as one of the first tenants of the Johnson commercial block; Schulze continued to operate his store for the next forty years. East Coast dairyman August Jensen opened the Central Creamery in 1910. In 1912, Italian immigrant David Muzio and Italian-Swiss immigrant Fernando Chiesa constructed a building to house Muzio's Grocery and Chiesa's Restaurant. Entrepreneur Jefferson Anderson operated the men's clothing company J. L. Anderson before closing the store to build the upscale Anderson Hotel in 1923. A. F. Fitzgerald, the president of the San Luis Brick Company, was also involved with several local oil companies, as well as serving as president of the Chamber of Commerce and lobbying to establish the California Polytechnic School.

⁶¹ Pacific Coast Travel.

⁶² Dick Miller, "History in the SLO Lane: An Overview of California's Central Coast." Available online: http://www.heritageshared.org/docs/essays/slohistory.html. Accessed January 2013.



Muzio's Grocery, 868 Monterey Street, 1912. Muzio's moved from its original location to a new storefront in the Wineman Hotel on Higuera Street in 2010; it has since closed. *Photo 2013; source City of San Luis Obispo.*

Other individuals active in civic affairs during this period included Benjamin Brooks, who was an esteemed journalist and owner/editor the *San Luis Obispo Tribune* from 1886 to 1922. Dr. Richard Bradbury was a prominent local physician who established the Bradbury Sanitarium next door to his personal residence. Another successful doctor, William Stover, constructed the San Luis Obispo Sanitarium around 1912 and later served as mayor. Grace Barneberg, early president of the ladies' Monday Club, was instrumental in expanding the organization and securing the services of architect Julia Morgan to design the organization's new clubhouse. In 1925, Father Daniel Keenan established "La Fiesta de las Flores," a community celebration to raise funds for the restoration of the mission that continued annually for the next seventy years.

THEME: EARLY 20TH CENTURY RESIDENTIAL DEVELOPMENT



Pacific Ready Cut Homes, Style #85.

San Luis Obispo's population continued to grow in the early 20th century. Residences from this period range from small, vernacular cottages to more elaborate two-story residences. There are few examples of multi-family residential development in the City. Toward the end of this period there was an increasing accommodation for the automobile. A prominent example of this is the J.J. Dunne House on Benton Way, which was constructed in 1927 when the area was considered suburban. Dunne was a local car dealer, and he had his house and garage constructed to accommodate several automobiles.

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



Dunne House, 59 Benton Way, 1927. Photo 2013; source City of San Luis Obispo.

Designs for the bungalow were promulgated throughout the country through popular magazines like *House Beautiful, Good Housekeeping,* and *Ladies Home Journal.* Pattern books with a wide variety of bungalow designs and complete mail order house kits soon followed, allowing the style to spread quickly across the country. The three largest manufacturers of kit homes in the United States were Aladdin, Sears, and Pacific Ready Cut Homes, which was based in Los Angeles. Kit homes were sold from 1908 until 1940. Shipped by boxcar, each kit contained framing members and all architectural details.

Architectural styles during this period are more eclectic than those represented in the late 19th century. Residential architecture from this period in San Luis Obispo includes American Colonial Revival, Mediterranean Revival, Craftsman, Spanish Colonial Revival, Tudor Revival, and Storybook. The dominant type of single-family residence in the early 20th century is the one-story bungalow. Some Craftsman houses in San Luis Obispo feature clinker brick. Named for the distinctive sound they make when banged together, clinker bricks are the result of wet bricks placed too close to the fire. Overbaking produced rich, warm colors as well that ran the gamut from reds, yellows, and oranges to deep, flash-burned browns, purples, and blacks. In the early 20th century clinkers became popular when avant-garde architects started building houses with them precisely because they were so unusual. During the Arts & Crafts era, clinker bricks were used to create visual interest in focal points such as chimneys, porch supports, and garden walls. There are examples of clinker brick in Monterey Heights and near Broad and Chorro. A prominent example is the 1928 Faulstich House, constructed for Paul and Mary Faulstich of the Faulstich Brothers brickyard.

There are intact residential neighborhoods that developed during this period. While some are located in proximity to downtown, during this period neighborhoods also developed in what was considered the outskirts at that time, in areas newly accessible by the automobile. One example is found along Murray Street. Murray Street is a wide street with a center median with mature landscaping. Houses in the neighborhood were constructed in the 1920s and are primarily one-story; architectural styles include several Period Revival styles and some Minimal Traditional examples.

Architects whose work is represented in San Luis Obispo during this period include: Abrahms & Simms, Santa Barbara; E.D. Bray; John Chapek; Orville Clark; W.H. Crias, W.E. Erkes, San Francisco; G.A. Meuss-Dorffer, San Francisco; G.M. Eastman; Thorton Fitzhugh; John Davis Hatch; Alfred and Arthur Heineman, Los Angeles; J.P. Kremple; Fred Logan; Charles McKenzie, San Francisco; Parkinson & Bergstrom; Righetti & Headman, San Francisco; William H. Weeks; James Wetmore; and K.C. Wilson.



Context View, Murray Street. Photo 2013; source Historic Resources Group.

Early 20th Century Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Single-family Residence; Multi-family Residence; Historic District

A residential property from this period may be significant:

- As an excellent example of turn-of-the-20th-century residential development in San Luis Obispo Criterion A/1/B.2 (Event).
- As a rare example of multi-family residential development or an excellent example of a particular multi-family residential property type from the period – Criterion A/1/B.2 (Event); C/3/A.1,A.2 (Design/Construction).
- For its association with a significant person in local history Criterion B/2/B.1 (Person).
- As an excellent or rare local example of particular architectural style Criterion C/3/A.1,A.2 (Design/Construction). Houses with a proven association to a specific kit home model may also be eligible under this criterion.
- A collection of residences from this period that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Residential Development theme. There are numerous extant residential properties from this period, so potentially eligible resources should have a high level of integrity.

- Residential properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- A residential property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Residential properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display the significant character-defining features of the property type or architectural style; and
- retain the essential aspects of integrity.

Extant Examples



Muscio House, 1330 Mill Street, 1909. *Photo 2013; source Historic Resources Group.*



Sandercock House, 535 Islay Street, 1910. *Photo 2013; source City of San Luis Obispo.*



Payne House, 1144 Palm Street, 1911. *Photo 2013; source City of San Luis Obispo.*



Crossett House, 896 Buchon, 1914. *Photo 2013; source City of San Luis Obispo.*

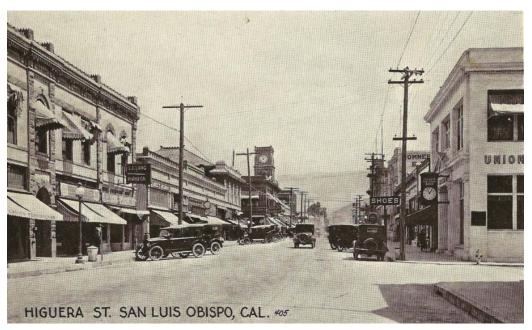


Faulstich House, 2243 Santa Ynez, 1928. *Photo 2013; source City of San Luis Obispo.*



Righetti Apartments, 1305 Palm Street, 1929. *Photo 2013; source City of San Luis Obispo.*

THEME: EARLY 20TH CENTURY COMMERCIAL DEVELOPMENT



Higuera Street, c. 1907. Source Cal Poly San Luis Obispo Special Collections.

During the early 20th century, the commercial center continued to flourish, and there were numerous commercial enterprises established during this period. Improvements in the downtown area included the paving of streets and the replacement of the original wood bridges over the creek with a series of concrete bridges. By this period, the downtown commercial core had grown significantly, and there were numerous commercial establishments organized on several business blocks; the downtown commercial core is recognized by the City as a historic district. Commercial development continued particularly in the years between World War I and the arrival of the Great Depression. This period also saw a marked increase in automobile use; by 1916 there were five service stations in San Luis Obispo, and by the 1920s all the major roads in town had been paved.⁶³ During this period liveries and alleyways in the original downtown core were converted to accommodate the automobile. Development directly tied to the automobile occurred in the early 1920s, with the establishment of the Exposition Park Race Track whose one-mile course was billed as the fastest in the world.

⁶³ City of San Luis Obispo, "Completion Report: Historic Resources Survey," July, 1983, 22.





Exposition Park Race Track, 1923.

Left image: 1923, Right image: Filming in 1926; source for both Cal Poly San Luis Obispo Special Collections.

Architectural styles represented include Mission Revival, Mediterranean Revival, and Spanish Colonial Revival. There are modest vernacular commercial buildings that may have minimal stylistic detailing and do not represent a particular style. Architects whose work is represented in San Luis Obispo during this period include: Abrahms & Simms, Santa Barbara; E.D. Bray; John Chapek; Orville Clark; W.H. Crias, W.E. Erkes; San Francisco; G.A. Meuss-Dorffer, San Francisco; G.M. Eastman; Thorton Fitzhugh; John Davis Hatch; Alfred and Arthur Heineman, Los Angeles; J.P. Kremple; Fred Logan; Charles McKenzie, San Francisco; Parkinson & Bergstrom; Righetti & Headman, San Francisco; William H. Weeks; James Wetmore; and K.C. Wilson.

Early 20th Century Commercial Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Commercial building; one- and two-story commercial block; hotels; low-rise storefront buildings; historic district

A commercial property from this period may be significant:

- As an intact example of early 20th century commercial development; for its association with the City's original commercial core; or for its direct association with as automobile-related development in San Luis Obispo Criterion A/1/B.2 (Event).
- For its association with a significant person in San Luis Obispo's early history Criterion B/2/B.1 (Person).
- As an excellent or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer – C/3/A.1,A.2,A.3 (Design/Construction).
- As a rare intact example of an early commercial property type C/3/A.1,A.2 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Commercial Development theme. There are numerous extant commercial properties from this period, so eligible examples should retain a high level of integrity.

Commercial properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, setting, feeling, and association.

- A commercial property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Commercial properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display the significant character-defining features of the architectural style or property type; and
- retain the essential aspects of integrity.

Extant Examples



Johnson Building, 796 Higuera Street, 1903-1904. *Photo 2013; source Historic Resources Group.*



Park/Reidy Hotel, 1815 Osos Street, 1907. *Photo 2013; source Historic Resources Group.*



Union Hardware, 1119 Garden Street, 1912. *Photo 2013; source City of San Luis Obispo.*



Anderson Hotel, 955 Monterey Street, 1922-1923. *Photo 2013; source City of San Luis Obispo.*

THEME: EARLY 20TH CENTURY CIVIC & INSTITUTIONAL DEVELOPMENT



Postcard of Cal Poly San Luis Obispo. Date unknown; source historyinslocounty.org.

San Luis Obispo's role as the County Seat influenced the City's institutional development. The establishment of California Polytechnic Institute (now California Polytechnic State University) at the beginning of the 20th century and its continued growth is an important component of this theme. The Polytechnic School was the realization of Myron Angel's vision that was supported by Assemblyman Warren Johns and Senator S.C. Smith. In 1896, Angel published a letter in the *Breeze* urging the establishment of a normal school in San Luis Obispo. After several years of political maneuvering, the bill to establish a normal school was finally passed in 1901. Land for the school was donated by Mr. Lowe. Early in 1903 the corner stone of the main building was laid, and in October of that year the first students were welcomed.

In 1905, a Carnegie Library was constructed in San Luis Obispo, which was the first dedicated library building in the County. In 1906, a new building for San Luis Obispo High School, which previously was held in the Court School, was constructed on Marsh Street. Other institutional buildings were constructed during this period, including a new church for the Methodist Episcopal Congregation on the corner of Morro and Pacific Streets.

Early 20th Century Civic & Institutional Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Civic property types include city hall, courthouses, post offices, libraries, schools, and buildings associated with public infrastructure agencies such as those providing power and water. Non-governmental institutional buildings include churches, meeting halls, and other buildings associated with social organizations.

A civic or institutional property from this period may be significant:

- As a rare example (first, last remaining, only) of civic or institutional development from the period; and/or for its association with an important religious, social, cultural, or civic institution – Criterion A/1/B.2 (Event).
- As an excellent or rare example of a particular architectural style associated with its period, and/or the work of a significant architect or designer Criterion C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

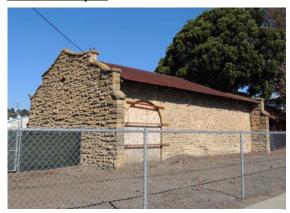
In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Civic & Institutional Development theme.

- Civic and institutional properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Civic or institutional properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display the significant character-defining features of the architectural style or property type; and
- retain the essential aspects of integrity.

Extant Examples



Old Gas Works, 280 Pismo Street, 1902. *Photo 2013; source Historic Resources Group.*



Carnegie Library, 696 Monterey Street, 1905. *Photo 2013; source Historic Resources Group.*



Powerhouse, Cal Poly San Luis Obispo, NE corner of S. Perimeter and Cuesta Avenue, 1909. *Photo 1993; source National Register nomination form.*



Stover's Sanitarium, 1160 Marsh Street, 1911. *Photo 2013; source Historic Resources Group.*

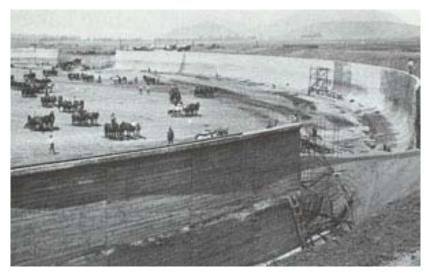


Masonic Temple, 859 Marsh Street, 1913. *Photo 2013; source Historic Resources Group.*



U.S. Post Office, 893 Marsh Street, 1925. *Photo 2013; source Historic Resources Group.*

THEME: EARLY 20TH CENTURY AGRICULTURAL & INDUSTRIAL DEVELOPMENT



San Luis Obispo Tank Farm, 1910. Photo date unknown; source slotankfarm.com

The development of ranching and agriculture as the region's main commercial enterprises influenced the development of San Luis Obispo. In the early 20th century, the primary agricultural crops ranged from flower seed to winter peas, bush beans, pole beans, and celery. Japanese farmers were particularly successful with these crops through the 1930s.⁶⁴

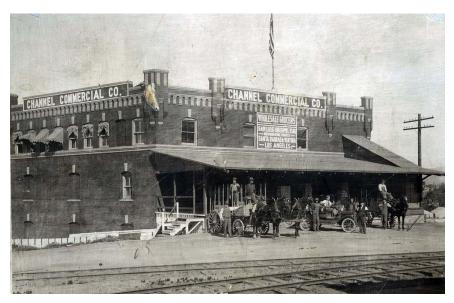
With the United States entrance into World War I in 1917, there was an enormous demand for agricultural products, which proved an economic boon to Central California. During the War, many farmers turned to the production of navy beans, since these were subsidized by the War Relief Administration. Before reliable refrigeration, beans could be shipped to the troops in Europe without spoiling, and San Louis Obispo County's economy boomed.

In the early 20th century, oil derricks were erected in the area and drilling for oil began. The most lucrative oil fields were located south of San Luis Obispo and were controlled by families from outside of the region, including the Doheny family from Los Angeles. The Producers Transportation Company represented the largest oil interest in San Luis Obispo County, accommodating the transport of oil from the Union Oil Company and the Independent Producers Agency via 500 miles of pipeline to the Port of San Luis. Pumping stations in San Luis Obispo County were located in Shandon, Creston, Santa Margarita, Tank Farm, Avila and Port San Luis. There was a 250-acre Tank Farm just south of San Luis Obispo, which was constructed for the storage of oil while it awaited transport to the port for shipment. The oil business of the Producers Transportation Company made of Port San Luis the

⁶⁴ Dan and Liz Krieger, "Japanese Odyssey in the Middle Kingdom."

greatest oil shipping port in the world and provided employment to hundreds of men in the county. At Port San Luis the Pacific Coast Railway built a special wharf to handle the oil shipments.

Industrial buildings may be associated with agriculture and are likely located in areas with easy access to transportation corridors, with earlier examples clustered along the railroad. There may be some remnant agricultural-related buildings and structures, such as remnant chicken coops and other utilitarian structures. There are likely few remaining properties directly associated with the oil industry, although it had an effect of the development of the area, and in particular the importance of Port San Luis. There may be some remnant industrial and agricultural properties that were initially located outside of the City limits but have since been annexed. In the late 19th and early 20th century, it was illegal to accommodate "noxious" businesses such as brick works and slaughterhouses inside City limits.



Channel Commercial Company, 1880 Santa Barbara Avenue, 1912. The Channel Commercial Company was a wholesale grocery outlet that facilitated shipment of produce via the railroad. *Photo date unknown; source Cal Poly San Luis Obispo Special Collections*.

In general, agricultural and industrial properties are not associated with particular architectural styles. Vernacular industrial buildings of brick and reinforced concrete are the predominate form, and significance is frequently derived from historic association rather than from aesthetic qualities. Agricultural and industrial resources from this period may be eligible under several early 20th century themes.

⁶⁵ There may be some remnant chicken coops from the 1930s from Yoakum Poultry in the vicinity of Perkins Lane and Rockview.

Early 20th Century Agricultural & Industrial Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Examples of industrial properties from this period include railroad-related warehouses, rail yards, rail lines, and rail spurs. Other industrial types include grain and other warehouses, ice houses, and other light industrial types. Agricultural property types include warehouses, farmhouses, and related outbuildings.

An agricultural or industrial property from this period may be significant:

- As a rare, intact example of a particular type of agricultural or industrial development; or for its association with the development of an important local industry Criterion A/1/B.2 (Event).
- As a rare example of a specific agricultural or industrial property type Criterion C/3/A.1,A.2 (Design/Construction).
- As a property type that has a direct association with the railroad Criterion C/3/A.1,A.2 (Design/Construction).

Integrity Considerations

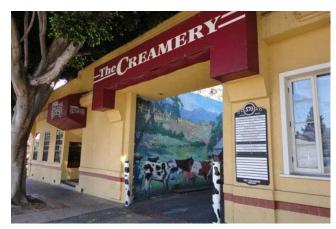
In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Early 20th Century Agricultural and Industrial Development theme.

- Agricultural and industrial properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Agricultural and industrial properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display most of the character-defining features of the type; and
- retain the essential aspects of integrity.

Extant Examples



Golden State Creamery, 570 Higuera Street, 1910. *Photo 2013; source City of San Luis Obispo.*



Channel Commercial Company, 1880 Santa Barbara Avenue, 1912. *Photo 2013; source City of San Luis Obispo.*



Harmony Creamery, 991 Nipomo, 1929. Photo 2013; source City of San Luis Obispo.

THEME: EARLY 20TH CENTURY ETHNIC COMMUNITIES

In the early 20th century, San Luis Obispo's population of ethnic communities continued to grow. There was a significant Japanese population established in the City as early as 1910. From 1910 to 1950, the area roughly bordered by South Street, Brook Street, Higuera Street, and Madonna Road was known as a *nihonmachi*, or an area dedicated to providing services for the Japanese community. Japanese men worked primarily along the Southern Pacific Railroad route as farm laborers, until they were eventually able to purchase their own land.⁶⁶ By 1941, two-thirds of the Japanese residents in San Luis Obispo were *Nisei*, or American born, and therefore were able to own their own farms.⁶⁷

During this period there was also a significant Italian and Swiss/Italian population in the City, with activities centered on the area referred to as "Little Italy." This area was generally located along Broad Street, in what was originally part of the Imperial Addition subdivided in the late 1880s. Most of the men worked for either the Southern Pacific Railroad or the Union Oil Company. Among the early residents of this section of the city were Andrew Yager, a carpenter living at 2231 Broad Street; James Genovini, a Southern Pacific boilermaker living at 2231 Broad Street; James Margaroli, a Union Oil truck driver living at 2315 Broad Street; Frederick C. Macha, a Pacific Coast foreman living at 2344 Lawton Avenue; J. D. Duchesi, a Southern Pacific engineer living at 2502 Victoria Avenue; and John Luini, a Southern Pacific foreman living at 2546 Victoria Avenue.

Properties associated with San Luis Obispo's early 20th century ethnic communities are rare. Remaining extant examples have largely already been identified as potential historic resources on the City's Master List or Contributing List, including eleven properties that were identified in 2008 for their historic association with the local Italian community. Properties significant under the Ethnic Communities theme may also be associated with other identified development themes.

⁶⁶ Dan and Liz Krieger, "Japanese Odyssey in the Middle Kingdom."

⁶⁷ Dan and Liz Krieger, "Japanese Odyssey in the Middle Kingdom."

⁶⁸ City of San Luis Obispo Planning Department, "South Broad Street Corridor Planning Area," Cultural Heritage Committee Staff Report, October 27, 2008.

Early 20th Century Ethnic Communities: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Single-family residence; Multi-family residence; Commercial building; Historic District

An early 20th century property associated with one of San Luis Obispo's important ethnic groups may be significant:

- As a recognizable remnant of a historic ethnic neighborhood Criterion A/1/B.2 (Event).
- As the gathering place of an important ethnic social or religious institution Criterion A/1/B.2 (Event).
- For its association with a person or event important to the history of a particular ethnic group Criterion B/2/B.1 (Person).
- As a good or rare example of a particular building type associated with an important ethnic group Criterion C/3/A.1,A.2 (Design/Construction).
- A collection of properties associated with a specific ethnic group that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Ethnic Communities theme. Properties associated with important ethnic groups in San Luis Obispo's history are rare, and therefore a greater degree of alteration may be acceptable.

Properties that are eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.

Properties that are eligible under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display most of the character-defining features; and
- retain the essential aspects of integrity.

CONTEXT: THE GREAT DEPRESSION AND WORLD WAR II (1930-1945)

The stock market crash of 1929 precipitated an economic depression in the United States that would last until the Second World War. San Luis Obispo County's agricultural diversity shielded it from the worst of the Great Depression of the 1930s; however, there was little residential or commercial growth in the area during this period. The County benefited from the domestic policies of the administration of U.S. President Franklin Delano Roosevelt – popularly called the "New Deal" – which marshaled direct government investment to alleviate the problems of poverty, unemployment, and the disintegration of the American economy during the Great Depression.

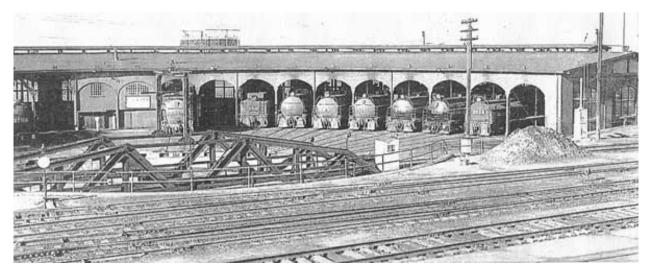
The Public Works Administration (PWA), which began in 1933 and the Works Progress (later Work Projects) Administration (WPA), which began in 1935, funneled significant financial resources to communities across the United States for the construction of roads, bridges, parks, and civic and institutional buildings. Through the involvement of these agencies, the County received a new Courthouse, flood-control projects, and highway improvements. President Roosevelt was at the Grand Opening of Highway 1 between Morro Bay and Carmel on June 27, 1938. Originally estimated to cost \$1.5 million, the 139-mile section of Highway 1 included 33 bridges and was completed at a cost of \$10 million. The project to build the highway was begun in 1919 and completed in 1937.69

During this period, architect Julia Morgan spent a great deal of time in San Luis Obispo while working on Hearst Castle in nearby San Simeon.⁷⁰ In the 1920s, Morgan was commissioned by the local Monday Club to design a new clubhouse for the rapidly growing membership. Morgan inspected the lot on Monterey Street that the club had purchased and consented to designing a clubhouse without charge, in return for Monday Club members arranging her room and board when she came to San Luis Obispo. The clubhouse was dedicated on May 11, 1934.⁷¹

⁶⁹ "About District 5," California Department of Transportation. Website: http://www.dot.ca.gov/dist05/paffairs/aboutd5.htm. Accessed June 2013.

⁷⁰ Julia Morgan designed a playhouse in San Luis Obispo for the driver who took her to San Simeon each day. The house has been relocated to Mill & Johnson Street and is not visible from the public right-of-way.

⁷¹ "The Monday Club, San Luis Obispo, California," Cal Poly San Luis Obispo, Robert E. Kennedy Library. Available online: http://lib.calpoly.edu/specialcollections/architecture/juliamorgan/monday.html. Accessed March 2013.



Southern Pacific Roundhouse. Photo 1953; source San Luis Obispo County Historical Society.

The railroad industry suffered during the Depression, when many Americans could not afford the luxury of leisure travel. However, World War II drew increased rail traffic on the Southern Pacific as passengers traveled to visit family members stationed at Camp San Luis Obispo. Despite transporting record numbers of passengers throughout the 1940s, the Southern Pacific Railway suffered another decline in the years following World War II, when automobile ownership increased in the postwar economic boom. Although the company attempted to upgrade their services by replacing steam locomotives with more efficient diesel engines, the new engines required less maintenance and many railroad workers were made redundant. As the demand for skilled railroad labor diminished and ridership declined even further, the area surrounding the now-obsolete Southern Pacific roundhouse (demolished in 1959) began to transform from railroad to other industrial and warehouse uses.

Cal Poly went through several reorganizations during this period, until 1940 when the school was granted collegiate status by the California State Board of Education and began to offer Bachelor of Science degrees in agriculture and engineering. During World War II, the campus played a part in the war effort by serving as the site of a Naval Flight Preparatory School, which graduated more than 3,600 cadets. By 1945, civilian enrollment had skyrocketed from eighty to just over 800 students, primarily returning veterans studying under the G.I. Bill. Just four years later, enrollment had increased to over 2,900 students.



There are several military establishments near San Luis Obispo, the most significant of which is Camp San Luis Obispo (formerly Camp Merriam). The site now known as Camp San Luis Obispo was first established in 1927, when the state of California secured a 25-year lease for 2,000 acres of ranch land, known as the Jack Ranch, located along Highway 1. The lease marked the establishment of a formal training camp for the California National Guard, which had previously been forced to

conduct their summer training sessions on private ranches, in state parks, or in some cases, on land belonging to other federal military installations.

Construction began on Camp San Luis Obispo in 1928, and the first official encampment took place in 1929. That same year, the state exercised its power of eminent domain and purchased the camp lands it had been leasing up to that point. By 1932, the camp had grown to 5,800 acres and had been renamed Camp Merriam, after then-Lieutenant Governor Frank F. Merriam, who had campaigned vigorously for the establishment of the camp while serving as Speaker of the California State Assembly. The site proved ideal for military training purposes, as it was equidistant to both Los Angeles and San Francisco, adjacent to both major railroads and a major highway, and featured rugged terrain that allowed for the creation of realistic military training exercises. Many soldiers stationed at Camp Merriam (and, later, Camp San Luis Obispo) found the area so appealing that they returned to settle in the area following their release from active duty.

Activity at Camp Merriam increased sharply in the late 1930s as war broke out across Asia and Europe. To accommodate the increased training efforts, the camp was divided into an artillery camp and a separate, larger infantry camp. In 1940, in anticipation of further military engagement, the United States government exercised its preemptive right to lease Camp Merriam from the state of California, at which point the site was re-christened as Camp San Luis Obispo in honor of the nearby Mission San Luis Obispo de Tolosa.

In 1939, the San Luis Obispo County Regional Airport opened, with a single hangar and dirt runways. The airport was established by Earl Thomson, who leased land from the County. During World War II, the airport was run by the government as part of the war effort. In 1940 hard surface runways and lights were installed, and from 1940 to 1941 the airport served as a training ground for a federally sponsored Civilian Pilot Training Program for the armed services. The airport was returned to County control in 1946.



San Luis Obispo Airport, established in 1939. *Photo 1963; source: San Luis Obispo Tribune.*

In the 1940s, the pace of development increased dramatically in San Luis Obispo, in large part due to the expansion of Camp Merriam into Camp San Luis Obispo in 1940. Many former agricultural workers relocated from the San Joaquin Valley and other farming areas in search of employment at the camp and other military manufacturing sites along the coast, which offered federally guaranteed wages. Expansion efforts during this period were directed towards mitigating the strain placed on existing facilities and services by the sudden influx of residents, as there was still little new residential development. By 1940, most residential streets in San Luis Obispo were still unpaved and lacked street signs. By 1941, however, the city's first public bus system had been implemented, and a property tax increase had been approved to fund the construction of a United Service Organization (USO) center.⁷²

The United States' entrance into World War II effectively ended the Depression in California and boosted the regional economy. California received almost 12% of the government war contracts and produced 17% of all war supplies.⁷³ California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated.

During World War II, the camp was expanded to serve as a training base for multiple combat divisions deployed to both Europe and the Pacific, and much of the site's development took place during 1940-1941. The site was also expanded to over 15,000 acres and camp construction transitioned from the erection of temporary structures and tents to more permanent buildings. Extant structures from this period consist entirely of artillery camp facilities; there are no remaining extant infantry camp facilities. At its peak during World War II, Camp San Luis Obispo housed approximately 20,000 soldiers.

A second, off-post facility, the Baywood Park Training Camp, was also acquired during World War II. The Baywood Park Training Camp was located approximately thirteen miles northwest of the City of San Luis Obispo and consisted of about 8,800 acres used primarily as a maneuver area and as a site for bivouacs, or campsites. In 1946, the site was declared as excess by the government, and all of the Baywood Park lands were returned to their original owners in 1947.

Important people during this period in San Luis Obispo's history include several individuals who were instrumental in the expansion of military establishments in the area. Major General Richard E. Mittelstaedt, State Adjutant General; Major General Walter P. Story, Commanding General 40th Division; and State Senator Chris N. Jespersen were all influential in persuading the California State Legislature to establish Camp Merriam near San Luis Obispo. Frank F. Merriam had also lobbied

⁷² The USO building was constructed on the site of the Court School, which by that time was vacant and in disrepair. By 1944, there were 3,000 USO buildings strategically located throughout the world. After the war, the City of San Luis Obispo leased the property from the Federal government until acquiring title in 1957. Source: Patti Taylor and Suzette Lees, 75 SLO City Sites: An Informative Self-Guided Architectural Tour in Historic San Luis Obispo. San Luis Obispo, CA: Graphic Communication Institute at Cal Poly, California Polytechnic State University, 2010.

⁷³ California Military History Online, website (http://www.militarymuseum.org/HistoryWWII.html).

vigorously for the camp while serving as Speaker of the California State Assembly, and the camp was named in his honor.

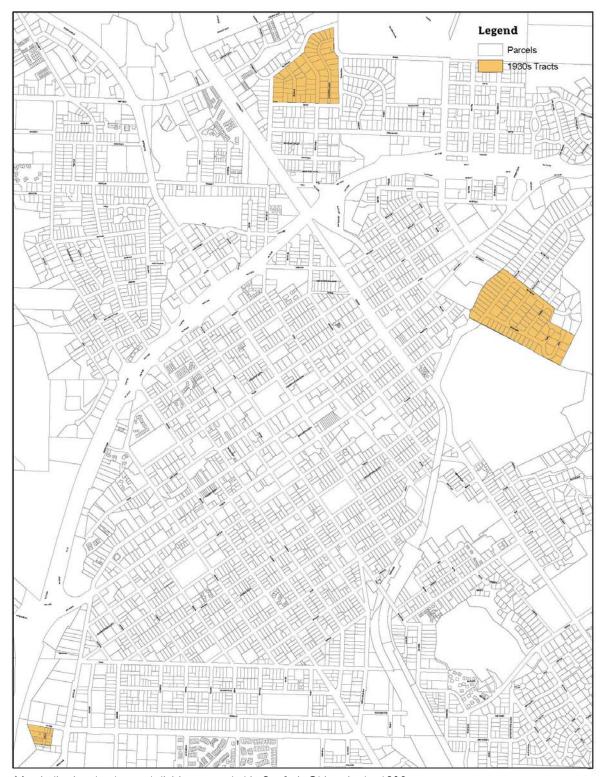
Julian A. McPhee was instrumental in the growth of Cal Poly San Luis Obispo during this period. McPhee was the school's longest-serving president, holding the position from 1933 to 1966. He used his influence in the state's Board of Agriculture to prevent the struggling school from being closed by the state, and he played a key role in the reorganization of the school during the Depression. He served concurrently as both university president and as the head of the Bureau of Agricultural Education for the California State Department of Education. He continued to hold positions in California's educational bureaus throughout his time at Cal Poly, including serving as chief of California's War Food Training Program and later, as director of Vocational Education for the state.

THEME: RESIDENTIAL DEVELOPMENT 1930-1945

Most residential construction projects were halted during the Great Depression and many residents faced layoffs and foreclosures. Land use was focused on re-purposing existing properties in more useful ways, such as utilizing vacant lots and yards to create gardens and raise rabbits and chickens. When residential development did occur, it was on an individual basis rather than on the massive scale seen in the post-World War II era. Through most of the 1930s, the average contractor in California built no more than four homes per year. In San Luis Obispo, there were no annexations and only three subdivisions during the 1930s: the Nippon tract, recorded in 1931; the California Park tract, recorded in 1938; and the Escuela Alta tract, recorded in 1939. All told, less than 200 additional residential lots were created during the entire decade.

Residences from this period range from small, one-story minimal houses, to one- and two-story residences designed in popular architectural styles. Residential architecture from this period in San Luis Obispo includes American Colonial Revival, Mediterranean Revival, Spanish Colonial Revival, and Tudor Revival.

⁷⁴ California Department of Transportation, Tract Housing in California, 1945-1973: A Context for National Register Evaluation, 2011, 4.



Map indicating the three subdivisions recorded in San Luis Obispo in the 1930s. Source: San Luis Obispo GIS data.

Residential Development 1930-1945: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type:

Single-family Residence; Multi-family Residence; Historic District

A residential property from this period may be significant:

- As an excellent example of 1930s residential development in San Luis Obispo Criterion A/1/B.2 (Event).
- As a rare example of a multi-family residential development or a particular multi-family residential property type from the period Criterion A/1/B.2 (Event); C/3/A.1,A.2 (Design/Construction).
- For its association with a significant person in San Luis Obispo's history Criterion B/2/B.1 (Person).
- As an excellent or rare local example of particular architectural style associated with the period Criterion C/3/A.1,A.2 (Design/Construction).
- A collection of residences from this period that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Residential Development 1930-1945 theme. There was minimal residential development during this period; therefore there are likely relatively few eligible properties related to this theme.

Residential properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.

A residential property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Residential properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display the significant character-defining features of the property type or architectural style; and
- retain the essential aspects of integrity.

Extant Examples



822 Murray Street, 1930. *Photo 2013; source Historic Resources Group.*



752 Mission Street, 1931. *Photo 2013; source Historic Resources Group.*

THEME: COMMERCIAL DEVELOPMENT 1930-1945

There was little new commercial development in the years leading up to and during World War II. A notable exception is the Fremont Theater, designed by nationally-prominent architect S. Charles Lee and located in downtown San Luis Obispo. The Fremont Theater also retains its original neon sign. San Luis Obispo retains a small collection of neon signs dating to the 1940s through the post-World War II era. Architectural styles from this period include Mediterranean Revival, Spanish Colonial Revival, Streamline Moderne, and Art Deco. Architects whose work is represented in San Luis Obispo during this period include S. Charles Lee, Walker & Eisen, and Julia Morgan.

Commercial Development 1930-1945: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Commercial building; one- and two-story commercial block; theaters; low-rise storefront buildings A commercial property from this period may be significant:

- As an intact example of 1930s commercial development Criterion A/1/B.2 (Event).
- For its association with a significant person in San Luis Obispo's history Criterion B/2/B.1 (Person).
- As a good or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer C/3/A.1,A.2,A.3 (Design/Construction).
- Historic signs may also be eligible under this theme, as excellent or rare examples of commercial neon signs – C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Commercial Development 1930-1945 theme.

- Commercial properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, setting, feeling, and association.
- A commercial property significant under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Commercial properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display the significant character-defining features of the architectural style or property type; and
- retain the essential aspects of integrity.

Extant Examples



Doton Building, 777 Higuera Street, 1931. *Photo 2013; source Historic Resources Group.*



Fremont Theater, 1035 Monterey Road, 1942. *Photo 2013; source City of San Luis Obispo.*

THEME: DEPRESSION-ERA CIVIC & INSTITUTIONAL DEVELOPMENT



San Luis Obispo County Courthouse, 976 Osos Street, 1941. *Photo date unknown; source: courthousehistory.com*

Civic and institutional development in San Luis Obispo continued in the 1930s, some of which was the result of New Deal programs and funding. Properties significant under this theme may also be significant examples of a particular architectural style. Architectural styles associated with this period include Art Deco, Streamline Moderne, PWA Moderne, and period revival styles including Mediterranean Revival, Spanish Colonial Revival, and Tudor Revival. Architects whose work is represented in San Luis Obispo during this period include S. Charles Lee, Walker & Eisen, and Julia Morgan.

Depression-Era Civic & Institutional Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Civic and institutional property types include city halls, post offices, fire stations, auditoriums, and office buildings for public agencies. Infrastructural improvements and other civic amenities may also be eligible under this theme, as roadways, bridges, and other improvements were funded by the WPA and the PWA during this period. This theme also encompasses military-related properties constructed during this period, including the USO Building. Non-governmental institutional buildings include churches, meeting halls, and buildings associated with social organizations.

A civic or institutional property from this period may be significant:

- For its direct association with New Deal funding programs Criterion A/1/B.2 (Event).
- For its association with the military establishments in the area Criterion A/1/B.2 (Event).
- For its association with an important religious, social, cultural, or civic institution Criterion A/1/B.2 (Event).
- As an excellent or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer – Criterion C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the New Deal-era Civic & Institutional Development theme.

- Civic and institutional properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Civic and institutional properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display most of the significant character-defining features of the style; and
- retain the essential aspects of integrity.

Extant Examples



Sunny Acres, 1931. *Photo c. 2003; source San Luis Obispo Tribune.*



Monday Club, 1815 Monterey Street, 1933-1934. *Photo 2013; source Historic Resources Group.*



San Luis Obispo County House, 976 Osos Street, 1936-1941. *Photo 2013; source Historic Resources Group.*

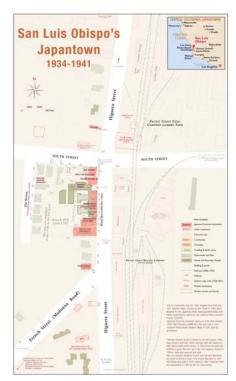


Fire Station, 750 Pismo Street, 1941. *Photo 2013; source Historic Resources Group.*



San Luis Obispo High School Gymnasium, 1499 San Luis Drive, 1936. *Photo 2013; source City of San Luis Obispo.*

THEME: ETHNIC COMMUNITIES 1930-1945



Map of San Luis Obispo's Japantown, 1934-1941, japantownatlas.com.

Most of the historic ethnic communities in San Luis Obispo were established during earlier periods of development. In the 1920s and 1930s, growth related specifically to local ethnic enclaves was primarily focused in the Japanese community, which continued to grow until the outset of World War II. In 1931, officers of the Guarantee Building and Loan Association created a small subdivision known as the Nippon Tract around what is now known as Brook Street. From 1934 to 1942, Brook Street was known as Eto Street, after the Eto family, who, along with the Tsutsumi Eto75 family, helped develop San Luis Obispo's Japantown.76 Japantown was located along Higuera Street, between South and French Streets. Businesses along Higuera Street were Japanese-owned and operated until 1942, when all people of Japanese descent in California were sent to relocation camps.77 Businesses in Japantown included two hotels, a barber shop, a soda bottling company, two groceries, and a fish and meat market.78 Other former sites associated with the Japanese population in San Luis Obispo include

⁷⁵ Following Pearl Harbor, the Tsutsumi family was compelled to sell their property to a local realtor, Mr. Evans. The "Evans Building" remained standing until the 1980s when it was torn down.

⁷⁶ Margaret Lovell, "Historical Resources Survey II: Completion Report," City of San Luis Obispo, January 1992. (12)

⁷⁷ Japantown was later settled by African-Americans, and there are two African-American churches in this neighborhood.

^{78 &}quot;Japantown Atlas - Central California - San Luis Obispo," website: http://japantownatlas.com/map-sanluis.html. Accessed May 2013.

the Buddhist Temple and Japanese School, which occupied ten acres near the Madonna Inn from the 1920s to 1960.79

Properties associated with San Luis Obispo's ethnic communities are rare. Remaining extant examples have largely already been identified as potential historic resources on the City's Master List or Contributing List, including eleven properties that were identified in 2008 for their historic association with the local Italian community. Properties significant under the Ethnic Communities theme may also be associated with other identified development themes.

⁷⁹ The temple was demolished in 1960 to make way for a new freeway interchange.

Ethnic Communities 1930-1945: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Single-family Residence; Multi-family Residence; Commercial Building; Historic District

A property associated with one of San Luis Obispo's important ethnic groups may be significant:

- As a recognizable remnant of a historic ethnic neighborhood Criterion A/1/B.2 (Event).
- As the gathering place of an important ethnic social or religious institution Criterion A/1/B.2 (Event).
- For its association with a person or event important to the history of a particular ethnic group Criterion B/2/B.1 (Person).
- As a good or rare example of a particular building type associated with an important ethnic group

 Criterion C/3/A.1,A.2 (Design/Construction).
- A collection of properties associated with a specific ethnic group that are linked geographically may be eligible as a historic district.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Ethnic Communities theme. Properties associated with important ethnic groups in San Luis Obispo's history are rare, and therefore a greater degree of alteration may be acceptable.

- Properties that are eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, feeling, and association.
- Properties that are eligible under Criterion B/2/B.1 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
- Properties significant under Criterion C/3/A.1,A.2 (Design/Construction) should retain integrity of location, materials, workmanship, and feeling.

Eligibility Standards

- date from the period of significance;
- display most of the character-defining features; and
- retain the essential aspects of integrity.

CONTEXT: MID-20TH CENTURY GROWTH (1945-1970)

In the immediate post-World War II period, California experienced unprecedented growth, as many people who came west to participate in the war effort, including former military personnel, decided to settle permanently. San Luis Obispo's growth during this period was further influenced by the opening of the California Men's Colony correctional facility and the transition of Cal Poly to a co-educational institution.

Between 1940 and 1950, California's population increased by fifty-three per cent, which was partially accounted for by the 850,000 veterans who took up residence after the War.⁵⁰ The population of San Luis Obispo grew over 59%, from 8,881 in 1940 to 14,180 in 1950.⁵¹ Two new subdivisions were recorded in San Luis Obispo in the 1940s: the Mira Monte subdivision with 83 parcels in 1946, and the Hagen subdivision with 38 parcels in 1949.

Camp San Luis Obispo was returned to the state of California in 1946. For the next several years, the camp served as the primary training site for the 40th and 49th Infantry divisions of the California National Guard. However, when war the Korean War broke out in 1950, the site was reactivated by the federal government and the Signal Corps training center was established. The camp was maintained in "inactive" status by the United States government following the Korean War until 1965, when it was returned to the California National Guard and developed in part as an academic complex for the Guard's California Military Academy. In 1972, a portion of the camp land was deeded to the county under President Nixon's "Legacy of Parks" program and now serves as El Chorro Regional Park. Today, Camp San Luis Obispo continues to host large-scale military exercises, as well as provide operational, training, and logistical support to a variety of civilian and military agencies.⁸²

Many of the area's wartime visitors became permanent residents in the ensuing decade. Soldiers who had been stationed at Camp San Luis Obispo opted to return with their families and settle in the area following their release from active duty. The G.I. Bill and the proximity of Cal Poly also provided an attractive incentive to veterans thinking of relocating to the area. As a result, development in San Luis Obispo in the 1950s was largely in response to this sudden and substantial need for single-family housing.

⁸⁰ Kevin Starr, Embattled Dreams: California in War and Peace, 1940-1950. New York: Oxford University Press, 2002, 193-194.

⁸¹ United States Census Data.

^{82 &}quot;Historic California Posts: Camp San Luis Obispo, including Camp Merriam and Baywood Park Training Area," The California State Military Museum, http://www.militarymuseum.org/CSLO%20History.html. Accessed April 2013.



Cal Poly San Luis Obispo Campus, 1960s. View of Dexter Lawn facing west towards Bishop's Peak. Source: Cal Poly San Luis Obispo Master Plan, 1962.

The years following World War II marked perhaps the most significant period in the development of Cal Poly's curriculum and campus planning. To accommodate the vast increase in student enrollment, the school instituted new and expanded academic programs and developed the first formal campus plan, designed by the architectural firm of Allison & Rible in 1949. As enrollment continued to increase in the postwar period, a second master plan was completed in 1962 to accommodate additional growth. One of the new academic programs introduced in the postwar era was the School of Architecture, which was established in 1968. Two years later the program was expanded and reorganized as the School of Architecture and Environmental Design, and in 1977 the program moved into the newly-constructed Architecture Building.

George Hasslein served as dean of the School of Architecture and Environmental Design from its inception in 1968, until he returned to teaching in 1983.83 Hasslein was a native of Los Angeles, and received his architectural training at the University of Southern California. He worked for several prominent Southern California firms, including Sumner Hunt, Welton Becket and Associates, and Kistner, Curtis and Wright, before joining the faculty at Cal Poly in 1950. Hasslein was instrumental in promoting modern principles of design, and Cal Poly championed a more progressive approach to architecture, rejecting the long-held Beaux Arts principles of architectural method. Students received instruction in architecture, architectural engineering, city and regional planning, construction

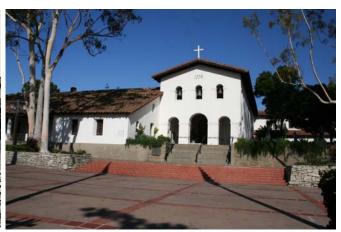
^{83 &}quot;Obituary: George Hasslein, 83; Dean of Cal Poly San Luis Obispo School of Architecture," Los Angeles Times, September 8, 2001.

management, and landscape architecture. Graduates of the program, including noted architect Homer Delawie, went on to design significant modern structures throughout California.

Significant civic improvements were undertaken during this era, most notably in downtown and the Mission Plaza. As early as the 1940s, residents of San Luis Obispo were expressing concern over the dilapidated appearance of the historic mission landscape as well as the layout of some of the city's early streets. The demolition of the Mission Garage at the corner of Monterey and Chorro Streets improved safety conditions downtown and restored the area's early vistas, which spurred further beautification efforts. The Mission Garden Association was formed in 1961 and played a key role in the development of the plan for Mission Plaza throughout the 1960s. Landscape architect Robert B. Taylor was hired in 1968 to design the Mission Plaza, which closed the area surrounding the mission to vehicular traffic, restored and beautified the creek, and created a landscaped public park.



Mission Plaza during construction, 1970. Source: Cal Poly San Luis Obispo, Special Collections.



Detail of Mission Plaza in 2012. Source: Historic Resources Group.

THEME: MID-20TH CENTURY RESIDENTIAL DEVELOPMENT

There was a great deal of residential development in San Luis Obispo from the 1940s to the 1960s. Development from this period included some infill construction in previously-established neighborhoods, along with new residential subdivisions. The presence of nearby military installations, overall post-World War II growth throughout California, and the continued influence of the California Polytechnic Institute (by this time known as the California Polytechnic State University) all played a role in the City's post-World War II residential development. The growth of Cal Poly during this period resulted in custom houses designed for professors (many of whom lived in Monterey Heights), along with the proliferation of work by graduates of the architecture program.

The National Housing Act of 1934 created the Federal Housing Administration (FHA), which was meant to reignite the construction of single family homes by establishing mortgage terms that were conducive to the average American family and would regulate the interest rates and terms that had ballooned in the aftermath of the stock market crash. During the 1940s, FHA programs also helped finance military housing and homes needed for returning veterans. While the FHA rose to prominence because of these financial incentives, it also influenced how homes and neighborhoods were designed. In particular, FHA guidelines promoted a 624-square-foot dwelling type termed the basic plan or minimum house: "In the design of small, low-priced houses, the principles of efficiency, economic use of materials, and proper equipment, which are important in any class of dwellings, become paramount."⁸⁴

As early as 1936, the FHA embraced the principles of modern community planning, advocating for well-designed comprehensive communities at the neighborhood scale. This development model would become the standard approach for the rapid development of the suburbs after the War. The FHA published a series of informational pamphlets to help spread these ideas and to inform land developers and speculative builders of the economic advantages of good planning in the creation and maintenance of real estate values. These pamphlets also outlined concepts of proper street patterns, planning for parks, playgrounds, and commercial areas, and recommending a buffer zone of multifamily dwellings and commercial buildings between major arterials and minor interior streets."85

In 1944, the Servicemen's Readjustment Act (more commonly known as the G.I. Bill) helped military families attain the dream of home ownership. The G.I. Bill allowed veterans to purchase a home with no down payment using the FHA mortgage guarantee program. With the FHA's low down payment requirements and attractive loan terms, for many returning G.I.s and other middle-class workers, owning a home became as affordable as renting an apartment.⁸⁶

Constructing single-family residences in the numbers required by the population boom also necessitated developing large parcels of land, and this led to an increase in both the size and number

⁸⁴ As quoted in Hise, Greg. Magnetic Los Angeles. Baltimore and London: The Johns Hopkins University Press, 1997, 68.

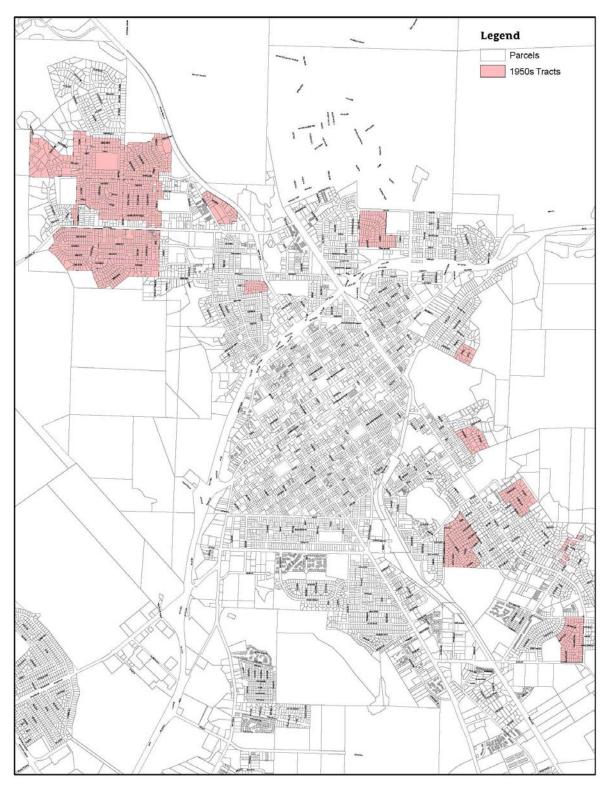
⁸⁵ Hise, Magnetic Los Angeles, 34.

⁸⁶ California Department of Transportation, 17.

of subdivisions and annexations recorded in San Luis Obispo in the 1950s; over half of the fifty-four subdivisions recorded between 1935 and 1965 were established between 1950 and 1959.87 While annexations extended the city boundary further south along Broad and Higuera Streets, tract development typically remained relatively close to the city's center and usually tended to be clustered together. Subdivisions were frequently recorded adjacent to each other as larger residential areas developed. There were three tracts subdivided in the 1950s with over one hundred parcels each: the McMillan No. 9 subdivision with 123 parcels, recorded in 1950; the Park View Homes No. 1 subdivision with 139 parcels, recorded in 1952; and the McMillan Manor No. 18 subdivision with 144 parcels, also recorded in 1952.

Despite the focus on mass housing throughout the 1950s, there were also neighborhoods developed with custom-designed residences. These were usually concentrated away from the city center, located at higher elevations than typical residential subdivisions, and featured greater architectural variety. In San Luis Obispo, the McAllen Heights and Piedmont Estates subdivisions (recorded in 1957 and 1958 respectively) exemplify this trend, with a number of custom homes situated in the low hills lining the eastern boundary of the city. Tract development during this period can be found in the Terrace Hill neighborhood, which includes a cohesive collection of one-story Mid-century Modern houses along Greta Place.

⁸⁷ Information in this section related specifically to post-World War II subdivisions is drawn from Allison Dean Zike, "Mid-Twentieth Century Residential Development in San Luis Obispo," A Thesis presented to the Faculty of California Polytechnic State University, San Luis Obispo, June 2012.



Map indicating subdivisions recorded in San Luis Obispo in the 1950s. Source: San Luis Obispo GIS data.

In the 1960s, the city continued to subdivide and annex land, usually on a much larger geographic scale than in previous periods. An additional 2.95 square miles was annexed in the 1960s, establishing the San Luis Obispo City boundary recognized today.88 There were also new subdivisions recorded in the 1960s, with development focused on the tracts south of Southwood Street and the Laguna Lake area. The Lakewood subdivision, recorded in 1960, was the largest of the 1960s subdivisions with 196 residential lots.

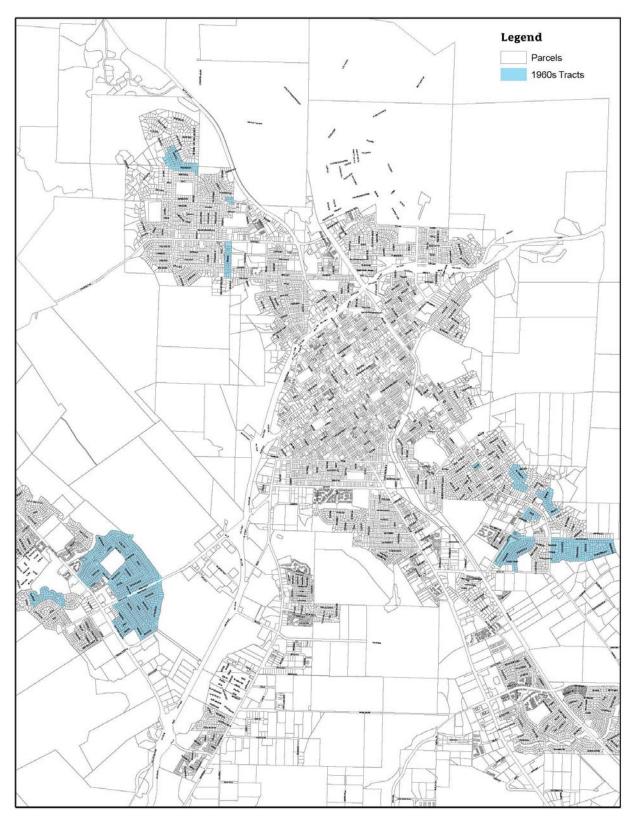
These postwar subdivisions typically reflect modern community planning principles that grew out of the Progressive Era. These principles were best articulated in 1929 by Clarence Perry's neighborhood unit theory, which proposed a self-contained residential development bounded by major arterial streets to accommodate through traffic, while curvilinear internal streets offered residential access only. The typical postwar subdivision is immediately distinguishable from older city neighborhoods by the street layout, which typically included curvilinear street patterns and culs-de-sac. Nearly all of the tracts developed between 1935 and 1965 in San Luis Obispo, particularly in those areas developed outside the original city boundaries, feature curved streets with elongated blocks and fewer intersections.

Architectural styles associated with this period include Mid-century Modern, Ranch, and Minimal Traditional. Architects who are represented in San Luis Obispo during this period include Frank Lloyd Wright and Craig Ellwood, along with local architects Mackey Deasy, Homer Delawie, George Hasslein, Warren Leopold, Paul Neel, and Piercy K. Reibsamen.⁸⁹ Notable local builders include Stan Bell, Leonard Blazer, Roger Brown, Alex Madonna, Patrick Smith, Arnold Volney, and Jack Westerman.⁹⁰

⁸⁸ The City boundary may continue to change as additional land is annexed.

⁸⁹ There are reportedly two works by Richard Neutra in San Luis Obispo. The first is now part of the Ludwick Center on Santa Rosa and Mill Streets, and it has been substantially altered. The second is on the campus of Cal Poly San Luis Obispo.

⁹⁰ Local builders played a significant role in the development of San Luis Obispo in the post-World War II era, developing both custom homes and housing tracts. Stan Bell in Laguna Shores, Leonard Blazer in Cuesta Highlands, Roger Brown with custom homes primarily in the Johnson Heights area, and Patrick Smith, Jack Westerman, and Arnold Volney with custom homes in various areas throughout the City including Ferrini Heights.



Map indicating subdivisions recorded in San Luis Obispo from 1960-1965. Source: San Luis Obispo GIS data.

Mid-20th Century Residential Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Types

Single-family Residence; Multi-family Residence; Historic District

In general, tract houses are not individually significant, but a geographically-linked collection may be eligible as a historic district. A post-World War II residential historic district may be eligible:

• For playing an important role in the post-war suburbanization of San Luis Obispo; or for collectively representing postwar planning and design principles – Criterion A/1/B.2 (Event).

An individual residential property from this period may be significant:

- For its association with Cal Poly San Luis Obispo, and in particular for being a custom-designed house influenced by a Cal Poly professor Criterion A/1/B.2 (Event) and Criterion C/3/A.1,A.2,A.3 (Design/Construction).
- As an excellent example of a particular architectural style; or as the work of noted architect Criterion C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mid-20th Century Residential Development theme.

- Historic Districts eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, setting, materials, and feeling. Some alterations to individual buildings, such as replacement windows in original openings, replacement of roof materials, and replacement garage doors may be acceptable as long as the district as a whole continues to convey its significance. The district overall should convey a strong sense of time and place.
- Individual residential properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a historic district must:

- retain a majority of the contributors date from the period of significance;
- reflect post-World War II planning and design principles;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of integrity.

To be eligible, an individual property must:

- date from the period of significance;
- display most of the significant character-defining features of the style or property type; and
- retain the essential aspects of integrity.

Extant Examples



1944 Corralitos, 1950. *Photo 2013; source Historic Resources Group.*



2554 Greta Place, 1951. *Photo 2013; source Historic Resources Group.*

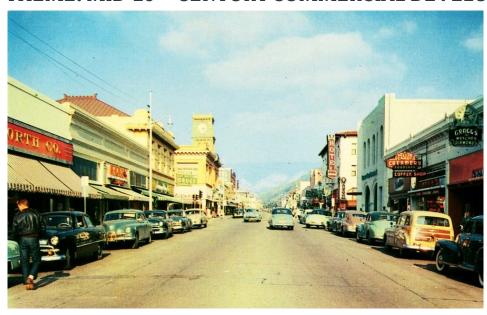


314 San Miguel Avenue, c.1960. *Photo 2013; source Historic Resources Group.*



Ken Schwartz House, 201 Buena Vista Avenue, 1964. *Photo 2013; source Historic Resources Group.*

THEME: MID-20TH CENTURY COMMERCIAL DEVELOPMENT



Downtown San Luis Obispo, c. 1950s. Source: Hemmings Daily.

In 1958, the U. S. Highway 101 was completed, which became a major thoroughfare for automobile tourism in the area. San Luis Obispo's location near California's Central Coast and at the mid-point between San Francisco and Los Angeles continued to make it an attractive destination for automobile tourism. The first roadside motel was established in San Luis Obispo in 1925; additional motels were developed that were easily accessible from the freeway in the 1950s and 1960s. The most prominent example is the Madonna Inn, developed by local construction magnate and entrepreneur, Alex Madonna. Madonna opened the Madonna Inn in 1961 and ran the hotel until his death in 2004; the inn is still owned and operated by the Madonna family today. The Madonna Inn exemplifies the eyecatching designs and prominent signage that characterized roadside motel design of the 1950s and 1960s.



Madonna Inn Sign, 1969. *Photo* 2013; source Historic Resources Group.



Sunset Drive-In, 225 Elks Lane, 1950. *Photo 2013; source Historic Resources Group.*

In 1950, the Sunset Drive-In opened in San Luis Obispo. The first drive-in theater opened in New Jersey in 1933. The drive-in reached the height of its popularity in the 1950s and 1960s, as over 4,000 outdoor theaters were opened across the country, accounting for 25% of the nation's movie screens. By the late 1980s, more than three-quarters of the country's drive-ins closed as multiplexes proliferated. As of January 2013, drive-ins only accounted for 1.5% of the nation's theaters. In California, fewer than twenty of the state's more than two hundred theaters remain. Of those that are extant, many have been substantially altered or no longer operate as theaters. The Sunset Drive-In still operates as a drive-in theater today, representing a rare remaining example in California.



Kundert Medical Building, 1106 Pacific, 1956. *Photo 2013; source Historic Resources Group.*

Many existing commercial buildings in the original downtown core were modified with contemporary storefronts during this period. New commercial development during this period included a small number of low-density commercial retail and office buildings located outside of the historic core. Many of these low-density office buildings were developed for use as medical offices and health services. The most prominent of these is the Kundert Medical Building, which was designed by Frank Lloyd Wright and completed in 1956. During the 1950s, San Luis Obispo saw its share of suburban sprawl within geographically defined borders, and the first mall was built just a few miles from downtown. In the 1970s, another mall was added. But unlike in other communities in California, the two shopping centers proved to be little competition for downtown San Luis Obispo as the major commercial center.

During the postwar economic boom, several San Luis Obispo families established long-running enterprises. In 1947, brothers William and Pino Cattaneo founded the Cattaneo Brothers sausage company, and William Cattaneo's wife, Mary (Piantanida) Cattaneo, worked as the company's bookkeeper. Paul Piantanida built an auto repair shop, Paul's Garage, in 1948 which now serves as the San Luis Obispo Children's Museum. Today, Cattaneo Brothers is run by descendants of the Piantanida and Cattaneo families.

Architectural styles associated with this period include Mid-century Modern. Architects who are represented in San Luis Obispo during this period include Frank Lloyd Wright and Craig Ellwood, along with local architects Mackey Deasy, Homer Delawie, George Hasslein, Warren Leopold, Paul Neel, and Piercy K. Notable local builders include Stan Bell, Leonard Blazer, Roger Brown, Alex Madonna, Patrick Smith, Arnold Volney, and Jack Westerman.

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Mid-20th Century Commercial Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Mid-20th century commercial development typically includes retail storefronts, service stations, motels, banks, grocery stores, drive-ins, coffee shops, bowling alleys, car washes, department stores, theaters, retail strips, and office buildings. San Luis Obispo has a collection of low-density commercial/professional buildings that housed medical clinics and related services.

A post-World War II commercial building may be eligible:

- For its role in post-World War II commercial development Criterion A/1/B.2 (Event).
- As an excellent or rare example of a particular architectural style associated with the period, and/or the work of a significant architect or designer – C/3/A.1,A.2,A.3 (Design/Construction).
- As an excellent example of a post-World War II commercial property type C/3/A.1,A.2 (Design/Construction).
- Historic signs may also be eligible under this theme, as excellent or rare examples of commercial neon signs C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mid-20th Century Commercial Development theme.

- Commercial properties from this period eligible under Criteria A/1/B.2 (Event) should retain integrity of location, design, materials, feeling, and association.
- Commercial properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, an individual property must:

- date from the period of significance;
- display most of the significant character-defining features of the style or property type; and
- retain the essential aspects of integrity.

Extant Examples



Madonna Inn, 1961-1969. 100 Madonna Road, 1961-1969. *Photo 2013; source Historic Resources Group.*



Office Building, 84 Santa Rosa Street, 1967. *Photo 2013; source Historic Resources Group.*



Kundert Medical Building, 1106 Pacific, 1956. *Photo 2013; source Historic Resources Group.*

THEME: MID-20TH CENTURY CIVIC AND INSTITUTIONAL DEVELOPMENT

The population growth in the post-World War II era resulted in increased demand for civic and institutional buildings, including schools and a new city hall. The California Polytechnic Institute (now California Polytechnic State University) expanded during this period, as returning veterans enrolled in great numbers under the G.I. Bill. One of the most significant buildings on the Cal Poly campus from this period is the "Weekend House." The Weekend House was originally designed by Craig Ellwood in 1964; it was constructed by Cal Poly students in 1967-1968 as part of a class led by Ellwood, who was serving as a visiting professor.

Mid-20th Century Civic & Institutional Development: Associated Property Types, Integrity Considerations & Eligibility Standards

Property Type

Civic and institutional property types include schools, libraries, post offices, and fire and police stations. Non-governmental institutional buildings include churches and meeting halls.

A civic or institutional building from this period may be significant:

- For its role in post-World War II civic or institutional development Criterion A/1/B.2 (Event).
- As an excellent example of a post-World War II property type C/3/A.1,A.2 (Design/Construction).
- As an excellent example of a particular architectural style; or as the work of noted architect Criterion C/3/A.1,A.2,A.3 (Design/Construction).

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the Mid-20th Century Civic & Institutional Development theme.

Individual properties significant under Criterion A/1/B.2 (Events) should retain integrity of location, design, materials, feeling, and association.

Individual properties significant under Criterion C/3/A.1,A.2,A.3 (Design/Construction) should retain integrity of location, design, setting, materials, workmanship, and feeling.

Eligibility Standards

To be eligible, a property must:

- date from the period of significance;
- display most of the significant character-defining features of the style or property type; and
- retain the essential aspects of integrity.

Extant Examples



San Luis Obispo City Hall, 990 Palm Street, 1951. Photo 2013; source City of San Luis Obispo.



George Hasslein, Mount Carmel Lutheran Church, 1701 Fredericks Street, 1958. *Contemporary photograph; source unknown.*



Craig Ellwood, "Weekend House," Cal Poly San Luis Obispo, 1964. *Date of photo unknown; source architecturefarm.wordpress.com.*

ARCHITECTURAL CHARACTER INTRODUCTION

This section describes the predominant construction methods and historic architectural styles represented in San Luis Obispo. This section can be used to supplement or expand the City's existing Guide to Historic Architectural Styles in San Luis Obispo.⁹¹ The information below briefly describes the origin of each style, provides a list of character-defining features, and includes extant local examples.⁹² A property that is eligible for designation as a good example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance. For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to the City of San Luis Obispo Design Guidelines,⁹³ and the Historic Preservation Program Guidelines,⁹⁴

The diverse architectural character of San Luis Obispo reflects changes in popular tastes over time. These include Victorian-era styles of the late 19th-century (Italianate, Gothic Revival, Stick/Eastlake, Queen Anne); the Craftsman style, a distinctly regional style that enjoyed widespread popularity in the first two decades of the 20th century; Period Revival styles of the 1920s and 1930s which made explicit references to their European predecessors (Mission Revival, Spanish Colonial Revival, Renaissance Revival, Tudor Revival, Colonial Revival, Classical Revival); and the Modern styles of the late 1930s through the 1950s (Streamline Moderne, Minimal Traditional, Mid-Century Modern, Ranch).

While some buildings are representations of a particular architectural style, others are vernacular in their design. Vernacular buildings may display certain characteristics of popular styles of the period, but are generally less elaborated than their high-style counterparts.

⁹¹ City of San Luis Obispo, Historic Resources Survey Program, "Guide to Historic Architectural Styles in San Luis Obispo," October, 1982.

⁹² All photographs in the "Architectural Character" section were taken 2012-2013.

⁹³ City of San Luis Obispo, "Community Design Guidelines," June 2010.

⁹⁴ City of San Luis Obispo, "Historic Preservation Program Guidelines," November 2010.

ADOBE CONSTRUCTION

From the 1820s to the mid-1800s, adobe construction was the primary building type in San Luis Obispo. Early adobe buildings were typically small, single-story structures, with thick adobe walls, low sloping tile roofs, and wood detailing. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from clay, sand, and straw and covered with whitewash. 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 the openings. There are examples with second story additions that are referred to as Monterey Style adobes. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.

The majority of the extant adobes in and around San Luis Obispo were built in the second half of the 19th century. Following California's annexation to the United States in 1850, there was a migration of settlers from the east. During this period many adobe structures were destroyed to make way for new development. Many were altered during this period, with the addition of wood siding, composition roofing, and exterior finishes that may have 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.

- Rectangular plan
- Thick masonry walls of adobe brick
- Simple, unadorned exteriors (often with stucco cladding)
- Few, small window openings
- Simple arrangement of interior spaces



Murray Adobe, 747 Monterey Street, 1850. Source: City of San Luis Obispo.



Butron Adobe, 466 Dana Street, 1860. Source: City of San Luis Obispo.

COMMERCIAL VERNACULAR

Although not an officially recognized style, "commercial vernacular" describes simple commercial structures with little decorative ornamentation, common in American cities and towns of the late 19th and early 20th centuries. They are typically brick in construction, with minimal decorative detailing.

- Simple square or rectangular form
- Flat roof with a flat or stepped parapet
- Brick exterior wall surfaces, with face brick on the primary facade
- First-story storefronts, typically with a continuous transom window above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses





1901 Broad Street. Source: Historic Resources Group.

1401 Osos Street. Source: Historic Resources Group.

GOTHIC REVIVAL (CARPENTER GOTHIC)

Like the Italianate style, Gothic Revival emerged in England as part of the Picturesque Movement. Often termed "Carpenter Gothic" in the United States, this style commonly was applied to both residences and churches. Buildings may be of wood or masonry construction, but wood-frame predominates in domestic examples.

- Asymmetrical façade
- Vertical emphasis
- Steeply-pitched roof, often with cross gables and overhanging eaves
- Often features a square or octagonal tower
- Typically with horizontal wood exterior cladding
- Tall narrow windows, commonly with pointed arches
- One-story entry or full-width porch, often supported by flattened Gothic arches
- Fanciful wood ornamentation, including decorative vergeboards



McManus House, 639 Pismo Street, 1901. Source: City of



Biddle House, 552 Pismo Street, 1889. Source: City of San Luis Obispo.



First Baptist Church, 1301 Osos Street, 1907. *Source: City of San Luis Obispo.*

STICK/EASTLAKE

The Stick style is an architectural link between the earlier Gothic Revival and later Queen Anne style, all of which are adapted from Medieval buildings traditions. The Stick style is defined primarily by its decorative detailing, where the wall surface itself is treated as a decorative element, frequently with visible stick work. The term "Eastlake" typically refers to the decorative ornamentation found on Victorian-era residences, such as those designed in the Stick style.

- Steeply-pitched gabled roof, usually with cross gables
- Decorative trusses at the gable apex
- Overhanging eaves with exposed rafters
- Wood exterior wall cladding with applied decorative stick work
- Entry or full-width porches with diagonal or curved braces
- May incorporate Eastlake detailing



Shipsey House, 1266 Mill Street, 1890. Source: Historic Resources Group.

QUEEN ANNE

The Queen Anne style was one of the most popular Victorian-era styles for residential buildings in California. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element.

- Asymmetrical façade
- Steeply-pitched roof of irregular shape, usually with a dominate front-facing gable
- Wooden exterior wall cladding with decorative patterned shingles
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bay windows
- Wood double-hung sash windows
- Towers topped by turrets, domes or cupolas
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards and pendants, as well as Eastlake details, such as spindle work



Crocker House, 793 Buchon Street, 1901-1902. *Source City of San Luis Obispo.*



Stanton House, 752 Buchon Street, 1903-1905. Source City of San Luis Obispo.

NEO-CLASSICAL COTTAGE

The term "Neo-Classical Cottage" is used to describe simple house forms or cottages with fewer decorative features than other styles from the period. While vernacular residences may display certain characteristics of recognizable styles, decorative detailing is typically confined to the porch or cornice line.

- Symmetrical façade
- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds
- Details may include cornice line brackets
- Porch support with turned spindles or square posts



1203 Pismo Street, c.1900. *Source: Historic Resources Group.*



1211 Pismo Street, 1908. Source: Historic Resources Group.

RESIDENTIAL VERNACULAR

The term "Residential Vernacular" is used to describe simple houses or cottages with little or no distinguishing decorative features. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles.

- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds



Fitzpatrick House, 670 Islay Street, 1880. Source: Historic Resources Group.



Foreman House, 1500 Eto Street, 1878. Source: City of San Luis Obispo.



Anderson House, 532 Dana Street, 1898. *Source: City of San Luis Obispo.*

MISSION REVIVAL

The Mission Revival style is indigenous to California. Drawing upon its own colonial past, Mission Revival was the Californian counterpart to the Colonial Revival of the Northeastern states. Never common beyond the Southwest, its regional popularity was spurred by its adoption by the Santa Fe and Southern Pacific Railways as the preferred style for train stations and resort hotels. Features of the California Missions were borrowed and freely adapted, often in combination with elements of other revival styles.

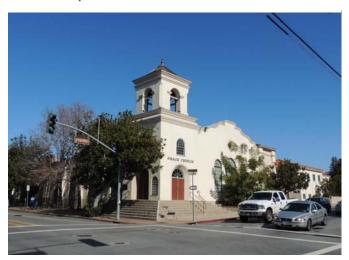
- Red clay tile roofs with overhanging eaves and open rafters
- Shaped parapets
- Stucco exterior wall cladding
- Arched window and door openings
- Details may include bell towers, quatrefoil openings or patterned tiles



Old Gas Works, 280 Pismo Street, 1902. Source: Historic Resources Group.



Milestone Motel, 2223 Monterey Street, 1925. Source: City of San Luis Obispo.



Grace Church, 1350 Osos Street. Source: Historic Resources Group.

CRAFTSMAN

Craftsman architecture in America grew out of the late-19th century English Arts and Crafts movement. It stressed simplicity of design, hand-craftsmanship, and the relationship to the climate and landscape. Craftsman architecture was widely published in architectural journals and pattern books, popularizing the style throughout the country. Affordable and easily constructed from local materials, the mostly one- or one-and-a-half-story homes were often referred to as "bungalows" and dominated middle-class residential design during the first quarter of the 20th century.

- Horizontal massing
- Low-pitched gabled roof
- Widely overhanging eaves with exposed rafters, beams, or braces
- Wood exterior wall cladding (shingle, shake, or clapboard)
- Projecting partial-, full-width or wrap-around front porch
- Heavy porch piers, often of river stone or masonry
- Wood-frame casement or double-hung sash windows, often grouped in multiples
- Widely-proportioned front doors, often with a beveled light
- Wide window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)



Burch House, 1333 Mill Street, 1915. Source: Historic Resources Group.



Residence, 863 Islay Street, c. 1915. *Source: Historic Resources Group.*



1339 Higuera Street. Source: City of San Luis Obispo.

TUDOR REVIVAL

The Tudor Revival style is loosely based on a variety of Medieval English building traditions. In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style's popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.

The Storybook cottage is a more whimsical version of Tudor Revival. Storybook residences typically feature roofs laid in irregular patterns and rolled eaves to suggest thatching, eyebrow arches over entries and dormers, and exterior walls with irregular plaster finish. The Storybook style was particularly popular in Hollywood where motion picture set designers sometimes moonlighted as architects.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow divided-light windows, casement or double-hung sash, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched openings
- Details may include stone or brick accents or faux quoining



Dunne House, 59 Benton Way, 1927. Source City of San Luis Obispo.



236 Broad Street. Source: City of San Luis Obispo.



752 Mission Street, 1931. Source: Historic Resources Group.



1167 Marsh Street, 1930. Source: Historic Resources Group.

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AMERICAN COLONIAL REVIVAL

The Colonial Revival style proliferated during the first half of the 20th century. This style incorporates traditions from the Georgian, Adam and early Classical Revival styles that were prevalent during the English colonial period. Dutch colonial influences were also incorporated, which often include a gambrel roof. Earlier examples were rarely accurate recreations but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details.

- Side gable or hipped roofs
- Wood exterior wall cladding, typically horizontal
- Accentuated front entry or portico, featuring decorative pediments supported by pilasters or slender columns
- Wood double-hung sash windows with multi-pane glazing
- Front doors flanked by sidelights with fanlights above
- Fixed wooden shutters



1318 Mill Street, 1906. Source: Historic Resources Group.



1727 Corralitos Avenue, c.1940. Source: Historic Resources Group



1624 Morro Street. *Source: Historic Resources Group.*

CLASSICAL REVIVAL

The Classical Revival style did not achieve the broad popularity of its closely-related Colonial Revival contemporary. The style is best identified by its symmetrical façade, which is typically dominated by a full-height porch with the roof supported by classical columns. Like the Renaissance Revival, this style was widely used for imposing civic buildings, institutional buildings, and banks.

- Symmetrical façade
- Front- or side-gabled roof
- Wood or masonry exterior wall cladding
- Full-height gabled or pedimented front porch
- Porch roof supported by slender fluted columns with Ionic or Corinthian capitals
- Wood double-hung sash windows with multi-pane glazing
- Details may include dentils, a wide frieze beneath the cornice, and roofline balustrades



Stover's Sanitarium, 1911. 1160 Marsh Street. *Source: Historic Resources Group.*



Masonic Temple, 1913. 856 Marsh Street. Source: Historic Resources Group.

ITALIANATE

The Italianate style began in England as part of the Picturesque Movement. As used in the United States, this style generally followed the informal model of the simple Italian farmhouse, but was adapted into an indigenous style. This style did not enjoy the widespread popularity of other Victorian-era styles, and relatively few Italianate buildings were built.

- Symmetrical façade
- Low pitched hipped or flat roof
- Widely overhanging eaves with large decorative brackets
- Tall narrow windows, commonly arched or curved above
- Elaborated window crowns
- One-story entry porch, often supported by square posts with beveled corners
- Centrally-placed square tower or cupola



Jack House, 536 Marsh Street, 1880. Source: Historic Resources Group.



Fitzgerald House, 794 Buchon Street, 1902. *Source: Historic Resources Group.*

RENAISSANCE REVIVAL

Renaissance Revival buildings were often fairly literal interpretations of the Italian originals, unlike the free interpretations of the preceding Italianate style. Its formal, symmetrical facades and Classical or Beaux Arts details including quoins, roofline balustrades, pedimented windows, molded cornices and belt courses were often used for imposing civic buildings, institutional buildings, and banks.

- Symmetrical facade
- Tiled low-pitched hip roof, sometimes flat roof
- Boxed eaves with decorative brackets
- Stucco or masonry exterior wall cladding
- Arched window and door openings on the first story
- Wood divided-light casement or double-hung sash windows in the upper stories
- Front entry accentuated with slender classical columns or pilasters



Johnson Building, 796 Higuera Street, 1903-1904. *Source: Historic Resources Group.*



Andrews Building, 998 Monterey Street, 1893-1906. Source: Historic Resources Group.



Sinsheimer Building, 849 Monterey Street, 1884. *Source: Historic Resources Group.*

SPANISH COLONIAL REVIVAL

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. The result was a pan-Mediterranean mélange of eclectic variations on Spanish Revival styles.

- Asymmetrical facade
- Red clay tile hip or side-gable roof, or flat roof with a tile-clad parapet
- Stucco exterior cladding, forming uninterrupted wall planes
- Wood-frame casement or double-hung windows, typically with divided lights
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or tile work



Mission College Prep Catholic High School, Palm & Broad Streets. Source: Historic Resources Group.



U.S. Post Office, 893 Marsh Street, 1925. Source: Historic Resources Group.



M.F. Avila House, 1443 Osos Street. *Source: Historic Resources Group.*



Division of Highways District 5 Office, 50 Higuera Street, 1931. *Source: City of San Luis Obispo.*

ART DECO

Art Deco was the first popular style in the United States that consciously rejected historical precedents. Most commonly used in public and commercial buildings, Art Deco was rarely used in domestic architecture. The highly decorative style employed stylized floral, figurative and geometric motifs s as decorative elements on the façade. Towers, piers and setbacks were employed to give the buildings a vertical emphasis.

- Smooth wall surfaces, usually of stucco
- Stylized decorative floral and figurative elements
- Geometric decorative motifs such as zigzags and chevrons
- Towers, piers and other vertical elements
- Setbacks as design elements



Doton Building, 1931. 777 Higuera Street. Source: Historic Resources Group.



Fremont Theatre, 1941. 1035 Monterey Street. *Source: Historic Resources Group.*

STREAMLINE MODERNE

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to PWA Moderne. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture.

- Horizontal massing
- Asymmetrical façade
- Flat roof with coping
- Smooth wall surfaces, typically clad in stucco
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Horizontal grooves or stringcourses
- Pipe railings along exterior staircases and balconies



1259 Palm Street. Source: Historic Resources Group.



1219 Monterey Street. Source: Historic Resources Group.

MINIMAL TRADITIONAL

The Minimal Traditional style is defined by simple exterior forms and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the World War II and postwar periods. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Modern construction methods addressed the builder's need to reduce costs and keep homes affordable to the middle class. Conventional detailing appealed to conservative home buyers and mortgage companies.

- One-story
- Simple rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing



Example of a Minimal Traditional House. *Source: Historic Resources Group.*

RANCH

The Ranch style enjoyed enormous popularity throughout the United States during the late 1950s and 1960s, becoming the predominant domestic style in Southern California's postwar suburbs. The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wooden exterior detailing - embodied the mid-century ideal of "California living."

- One-story configuration
- Sprawling plan, often with radiating wings
- Low, horizontal massing with wide street facade
- Low-pitched hip or gable roof with wide open eaves and wood shakes
- Wood lap or board-and-batten cladding, often with brick or stucco accents
- Large wood multi-light windows (picture, double-hung sash, diamond-pane)
- Wide recessed front porch with wood supports and balustrades
- Attached two-stall garage
- Details may include such as wooden shutters, attic vents in gable ends, hipped dovecote, extended gables, or scalloped barge boards
- Common sub-styles include California Ranch and Modern Ranch



1755 Tanglewood. Source: Historic Resources Group.



1749 San Luis Drive. Source: Historic Resources Group.

MID-CENTURY MODERN

Mid-century Modern is a term used to describe a post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes and buildings.

The Mid-century Modern building is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan.

Character-defining Features

- One or two-story configuration
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Exterior panels of wood, stucco, brick or stone
- Flush-mounted metal frame full-height and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs



2525 Augusta Street, 1951. Source: Historic Resources Group.



201 Buena Vista Street, 1964. *Source: Historic Resources Group.*

GOOGIE

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes.

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon



SLO Coast Diner (former Denny's), 1460 Calle Joaquin, c. 1960. Source: City of San Luis Obispo.

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APPENDIX A: EVALUATION CRITERIA NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.95 The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history. 96

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic districts. The National Park Service defines a historic district as "a significant

^{95 36}CFR60, Section 60.2.

^{96 36}CFR60, Section 60.3.

concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."97

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.98

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

- 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2. Associated with the lives of persons important to local, California or national history.
- 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.99

⁹⁷ National Register Bulletin 15. (5)

⁹⁸ California PRC, Section 5023.1(a).99 California PRC, Section 5023.1(d).

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1" of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.100

LOCAL DESIGNATION

In 2010, the City of San Luis Obispo adopted a Historic Preservation Ordinance that outlines the procedures and criteria for the inclusion of historic or cultural resources on the City's Master List or Contributing List of Historic Resources. ¹⁰¹ In order to be eligible for designation, the resource must exhibit a high level of historic integrity, be at least fifty (50) years old, ¹⁰² and satisfy at least one of the following criteria:

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

- 1. Style: Describes the form of a building, such as size, structural shape and details within that form (e.g. arrangement of windows and doors, ornamentation, etc.). Building style will be evaluated as a measure of:
 - a. The relative purity of a traditional style;
 - b. Rarity of existence at any time in the locale; and/or current rarity although the structure reflects a once popular style;
 - c. Traditional, vernacular and/or eclectic influences that represent a particular social milieu and period of the community; and/or the uniqueness of hybrid styles and how these styles are put together.

¹⁰⁰ California PRC, Section 5023.1(e).

¹⁰¹ City of San Luis Obispo, "Historic Preservation Ordinance, Section 14.01.070," December 7, 2010.

¹⁰² Properties less than 50 years old can be designated if it can be demonstrated that enough time has passed to understand the historical importance.

2. Design: Describes the architectural concept of a structure and the quality of artistic merit and craftsmanship of the individual parts. Reflects how well a particular style or combination of styles are expressed through compatibility and detailing of elements.

Also, suggests degree to which the designer (e.g., carpenter-builder) accurately interpreted and conveyed the style(s). Building design will be evaluated as a measure of:

- a. Notable attractiveness with aesthetic appeal because of its artistic merit, details and craftsmanship (even if not necessarily unique);
- b. An expression of interesting details and eclecticism among carpenter-builders, although the craftsmanship and artistic quality may not be superior.
- 3. Architect: Describes the professional (an individual or firm) directly responsible for the building design and plans of the structure. The architect will be evaluated as a reference to:
 - a. A notable architect (e.g., Wright, Morgan), including architects who made significant contributions to the state or region, or an architect whose work influenced development of the city, state or nation.
 - b. An architect who, in terms of craftsmanship, made significant contributions to San Luis Obispo (e.g., Abrahams who, according to local sources, designed the house at 810 Osos Frank Avila's father's home built between 1927 30).

B. Historic Criteria

- 1. History Person: Associated with the lives of persons important to local, California, or national history. Historic person will be evaluated as a measure of the degree to which a person or group was:
 - a. Significant to the community as a public leader (e.g., mayor, congress member, etc.) or for his or her fame and outstanding recognition locally, regionally, or nationally.
 - b. Significant to the community as a public servant or person who made early, unique, or outstanding contributions to the community, important local affairs or institutions (e.g., council members, educators, medical professionals, clergymen, railroad officials).
- 2. History Event: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Historic event will be evaluated as a measure of:
 - i. A landmark, famous, or first-of-its-kind event for the city regardless of whether the impact of the event spread beyond the city.
 - ii. A relatively unique, important or interesting contribution to the city (e.g., the Ah Louis Store as the center for Chinese-American cultural activities in early San Luis Obispo history).

- 3. History-Context: Associated with and also a prime illustration of predominant patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial, or religious history. Historic context will be evaluated as a measure of the degree to which it reflects:
 - a. Early, first, or major patterns of local history, regardless of whether the historic effects go beyond the city level, that are intimately connected with the building (e.g., County Museum).
 - b. Secondary patterns of local history, but closely associated with the building (e.g., Park Hotel).

C. Integrity: Authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity will be evaluated by a measure of:

- 1. Whether or not a structure occupies its original site and/or whether or not the original foundation has been changed, if known.
- 2. The degree to which the structure has maintained enough of its historic character or appearance to be recognizable as an historic resource and to convey the reason(s) for its significance.
- 3. The degree to which the resource has retained its design, setting, materials, workmanship, feeling and association.

Integrity

In addition to meeting any or all of the designation criteria listed above, properties nominated must also possess historic *integrity*. Historic integrity is the ability of a property to convey its significance and is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."¹⁰³

The National Register recognizes seven aspects or qualities that comprise integrity, which are also referenced in the City's local ordinance: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event took place.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

103 National Register Bulletin 16A.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.104

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.¹⁰⁵

For properties which are considered significant under National Register Criteria A and B, National Register Bulletin 15 states:

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁰⁶

A property that has sufficient integrity for listing at the national, state, or local level will typically retain a majority of the identified character-defining features, and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds.

For example, for properties that are significant for their architectural merit (Criterion C/3/A.1-.3), a higher priority is placed on integrity of design, materials, and workmanship. For properties that are

104 U.S. Department of Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 1995.

105 National Register Bulletin 15.

¹⁰⁶National Register Bulletin 15.

significant for their association with important events or people, integrity of feeling and/or association may be more important.

APPENDIX B: PROPERTIES LISTED IN THE NATIONAL REGISTER

HISTORIC NAME	ADDRESS
Ah Louis Store	800 Palm Street
Myron Angel House	714 Buchon Street
Robert Jack House	536 Marsh Street
Pacific Coast Railway Company Grain Warehouse	65 Higuera Street
The Powerhouse	Cal Poly San Luis Obispo, northeast corner of South Perimeter Road & Cuesta Avenue
San Luis Obispo Carnegie Library	696 Monterey Street
Tribune-Republic Building	1763 Santa Barbara Street
William Shipsey House	1266 Mill Street

APPENDIX C: MASTER LIST OF HISTORIC RESOURCES 107

ADDRESS	STREET	HISTORIC NAME	YEAR BUILT
1590 782 964 1451 747 868 1341 466 642 1185 1344 1763 644 848	LIZZIE MONTEREY CHORRO ANDREWS MONTEREY CHORRO PURPLE SAGE DANA MONTEREY PACIFIC NIPOMO SANTA BARBARA ISLAY MONTEREY	LA LOMA DE LA NOPALERA ADOBE MISSION SAN LUIS OBISPO SAUER/ADAMS ADOBE ANDREWS ADOBE MURRAY ADOBE MANCILLA/FREITAS ADOBE RODRIGUEZ ADOBE ROSA BUTRON ADOBE HAYS/LATTIMER ADOBE DALLIDET ADOBE ST. STEPHEN'S EPISCOPAL CHURCH TRIBUNE REPUBLIC BUILDING DANA/PARSONS HOUSE SAUER BAKERY	1780 1812 1820 1830 1850 1850 1850 1860 1860 1860 1873 1873 1875
1314 1500 536 670 3897	PALM ETO MARSH ISLAY HIGUERA, SOUTH	RIGHETTI HOUSE SOLOMON FOREMAN HOUSE JACK HOUSE FITZPATRICK HOUSE LONG/BONETTI RANCH	1877 1878 1880 1880 1880
547 236 849 1129 1306 800 849	MARSH HIGUERA HIGUERA GARDEN CHORRO PALM MONTEREY	KAETZEL HOUSE H. H. WAITE PLANING MILL GOLDTREE BLOCK/HOTEL WINEMAN LAIRD BUILDING REGAN HOUSE AH LOUIS STORE SINSHEIMER BUILDING	1882 1883 1883/1930 1883 1883 1884 1884
1429 75 1029 1033 1406 714 963 1703 1117 1135 559	OSOS HIGUERA CHORRO CHORRO MORRO BUCHON BROAD SANTA BARBARA MARSH PISMO	FRANK CAMPBELL MITCHELL HOUSE LOOMIS FEED CO. WAREHOUSE DUGHI BUILDING WICKENDEN BUILDING SNYDER HOUSE MYRON ANGEL HOUSE MANDERSCHEID HOUSE CALL HOTEL ESQUAR HOUSE SHIPMAN HOUSE BIDDLE HOUSE	1884-85 1885 1885 1885 1885 1886-91 1886-91 1886 1888 1888

¹⁰⁷ City of San Luis Obispo, "Master List of Historic Resources," March 2012. Organized by date of construction.

ADDRESS	STREET	HISTORIC NAME	YEAR BUILT
2132	HARRIS	WEILL HOUSE	1889
71	PALOMAR	SANDFORD HOUSE	1890
497	ISLAY	VOLLMER HOUSE	1890
671	PISMO	LEWIN HOUSE	1890
676	PISMO	GREENFIELD HOUSE	1890
740	HIGUERA	VOLLMER GROCERY	1890
777	JOHNSON	BUCKLEY HOUSE	1890
856	HIGUERA	SANDERCOCK TRANSFER BUILDING	1890
1141	MARSH	THE NURSE'S HOUSE	1890
1266	MILL	SHIPSEY HOUSE	1890
1428	NIPOMO	ROGERS HOUSE	1890
1510	BROAD	MCKENNON HOUSE	1890
1518	CHORRO	BROOKS HOUSE	1890
1907	CHORRO	FINNEY HOUSE	1890
1953	CHORRO	OLIVER HOUSE	1890-1910
799	HIGUERA	COMMERCIAL BANK BUILDING	1891
1720	JOHNSON	THE JUDGE'S HOUSE	1892-1906
998	MONTEREY	ANDREWS BUILDING	1893-1906
687	ISLAY	ERICKSON HOUSE	1894-95
1118	PALM	GREGG HOUSE	1894
860	BUCHON	HOURIHAN HOUSE	1895
1445	BROAD	FALKENSTEIN HOUSE	1895
1504	BROAD	VETTERLINE HOUSE	1895-1900
1716	OSOS	HAGEMAN SANITARIUM	1895
726	HIGUERA	KLUVER CIGAR FACTORY	1897
1435	BROAD	MILLER HOUSE	1897
532	DANA	ANDERSON HOUSE	1898
779	BUCHON	UPHAM HOUSE	1898
1212	GARDEN	GOLDTREE/MCCAFFREY HOUSE	1898
785	BUCHON	MARSHALL HOUSE	1899
461	ISLAY	ERICKSON HOUSE	1900
463	ISLAY	FUMIGALLI HOUSE	1900
690	ISLAY	KIMBALL HOUSE	1900
726	BUCHON	JESSIE WRIGHT MATERNITY HOME	1900
1636	MORRO	BAKER HOUSE	1900
1642	MORRO	ALBERT HOUSE	1900
1700	OSOS CANITA DADDADA	ALLEN HOUSE	1900
1940	SANTA BARBARA LEFF	SOUTHERN PACIFIC WAREHOUSE POST HOUSE	1900
1019-23 649	PISMO	MCMANUS HOUSE	1900 1901
767	HIGUERA	BANK OF AMERICA BUILDING	1901-02
793	BUCHON	CROCKER HOUSE	1901-02
1021	RAILROAD	SP TRANSPORTATION CO. BLDG.	1901-02
1021		or the for Ontarion CO. DLDG.	1701 13

ADDRESS	STREET	HISTORIC NAME	YEAR BUILT
1717	SANTA BARBARA	WILLIAM M. DUFF HOUSE	1901
280	PISMO	OLD GAS WORKS	1902
794	BUCHON	FITZGERALD HOUSE	1902
752	BUCHON	STANTON HOUSE	1903-05
771	BUCHON	BREW HOUSE	1903
796	HIGUERA	JOHNSON BUILDING	1903-04
852	HIGUERA	A. F. FITZGERALD BUILDING	1903
1446	NIPOMO	NICHOLS HOUSE	1903
1546	CHORRO	FLEUGER HOUSE	1903
1746	CHORRO	ASTON HOUSE	1903
696	MONTEREY	CARNEGIE LIBRARY	1904-05
751	BUCHON	KAISER HOUSE	1904-08
842	HIGUERA	WARDEN/TOWER BUILDING	1904
850	BUCHON	CLARK/NORTON HOUSE	1904-08
1426	BROAD	DUTTON HOUSE	1904-08
1516	BROAD	RENETZKY HOUSE	1904
1725	Santa barbara	ALEXANDER GALEWSKI HOUSE	1904
719	HIGUERA	GREENFIELD BUILDING	1905
951	MARSH	FIRST PRESBYTERIAN CHURCH	1905
978	OLIVE	HERITAGE INN	1905
1129	MARSH	RAMAGE HOUSE	1905
1306	MILL	SMITH HOUSE	1905
1530	BROAD	TUCKER HOUSE	1905
1624	MORRO	BULLARD HOUSE	1905
736	HIGUERA	CARRISA BUILDING	1906
1105	GEORGE	EDWARD F. BUSHNELL HOUSE	1906
1123	PISMO	THORNE HOUSE	1906
1318	CHORRO	MAZZA HOUSE	1906
664	MONTEREY	DR. GEORGE B. NICHOLS HOUSE	1907
1301	OSOS	FIRST BAPTIST CHURCH	1907
1815	OSOS	PARK/REIDY HOTEL	1907
1127	PEACH	I. MAINO HOUSE	1908
2030	JOHNSON	OLD SLO HIGH SCHOOL	1908
	,	CLASSROOM	
863	PACIFIC	ZION LUTHERAN CHURCH	1909-10
1026	CHORRO	WADE BUILDING	1909
1330	MILL	MUSCIO HOUSE	1909
535	ISLAY	SANDERCOCK HOUSE	1910
570	HIGUERA	GOLDEN STATE CREAMERY	1910
745	BUCHON	BRADBURY HOUSE	1910
790	ISLAY	JACKSON HOUSE	1910
1128	PEACH	MAINO/RIGHETTI HOUSE	1910
1345	BROAD	ANDERSON HOUSE	1910-14
743	BUCHON	BRADBURY SANITARIUM	1911-12

ADDRESS	STREET	HISTORIC NAME	YEAR BUILT
1144	PALM	PAYNE HOUSE	1911-13
1160	MARSH	STOVER'S SANITARIUM	1911
868	MONTEREY	MUZIO'S GROCERY	1912
868	UPHAM	HARRY E LYMAN HOUSE	1912
1116	PISMO	VOLLMER HOUSE	1912
1119	GARDEN	UNION HARDWARE BUILDING	1912
1318	PACIFIC	LOUISIANA CLAYTON DART	1912
1880	SANTA BARBARA	CHANNEL COMMERCIAL COMPANY	1912
1902	CHORRO	BITTICK RESIDENCE	1912-13
859	MARSH	MASONIC TEMPLE	1913
1130	GARDEN	STOVER BUILDING	1913
1407	NIPOMO	PATTON HOUSE	1913
550	DANA	BARNEBERG HOUSE	1914
896	BUCHON	CROSSETT HOUSE	1914-18
1052	ISLAY	KAUFMAN HOUSE	1915
1145	MARSH	FAULKNER HOUSE	1915
1333	MILL	BURCH HOUSE	1915
1511	MORRO	MARTHA DUNLAP HOUSE	1916
1445	SANTA ROSA	KINDERGARTEN SCHOOL	1917
375	CHORRO	CHRIS ANHOLM HOUSE	1919-20
890	BUCHON	PAULSON HOUSE	1919
1204	NIPOMO	PARSONS HOUSE	1919
843	UPHAM	CHAPEK HOUSE	1921
1352	PACIFIC	CHARLES JOHN KELLY	1921
1531	SANTA ROSA	ADRIANCE COURT	1921
955	MONTEREY	ANDERSON HOTEL	1922-23
962	MONTEREY	BRUNNER BUILDING	1922-23
1335	ROUNDHOUSE	SOUTHERN PACIFIC ROUNDHOUSE	1923
1123	GARDEN	SMITH BUILDING	1924-25
2223	MONTEREY	MILESTONE MOTEL INN	1924-25
774	MARSH	SNYDER BUILDING	1925
893	MARSH	U.S. POST OFFICE	1925
1460	MILL	MUGLER HOUSE	1925
591	ISLAY	SANDERCOCK HOUSE	1926-27
1424	MILL	MAINO HOUSE	1926
59	BENTON WAY	J. J. DUNNE HOUSE	1927
1443	OSOS	M. F. AVILA HOUSE	1927-29
981 2243	MARSH	FREDERICK HART BUILDING	1928
890	Santa ynez Osos	FAULSTICH HOUSE	1928 1929
991	NIPOMO	TEASS HOUSE HARMONY CREAMERY	1929
1167	MARSH	GRAVES HOUSE	1929
1305	PALM	RIGHETTI APARTMENTS	1929
116	CHORRO	MICHAEL C. HALPIN HOUSE	1929
110	CHONNO	MICHAEL C. HALFIN HOUSE	1730

ADDRESS	STREET	HISTORIC NAME	YEAR BUILT
1305	MARSH	REID HOUSE	1930
50	HIGUERA	DIV. OF HIGHWAYS DIST. 5 OFF.	1931
148	BROAD	BRAZIL HOUSE	1931-33
777	HIGUERA	DOTON BUILDING	1931
1323	MILL	LAIRD HOUSE	1931
1411	BROAD	MAIER HOUSE	1933
1815	MONTEREY	MONDAY CLUB	1933
1499	SAN LUIS DRIVE	SLO HIGH SCHOOL GYMNASIUM	1936
1100	IRIS	SOUTHERN PACIFIC WATER TOWER	1940
750	PISMO	OLD FIRE STATION BUILDING	1941
976	OSOS	COUNTY COURTHOUSE	1941
1035	MONTEREY	FREMONT THEATER	1941
1011	RAILROAD	SOUTHERN PACIFIC DEPOT	1943
990	PALM	SAN LUIS OBISPO CITY HALL	1951
1106	PACIFIC	KUNDERT MEDICAL BUILDING	1956
100	MADONNA	MADONNA INN	1961-69

APPENDIX D: LIST OF CONTRIBUTING HISTORIC RESOURCES

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1428 Beach	Old Town	2/3/1987
1520 Beach	Old Town	2/3/1987
1342 Breck	East Railroad Area	2/20/2007
156 Broad	Mt. Pleasanton/Anholm	8/18/1998
207 Broad	Mt. Pleasanton/Anholm	8/18/1998
236 Broad	Mt. Pleasanton/Anholm	8/18/1998
282 Broad	Mt. Pleasanton/Anholm	8/18/1998
301 Broad	Mt. Pleasanton/Anholm	8/18/1998
368 Broad	Mt. Pleasanton/Anholm	8/18/1998
381 Broad	Mt. Pleasanton/Anholm	8/18/1998
397 Broad	Mt. Pleasanton/Anholm	8/18/1998
453 Broad	Mt. Pleasanton/Anholm	8/18/1998
456 Broad	Mt. Pleasanton/Anholm	8/18/1998
457 Broad	Mt. Pleasanton/Anholm	8/18/1998
464 Broad	Mt. Pleasanton/Anholm	8/18/1998
472 Broad	Mt. Pleasanton/Anholm	8/18/1998
967 Broad	Downtown	8/16/1983
975 Broad	Downtown	8/16/1983
1019-23 Broad	Downtown	8/16/1983
1405 Broad	Old Town	8/16/1983
1408-10 Broad	Old Town	8/16/1983
1418 Broad	Old Town	8/16/1983
1421 Broad	Old Town	8/16/1983
1427 Broad	Old Town	8/16/1983
1505 Broad	Old Town	8/16/1983
1511-13 Broad	Old Town	08/16/83.
1519 Broad	Old Town	8/16/1983
1531 Broad	Old Town	8/16/1983
1536 Broad	Old Town	8/16/1983
1544 Broad	Old Town	8/16/1983
530 Buchon	Old Town	2/3/1987

 $^{^{108}}$ City of San Luis Obispo, "List of Contributing Historic Resources," January 2013.

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
533 Buchon	Old Town	2/3/1987
540 Buchon	Old Town	2/3/1987
549 Buchon	Old Town	2/3/1987
575 Buchon	Old Town	8/16/1983
578 Buchon	Old Town	2/3/1987
586-88 Buchon	Old Town	8/16/1983
594 Buchon	Old Town	8/16/1983
641 Buchon	Old Town	8/16/1983
651 Buchon	Old Town	2/3/1987
654 Buchon	Old Town	8/16/1983
658 Buchon	Old Town	8/16/1983
661 Buchon	Old Town	8/16/1983
665 Buchon	Old Town	8/16/1983
670 Buchon	Old Town	8/16/1983
673 Buchon	Old Town	8/16/1983
676-80 Buchon	Old Town	8/16/1983
677 Buchon	Old Town	8/16/1983
685 Buchon	Old Town	8/16/1983
722 Buchon	Old Town	2/3/1987
770 Buchon	Old Town	2/3/1987
871 Buchon	Old Town	2/3/1987
880 Buchon	Old Town	2/3/1987
885 Buchon	Old Town	2/3/1987
889 Buchon	Old Town	2/3/1987
966 Buchon	Old Town	2/3/1987
973 Buchon	Old Town	2/3/1987
977 Buchon	Old Town	2/3/1987
1015 Buchon	Old Town	2/3/1987
1035 Buchon	Old Town	2/3/1987
1045 Buchon	Old Town	2/3/1987
1051 Buchon	Old Town	2/3/1987
1057 Buchon	Old Town	2/3/1987
1067 Buchon	Old Town	2/3/1987
1110 Buchon	Old Town	2/3/1987
1118 Buchon	Old Town	2/3/1987
1124 Buchon	Old Town	2/3/1987
1126 Buchon	Old Town	2/3/1987

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1132 Buchon	Old Town	2/3/1987
1135 Buchon	Old Town	2/3/1987
1137 Buchon	Old Town	2/3/1987
1144 Buchon	Old Town	2/3/1987
1145 Buchon	Old Town	2/3/1987
1151 Buchon	Old Town	2/3/1987
1152 Buchon	Old Town	2/3/1987
1157 Buchon	Old Town	2/3/1987
1160 Buchon	Old Town	2/3/1987
1165 Buchon	Old Town	2/3/1987
1170 Buchon	Old Town	2/3/1987
1175 Buchon	Old Town	2/3/1987
1176 Buchon	Old Town	2/3/1987
1182 Buchon	Old Town	2/3/1987
1189 Buchon	Old Town	2/3/1987
1190 Buchon	Old Town	2/3/1987
1203 Buchon	N/A	11/6/2012
1216 Buchon	N/A	11/6/2012
1227 Buchon	N/A	11/6/2012
1256 Buchon	N/A	11/6/2012
1262 Buchon	N/A	11/6/2012
285 Buena Vista	Monterey Heights	5/20/2008
405 Buena Vista	Monterey Heights	5/21/2008
495 Buena Vista	Monterey Heights	5/22/2008
742 Center	Mt. Pleasanton/Anholm	1/5/1999
755 Center	Mt. Pleasanton/Anholm	1/5/1999
30 Chorro	Mt. Pleasanton/Anholm	1/5/1999
45 Chorro	Mt. Pleasanton/Anholm	1/5/1999
59 Chorro	Mt. Pleasanton/Anholm	1/5/1999
63 Chorro	Mt. Pleasanton/Anholm	1/5/1999
69 Chorro	Mt. Pleasanton/Anholm	1/5/1999
115 Chorro	Mt. Pleasanton/Anholm	1/5/1999
116 Chorro	Mt. Pleasanton/Anholm	1/5/1999
158 Chorro	Mt. Pleasanton/Anholm	1/5/1999
173 Chorro	Mt. Pleasanton/Anholm	1/5/1999
183 Chorro	Mt. Pleasanton/Anholm	1/5/1999
190 Chorro	Mt. Pleasanton/Anholm	1/5/1999

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
211 Chorro	Mt. Pleasanton/Anholm	1/5/1999
360 Chorro	Mt. Pleasanton/Anholm	1/5/1999
368 Chorro	Mt. Pleasanton/Anholm	5/4/1999
369 Chorro	Mt. Pleasanton/Anholm	5/4/1999
375 Chorro	Mt. Pleasanton/Anholm	5/4/1999
395 Chorro	Mt. Pleasanton/Anholm	5/4/1999
398 Chorro	Mt. Pleasanton/Anholm	5/4/1999
431 Chorro	Mt. Pleasanton/Anholm	5/4/1999
453 Chorro	Mt. Pleasanton/Anholm	5/4/1999
476 Chorro	Mt. Pleasanton/Anholm	5/4/1999
482 Chorro	Mt. Pleasanton/Anholm	5/4/1999
487 Chorro	Mt. Pleasanton/Anholm	5/4/1999
940-42 Chorro	Downtown	8/16/1983
950 Chorro	China Town	2/3/1987
970 Chorro	Downtown	8/16/1983
978-80 Chorro	Downtown	8/16/1983
984 Chorro	Downtown	8/16/1983
1023 Chorro	Downtown	2/3/1987
1111 Chorro	Downtown	2/3/1987
1119 Chorro	Downtown	2/3/1987
1534 Chorro	Old Town	2/3/1987
888 Church	Old Town	2/3/1987
893 Church	Old Town	2/3/1987
971 Church	Railroad	2/3/1987
972 Church	Old Town	2/3/1987
1010 Church	Railroad	2/3/1987
1018 Church	Railroad	2/3/1987
1022 Church	Railroad	2/3/1987
1028 Church	Railroad	2/3/1987
1034 Church	Railroad	2/3/1987
465 Dana	Downtown	2/3/1987
469 Dana	Downtown	2/3/1987
507/515 Dana	Downtown	2/3/1987
522 Dana	Downtown	2/3/1987
525 Dana	Downtown	2/3/1987
531 Dana	Downtown	2/3/1987
543 Dana	Downtown	2/3/1987

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
547 Dana	Downtown	2/3/1987
577 Dana	Downtown	2/3/1987
579 Dana	Downtown	2/3/1987
1013 Ella	East Railroad	2/20/2007
1015 Ella	East Railroad	2/20/2007
1240 Ella	East Railroad	2/20/2007
1255 Ella	East Railroad	2/20/2007
1265 Ella	East Railroad	2/20/2007
1345 Ella #17	East Railroad	2/20/2007
1672 Fairview	East Railroad	2/20/2007
1110 Garden	Downtown	2/3/1987
1408 Garden	Old Town	2/3/1987
1421 Garden	Old Town	2/3/1987
1425 Garden	Old Town	2/3/1987
1536 Garden	Old Town	2/3/1987
1043 George	East Railroad	2/20/2007
1127 George	East Railroad	2/20/2007
1205 George	East Railroad	2/20/2007
1215 George	East Railroad	2/20/2007
1234 George	East Railroad	2/20/2007
1236 George	East Railroad	2/20/2007
673 Higuera	Downtown	2/3/1987
685 Higuera	Downtown	2/3/1987
686 Higuera	Downtown	2/3/1987
698 Higuera	Downtown	2/3/1987
699 Higuera	Downtown	2/3/1987
705 Higuera	Downtown	8/16/1983
715 Higuera	Downtown	8/16/1983
717 Higuera	Downtown	8/16/1983
718-20 Higuera	Downtown	8/16/1983
723 Higuera	Downtown	8/16/1983
725 Higuera	Downtown	8/16/1983
728 Higuera	Downtown	8/16/1983
733 Higuera	Downtown	8/16/1983
746 Higuera	Downtown	2/3/1987
751 Higuera	Downtown	2/3/1987
760-70 Higuera	Downtown	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
778 Higuera	Downtown	2/3/1987
779-87 Higuera	Downtown	8/16/1983
782-90 Higuera	Downtown	8/16/1983
858 Higuera	Downtown	2/3/1987
970 Higuera	Downtown	2/3/1987
995 Higuera	Downtown	2/3/1987
1303 Higuera	N/A	11/6/2012
1311 Higuera	N/A	11/6/2012
1339 Higuera	N/A	11/6/2012
1361 Higuera	N/A	11/6/2012
1368 Higuera	N/A	11/6/2012
491 Hill	Mt. Pleasanton/Anholm	7/9/1999
1136 Iris	East Railroad	2/20/2007
1139 Iris	East Railroad	2/20/2007
1140 Iris	East Railroad	2/20/2007
1204 Iris	East Railroad	2/20/2007
454 Islay	Old Town	8/16/1983
462 Islay	Old Town	8/16/1983
468 Islay	Old Town	8/16/1983
481 Islay	Old Town	8/16/1983
482 Islay	Old Town	8/16/1983
530 Islay	Old Town	8/16/1983
539 Islay	Old Town	8/16/1983
542 Islay	Old Town	8/16/1983
550 Islay	Old Town	8/16/1983
559 Islay	Old Town	8/16/1983
567 Islay	Old Town	8/16/1983
572 Islay	Old Town	8/16/1983
574 Islay	Old Town	8/16/1983
575 Islay	Old Town	8/16/1983
641 Islay	Old Town	8/16/1983
654 Islay	Old Town	8/16/1983
655 Islay	Old Town	8/16/1983
662 Islay	Old Town	8/16/1983
663 Islay	Old Town	8/16/1983
675 Islay	Old Town	8/16/1983
676 Islay	Old Town	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
727 Islay	Old Town	2/3/1987
744 Islay	Old Town	2/3/1987
752 Islay	Old Town	2/3/1987
753 Islay	Old Town	2/3/1987
770 Islay	Old Town	2/3/1987
827 Islay	Old Town	2/3/1987
862 Islay	Old Town	2/3/1987
868/870 Islay	Old Town	2/3/1987
878 Islay	Old Town	2/3/1987
879 Islay	Old Town	2/3/1987
893 Islay	Old Town	2/3/1987
974 Islay	Old Town	2/3/1987
976 Islay	Old Town	2/3/1987
978 Islay	Old Town	2/3/1987
980 Islay	Old Town	2/3/1987
1005 Islay	Old Town	2/3/1987
1011 Islay	Old Town	2/3/1987
1017 Islay	Old Town	2/3/1987
1022 Islay	Old Town	2/3/1987
1029 Islay	Old Town	2/3/1987
1034 Islay	Old Town	2/3/1987
1035 Islay	Old Town	2/3/1987
1040 Islay	Old Town	2/3/1987
1044 Islay	Old Town	2/3/1987
1045 Islay	Old Town	2/3/1987
1052 Islay	Old Town	2/3/1987
1053 Islay	Old Town	2/3/1987
1061 Islay	Old Town	2/3/1987
1071 Islay	Old Town	2/3/1987
1028 Islay A	Old Town	1/18/2011
1117 Islay	Old Town	2/3/1987
1120 Islay	Old Town	2/3/1987
1121 Islay	Old Town	2/3/1987
1129 Islay	N/A	11/6/2012
1135 Islay	N/A	11/6/2012
1153 Islay	N/A	11/6/2012
1154 Islay	N/A	11/6/2012

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1159 Islay	N/A	11/6/2012
1160 Islay	N/A	11/6/2012
1 1 7 0 Islay	N/A	11/6/2012
1184 Islay	N/A	11/6/2012
772 Johnson	Mill	8/16/1983
773 Johnson	Mill	8/16/1983
879 Johnson	Mill	2/3/1987
949 Johnson	Mill	2/3/1987
955 Johnson	Mill	2/3/1987
957 Johnson	Mill	2/3/1987
1318 Johnson	N/A	11/6/2012
1405 Johnson	N/A	11/6/2012
1408 Johnson	Johnson Avenue	10/7/1997
1436 Johnson	N/A	11/6/2012
1985 Johnson	East Railroad	2/20/2007
2105 Johnson	East Railroad	2/20/2007
968 Leff	Old Town	2/3/1987
976 Leff	Old town	2/3/1987
1020 Leff	Old town	2/3/1987
1027 Leff	Old town	2/3/1987
1028 Leff	Old town	2/3/1987
1035 Leff	Old town	2/3/1987
1045 Leff	Old town	2/3/1987
1051 Leff	Old town	2/3/1987
1059 Leff	Old town	2/3/1987
1160 Leff	N/A	11/6/2012
1169 Leff	N/A	11/6/2012
754 Lincoln	Mt. Pleasanton/Anholm	5/4/1999
755 Lincoln	Mt. Pleasanton/Anholm	5/4/1999
762 Lincoln	Mt. Pleasanton/Anholm	5/4/1999
785 Lincoln	Mt. Pleasanton/Anholm	5/4/1999
795 Lincoln	Mt. Pleasanton/Anholm	5/4/1999
2102 Loomis	Monterey Heights	5/20/2008
2122 Loomis	Monterey Heights	5/21/2008
2160 Loomis	Monterey Heights	5/22/2008
412 Marsh	none	1/5/1999
742 Marsh	Downtown	2/3/1987

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
778 Marsh	Downtown	2/3/1987
1302 Marsh	N/A	11/6/2012
1310 Marsh	N/A	11/6/2012
1320 Marsh	N/A	11/6/2012
1339 Marsh	N/A	11/6/2012
1343 Marsh	N/A	11/6/2012
1350 Marsh	N/A	11/6/2012
1356 Marsh	N/A	11/6/2012
1359 Marsh	N/A	11/6/2012
1360 Marsh	N/A	11/6/2012
704 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
706 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
724 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
732 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
770 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
780 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
794 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
804 Meinecke	Mt. Pleasanton/Anholm	5/4/1999
1162 Mill	Mill	2/3/1987
1165 Mill	Mill	2/3/1987
1168 Mill	Mill	2/3/1987
1202 Mill	Mill	8/16/1983
1214 Mill	Mill	8/16/1983
1217 Mill	Mill	8/16/1983
1220 Mill	Mill	8/16/1983
1234 Mill	Mill	8/16/1983
1237 Mill	Mill	8/16/1983
1244 Mill	Mill	8/16/1983
1253 Mill	Mill	8/16/1983
1261 Mill	Mill	8/16/1983
1262 Mill	Mill	8/16/1983
1265 Mill	Mill	8/16/1983
1307 Mill	Mill	8/16/1983
1318 Mill	Mill	8/16/1983
1333 Mill	Mill	8/16/1983
1343 Mill	Mill	8/16/1983
1344 Mill	Mill	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1350 Mill	Mill	8/16/1983
1351-63 Mill	Mill	8/16/1983
1360 Mill	Mill	8/16/1983
1367 Mill	Mill	8/16/1983
249 Mission Lane	Mt. Mt. Pleasanton/Anholm	7/9/1999
728 Mission	Mt. Pleasanton/Anholm	7/9/1999
734 Mission	Mt. Pleasanton/Anholm	7/9/1999
752 Mission	Mt. Pleasanton/Anholm	7/9/1999
610 Monterey	Downtown	8/16/1983
614 Monterey	Downtown	2/3/1987
658 Monterey	Downtown	8/16/1983
667 Monterey	Downtown	8/16/1983
679 Monterey	Downtown	8/16/1983
840 Monterey	Downtown	2/3/1987
857 Monterey	Downtown	8/16/1983
861-63 Monterey	Downtown	8/16/1983
886 Monterey	Downtown	8/16/1983
894 Monterey	Downtown	8/16/1983
895 Monterey	Downtown	8/16/1983
956 Monterey	Downtown	8/16/1983
974-82 Monterey	Downtown	8/16/1983
1005 Monterey	Downtown	8/16/1983
1009 Monterey	Downtown	2/3/1987
879 Morro	Downtown	2/3/1987
1009 Morro	Downtown	2/3/1987
1336 Morro	Old Town	2/3/1987
1346 Morro	Old Town	2/3/1987
1428 Morro	Old Town	2/3/1987
1436 Morro	Old Town	2/3/1987
1444 Morro	Old Town	2/3/1987
1512 Morro	Old Town	2/3/1987
1520 Morro	Old Town	2/3/1987
1527 Morro	Old Town	2/3/1987
1528 Morro	Old Town	2/3/1987
1535 Morro	Old Town	2/3/1987
1536 Morro	Old Town	2/3/1987
1543 Morro	Old Town	2/3/1987

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1544 Morro	Old Town	2/3/1987
1604 Morro	Old Town	2/3/1987
1615 Morro	Old Town	2/3/1987
1720 Morro	Old Town	2/3/1987
1727 Morro	Old Town	2/3/1987
1729 Morro	Old Town	2/3/1987
1731 Morro	Old Town	2/3/1987
1814 Morro	Old Town	2/3/1987
1821 Morro	Old Town	2/3/1987
1829 Morro	Old Town	2/3/1987
1845 Morro	Old Town	2/3/1987
501 Mt. View	Mt. Pleasanton/Anholm	7/9/1999
644 Mt. View	Mt. Pleasanton/Anholm	7/9/1999
676 Mt. View	Mt. Pleasanton/Anholm	7/9/1999
764 Murray	Mt. Pleasanton/Anholm	7/9/1999
807 Murray	Mt. Pleasanton/Anholm	7/9/1999
814 Murray	Mt. Pleasanton/Anholm	7/9/1999
815 Murray	Mt. Pleasanton/Anholm	7/9/1999
822 Murray	Mt. Pleasanton/Anholm	7/9/1999
823 Murray	Mt. Pleasanton/Anholm	7/9/1999
829 Murray	Mt. Pleasanton/Anholm	7/9/1999
836 Murray	Mt. Pleasanton/Anholm	7/9/1999
851 Murray	Mt. Pleasanton/Anholm	7/9/1999
854 Murray	Mt. Pleasanton/Anholm	7/9/1999
859 Murray	Mt. Pleasanton/Anholm	7/9/1999
869 Murray	Mt. Pleasanton/Anholm	7/9/1999
871 Murray	Mt. Pleasanton/Anholm	7/9/1999
883 Murray	Mt. Pleasanton/Anholm Mt. Pleasanton/Anholm (Old	7/9/1999
884 Murray	Town)	7/9/1999
894 Murray	Mt. Pleasanton/Anholm	7/9/1999
1415 Nipomo	Old Town	8/16/1983
1429 Nipomo	Old Town	8/16/1983
1438 Nipomo	Old Town	8/16/1983
1516 Nipomo	Old Town	8/16/1983
1519 Nipomo	Old Town	8/16/1983
1527 Nipomo	Old Town	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1528 Nipomo	Old Town	8/16/1983
1535 Nipomo	Old Town	8/16/1983
1541 Nipomo	Old Town	8/16/1983
1341 Osos	Old Town	2/3/1987
1350 Osos	Old Town	2/3/1987
1421 Osos	Old Town	2/3/1987
1511 Osos	Old Town	2/3/1987
1514 Osos	Old Town	2/3/1987
1521 Osos	Old Town	2/3/1987
1522 Osos	Old Town	2/3/1987
1526 Osos	Old Town	2/3/1987
1529 Osos	Old Town	2/3/1987
1533 Osos	Old Town	2/3/1987
1534 Osos	Old Town	2/3/1987
1541 Osos	Old Town	2/3/1987
1542 Osos	Old Town	2/3/1987
1609 Osos	Old Town	2/3/1987
1638 Osos	Old Town	2/3/1987
1641 Osos	Old Town	2/3/1987
1724 Osos	Railroad	2/3/1987
1734 Osos	Railroad	2/3/1987
1740 Osos	Railroad	2/3/1987
1814 Osos	Railroad	2/3/1987
1331 Pacific	N/A	11/6/2012
1327 Pacific	N/A	11/6/2012
1325 Pacific	N/A	11/6/2012
1326 Pacific	N/A	11/6/2012
1336 Pacific	N/A	11/6/2012
1338 Pacific	N/A	11/6/2012
1344 Pacific	N/A	11/6/2012
1371 Pacific	N/A	11/6/2012
682 Palm	Downtown	2/3/1987
752 Palm	Downtown	2/3/1987
756 Palm	Downtown	2/3/1987
776 Palm	Downtown	2/3/1987
778 Palm	China Town	2/3/1987
798 Palm	China Town	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
811 Palm	China Town	2/3/1987
815 Palm	China Town	2/3/1987
861 Palm	China Town	2/3/1987
1014 Palm	Downtown	2/3/1987
1020 Palm	Downtown	2/3/1987
1201 Palm	Mill	2/3/1987
1208 Palm	Mill	8/16/1983
1228 Palm	Mill	2/3/1987
1236 Palm	Mill	8/16/1983
1243 Palm	Mill	8/16/1983
1248 Palm	Mill	8/16/1983
1250 Palm	Mill	2/3/1987
1259 Palm	Mill	8/16/1983
1260 Palm	Mill	8/16/1983
1264 Palm	Mill	8/16/1983
1269 Palm	Mill	2/3/1987
1270 Palm	Mill	8/16/1983
1317 Palm	Mill	8/16/1983
1320 Palm	Mill	8/16/1983
1344 Palm	Mill	8/16/1983
1347 Palm	Mill	2/3/1987
1355 Palm	Mill	8/16/1983
1359 Palm	Mill	2/3/1987
1390 Palm	Mill	8/16/1983
1134 Peach	Mill	2/3/1987
1137 Peach	Mill	2/3/1987
1143 Peach	Mill	2/3/1987
1151 Peach	Mill	2/3/1987
1154 Peach	Mill	2/3/1987
1156 Peach	Mill	2/3/1987
1163 Peach	Mill	2/3/1987
1168 Peach	Mill	8/16/1983
1206 Peach	Mill	2/3/1987
1209 Peach	Mill	8/16/1983
1215 Peach	Mill	8/16/1983
1221 Peach	Mill	8/16/1983
861 Pepper	Mill	8/16/1983

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
571 Pismo	Old Town	8/16/1983
657 Pismo	Old Town	8/16/1983
660 Pismo	Old Town	8/16/1983
663 Pismo	Old Town	8/16/1983
683 Pismo	Old Town	8/16/1983
729 Pismo	Old Town	2/3/1987
954 Pismo	Old Town	2/3/1987
956 Pismo	Old Town	2/3/1987
958 Pismo	Old Town	2/3/1987
969 Pismo	Old Town	2/3/1987
977 Pismo	Old Town	2/3/1987
979 Pismo	Old Town	2/3/1987
985 Pismo	Old Town	2/3/1987
1042 Pismo	Old Town	2/3/1987
1050 Pismo	Old Town	2/3/1987
1060 Pismo	Old Town	2/3/1987
1068 Pismo	Old Town	2/3/1987
1109 Pismo	Old Town	2/3/1987
1126 Pismo	Old Town	2/3/1987
1133 Pismo	Old Town	2/3/1987
1145 Pismo	Old Town	2/3/1987
1147 Pismo	Old Town	2/3/1987
1152 Pismo	Old Town	2/3/1987
1155 Pismo	Old Town	2/3/1987
1160 Pismo	Old Town	2/3/1987
1163 Pismo	Old Town	2/3/1987
1166 Pismo	Old Town	2/3/1987
1171 Pismo	Old Town	2/3/1987
1176 Pismo	Old Town	2/3/1987
1179 Pismo	Old Town	2/3/1987
1185 Pismo	Old Town	2/3/1987
1190 Pismo	Old Town	2/3/1987
1193 Pismo	Old Town	2/3/1987
1203 Pismo	N/A	11/6/2012
1208 Pismo	N/A	11/6/2012
1211 Pismo	N/A	11/6/2012
1218 Pismo	N/A	11/6/2012

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1221 Pismo	N/A	11/6/2012
1241 Pismo	N/A	11/6/2012
1253 Pismo	N/A	11/6/2012
1263 Pismo	N/A	11/6/2012
1267 Pismo	N/A	11/6/2012
1362 Pismo	N/A	11/6/2012
1335 Pismo	N/A	11/6/2012
1337 Pismo	N/A	11/62012
907 Rachel	East Railroad	2/20/2007
2056 Rachel	East Railroad	2/20/2007
1020 Railroad	Railroad	2/3/1987
747 Rougeot	Mt. Pleasanton/Anholm	7/9/1999
750 Rougeot	Mt. Pleasanton/Anholm	7/9/1999
762 Rougeot	Mt. Pleasanton/Anholm	7/9/1999
783 Rougeot	Mt. Pleasanton/Anholm	7/9/1999
1908 Ruth	East Railroad	2/20/2007
398 San Miguel	Monterey Heights	5/20/2008
1749 Santa Barbara	Railroad	2/3/1987
1789 Santa Barbara	Railroad	2/3/1987
1901 Santa Barbara	Railroad	2/3/1987
1414 Santa Rosa	Old Town	2/3/1987
1426 Santa Rosa	Old Town	2/3/1987
1504 Santa Rosa	Old Town	2/3/1987
1512 Santa Rosa	Old Town	2/3/1987
1515 Santa Rosa	Old Town	2/3/1987
1520 Santa Rosa	Old Town	2/3/1987
1521 Santa Rosa	Old Town	2/3/1987
1530 Santa Rosa	Old Town	2/3/1987
1606 Santa Rosa	Old Town	2/3/1987
1617 Santa Rosa	Old Town	2/3/1987
1624 Santa Rosa	Old Town	2/3/1987
1627 Santa Rosa	Old Town	2/3/1987
1633 Santa Rosa	Old Town	2/3/1987
1705 Santa Rosa	Old Town	2/3/1987
1707 Santa Rosa	Old Town	2/3/1987
1720 Santa Rosa	Old Town	2/3/1987
1728 Santa Rosa	Old Town	2/3/1987

ADDRESS	DISTRICT OR NEIGHBORHOOD	DATE LISTED
1730 Santa Rosa	Railroad	2/3/1987
1731 Santa Rosa	Railroad	2/3/1987
2006 Swazey	East Railroad	2/20/2007
2033 Swazey	East Railroad	2/20/2007
675 Toro	Mill	8/16/1983
760 Toro	Mill	8/16/1983
762 Toro	Mill	8/16/1983
770 Toro	Mill	8/16/1983
771 Toro	Mill	8/16/1983
778 Toro	Mill	8/16/1983
780 Toro	Mill	8/16/1983
855 Toro	Mill	8/16/1983
858 Toro	Mill	8/16/1983
862 Toro	Mill	8/16/1983
865 Toro	Mill	8/16/1983
872 Toro	Mill	8/16/1983
898 Toro	Mill	8/16/1983
1423 Toro	Old Town	2/3/1987
1424 Toro	N/A	11/6/2012
1432 Toro	N/A	11/6/2012
1519 Toro	N/A	11/6/2012
875 Upham	Railroad	2/3/1987
750 Woodbridge	Little Italy	10/2/2001
756 Woodbridge	Little Italy	10/2/2001
762 Woodbrige	Little Italy	10/2/2001

APPENDIX C

1983 Historic Resource Inventory Form for 466 Dana Street

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

HISTORIC RESOURCES INVENTORY

			Ser. No.	003	6-03R	340 - 29
HABSH	HAER 10/71212	HAER NR L0/712120/3906190				
	С			D _		

DENTIF	FICATION Common name:	Black Residenc	:e	P-1	10-040121	
2.	2. Historic name: Simmler - Waterman Adobe					
3.	Street or rural address: 466 Dana					
	City San Luis	Obispo	Zip_93401	County	San Luis Obispo	
4.	Parcel number:	02-401-20	Н.			
5.	Present Owner:	Black, M.G.	·	Address:	466 Dana	
	City San Lui	s Obispo	Zip 93401 Ownersh	nip is: Public	Private X	
6.	Present Use: Re	sidential	Original use:	Residentia	1	

DESCRIPTION

- 7a. Architectural style: Adobe/Wood Frame
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This single story structure is deeply set back from the street. It has a broadly pitched roof and slightly extending eaves. The front porch roof is supported by solid thick posts. The porch and front door are recessed. Windows are 4/3 square paned windows with wood frames. The entire structure is sheathed with shiplap siding.



DPR 523 (Rev. 4/79)

	mated 1860 Factual
Arc	hitect Unknown
. Buil	Unknown der
. Apr	prox. property size (in feet)
Fro	ntage170' Depth 230'

12. Date(s) of enclosed photograph(s) February 1983

or approx. acreage

13.	Condition: ExcellentGood X Fair Deteriora	ated No longer in existence
14.	Alterations:	
15.	Surroundings: (Check more than one if necessary) Open lan Residential X Industrial Commercial Other:	· · · · · · · · · · · · · · · · · · ·
16.	Threats to site: None known XPrivate development Public Works project Other:	Zoning Vandalism
17.	Is the structure: On its original site? <u>Yes</u> Moved?	Unknown?
18.	Related features:	
	NIFICANCE Briefly state historical and/or architectural importance (included)	
	San Luis Obispo is the Simmler-Waterma 1876's or 1870's, it served for years	s as the home of John Jacob Simmler sidence. A native of Malhausen, France, mmler came to San Luis Obispo in 1852 early pioneer, a hotel keeper and
		Locational sketch map (draw and label site and
		surrounding streets, roads, and prominent landmarks):
20.	Main theme of the historic resource: (If more than one is checked, number in order of importance.)	NORTH
	Architecture 1 Arts & Leisure	
	Economic/Industrial Exploration/Settlement Government Military	
	ReligionSocial/Education	
21.	and their dates).	DANA ST.
	History of San Luis Obispo County and Its Environs, by Annie Morrison 1917	\$
22.	Date form prepared June 30, 1983 By (name) Historic Res. Survey Staff Organization City of San Luis Obispo Address: P.O. Box 321 City San Luis Obispo Zip 93401	
<u> </u>	Phone: (805) 541-1000	

APPENDIX D

Rosa Butron de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study

Rosa Butron de Canet Adobe

Condition Assessment and Preliminary Rehabilitation Study

for

Friends of Las Casas de Adobe San Luis Obispo, CA

by

Daryl Allen and Gil Sanchez, FAIA

March 1998





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ACKNOWLEDGMENTS

Thanks to Jeanne Smith, keeper of the keys, for her assistance during the building study, to Betsy Bertrando and Carol Norton for answering questions, and to Luther Bertrando for the foundation excavations and information.

Steve Macie, project manager, and all the members of the Friends of Las Casas de Adobe Committee are appreciated for their input and enthusiasm.

Special thanks to Matthew and Mary Whittlesey for their hospitality during our stay in San Luis Obispo.

Daryl Allen and Gil Sanchez

I. INTRODUCTION

The Rosa Butron de Canet Adobe residence at 466 Dana Street is owned by the City of San Luis Obispo and has not officially been open for use since the City acquired it in 1989. The historic residence is listed on the City of San Luis Obispo's Historic Resources List. The site includes a residence, an outbuilding near Stenner creek, and to the west a three-car garage and apartment which was not within the scope of this study. The Friends of Las Casas de Adobe (FOCA), a community volunteer group formed to encourage the preservation and rehabilitation of three local adobe buildings, retained the firm of Gilbert Sanchez Architect to assess the current condition of the Butron Adobe, identify historic fabric, and recommend how the residence can best be used and rehabilitated. Necessary steps toward realizing this goal are laid out in an implementation plan at the end of this report.

Methods

On January 11 and 12, 1998, Gil Sanchez, Architect, and Daryl Allen, associate, visually examined and photographed the building. With the exception of the removal of a small sample of wallpaper and one area of loose plaster, all observations were made from what was visible without disturbing or removing historic fabric. If, during rehabilitation, deteriorated materials must be removed, areas opened up and details revealed will be noted at that time. The ceiling and roof framing were observed through the attic access. A condition assessment of the residence was conducted describing the present condition of walls and finishes, roofing, ceilings, floors, doors, windows and hardware. Sanchez prepared Building Section sketches for the structural engineer's use in planning a seismic strengthening treatment.

Summary of Description and Chronology

The residence comprises a 30 ft. by 17 ft. adobe section which is surrounded by very old wood clad additions. The adobe portion of the building is basically in good condition. Most of the identified problems are associated with contact with ground moisture, both in the adobe walls at the bases and in the wooden sill plates and floor joists of the board wall addition. Over the years the grade has built up around the building so that groundwater collects at the building base, the moisture encouraging deterioration from rot and insects at the floor level of the east and west frame additions. The building is not retrofitted to resist earthquake forces.

The adobe-walled section of the residence was probably built during Canet's period of ownership in the 1840s. It is assumed that Rosa Butron de Canet and J. J. Simmler improved the adobe house by adding wood walls and a fireplace after their purchase of the property in 1865 because the building materials and methods are consistent with this period. At some time after the turn of the century, a room is added on to the northeast corner, possibly by Simmler's second wife or by new owner J. W. McMillan. The other two apartments were added in the late 1940s or 1950s and are architecturally undistinguished.

Significance

The years from 1840 to 1870 were years of transition from Mexican legal and social traditions to the American system. The small residence reflects the changes undergone in the San Luis Obispo area from the time it was built in the Hispanic tradition on a land grant ranch, to the role it played in the early downtown area after it was remodeled by Yankee methods and materials. Later owners valued and preserved the house through the years.

The period of significance, during which it evolved to reflect the above changes, is from the date of Simmler and Butron's occupancy (1865) for the duration that the house remained in that configuration plus one back bedroom (early 1900s). The main portion of the residence is little altered and retains a great deal of historic fabric such as adobe walls with soil plaster, historic wallpaper, early redwood siding, an original front door with a parlor doorbell and many other intact original doors and windows. The additions made to the rear of the building, whether removed or rehabilitated, do not obscure the appearance of the front view of the adobe house.

Rehabilitation Recommendation Summary

It is possible to rehabilitate the residence for a new use as a community meeting room while, at the same time, preserving the valuable mid-19th century historic fabric it contains. It is recommended to remove the additions to the rear which are less than fifty years old, due to their not contributing to the period of significance and their poor condition.

The charming residence can serve a new use for the community as a meeting room while educating newcomers about a portion of San Luis Obispo history. Interpretive panels, occupying only wall space, can tell the stories of Rosa Butron de Canet, Judge Simmler, the Watermans and Miss Mary Gail Black to persons attending meetings. An annual event with costumed persons using story telling methods can dramatize the changes the town has undergone during this house's existence (one of many fundraising events, of course).

A Five Year Implementation Plan is attached at the end of the report.

II. HISTORICAL CHRONOLOGY OUTLINE

(The following information is based on material from FOCA's files.)

ca. 1843	Land	grant	to	Canet.
----------	------	-------	----	--------

1861 Blas Castro takes ownership of subject property.

The most likely scenario is that the adobe-walled portion was built during the Canet period of ownership or possibly by Blas Castro, as a simple, utilitarian dwelling (Configuration 1). Refer to Fig. 2.

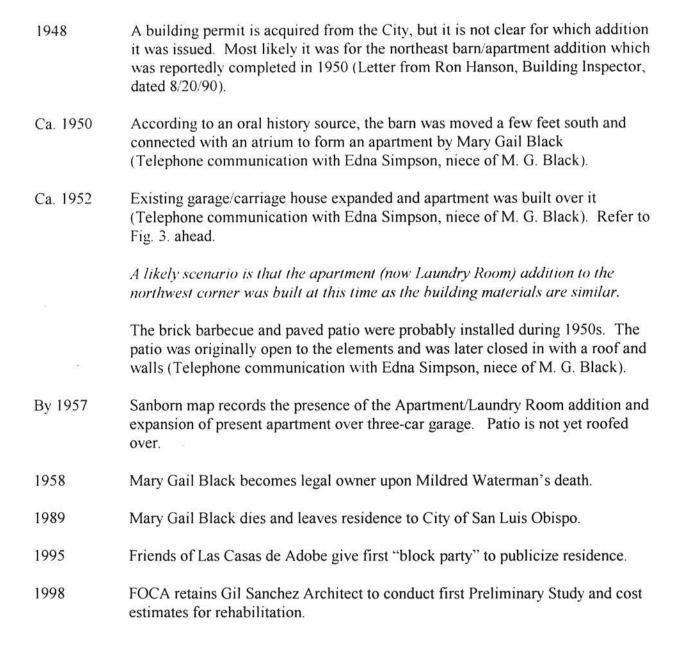
- J. J. Simmler marries Rosa Butron de Canet, now widow of Vicente Canet.
- J. J. (Judge) Simmler purchases Dana Street property and presumably he and Rosa move to subject residence.

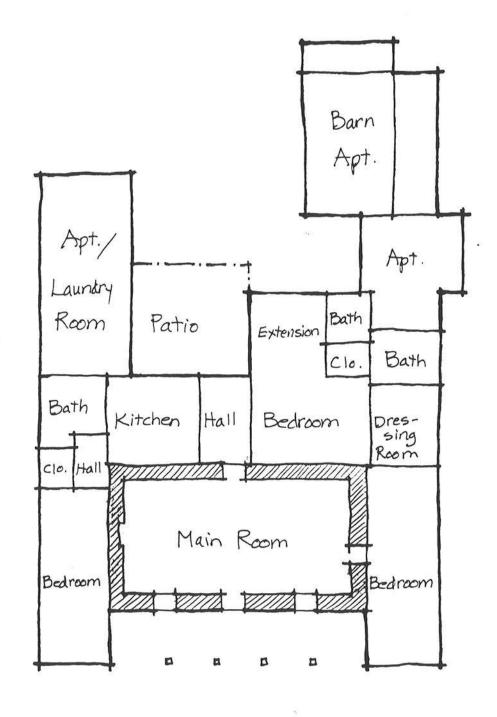
Based on dating of building materials and common practices of the day, the most likely scenario is that J. J. Simmler and Rosa Butron de Canet built the present earliest structure over existing adobe walls (Configuration 2).

- 1890 Rosa dies at age of 81 and Judge Simmler marries Mary Lafranchi a few years later.
- by 1903 As recorded in a 1903 Sanborn map, frame additions on three sides are in place, but an extension has not yet been added. A small carriage house or garage has been built to the west of the residence (same location as the present 3 car garage/apartment).
- 1907 J. J. Simmler dies in 1906 and Mary Simmler, second wife of Judge Simmler, inherits property.
- J. W. McMillan is now owner. Sanborn map dated 1926 records the bedroom addition to the northeast corner and a shed or barn to the north of it. Refer to Fig. 2 ahead.

Likely scenarios are that Mary Simmler built the north bedroom and barn, or possibly J. W. McMillan built it. Physical examination of roof framing (now hidden) may shed light on the date of this addition.

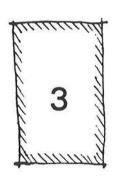
W. F. and Emma Waterman take ownership. Their daughter Mildred Waterman inherits the property in 1935.

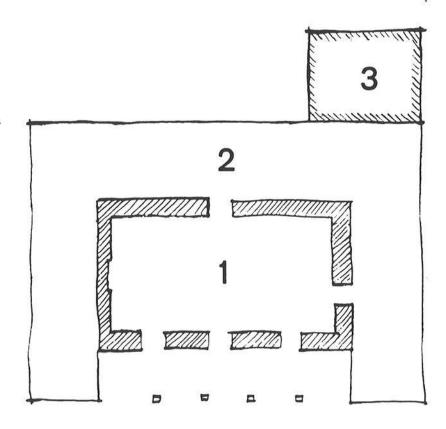




EXISTING CONDITIONS 1998

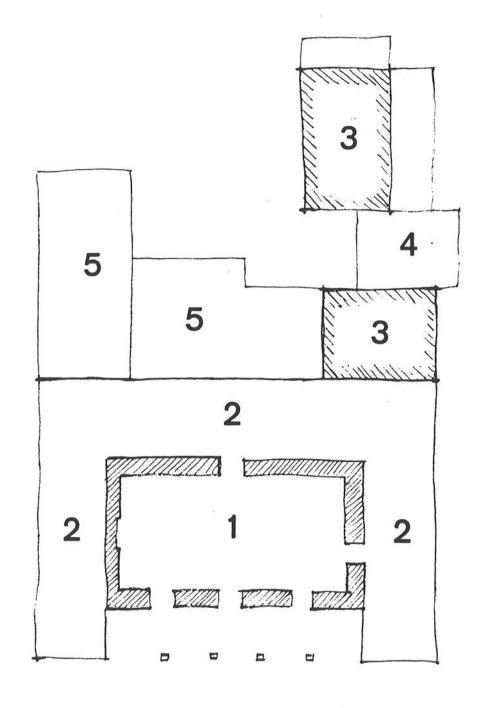
ROSA BUTRON DE CANET ADOBE





- 1. Hispanic Methods and Materials (Adobe walls with mud mortar and plaster)
- 2. Early American Period (Circular sawn boards, cut nails, 1850s thru 1860s; recorded on 1903 Sanborn map)
- 3. Room Addition and Barn (Board and batten walls: recorded on 1926 Sanborn map)

CONSTRUCTION CHRONOLOGY OF ROSA BUTRON DE CANET ADOBE Fig. 2



- 4. Barn adapted as Apartment (ca. 1948--1950)
- Small Apt. And Brick Patio / Barbecue (by 1957, recorded on1957 Sanborn map). Roof over patio built later.

OF
ROSA BUTRON DE CANET ADOBE
Fig. 3

III. CONSTRUCTION CHRONOLOGY

The following is a theoretical framework intended to provide a basis for further investigation. Because of the limited amount of time for field investigation (1-1/2 days) and the desire to keep the building intact, the rooms which were in use were not disturbed unless deterioration was already present. When the building is under construction for rehabilitation, framing details at additions and nailing can be examined to confirm or disprove the theoretical framework. The ceiling framing

Configuration 1. (Adobe Walled Room)

The basic 30 ft. by 17 ft. adobe structure was most likely built either during Canet's ownership, or, less likely, during Blas Castro's ownership. Typically recipients of land grants were required to construct a dwelling to secure ownership. However, because land grants were often thousands of acres, the required first structure could have been on another portion of the ranch and, to date, there is no evidence that this is the adobe structure associated with the original land grant. Hispanic owners were familiar with the practice of putting up adobe walls and there would have been workers with the skills and experience with mixing mud for bricks and for mortar and plaster. It is not possible to attribute it to either Canet or Castro simply by looking at the adobe material. The adobe bricks are 10-1/2 in. by 22 in. by 3-1/2 in. These dimensions are closely aligned with the Spanish system of measurement based on the *vara* (unit of measure approximately 33 in. long). Adobe bricks made during the Spanish and Mexican period are often 11 in. by 22 in., and walls are often 22 in. thick or 33 in. thick. The adobe bricks in the Butron de Canet adobe are slightly shorter, but allowing for the mortar joint, the wall construction fits the modular system based on the *vara*, supporting the theory that the original structure was built during the Mexican period or fairly soon after.

The fact that the door and window openings are straight at the jambs, not slanted inward to reflect the maximum amount of light into the room, suggests that the small adobe building was built as a utilitarian building for sheepherders or cowboys perhaps, not intended to be used as a family residence.

Configuration 2. (Addition of Wood Rooms on Three Sides)

The most likely scenario is that J. J. Simmler and Rosa Butron de Canet constructed the wood additions to an existing adobe building when they bought the property in 1865. It is very common in California for a one-story adobe dwelling to be "improved" by a new owner by adding wood frame additions, or sometimes second floors. Many examples exist such as the Las Cruces Adobe north of Santa Barbara (ca. 1860), the Ortega Adobe in Ventura with a wood room added in 1890, the Alviso Adobe in Milpitas which had a frame second story added in the 1850s and numerous other examples in Santa Barbara and Monterey (Zarakov n.d.). Occasionally Yankee owners built with adobe, but by the 1850s and 1860s milled boards were more readily available and Yankee owners often preferred to build walls with wood. It can only

be speculated as to what Mr. Simmler, a native of France, would have preferred, but we do know that his wife, Dona Rosa de Butron de Canet was used to comfortable living accommodations, having lived at Rancho San Bernardo, which may account for the high quality wallpaper covering the board walls. The wood-walled rooms were built of circular sawn redwood boards and nailed with machine cut (square) nails, materials available from the late 1840s through the 1860s. Doors and hardware, windows, and type of siding are typical to that used in the 1860s (McAlester and McAlester 1986). Redwood boards with battens which can be seen on the north exterior was often used for less visible elevations or for utilitarian buildings. A discussion of dating by nails follows in Section IV.

A plausible theory is that the original adobe had porches on three or more sides and that Simmler and Butron enclosed this space with boards. It may be possible to verify this when rehabilitation construction begins. The Sanborn Insurance Company map records this configuration on its map dated 1903.

Configuration 3 (North Bedroom and "Barn")

The next Sanborn Insurance map dated 1926 records an additional room attached to the northeast corner and a rectangular outbuilding which is probably the present Barn. On the east elevation, siding at this location is board and batten, whereas the earlier siding is horizontal drop siding. It appears that this addition (by 1926) encompasses the present east bathroom and closet and bathroom adjacent to the north bedroom. It is not clear if the easterly extension to the north bedroom is from this period or from a later period, but the doors suggest a later period. When it is time for rehabilitation construction, wall finishes can be removed and changes in framing could be revealed to answer this question. Layers of wallpaper could be one clue. If the two baths and closet contains many more layers of wallpaper than the north bedroom extension, this would suggest the extension is from a later period.

The North Bedroom and Barn have wood, multipaned windows, either fixed or sliders. Doors in this addition are paneled doors from a later period, probably from a later remodel. Ceiling decking in this configuration I 5-1/2 in. wide tongue and groove boards (T & G) with a "V" groove (giving the appearance of narrower boards).

The Barn building has a roof of green composition shingles which is presently functioning well. The Barn has no foundation and has slipped off the concrete slab on which it was resting on one side.

Configuration 4 (Barn Converted into an Apartment)

The Barn was moved a few feet forward and an atrium was built connecting it to the northeast corner of the house (in 1950 according to oral history source). Two shed-roofed additions were added to the Barn to expand the living space. The atrium comprises a space enclosed with 1920s style windows (recycled from another house?). The atrium and two additions to the Barn utilize

the narrower siding while much of the Barn contains its original board and batten siding. This addition utilizes wood frame windows. The City building inspector notes that a building permit was issued in 1948, but it is unclear to which addition it pertains.

Configuration 5 (Northwest Wing, now called Laundry, and Patio)

This addition was in place when recorded by the 1957 Sanborn map. It is sided with narrow, horizontal tongue and groove (T & G) siding which was used widely 1920 through 1950, and is the same as that on the Barn addition. However, the aluminum slider windows of this addition suggest it was added later than the Barn apartment. The back wall of the patio utilizes aluminum windows suggesting a 1950s or 1960s construction date.

The construction of this wing is not unlike the three-car garage/apartment that is next door, suggesting it may have been built during the same construction episode.

IV. DESCRIPTION OF HISTORIC FABRIC AND ASSESSMENT OF EXISTING CONDITIONS

1. IMMEDIATE SITE

Present Condition

The immediate area around the building slopes slightly toward the residence's foundations (except at the rear), a condition which does not support good drainage. At the wood wall additions to the south (front), the soil in planting beds has built up so that it is banked against the wood siding. This condition keeps moisture in contact with wood siding and encourages dry rot and termite infestation. Signs of active termites were noted at the front porch in 1990 by the City zoning inspector. Along the wood wall addition to the east, the grade has built up so that the residence sits lower and wood siding is in contact with the soil. Rot has occurred at the southeast corner of the frame wing to the point that a 3-4 in. gap is present at the corner of the building. The west wing is lower than the adjacent parking lot so that rainwater runs toward the residence.

At the rear (north), the site slopes gently toward the creek allowing for better drainage. Organic material has built up around the Barn.

It is a natural occurrence for the grade to build up with organic material over the years. When this buildup occurs concurrently with the heavy adobe walls settling, it creates a drainage situation in which runoff runs toward the foundation. This encourages deterioration in wood siding and structural members as well as introducing moisture into the bases of adobe walls where it is often drawn up into the walls in a wicking action.

The grape arbor is in need of repair due to dry rot and deterioration in posts. Large trees which overhang the roof are dropping leaves into gutters and onto the roof. This factor in combination with the danger of a limb falling and damaging the roof structure necessitates the removal of any limbs which overhang the building roofline or which come into contact with roofing or siding.

Walkways, Fences, and Grape Arbor

There is presently a fence comprised of painted horizontal boards supported by wood posts across the front of the property with a two-part gate at the sidewalk to the front door. A different fence can be seen in a photograph dated 1932. The brick walkway to the front door is serviceable with the exception of one area of bricks raised by tree roots which could pose a hazard. At the rear yard, an interesting walkway with brick edging and with tile fragments filling the inner area remains in good condition.

Handicapped Accessibility

The building is not currently accessible to persons using wheelchairs due to a step up to the front porch and there is no designated parking space for the disabled.

Note: Description of historic fabric will include core of the residence and the earliest north bedroom addition (Configuration 1, 2, and 3).

2. GENERAL OVERALL STRUCTURAL

In general, the adobe walls appear to be plumb and in fairly good condition despite some cracks and basal erosion. In accordance with the State Unreinforced Masonry Building Law (Senate Bill 547), hazardous mitigation plans are required to be developed for unreinforced masonry buildings located in Seismic Zone 4. Structural members which are deteriorated need to be replaced and roof connections to adobe walls and board walls will require upgrading by today's standards. The brick chimney will need to be reinforced/braced. Refer to structural sketches and letter from structural engineer in Appendices.

3. ADOBE WALLS

The walls of the adobe portion are of unstabilized (historic-type with no additives) adobe bricks with soil mortar and are 22 in. thick. The adobe bricks measure 10-1/2 in. wide, 22 in. long, and 3 to 3-1/2 in. high. The front (south) adobe wall is sheltered by a porch and is covered with horizontal redwood siding while the other three adobe walls are enclosed within additions; none are exposed to weather. Only a few areas of adobe wall could be observed due to being covered with siding, however, in areas open to viewing, the walls were in generally good condition.

On the face of the west wall, near the back side of the fireplace, a horizontal crack and bulging of plaster could be seen near the base of the wall. Bulging plaster is, in this case, most likely a symptom of differential settlement caused by moisture at the base of the adobe wall. When the loose plaster was removed during the site visit, the adobe bricks within the wall appeared to be dry and in fairly good condition, suggesting the deterioration is below the level of the wood floor. Very damp or saturated adobe material will crush from the weight above, or at least settle at a faster rate than dry walls (Crosby 1983). When deteriorated wood floors and floor framing are removed during rehabilitation work, the wall bases can be thoroughly examined and repaired where deterioration has occurred.

At the interior face of the south wall, spalling (loosened and/or falling away) plaster near the floor level suggests moisture is present in the adobe wall. Diagonal cracks radiating out from the top corners of the windows and front door at the interior are very common in historic adobe buildings and are not cause for concern. The cracks are associated with differential settlement due to the weight difference between the solid walls and the walls with spaces cut out for windows or doors. The southwest corner of the main room has settled, pulling the baseboards apart by one inch, although this is not recently occurring settlement as it can be seen that it has been painted over several times.

Adobe walls at the interior of the main room are plastered with soil plaster and whitewashed or painted. The exterior of the east wall appears to be soil plastered with a layer of a cementitious

coating over. The exterior of the west wall is plastered with a lime plaster with animal hair. No soil plaster is apparent underneath.

Scars from what may be an earlier wood partition wall can be observed near the front door and opposite this on the back wall.

Foundation under Adobe Walls

The adobe walls are supported by rubble stone foundations which extend 1 ft. 6 in. below the walls (viewed at the south walls in an excavation). Foundation stones are not river rock which are commonly used, but appear to be serpentine, daycite, or other native rock. Interestingly, fragments of flat tiles were found below the siding board. (Luther Bertrando letter of January 24, 1998).

4. BOARD WALLS

Three walls of the exterior of Configuration 2 which includes the wood wall additions are clad in horizontal redwood drop siding (also called formal shiplap)--the 9 in. wide type popular during the 1850s through 1880s in California, though possibly available from the late 1840s (Kirker 1960). The redwood siding is in very good condition for its age, the only exception being the bottom board which is in contact with soil and groundwater moisture. The lower board on all sides of the building is deteriorated from rot. The vertical corner board at the southeast corner of the residence is badly deteriorated near the grade, allowing an opening in the corner of the front room.

The north wall of this configuration is clad in wide vertical boards with battens. One section of the back wall is comprised of roughly sawn boards with wide battens and cut (square) nails and one section comprises sawn boards with narrower battens with round nails.

The earliest wood walled rooms are not technically frame construction—a type of building in which the walls are dependent upon a wood framework for support—but are formed by boards placed upright at the interior, then strengthened by placing horizontal siding boards at the exterior. No study or framework was visible. The vertical boards rest on a wooden sill plate at grade. This type of building called "box" construction was used early in the second half of the 19th century in vernacular (utilitarian, not high style designed by architects) buildings instead of heavy timber construction or the later balloon framing which came into wide use (Nash 1992).

Discussion of Dating by Nails

Siding was nailed with cut (square) nails throughout the early siding. While nail type is not a precise dating tool, it can indicate a general period of construction. There are three basic types (1) hand wrought; (2) machine cut, a square nail with a machine cut head; and (3) wire (round). This report will use the terms "cut" to indicate machine cut nails with cut heads and "wire" to indicate round wire nails. Hand wrought nails were used during the 1600s, 1700s and into the

1800s (Nelson 1968). Hand wrought nails and fasteners would have been made in mission blacksmithing shops and have been found on Mission era sites. Cut nails were cut from a flat-rolled piece of iron and are distinguishable by their shank being tapered on only two sides as opposed to the hand wrought nails which tapers on all four sides. Earlier heads were hammered: later the heads were machine cut and flat. Wire (or round) nails were manufactured as early as the 1850s but did not quickly supplant the use of cut nails. Wire nails generally indicate construction or remodeling which has occurred after the 1900s (Nelson 1968). One source states that by 1892 as many wire nails were being manufactured as were cut nails (Howard 1989, Nelson 1968). Because manufactured goods had to be shipped to California, cut nails most likely remained in use quite a few years longer in this area. Both machine cut nails and wire nails were observed in the Butron adobe.

As evidenced by wrinkles, bulges and folds in the wallpaper at the interior rooms, the board walls have settled slightly in some areas, probably due to deterioration and/or settlement of the sill plate upon which it rests. The boards walls are in fairly good condition except at the southeast corner where the bottom corner opens to daylight as wide as a few inches.

Fireplace in Main Room

The simple fired brick fireplace with a wood mantel is consistent with 1850s and 1860s styles and could very well have been built into the adobe wall by Simmler and Butron. Interior fireplaces are an example of Yankee influence on Hispanic architecture as early Hispanic houses were built without fireplaces and typically were heated only by charcoal warmers in the rooms. As recorded by Hannaford and Edwards in Spanish Colonial or Adobe Architecture of California, 1800-1850 examples constructed in Monterey in the late 1840s through 1860s, fireplaces were shallow with wood mantelpieces and simple brick hearths flush with the floor. The pilaster (flattened column) design seen in the Butron Adobe is a popular element in the Greek Revival style brought to California from the East Coast. Fireplaces in the Alviso Adobe in Milpitas, California, known to be from the remodeling of ca. 1853 are practically identical to the Butron Adobe fireplace. The one exception is the curved, horizontal mantel board of the Butron fireplace, which may have been added later.

5. WOOD SIDING AT NORTH BEDROOM

At the northeast corner, the exterior siding changes from horizontal to vertical board and batten for one room. The Barn is also sided with vertical boards with battens which appears to be in good condition.

6. ROOF, EAVES AND GUTTERS

The roof is a hipped roof with extended eaves (now enclosed rooms) on all four sides of the core of the house. The ridge runs east and west and appears to be straight, not sagging. A brick chimney penetrates the roof at the west hip. The eaves overhang only a few inches. Roofing over the adobe section and early wood surrounding rooms is wood shingles with green

composition shingles over this. On the west elevation the composition shingles are extremely deteriorated, curled and rolling up and are tacked over fascia boards. All roof overhangs are very shallow, a few inches at best. Gutters are either loose or missing in some areas. The rain water leader on the front elevation deposits water closer to the foundation than is advisable. One early wood gutter remains at the east side and should be removed and preserved for future restoration.

At the additions to the northeast, there are a variety of roof shapes on which composition shingles are present.

In the attic space over the adobe room (the only attic space able to be observed) the roof framing appears to be in reasonably good condition; there are no visible leaks or water staining. It is not known if this framing is original to the earliest wood additions. Cut nails were observed and roof rafters are full dimension 2 in. by 4 in. (rather than 1-1/2 by 3-1/2 as present day measurements run), which dates it at least prior to World War II (Howard 1989).

7. DOORS

The doors in the adobe and earliest additions appear to be original to that period. Examples of paneled doors with the two squarish panels below and two narrow panels above are documented by Hannaford and Edwards in houses built from 1830 to 1850 (Hannaford & Edwards 1931). The front door is a paneled door with a bead at the raised panels and with glazing in the two upper panels. A surface mounted rim lock with a ceramic doorknob remains, which is similar to models in the 1865 Russell and Irwin Illustrated Catalogue of American Hardware. The interesting doorbell mounted on the front door which is rung by manually turning a lever is similar to those in the above catalog listed as a parlor bell. The doors to the board wall wings are of the raised panels but without beading and without glass panels. All three doors have screen doors which are typical of those in the first half of the 20th century.

The other style door in this section of the house is a plank door with horizontal battens. The door with multiple panes of glass leading to the back yard is from a later period.

8. WINDOWS

Adobe with Board Wall Addition

Five of the windows in this portion of the building are full-size double hung sash with 6 panes in each sash. The multipaned sash contain cut nails and are painted white. Window frames and surface trim are painted dark green--an extremely popular color during the 1860s. The two window jambs in the adobe walls are straight, not opening up on a slant to admit more light into the room. Smaller windows on the west elevation and rear of east elevation are single sash with six panes painted white. Six over six double hung windows are associated with the Greek Revival style (brought by Yankees to California) which flourished in California from 1850-1870 (McAlester and McAlester 1986).

North Bedroom

The north (easterly) bedroom added has a six pane divided light window and the Barn has wooden sliding divided light windows.

9. INTERIOR WALLS

Adobe Walls

The interior walls of the main adobe room are plastered with soil plaster and white washed. The "exterior" wall to the east appears to have soil plaster over the adobe and a final coating of a cementitious material. The west wall at the rear of the fireplace is plastered with lime plaster which contains animal hair. No soil plaster was visible beneath the lime plaster. The original soil plaster could have worn off prior to the 1860s remodel, or it could have been removed due to being in poor condition.

Board Walls

All of the interior surfaces of the board walls are covered with wallpaper. At the east front room, original to the early configuration, there are five layers of wallpaper over a layer of newspaper applied to the board walls. At the gaps between the boards, a gauzy cloth with glue or sizing has been applied over the cracks prior to applying the layer of newspaper subsequent to the wallpapering.

Wallpaper Sampling

The sequence of wallpaper in the east room with wall heater is as follows:

- Gauze over cracks between boards
- Newspaper (from San Francisco)
- Light gray high quality paper with stamped-gilt vine motifs interspersed with small rosette motifs
- Heavy paper with overall blue floral pattern (some green as well)
- Tan paper with swirled white pattern printed over. Little white flecks occur between the swirl pattern
- Layer of gray paint on gray paper
- White background with groups of trees with green foliage repeating (presently visible)

Wallpaper Discussion

The first layer of wallpaper has been identified by Bruce Bradbury, manufacturer of art wallpapers, as a stamped-gilt type used in east coast parlors in the 1860s. Examples of the type can be seen in the "best parlor" in a Grafton, Vermont historic house and in a "first class" withdrawing room in the Harrison Gray Otis House used as a boarding house. Mr. Bradbury sent the Butron sample to experts at the National Design Museum at the Smithsonian and at the Society for the Preservation of New England Antiquities, who identified it as an embossed, gilded specialty item that was initially imported from Germany or France. Refer to letter and article in the Appendices.

Kitchen and Hall

These rooms have $\frac{1}{2}$ in, thick particle board paneling on the walls including over the adobe walls and at the ceiling. This is a wall treatment later than the tongue and groove wood paneling used on the ceilings in other rooms.

10. FLOORS

Adobe Room and Board Wall Rooms

There are three different floor levels in the adobe room and adjoining board wall rooms. The adobe room and east rooms have T & G hardwood flooring strips 2-1/4 in. wide. This newer flooring is installed over T & G boards (probably redwood, very deteriorated) running east and west. The small bathroom on the east has vinyl or asbestos square floor tiles. Flooring in the west rooms is vinyl or asbestos floor tile laid over plywood. Floor joists run north and south. In the back rooms on the west side, the hall has sheet linoleum and there are vinyl or asbestos floor tiles in the bathroom and kitchen.

The wood flooring in the east and west additions is deteriorated from being in close contact with the soil. In two areas where the floor joists were viewed, deterioration was present.

11. CEILINGS

Adobe Room

The ceiling decking in the main room is 1 in. by 6 in. (full dimension) T & G redwood boards which can be seen in the attic.

Board Wall Rooms

The ceilings are the same in the front east rooms and front west rooms, which is 5-1/2 in. T & G boards (5 in. exposed) running north and south. The ceiling in the north bedroom and last two back rooms on the east have 5-1/2 in. wide T & G boards with a "V" groove (giving appearance of narrower boards).

The back rooms on the west side (hall and bath) are different with ceilings of 5-1/2 in. T & G boards with a bead along one edge, a popularly used milled board from the 1840s-1860s. Particle board ½ in. thick is present at the ceilings in the large north bedroom and the kitchen. All ceilings appear to be in good condition, except where leaking occurred in north bedroom.

12. ELECTRICAL, FIRE SUPPRESSION AND MECHANICAL SYSTEMS

Electrical wiring in the main part of the residence is a combination of knob and tube and modern conduit. Heating consists of a gas heater (which caused a fire and is now defunct) and an electric heater in hallway to patio. There is a gas outlet for a kitchen range. Smoke detectors are installed in every room. Heating, electrical systems and probably plumbing will require upgrading for a new use.

Knob and tube wiring was in widespread use until the 1920s (Ferro and Cook 1984). While it is allowable for use according to the State Historic Building Code, when it is in good condition, oftentimes it is left in place (for the historical record) while new systems are installed.

13. BARN

The barn is sided with wide redwood boards and thick battens over the cracks. The shed roof has green composition shingles which appear to be in better condition than the roof of the main house.

14. OUTBUILDINGS

A chicken house and storage shed stand on the back of the property near Stenner Creek. The structures are in poor condition and deteriorated at the base due to lack of a foundation, but are still upright. It is difficult to determine what period the buildings are from, but the portion to the east was has a newer-type siding than the larger section to the west.

V. RECOMMENDATION FOR PRESERVATION AND REHABILITATION AND BUDGET COSTS

1. Work Tasks to be Accomplished in the Near Term

1.1 Lower the grade to 2 in. below the top of the mud sill. Using a hand shovel recontour the grade at the base of all walls so that ground water is directed away from the building walls. Remove and relocate all plants within three feet of the walls. New planting beds can be established out in the garden away from building walls where they can be freely watered.

(Volunteers/FOCA)

1.2 Place temporary plastic gutters and downspouts to deposit roof runoff at least two feet away from the building walls.

(Volunteers/FOCA)

1.3 Have trees with overhanging or dead limbs trimmed to minimize foliage dropping into gutters or onto the roof, and possibility of limbs gouging or falling onto roof.

(City)

1.4 Install temporary patches to roof where it is leaking.

(City)

1.5 Place building paper or wood shingles over gap in siding at southeast corner to keep small visitors out.

(Volunteers/FOCA)

1.6 Shed on rear of property: Shore up and brace walls from within to prevent collapse from wind or floods. Complete a thorough photodocumentation (exterior and interior) in the unlikely, but always possible, event that the shed were lost in a storm or flood. Consider moving shed ten feet south on property and place on a reinforced concrete slab/foundation for later rehabilitation. The building could serve as support for garden maintenance and outdoor events by providing storage for tools, umbrellas, tables, chairs, etc.

(Volunteers/FOCA)

2. Rehabilitation of Residence

Cost

2. 1	Install underground drainage system all around building. Drainage system will be perforated drainpipe set in gravel enclosed in netting, approximately one foot below grade draining to the creek. Archeologist shall monitor excavation. (Vo.	\$ 6,000 lunteers/FOCA)
2. 2	Complete asbestos and lead-containing paint survey and abatement prior to rehabilitation work on the residence. The plan for abatement by a qualified hazardous material company should be reviewed by an historical architect to ensure that historic fabric is not removed and discarded.	\$ 4,000
2. 3	Improve structural strength by installing connections at top of walls to roof and ceiling framing. Restore or replace any deteriorated structural members and/or scab alongside them with new. See STRUCTURAL in Appendices Inspect chimney flue and repair. Restore fire box. Brace existing brick chimney, repoint, and coat with water repellent.	\$ 20,000 \$ 5,000
2. 4	Place new concrete reinforced foundations under wood additions.	\$ 18,000
2. 5	Remove existing deteriorated (all) flooring and install new framing and flooring as needed.	\$ 26,000
2.6	Repair adobe walls by filling cracks and voids and repairing plaster and whitewashed surfaces. Historic Architect (With Volunteers/ FOCA) Materials/tools:	\$ 1,000 \$ 500
2. 7	Restore/replace exterior deteriorated siding and corner boards only as needed.	\$ 9,000
2. 8	Restore windows and doors to working order. Retain all existing hardware and clean and repair as needed.	\$ 10,000
2. 9	Demolish existing roofing. Install new Class "A" fire rated roof: 1/4" Dense-Deck, Cedar shingles, with board ridges. Install existing restored and new wooden gutters with sheet metal gutters.	\$ 35,000
2.10	Archeological investigation to be done underneath front porch	

Volunteers (FOCA)

bricks to determine if an earlier wood porch existed.

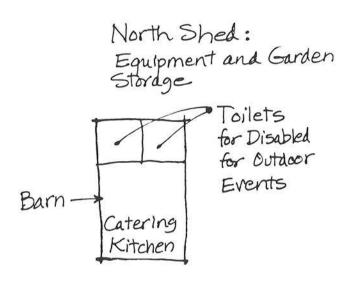
			Cost
2.11	Reconstruct wooden front porch.		\$ 5,000
2.12	Install new electrical, security, and heating plumbing or new plumbing as needed. Instead exhibit lighting. Restore historic fixtures retain early wiring systems.	tall new general and	\$ 45,000
2.13	Modify existing northwest bathroom to acc disabled utilizing closet and hall if necessa doorway on the north side and a paved path from the west parking area.	ry. Construct a new	\$ 25,000
2.14	Interpret the considerable contributions of Waterman and Black in interpretive panels if artifacts can be acquired).		\$ 15,000
		Sub-Total:	\$224,500
Contra	actor's general conditions: @ 20% =	\$ 44,900	269,400
Contra	actor's overhead and profit: @ 15% =	\$ 40,410	309,810
Bond/	Insurance: @ 2% =	\$ 6,196	316,006
Contir	ngency: @ 25% for unforeseen conditions=	\$ 79,001	395,007
	Total probable const	ruction budget:	\$ 400,000

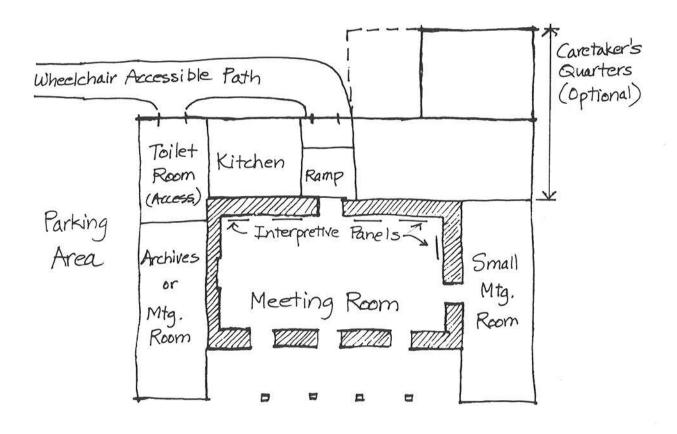
Add a 4% inflation factor for every year past 1998.

The above is for budget planning only and is not a contractor's guaranteed price.

The above construction budget does not include:

- Site landscape design and construction
- Reproduction wallpaper
- Printing
- Permits
- Topographic plan
- Soils report
- Architecture/Engineering fees for preliminary and working drawings, for CHC, and Architectural Site Review.





PROPOSED USE PLAN

ROSA BUTRON DE CANET ADOBE

VI. RECOMMENDED NEW USE, RATIONALE AND WORK TASKS

Use recommendation

It is recommended that the Rosa Butron de Canet residence can preserve the significant amount of historic fabric it contains while functioning as a Community Meeting Room. A group of approximately fifteen persons could meet in the main room while side rooms can accommodate small committees and storage of audio visual equipment, etc. The surrounding grounds provide a park-like setting for weddings, family reunions and corporate or institutional barbecues and picnics. The long story of the property can be told through interpretive panels on the walls.

To determine an appropriate new use, the character-defining spaces, finishes and features of the historic building and site must be identified (Secretary of the Interior's Standards for Rehabilitation 1997). Spaces or finishes designated as "primary character-defining spaces" must be preserved and protected. Alterations deemed necessary to return the building to a new use are allowable, but it is recommended they be placed in "secondary character defining spaces."

The adobe main room and front rooms on the east and west sides are the primary character-defining rooms as they remain close to their appearance during the years Butron de Canet and Simmler lived there. The kitchen and bathrooms to the northwest are later alterations and are considered secondary character-defining spaces. The kitchen is serviceable as it is, but should revisions become necessary, they can be made without disturbing the main rooms. The northwest toilet room can be adapted to accommodate the requirements of the *Americans with Disabilities Act*. Likewise, should a studio apartment within the building be needed, the bedroom area in the northeast corner could be adapted for a small living quarters without altering the building exterior.

It is recommended that additions to the Barn be removed, leaving the Barn detached from the residence. Likewise, the northwest wing (probably not yet fifty years old) and covered patio do not contain noteworthy architectural fabric and somewhat detract from the integrity of the house during the years it served as Butron de Canet's and Simmler's home. The adobe portion with wood additions and the north bedroom contain early historic fabric and can best interpret the important years when traditions from Mexican California overlapped and blended with newly-transplanted Yankee traditions. It is recommended to preserve the shed near the creek, but it and the Barn are not considered primary character-defining elements.

Work Tasks Required for New Use

Costs for the following items are not included in the Rehabilitation Budget.

 Design and construct a parking area to the west of the residence. Designate a parking space for the disabled. Using portable wood ramps, provide access into the main room through the back door. This door will also be the main door for those parking in the west parking area.

- 2. Rehabilitate the Barn adapting it for use as a catering kitchen and storage for outdoor events. Construct two new accessible toilets within the north end of the Barn.
- 3. Retain a landscape architect sympathetic to historic landscape areas and identify historic plants and trees to retain. Adapt area to function for weddings and large gatherings, adding what is needed for the area to function well while retaining its traditional historic ambience. Do not attach new structures such as trellises to the historic buildings. Keep newly added features, if they are absolutely necessary for the new use, in areas away from the historic buildings so as not to confuse the historic appearance. If fountains, trellises, paving, etc. are needed, locate in an area which will be "understood" as new. Repair front brick walkway so that it provides a flat surface.
- 4. Finish rehabilitation of shed near creek by adapting it for storage of tools and equipment in support of outdoor functions.

VII. COMMENTS ON HISTORICAL RESEARCH AND PHOTODOCUMENTATION

Historical Research

A substantial portion of historical research has been accomplished for the Rosa Butron de Canet adobe. The chain of title is well established and the Sanborn Insurance Company maps are reliable and invaluable in documenting construction chronology. The amount of information located about Rosa Butron de Canet is impressive (it needs bibliographic sources attached, however). When the Nomination Form for the National Register of Historic Places is prepared, tight documentation is critical.

It will be important to pin down a date when the wood additions were added to the adobe portion, as the period of significance will be the period of time when J. J. Simmler and Rosa Butron de Canet lived in the residence and for as long after that as it retained that appearance. Probate, tax assessment and census records may add information in this area. Any information about Blas Castro is desirable as well.

Order a copy of National Register Bulletin 16-A, How to Complete the National Register Registration Form and begin compiling research to build a case for **Criterion B:** A property significant for its association with the lives of persons significant in our past. Compile as much information as possible about the ways that Judge Simmler and Rosa Butron contributed to the community and about the role the residence played in the development of early San Luis Obispo. Consider **Criterion C:** buildings that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. While not the work of a master, the residence possesses integrity in its setting, materials, feeling and association with the early days of downtown San Luis Obispo.

The Watermans and Miss Black were important for their roles in preserving the historic residence. Their contributions to the residence as well as to the community can be memorialized in interpretive panels. One research committee might focus on the Watermans and add even more detail to the work already done about Miss Black. This material will not be needed on the National Register nomination form; they are only interested in the years of significance (1865-1900).

Photographic Recording

A good amount of high-quality photographic documentation has been completed by FOCA. Using the standards set forth in the National Register Nomination Form guidelines, work toward the goal of having each photograph identified, dated, and placed in an archival sheet. Place negatives in sleeves and keep all photographs for each project in a separate binder.

Historical Photographs

Historical views are invaluable as the actual appearance of a building is authentically documented at one point in time. Written descriptions are important as well as they may cover

views or outbuildings not recorded in photographs. Continue searching for historical views, asking descendants to look through albums as well as continuing searching in area libraries.

Recommendations

- Consider retaining a historian consultant to compile research information and write the
 history of the building and its owners, placing it in context with other developments
 occurring in the area and state (if FOCA volunteers do not have time). This contextual
 history will provide themes which can be used for the interpretation and programs which
 will follow. Volunteers can continue to search for and provide information to the
 historian.
- 2. Compile all historical research, maps, etc. in a binder or a file drawer at the Butron Adobe (or any central location) so that it will be readily accessible to all.
- Miscellaneous suggestions for places to check for information on Blas Castro and Simmler and Butron:
 Bancroft, H. H. Register of Pioneer Inhabitants of California 1542 to 1848. Dawson's Book Shop, Los Angeles, 1964.

Northrop, Marie E. <u>Spanish -Mexican Families of Early California: 1769-1850.</u> Volume I. New Orleans: Polyanthos, 1976.

Census Records for 1852 (state census), 1860, 1870, and 1880 (federal census).

City tax records, Clerk's office for probate, wills, court records

Fenyes, Eva Scott. <u>Thirty-two Adobe Houses of Old California.</u> Los Angeles, Southwest Museum, 1950.

4. For historical photographs of the Butron, Rodriguez and La Loma adobes, check: Photograph collection of Santa Barbara Historical Society, Ventura County Historical Museum, and Bancroft Library at U. C. Berkeley

Photograph collections at Southwest Museum, particularly the Guy Giffen Collection where it is noted that a view of La Loma exists.

Giffen, Helen S. "Some Two-story Adobe Houses of Old California," <u>Historical Society of Southern California Quarterly</u>, Vol.XX, No. 3 (March 1938) pp. 5-21.

It is assumed the local Historical Museum archives and Special Collections at California Polytechnical have been searched.

VIII. IMPLEMENTATION PLAN

Attached is a five year plan with tasks to be accomplished for the rehabilitation of the Butron, Rodriguez and La Loma adobe buildings. Following are the tasks laid out for the Butron adobe for the next four years.

1998

- 1. Preliminary Condition Assessment and Use Study (COMPLETED)
- 2. Complete a hazardous materials survey and abatement program prior to any work being conducted on the building.
- 3. Preservation Work for Summer of 1998
 - Temporary gutters and downspouts.
 - Lower grade at base of walls. Relocate plants.
 - City trims overhanging branches.
 - Temporary patches to roof and southeast corner.
- Continue research and begin Contextual History.
- Began preparation of National Register Nomination Form including photographs (4 mos).

1999

- 1. Preliminary Drawings for Rehabilitation (3 mos.)
- 2. Prepare application and present for Cultural Heritage Commission. (3 mos.)
- 3. Apply for Architectural Site Approval (3 mos.)

Summer of 1999

- 4. Detailed building investigation and preparation of Working Drawings (7 mos.)
- 5. Archeology as needed

2000

- 1. City bidding and permits process (3 mos.)
- Begin preparation of Use Plan and Operational Plan for Garden.
- 3. Rehabilitation construction (8 mos.)

2001

- 1. Move in.
- Prepare Maintenance Plan (2 mos.).
- 3. Plan and install Interpretive Panels (6 mos.).

* * :

Friends of Las Casas de Adobe Five Year Implementation Plan	Jan) 01 ly	2002 Jan July
Proposed Use: Community Hall for Neighorhood / City Park	Use Study	He Pri Dw Bu	
Rosa Butrón de Canet Adobe Proposed Use: Community Meeting Room, Rental for Outdoor Events	Use Study	Maintenance Plan	
La Loma Adobe Proposed Use: Museum w/ Living Quarters Above	Use Study	Plan R Interpretive a Displays	s/

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Howard, Hugh

1989 How Old is This House? Home Renovation Associates, The Noonday Press, Farrar, Straus and Giroux.

Kirker, Harold

1960 <u>California's Architectural Frontier: Style and Tradition in the Nineteenth Century</u>. Gibbs M. Smith Inc., Salt Lake City.

McAlester, Virginia and Lee McAlester

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<u>Company, 1865.</u> (Reprint by Association for Preservation Technology).

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1991 "National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms, U.S. Government Printing Office.

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N.d. "The Las Cruces Adobe and its Relationship to the Central Coast Adobe Tradition." On file at Archaeology Lab, California Department of Parks and Recreation, Sacramento.

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APPENDIX A

LETTER FROM WALLPAPER CONSULTANT

BRADBURY & BRADBURY A R T W A L L P A P E R S

2/18/98

Dear Gil, & DARYL

- (Smithsonian)

I'm happy to have the answer to your questions, courtesy Joanne Warner, the wallpaper curator at the National Design Museum and Richard Nylander of the Society for the Preservation of New England Antiquities.

Joanne thinks the paper is probably from the 1860's, manufactured in France or Germany. Richard's article on how this type of paper was made is enclosed. I doubt, however, that the stamping was done by hand, as the registration is so perfect.

With your permission, I'd like to send the sample to the curator of Musee du Papier Peint in France to see if he has any further information on how these stamped gold papers were produced.

Bestwishes

Bruce Bradbury

Gilt-Figured Wallpapers

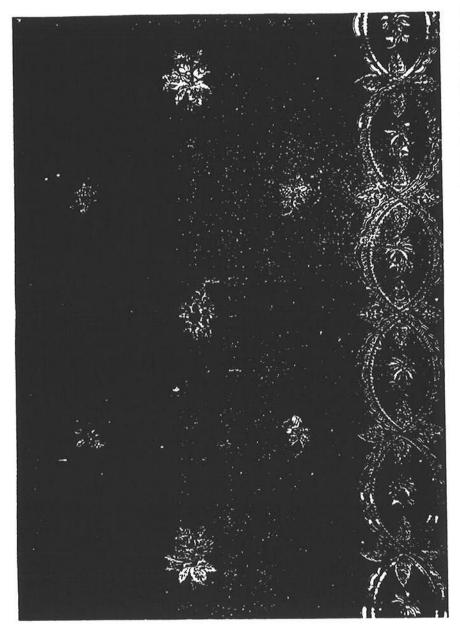
Beginning at about 1850 a group of wallpapers in which metallic gold was the chief decoration became popular. The most distinctive of these were papers grounded with neutral colors and sparsely decorated with small ornaments of embossed metal leaf. Often these designs featured naturalistically drawn flowers or fruit. By the 1860s and 1870s, however, gilded papers featured the stylized urns, spheres, and swags of the néo-grec style.

Embossed, gilded papers were specialty items that were initially imported from Germany and France.1 They were made on heavy, goodquality paper that could withstand the stamping. The paper was covered with a thick coat of a softcolored ground, such as buff, dove, or white. The pattern was then block-printed in varnish, and metal leaf was applied by hand onto the sticky surface. The patterned areas were stamped under high pressure, and the finely cut metal dies embossed highly detailed impressions. Finally, workers brushed away the loose bits of leaf that had not been pressed into the adhesive. Torn edges around some of the ornaments in these papers help to confirm the use of metal leaf. The leaf, however, was not necessarily pure gold. Telltale spots of bright green corrosion indicate the presence of copper in the alloyed leaf.

Stamped-gilt wallpapers were particularly favored for parlors. An unused piece of a gilded wallpaper, in excellent condition (50.1), was left over from the mid-1860s papering of the best parlor of the Francis Daniels House in Grafton, Vermont. The gray-grounded paper still

decorates the room.

The delicate, naturalistic motifs on the Daniels paper are characteristic of stamped-gilt wallpapers. The small plum sprig, in fact, appears in a swatch in George Creamer's sample book.2 The paper



50.1 Stamped-Gilt Wallpaper France or Germany, 1850–1870 Metal leaf embossed on dove ground Continuous paper Printed width: 19%" (48.6 cm); repeat: 201%6" (53.2 cm) 1985.41 Gift of Sarah Warren

Creamer sold, however, included an acorn element that does not appear on the Daniels paper. The absence of this motif raises the possibility that dies for individual elements were purchased ready-made by wallpaper manufacturers and then combined to create a variety of wallpaper patterns.

The pattern of a second stampedgilt paper (50.2, plate 32), printed on a deep gray ground with gilt grape bunches and heart-shaped ornaments, is from an unidentified room in a Federal-period house in Falmouth Foreside, Maine. The sample is one of several from the house, including an unused roll of an inexpensive three-color, roller-printed diaper pattern.3 The disparity in quality and expense between the gilded paper and the roller print probably reflects the difference in status between a parlor and perhaps an attic bedroom.

The small, stylized motif in the Falmouth Foreside paper is

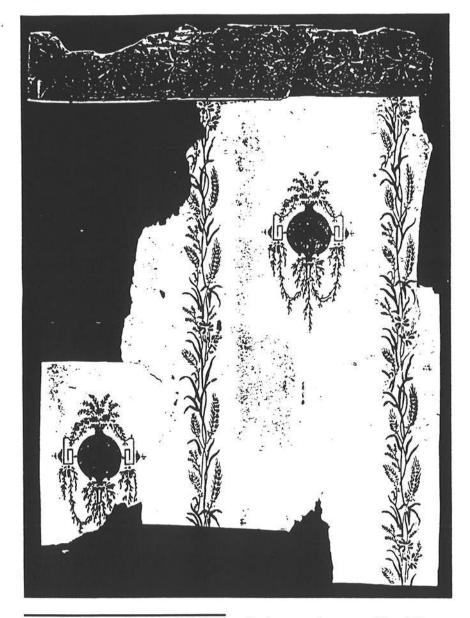
indicative of a new movement in nineteenth-century design. In the third quarter of the century, English designers, beginning with Owen Jones, claimed that all good design should develop from nature, abstracted to emphasize symmetry and geometric shapes. This theory, which would have a major effect on wallpaper patterns (see 54.3), is reflected in the symmetrical floral sprig in the Falmouth Foreside wallpaper.

Another major design influence on wallpapers of the 1860s and 1870s was the néo-grec style, often translated as the New Greek or Modern Greek style.4 Stylized urn and vase shapes, garlands, Greek key designs, and especially palmettes were among the ancient Greek ornamental motifs that were revived in the decorative arts of this period. Wallpaper designs ranged from delicate restraint, usually associated with the revival of classicism, to bold eclecticism unsurpassed in the period. The small flower and palmette ornament in the Falmouth Foreside paper marks the beginning of the latenineteenth-century period of abstract or stylized design in wallpapers.

The néo-grec style found full expression in a wallpaper and its accompanying border (50.3) used in Boston in the late 1860s or early 1870s. The paper features black spherical vases with gilt handles, decorated with floral sprays and garlands. Stripes are formed by twining gilt wheat stalks with yellow ears. The palmette scroll border is printed in black and gilt on bright red.

This Greek-style paper was the sixth of nine layers of wallpaper taken from the walls of the second-floor withdrawing room of the first Harrison Gray Otis House in 1918 (see entry 22). In the second half of the nineteenth century, the Otis House was a boarding house run by the four Williams sisters. In later years, it was described as being of the "first class' in reputation and prices" by those who had stayed there.5

The large withdrawing room was partitioned into a sitting room and



50.3 Gilt Striped Wallpaper
Possibly United States, 1865–1875
Block-printed in yellow and black with
gold dust on white ground
Continuous paper
Incomplete width and repeat; sample
size: 21½"×17¾" (54.6×45.1 cm)

Palmette Scroll Border
Possibly United States, 1865–1875
Block-printed in black with gold dust on red ground
Continuous paper
Cut Width: 3¼" (8.3 cm); repeat:
9%" (25.1 cm)

1969.337.6 Museum Accession

bedroom and was considered the best suite in the house. It was occupied during the 1860s by the Reverend George Punchard of Salem, editor of the Boston Traveller. With the elaborate Federal-period plaster cornice and the mirrored mahogany doors, the predominantly white wallpaper and bright red border must have produced a striking effect in the high-ceilinged room.

Unlike the two previous examples, the Otis House paper is not embossed. In fact, it replaced a stamped-gilt paper with a pattern of small, 2-inch leaf sprigs on a beige ground. The taste of the 1870s leaned toward papers surface-gilded with powdered metal and away from embossed papers gilded with leaf.

The more gilt that was used in a pattern, the less practical embossing the gilded parts became.

In the Otis House paper, the black vase motif relates particularly to furniture in the *néo-grec* style. The vase is overprinted with a gilt band of the Greek key design, exactly the way in which a turned element on a piece of decorative parlor furniture would have been decorated with gilt incising.

1. Lynn, 380. They were also made in Scotland by Wylie and Lochhead; "The Wallpaper Manufacturers, Ltd.," *The Journal of Decorative Art and British Decorator*, Special Supplement, Sept. 1905, 27.

2. Creamer sample book, no. 1535.

3. SPNEA access. no. 1929.980.

- Kenneth L. Ames, "What is the Néo-Gree?" Nineteenth Century 2 (Summer 1976):12-21.
- 5. Thatcher to Appleton, May 12, 1919. Otis House Correspondence, 2:132.

6. SPNEA access. no. 1969.337.5.

Wallpapers in the Codman House

In 1862 Ogden Codman, Sr. (1839-1904), and his wife, Sarah (1842-1922), purchased the house and land in Lincoln, Massachusetts, that had been the country estate of Codman's grandfather John. In 1797 John Codman had enlarged a 1740 farmhouse into an elegant threestory mansion in the Federal style. His grandson intended to alter and redecorate the house to make it a fashionable county seat in the Victorian taste. Codman hired his brother-in-law, architect John Hubbard Sturgis (1834-1888), to bring about these changes. Sturgis. who had returned to Boston only a year earlier, had been trained in England, where he no doubt became aware of the changing English attitudes toward design.1

The Codmans did not purchase the decorative items for their updated rooms in Boston, where

APPENDIX B

LETTER FROM LUTHER BERTRANDO

Luther Bertrando

267 Foothill Blvd. San Luis Obispo, CA 93405 (805) 543-7831

January 24, 1998.

Gil Sanchez, FAIA 3022 Glen Canyon Rd. Santa Cruz, CA 95066

Dear Gil;

I was able to get out Friday and do the three test excavations you suggested. I am sending you the detail observations from each test pit along with drawings I did from sketches done in the field. The photographs I took of the test pits have still not been developed as they appear at the beginning of a 36 exposure roll. I will find a project to make me expose the remaining part of the roll very soon.

While I made notes on each feature, it occurred to me that you may benefit from my overall impression. At the Rodriquez Adobe I felt that the foundation consisted on one episode of building. That is the kitchen room and the room in front were probably built at the same time. The stone foundations looked the same at both test pits. As opposed to the adobe foundations I have worked with at Mission San Antonio, these rocks have sharp angles and were definitely not gathered from a river bed.

At the Rosa Butron Adobe I was pleasantly surprised to see that the soil was dry down to 18" below the surface. I could not tell how high above surface level the foundation went because the wood siding obstructed my view. I was surprised to see the tile fragments wedged near the top of the foundation between the wood siding and the foundation. What surprise me was the fact that the tiles appeared to be flat like "ladrillos", but their thickness was only about 3/4", unlike any ladrillos I've seen. I would have expected that the foundation would have been constructed with water-worn rocks since we are very close to two creeks, but they appear to have been made with broken rock similar to what I saw at the Rodriquez Adobe. I hope these overall impressions are of use to you.

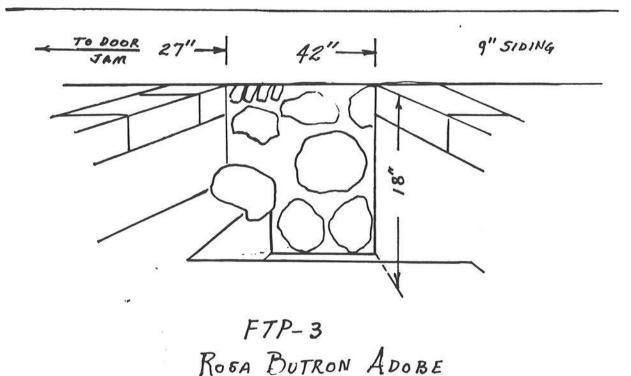
Sincerely,

Luther Bertrando

wher Butrando

Rosa Butron de Canet Adobe

- FTP-3 was done on the south side of the adobe, from 27" to 42" east of the main entrance door frame.
- the bottom of the footing was found 18" below the bottom of the wood framing.
- the rocks are native to the area, being serpentine, daycite or some other rock with sharp edges so they have not been water worn.
- the soil was very dry from the surface to the 18" depth.
- about 9" to 12" below the surface was a layer containing many small water worn pebbles.
- between the footing and the wood siding above the surface level is a layer of terra cotta tiles about 3/4" thick and of unknown length and width. The tiles are flat so they are not roof tiles from the mission.
- a piece of white pottery from a dish was found in the foundation at about 81/2" down,
- a square nail measuring 1½" in length was found at about 6½" down. It was left in situ in the east wall of the FTP.
- a rusted, iron butter-knife handle was found 12" out from the wall at a depth of 91/2".
- some miscellaneous bone fragments were found at about the 9" depth.
- 8 photographs were taken.

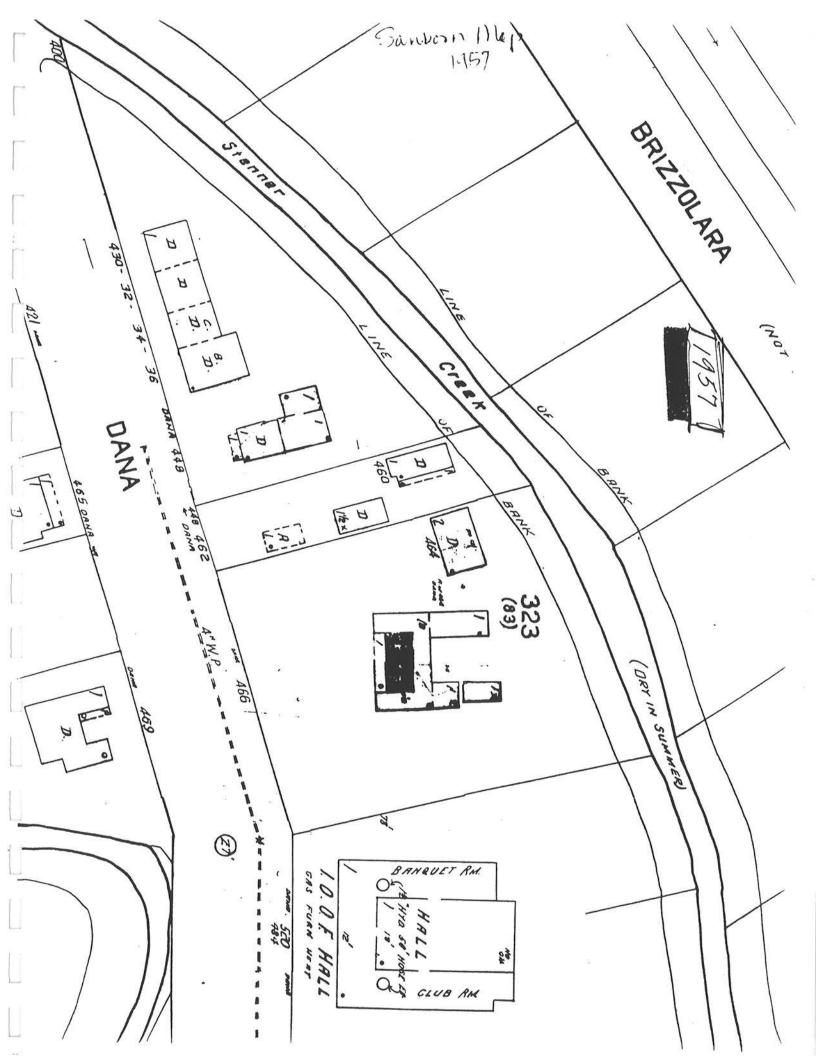


APPENDIX C

SANBORN MAPS



Sunbon Maps 1926 BRIZZOLARA (not open) CLAY (not open) **®**



APPENDIX D

STRUCTURAL SKETCHES AND LETTER FROM STRUCTURAL ENGINEER

STEVEN P. DUQUETTE

STRUCTURAL ENGINEER 142 West Santa Clara Street San Jose, CA 95113 (408) 977-7990 FAX (408) 977-7991

February 7, 1998

Gil Sanchez, FAIA 3022 Glen Canyon Road Santa Cruz, CA 95066

I have completed my review of the three adobe structures. In general your sketch details are great. Please look at the mark-up I just have a few comments. The following are written comments;

Rodriguez Adobe

Sketch 1 and 1A of 3

These interior cross walls are a very good idea because this building is long and narrow.

The clips from the new 4x to the existing sheathing are not necessary because we can develop the shear through the lag screws.

The walls are too tall and require anchorage at the floor and roof. The study was done on a one story adobe with short stable walls. It does not apply to this structure. The existing straight sheathing at the second floor and plywood on the roof should be used as diaphragms to support the walls.

Are you sure you want to use the fiberglass rods. The flexibility may be better for the adobe but they will be considered unconventional by the city. Use threaded steel rods and epoxy. It is an ICBO approved process that will greatly improve our ability to pass plan check.

Sketch 2 of 3

The top section of the wall must be anchor into the roof. Note that I have added an HD5A that anchors through the existing 6x6 plate.

We need to complete the shear transfer from the roof. I have added A35's at the blocks on top of your new stud wall.

The connection at the ceiling does not provide adequate anchorage. I have added an HD5A and a 4x4 block to move the rod away from the end of the blocking against the wall this will allow the same bolt to be used in tension and shear.

I am assuming that the void behind the block will be filled with grout.

The L50's are not necessary. We can nail though the sheathing to develop the anchorage.

Rosa Buton Adobe

Add plywood to roof. If you would like we can work with the studies findings and only shear the perimeter to keep the diaphragm flexible.

Make the shear transfer through the roof ply and blocking at the eave. There is no need to provide clips and blocking at ceiling framing.

Add L50's at the rafters to anchor the wall into the roof.

Use threaded steel rods and epoxy. It is an ICBO approved process that will greatly improve our ability to pass plan check.

La Loma Adobe

Add plywood to roof. If you would like we can work with the studies findings and only shear the perimeter to keep the diaphragm flexible.

Make the shear transfer through the roof ply and blocking at the eave. There is no need to provide clips and blocking at ceiling framing.

Add L50's at the rafters to anchor the wall into the roof.

Use threaded steel rods and epoxy. It is an ICBO approved process that will greatly improve our ability to pass plan check.

Sketch 4 of 5

The L50's are not necessary. We can nail though the sheathing to develop the anchorage.

I hope that my comments are clear. If you have any questions please call. I should be in most of the day Monday and Tuesday.

Sincerely,

Steven P. Duquette S.E.

STEVEN P. DUQUETTE

STRUCTURAL ENGINEER
1580 Walnut Grove Avenue
San Jose, CA 95126

Sheet: o: Date: 2/8/98 Job #: 98006

Project: Preliminary design for Rosa Butron Adobe

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MRES = 1958; (22(9))= 38,768 / GE 3231 #/ Mor = .3(127(9,5) - 1916(4.25)) = 2805 #/ < 3231 #/ OK WALL STABLE

PROVIDE A NOMINAL TIE TO THE POUS FEAMING A.B'S CO 4000.

EXISTING IX SELLING PROVOKS ADEQUATE CONTINUITY AND IS SUFFICIENTY FULL ABUTE TO PROJUL DAMAGE. OR ADD 4-0" WIDE SECTION OF PHYWOOD AT ROOF PERSONETERS.

466 Dana Street Historic Resources Inventory Form

Attachments ER # EID-0637-2022	
Please see Appendix C of the Historic Resource Evaluation Report prepared for the pro-	ject (IS/MND Attachment 4).

Rosa Butrón de Canet Adobe Condition Assessment and Preliminary Rehabilitation Study

Attachments ER # EID-0637-2022	
Please see Appendix D of the Historic Resource Evaluation Report prepared for the project (IS/MND Attachmen	nt 4).

City of San Luis Obispo Citywide Historic Context Statement

Attachments ER # EID-0637-2022	
EK # EID-0031-2022	
Please see Appendix B of the Historic Resource Evaluation Report prepared for the project (IS/MND Attachment 4).	

466 Dana Street Waterman Affordable Housing Parking Demand Study



MEMORANDUM

Date: May 23, 2023

To: Anne Wyatt, Smart Share Housing Solutions, Inc.

From: Joe Fernandez and Summer Merrill, CCTC

Subject: 466 Dana St Waterman Affordable Housing Parking Demand Study

This memorandum summarizes the parking analysis conducted for the affordable housing project proposed at 466 Dana Street in the City of San Luis Obispo. The project proposes 20 affordable 220-square foot homes and one office space in an existing adobe. Four parking spaces are proposed on site.

In summary, the proposed project's location, anticipated tenant mix, and design will contribute to low parking demand levels that are not expected to affect the surrounding neighborhood.

EXISTING CONDITIONS

Dana Street is a local road extending less than ¼ mile from Brizzolara Creek to Nipomo Street. Approximately 72 on-street parking spaces are provided along the street.

Residential Parking District

The City of San Luis Obispo manages a residential parking zone along Dana Street which requires parking permits every day from 8 AM-2 PM as shown on Figure 1. The project site does not qualify for participation in the residential permit parking program since sites with eight or more residential units do not qualify.

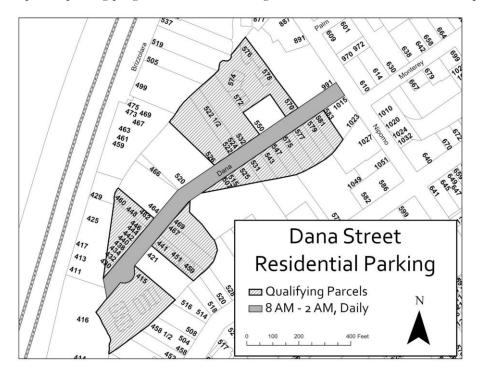


Figure 1: Dana Street Residential Parking Permit Zone

Permitted on-street parallel parking exists along the project frontage on Dana Street and paid parking is available in the surrounding 2 to 4 blocks. The City of SLO offers downtown residential overnight parking (DROP) passes for two parking structures nearby. These two parking structures are located at 842 Palm Street and 871 Marsh Street, each about a 3-minute drive or 10-minute walk away from the site. Additionally, construction of a new parking structure, the Cultural Arts District Parking Structure, is proposed nearby and residents of 466 Dana Street would be eligible for parking passes as part of the DROP program. This structure will be located about a 5-minute walk away, approximately 1/4 mile from the site. The DROP program currently costs \$375 per quarter.

Parking Demand Surveys

CCTC conducted a walking parking survey of parking space occupancy near the site, measured at 6 AM and 1 PM on Monday, 4/10/23. Most streets within four blocks were less than 50% occupied in the morning; during midday most streets were in a range of 40% to 80%. Dana Street occupancy was 15% and 21% at 6 AM and 1 PM respectively. Many residences on Dana Street are single family detached homes with driveway or garage parking, or apartment complexes with a parking lot on site, which limits the demand for on-street parking.

The City of SLO's Access and Parking Management Plan (APMP, 2022) reports that the utilization rate of preferential parking permit areas on Dana Street ranges between 25-49% on one side, and under 25% on the other side. This is below the 85% utilization rate targeted in most parking studies as an efficient use of public infrastructure.

PROJECT ANALYSIS

Project Description

The project would renovate the Rosa Butron de Canet Adobe and add 20 factory-built homes on the currently vacant lot located at 466 Dana Street. It proposes four vehicular parking spaces, one of which is ADA accessible.

The tiny homes would provide affordable housing for lower-income workers and retired seniors. Each dwelling unit has one bedroom and can serve one to two tenants. The existing adobe includes a community kitchen, bathroom, small meeting room, and 160 square foot office for site management. The adobe will be updated but the new uses are not expected to generate substantial additional parking demand beyond existing levels.

The project site is located about a $\frac{1}{4}$ mile from the nearest bus stop, which serves four routes – 1B, 2A, 2B, and 10S. The Downtown Transit Center is 0.6 miles away from the site and connects to additional SLO Transit and SLO Regional Transit Authority routes serving the region.

Parking Demand

The Institute of Transportation Engineers' (ITE) Parking Generation Manual 5th Edition reports parking demand for a variety of uses related to different types of affordable housing. The project location could be considered as "center city core," defined as downtown and the surrounding areas, or "dense multi-use urban," defined as an urban area with diverse land uses. Table 1 summarizes the parking demand rates reported in this document, along with the number of surveyed sites and the range of observed rates.

ITE Parking Demand Rates									
		# of	Average Parking	Range of Observed	Spaces Required ⁴				
Category	Setting/Location ³	Surveys	Demand	Rates	Average Rate	Lowest Rate			
Affordable Housing ¹	Center City Core	1	0.12 per bedroom	0.12-0.12	3	3			
Affordable Housing ¹	Dense Multi-use urban	18	0.30 per bedroom	0.16-0.51	6	4			
Office ²	General Urban/Suburban	19	2.56 per 1,000 s.f.	0.78-5.66	1	1			

Table 1: ITE Parking Demand Rates

Table 1 shows that very few parking spaces are required per bedroom for affordable housing in walkable mixeduse areas. The proposed supply of four on-site spaces is within the range of observed rates for similar uses.

ITE's parking demand rates for affordable housing consider the multimodal nature of transit-oriented developments and are aimed at low-income workers or seniors, who have lower rates of car ownership than the overall population. The surveys reflect that residents and employees will use other modes of transportation - such as transit, biking, and walking - and account for the proximity to the central business district.

Conclusions and Recommendations

The proposed on-site parking supply is within the range of observed rates for small affordable housing sites in dense multi-use urban areas. The project location in a mixed-use, walkable area makes car ownership unnecessary, but vehicle parking is available in nearby parking structures for \$1,500/year should tenants require a car.

We recommend the following measures:

- Inform prospective tenants about the neighborhood parking restrictions and recommend DROP program participation if they own a car.
- The City could consider modifying the Dana Street residential permit program restrictions to allow participation by the project or other similar uses that are currently excluded. Dana Street parking is currently underutilized based on CCTC's surveys and the City's surveys in the APMP.
- Designate the four on-site parking spaces to serve short-term uses, such as passenger drop-off and pick-up and short-term visitors.
- Implement Travel Demand Management (TDM) measures to reduce vehicular trips and parking demand. Applicable TDM measures include:
 - o Provide orientation packets to new residents with transit service and bike facility maps.
 - Provide subsidized transit passes.
 - Provide secure bicycle storage and a dedicated bicycle repair station.
 - Provide e-bike and scooter charging stations.

In summary, the proposed project's location, anticipated tenant mix, and design will contribute to low parking demand levels that are not expected to affect the surrounding neighborhood.

Please let us know if you have any questions.

^{1.} Land Use Code #223, Affordable Housing - Income Limits: Peak Parking Demand vs. Bedrooms

^{2.} Land Use Code #712, Small Office Building.

^{3.} Definitions are as follows: Center city core includes downtown and the surrounding areas. Dense multi-use urban is an urban area with diverse land uses.

^{4.} Based on 20 bedrooms and 160 square feet of office on-site.

Source: Institute of Transportation Engineers Parking Generation Manual, 5th Edition; CCTC, 2023.