



Cultural Heritage Committee  
AGENDA

Monday, October 25, 2021, 5:30 p.m.

Teleconference - Broadcast via Webinar

Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361, enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), commissioners and members of the public may participate in this regular meeting by teleconference.

Using the most rapid means of communication available at this time, members of the public are encouraged to participate in Cultural Heritage Committee meetings in the following ways:

**Remote Viewing** - Members of the public who wish to watch the meeting can:

View the Webinar:

URL: <https://slocity-org.zoom.us/j/86539676039?pwd=bFVIMjlQK0dNNWlraUhUSHdDOHcxUT09>

Telephone Attendee: +1 (669) 900-6833

Webinar ID: 865 3967 6039; Passcode: 859158

*Note: The City utilizes Zoom Webinar for public meetings. All attendees will enter the meeting muted. An Attendee tutorial is available on YouTube; test your audio settings.*

**Public Comment** - Public comment can be submitted in the following ways:

**Mail or Email Public Comment**

**Received by 3:00 PM on the day of meeting** - Can be submitted via email to [advisorybodies@slocity.org](mailto:advisorybodies@slocity.org) or U.S. Mail to City Clerk at 990 Palm St. San Luis Obispo, CA 93401. All emails will be archived/distributed to Committee Members, however, submissions *after* 3:00 p.m. on the day of the meeting may not be archived/distributed until the following day. Emails **will not** be read aloud during the meeting.

## Verbal Public Comment

**In Advance of the Meeting – Call (805) 781-7164;** state and spell your name, the agenda item number you are calling about and leave your comment. The verbal comments must be limited to 3 minutes. All voicemails will be forwarded to the Committee Members and saved as Agenda Correspondence. Voicemails **will not** be played during the meeting.

**During the meeting – Join the webinar** (instructions above). Once public comment for the item you would like to speak on is called, please raise your virtual hand, your name will be called, and your microphone will be unmuted. If you have questions, contact the office of the City Clerk at [cityclerk@slocity.org](mailto:cityclerk@slocity.org) or (805) 781-7100.

---

Pages

### 1. CALL TO ORDER

Chair Larrabee will call the Regular Meeting of the Cultural Heritage Committee to order.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

The public is encouraged to submit comments on any subject within the jurisdiction of the Cultural Heritage Committee that *does not* appear on this agenda. Although the Committee will not take action on items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

### 3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Cultural Heritage Committee to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

Recommendation:

To approve Consent Item 3a.

3.a. **CONSIDERATION OF MINUTES - SEPTEMBER 27, 2021 CULTURAL HERITAGE COMMITTEE MINUTES**

5

Consideration of the Culture Heritage Committee Minutes of September 27, 2021.

4. **PUBLIC HEARINGS**

Note: The action of the Cultural Heritage Committee is a recommendation to the Community Development Director, another advisory body, or to City Council and, therefore, is not final and cannot be appealed.

4.a. **531 DANA ST. (HIST-0572-2021) REVIEW OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE DANA/BARNEBERG HOUSE**

9

Recommendation:

Recommend to the City Council that the City enter into a Mills Act Historic Property Contract with the property owners, to encourage maintenance and restoration of the historic property at 531 Dana Street (Dana/Barneberg House).

4.b. **1156 PEACH ST. (ARCH-0541-2021) CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING ON PROPERTY WITHIN THE MILL STREET HISTORIC DISTRICT**

53

Recommendation:

Provide a recommendation to the Community Development Director regarding the consistency of the proposed new construction with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01).

5. **COMMENT AND DISCUSSION**

5.a. **STAFF UPDATES AND AGENDA FORECAST**

Receive a brief update from Senior Planner Brian Leveille.

## 6. ADJOURNMENT

The next Regular Meeting of the Cultural Heritage Committee meeting is scheduled for **January 24, 2022 at 5:30 p.m.** via teleconference. The Regular Meetings on November 22, 2021 and December 27, 2021 have been cancelled.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7100 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Agenda related writings or documents provided to the Cultural Heritage Committee are available for public inspection on the City's website:

<http://www.slocity.org/government/advisory-bodies>. Meeting video recordings can be found on the City's website:

<http://opengov.slocity.org/weblink/Browse.aspx?startid=26289&row=1&dbid=1>



## Cultural Heritage Committee Minutes

September 27, 2021, 5:30 p.m.  
Teleconference - Broadcast via Webinar

Cultural Heritage Committee Members Present: Committee Member John Ashbaugh, Committee Member Chuck Crotser, Committee Member Karen Edwards, Vice Chair Eva Ulz, Chair Shannon Larrabee

City Staff Present: Deputy City Clerk Kevin Christian, Assistant Planner Walter Oetzell, Senior Planner Brian Leveille, Contract Planner John Rickenbach

---

### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Cultural Heritage Committee was called to order on September 27, 2021, at 5:36 p.m. by Chair Larrabee with Members present via teleconference.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - JULY 26, 2021 CULTURAL HERITAGE COMMITTEE MINUTES

Approve the Cultural Heritage Committee Minutes of July 26, 2021.

**Motion By** Member Crotser

**Second By** Member Ashbaugh

Vice-Chair Ulz recused on July 26, 2021 due to employment conflict.

Ayes (4): Member Ashbaugh, Member Crotser, Member Edwards, and Chair Larrabee

Abstained (1): Vice Chair Ulz

CARRIED (4 to 0)

#### 4. PUBLIC HEARINGS

##### 4.a 1035 MADONNA (ARCH-0253-2021) REVIEW OF AGRICULTURAL HERITAGE AND LEARNING CENTER IN THE SAN LUIS RANCH SPECIFIC PLAN

Contract Planner John Rickenbach presented the staff report and responded to Commission inquiries.

Applicant representatives, Scott Martin, Paula Carr and Jacob Grossman provided an overview of the project and site use history and responded to questions raised.

Chair Larrabee opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Larrabee closed the public hearing.

**Motion By** Vice Chair Ulz

**Second By** Member Crotser

Recommending the Planning Commission approve the Addendum to the FEIR, and find the project consistent with the Historic Preservation Ordinance, Secretary of Interior Standards, and historic policies and programs of the San Luis Ranch Specific Plan.

Ayes (5): Member Ashbaugh, Member Crotser, Member Edwards, Vice Chair Ulz, and Chair Larrabee

CARRIED (5 to 0)

##### 4.b 1700 OSOS (ARCH-0145-2021) REVIEW OF THE REPAIR AND RENOVATION OF THE ALLEN HOUSE (MASTER LIST HISTORIC RESOURCE)

Assistant Planner Walter Oetzell presented the staff report and responded to Committee inquiries.

Applicant representative, Andrew Goodwin, Architect, and Karl Lee, owner, provided a brief overview of the project, reviewed challenges presented by the deteriorated condition of the property, and responded to questions and concerns voiced by the committee.

Chair Larrabee opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Larrabee closed the public hearing.

**Motion By** Member Ashbaugh

**Second By** Vice Chair Ulz

Recommend that the Community Development Director find the proposed work to be consistent with the City's Historical Preservation Ordinance, with incorporation of suggested conditions of approval as presented in the staff report.

Ayes (5): Member Ashbaugh, Member Crotser, Member Edwards, Vice Chair Ulz, and Chair Larrabee

CARRIED (5 to 0)

## **5. COMMENT AND DISCUSSION**

### **5.a STAFF UPDATES AND AGENDA FORECAST**

Senior Planner Brian Leveille provided an update of upcoming projects.

## **6. ADJOURNMENT**

The meeting was adjourned at 7:52 p.m. The next Regular Meeting of the Cultural Heritage Committee is scheduled for October 25, 2021 at 5:30 p.m. via teleconference.

---

APPROVED BY CULTURAL HERITAGE COMMITTEE: XX/XX/202X





## **CULTURAL HERITAGE COMMITTEE AGENDA REPORT**

**SUBJECT:** REVIEW OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR 531 DANA STREET (THE DANA/BARNEBERG HOUSE)

**PROJECT ADDRESS:** 531 Dana Street

**BY:** Walter Oetzell  
Phone Number: 781-7593  
Email: woetzell@slocity.org

**FILE NUMBER:** HIST-0572-2021

**FROM:** Brian Leveille, Senior Planner

### **RECOMMENDATION**

Recommend to the City Council that the City enter into a Mills Act historic property contract with the property owners, to encourage maintenance and restoration of the historic property at 531 Dana Street (Dana/Barneberg House).

### **1.0 BACKGROUND**

The owner of the Dana/Barneberg House at 531 Dana Street (Figure 1) submitted an application to enter into a Mills Act historical property contract with the City. The



*Figure 1: The Dana/Barneberg House*

The Committee will make a recommendation to the City Council about the request, as provided in § 14.01.030(B) (8) of the City's Historical Preservation Ordinance

### **2.0 SITE AND SETTING**

The property is on the south side of Dana Street, about 400 feet west of Nipomo Street, in a Medium High Density Residential (R 3) Zone, within a residential section the Downtown Historic District characterized by single family dwellings. Several properties in the vicinity are included in the City's Inventory of Historic Resources. It is developed with the Dana/Barneberg House, a single-family dwelling originally constructed in the late 19th Century (from about 1887), on property across Dana Street (at 550), and moved to the subject site in 1914. The property (531 Dana) was designated as a "Master List Resource" by the City Council in June 2021 (by Resolution No. 11255).

### **3.0 MILLS ACT CONTRACTS**

The Mills Act Program is a property tax reduction program for protection of cultural resources that encourages their maintenance and restoration (§ 3.6.2 of the General Plan Conservation and Open Space Element). Participation in the program is limited to Master

HIST-0572-2021 (531 Dana)

Cultural Heritage Committee Report – October 25, 2021

List Resources; the most unique and important historic resources in terms of age, architectural or historical significance, rarity, or association with important persons or events in the City's past (HPO § 14.01.050 (A)).

The City and owners of a Master List Resource enter into an historical property contract under which the owners agree to restore, maintain, and protect the property in accordance with historical preservation standards. Owners may qualify for property tax relief, potentially realizing tax savings of between 40% and 60% per year. Contracts have a minimum term of ten years, and contain standard elements set out in the Mills Act (Govt. Code §§ 50280 – 50290), including: a provision for preservation (or, where necessary, restoration and rehabilitation) of the property in conformance with state historic preservation guidelines; periodic examination of the property for compliance with the contract; and a provision binding the contract upon successive owners. Automatic one-year extensions are provided, unless either party gives notice of non-renewal of the contract. On acceptance and recordation of the contract, the property is assessed using an "income approach" that values the property by an income capitalization method, following guidelines provided by the State Board of Equalization.

#### **4.0 PROPOSED IMPROVEMENTS**

Several improvements and maintenance items are identified by the applicant (Attachment 1) for completion during the term of the proposed contract. All of the items discussed appear to be relevant to the preservation and maintenance of this property and are included in Exhibit A of the proposed contract (Attachment 2). Additionally, any work undertaken on the property must, under the terms of the contract, be carried out in a manner consistent with the City's historical preservation standards and guidelines and with the Secretary of the Interior's Standards for Treatment of Historic Properties, so as to retain and preserve original, character-defining architectural features and the historical character of the property.

#### **5.0 ACTION ALTERNATIVES**

1. Staff Recommendation: Recommend to the City Council that the City enter into a Mills Act historic property contract with the property owners, to encourage maintenance and restoration of the historic property at 531 Dana Street.
2. Continue consideration of the request with direction to the applicant and staff.
3. Recommend to the City Council that the City not enter into the proposed historical property contract. This action is not recommended because the City participates in incentive programs that encourage maintenance and restoration of historic properties, (General Plan Conservation and Open Space Element, Program 3.6.2), and as a Master List Resource, this property is eligible for this program.

#### **6.0 ATTACHMENTS**

A – Applicant Request Letter and List of Improvements (Aug 23, 2021)

B – Historic Property Contract (531 Dana – Draft)

C – Historic Background (531 Dana – from Applicant)

## **FUTURE IMPROVEMENTS 531 DANA STREET**

When we purchased the house last Summer, it was in poor condition. Since the we have repainted the house, installed a new hot water system, installed new flooring and made repairs to one of the three yard terraces. The house and property, still need extensive repairs if this house is to remain a viable property. Below please find a list of repairs we intend to complete during the next ten years , using the anticipated property tax savings from the Mills Act. We are using costs estimates, since future pricing is difficult to predict but based on past experience, we believe they are accurate.

Replace private lateral sewer line from house to City connection.  
Estimate attached.

\$9600.00 – Year 1

Repairs to attic interior. Cost estimate \$3000- \$5000. See attached photos

\$3000- \$5000 - Year 2

Retaining walls adjacent to creek are constructed of non steel reinforced concrete waste. Multiple areas of walls appear to be failing and may not support soils under load. Steps on two terraces need to be removed, repaired and raised to level. See attached letter from structural engineer and photos.

Years 3 – 7 \$50 ,000 plus

Roof of the house is eleven years old and in need of repairs. See attached photos.

Year 8 - \$3500

---

The exterior of the house will need to be repainted in years nine thru ten.

Year 9-10 \$15,000

**Action Rooter**

3940 Broad St., suite 7424  
San Luis Obispo, CA 93401 US  
Invoices@actionrooterplumbing.com  
www.ActionRooterPlumbing.com

## Estimate

**ADDRESS**

Brian Toohey  
531 Dana St  
San Luis Obispo, CA 93401

**ESTIMATE # 1385****DATE 07/20/2021****EXPIRATION DATE 07/20/2021****SERVICE ADDRESS**

531 Dana St., SLO

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Sewer Line Replacement</b>	replace sewer lateral from right side of yard near tree and driveway to city main by trenching and trenchless technology. The pipe from the main house to the connection of the ADU is good and does not need to be replaced.	1	4,125.00	4,125.00
	<b>Asphalt Work</b>	cut, break, haul, and replace asphalt for potholes where lateral crosses utilities and at sewer main	1	1,200.00	1,200.00
	<b>Backfill</b>	backfill per city specs and get a compaction test in the city right of way from third party	1	750.00	750.00
	<b>Clean out / Back flow install</b>	If possible, install a cleanout and backflow device for ADU. This is necessary because ADU sits lower than house.	1	350.00	350.00
	<b>Encroachment Permit</b>	estimate based on distance and new fee schedule from city	1	825.00	825.00
	<b>Concrete Work</b>	need to replace 1 panel of sidewalk to remove old cleanout.	1	750.00	750.00
	<b>Trench Shoring</b>	included	1	0.00	0.00
	<b>Traffic Control</b>	included	1	0.00	0.00
	<b>Pothole</b>	pothole at house, city main, and other utilities lateral crosses	1	1,600.00	1,600.00
	<b>Repair</b>	Anything in the ground and unmarked that is damaged during construction will be repaired as time and material.	1	0.00	0.00

Total

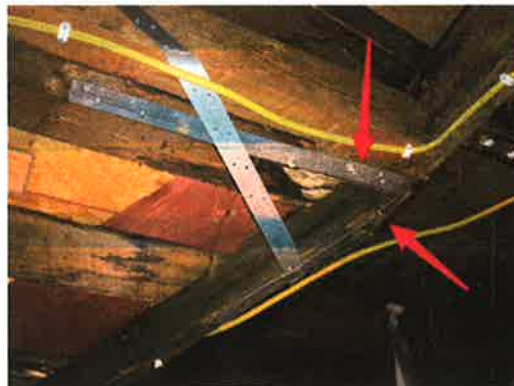
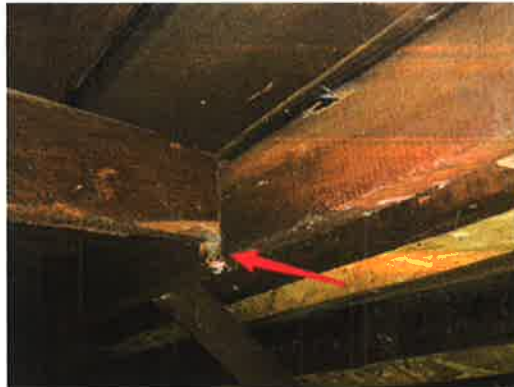
\$9,600.00



**SU s-102:** Evidence of past rodents living in the attic, crawlspace and/or other areas, visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition is old or active is outside the scope of this inspection.



**E&C SU FI s-103:** Attic framing found damaged and improperly repaired in many locations. Further evaluation and corrections recommended. Contact a qualified professional.





**E&C FI s-90:** The added roof dormer vent flashings found improperly installed (on top of the shingles/ exposed fasteners/ etc.). Further evaluation and professional corrections recommended.

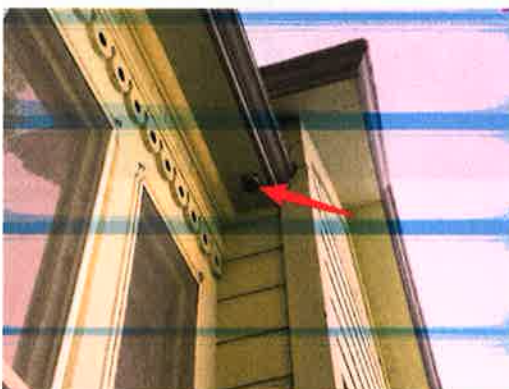


## Gutters/Downspouts

### COMMENTS

**MR s-92:** Recommend typical rain gutter maintenance: cleaning, sealing gutters and downspouts. (WEST SIDE)

**E&C s-93:** Missing a rain gutter downspout: NORTHWEST CORNER AND SOUTHWEST CORNER

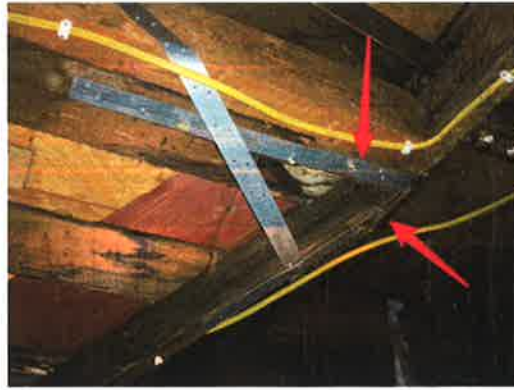


## Attic

### COMMENTS

**E&C SC s-101:** Unprotected openings into the attic from the exterior should to be sealed or screened per standards to help keep critters out of the attic.





## Plumbing

*This inspection of the water supply system and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more comprehensive evaluation by an appropriate professional.*

### MAIN WATER SUPPLY

**104:** Main water supply shut-off location: **West Side.** - Main water shut-off valve not tested.



**105:** Approx. water pressure PSI: 65

Preferred water pressure ls: 40-80

**106: Note:** A pressure regulator Installed on the Main Water supply. Regulators should have annual testing and adjustment and/or maintenance as needed.

### TYPE OF WATER PIPING

**107:** Copper

**108:** Galvanized

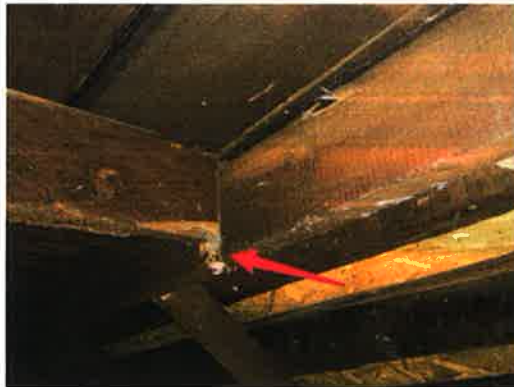




**SU** **102:** Evidence of past rodents living in the attic, crawlspace and/or other areas, visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition is old or active is outside the scope of this inspection.



**E&C** **SU** **FI** **103:** Attic framing found damaged and improperly repaired in many locations. Further evaluation and corrections recommended. Contact a qualified professional.



# Stork, Wolfe & Associates

## STRUCTURAL ENGINEERS

555 CHORRO STREET, STE. A1 SAN LUIS OBISPO, CA 93405  
PH: 805.548.8600 FX: 805.548.8601

July 28, 2020

Brian & Tina Tuohy  
briantuohy@trailerresource.com

Re: 531 Dana Street  
Structural Inspection

Dear Mr. & Mrs. Tuohy:

We have completed our review of the terraced backyard retaining walls at 531 Dana Street in San Luis Obispo. The retaining walls consist of wood boards spanning horizontally to wood posts embedded in concrete footings [Figure 1]. Although the exact date of construction is unknown it appears to have been constructed within the past 20 to 30 years. Considering the elevation difference between the upper street level, and the lowest patio level, this type of retaining wall system is structurally insufficient to support the retained soil loads. This is evident by rotation at the base of the posts at all levels of the terraced yard, which has caused the walls to lean, the paving to separate from adjacent walls, and a very noticeable slope towards the creek [Figures 2 & 3].

Due to the insufficient soil-retention system, future soil and retaining wall movement is expected to continue until complete slope failure occurs. It is recommended that all wood retaining walls be replaced with reinforced concrete or masonry walls with proper foundations designed by a licensed civil or structural engineer.

The estimated complete design and construction costs for a retaining wall project of this extent is estimated to range between \$80,000 and \$100,000. This estimate includes not only the cost of materials and construction, but also hiring a Geotechnical Engineer to provide soil properties and design data, a Civil Engineer to survey the slope and back portion of the property, and a Civil/Structural Engineer to provide the structural design of a new retaining wall system, all of which were clearly not provided for the construction of the current wall that is failing.

If there are any questions or concerns with this report, please do not hesitate to contact us.

Sincerely,

Stork, Wolfe and Associates, Inc.



By: Gregory H. Stork, SE  
Principal





**Figure 1 – Retaining wall at backyard upper patio.**



**Figure 2 – Sloping steps and lower patio.**





**Figure 3 – Lower level steps pulling away from existing stone wall.**

## Retaining Walls

### RETAINING WALLS

**E&C SC FI 52:** The East retaining walls adjacent to the creek are constructed of non-steel-reinforced concrete waste. Multiple areas of the walls appear to be leaning/ failing and may not support soils under load. Contact a qualified engineer for further evaluation.



**E&C SC FI 53:** Areas of the east wood retaining walls/ retaining wall repairs do not appear to meet construction standards. Evaluation recommended.



## Foundation

**Notice:** No engineering of the foundation and / or any structural component of the foundation is performed.

### FOUNDATION TYPE

**54:** Raised Foundation

**55:** Pier/Post & Pad

**56:** Poured Concrete. Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible.

**E&C FI 57:** Some common cracks visible in areas of the concrete foundation system. *Disclosure: The perimeter foundation is not fully visible.*

**58:** No visible significant defects noted in the crawlspace. *Note: Not all areas visible. Refer to the Termite report for additional comments and/or recommendations.*

**59:** *Disclosure: No engineering of the foundation and / or any structural component in the crawlspace or basement is performed. If concerned have tested.*

**60:** Crawlspace ventilation appears adequate.

**61:** *Disclosure: Some foundation cripple wall framing noted.*



## COMMENTS

**47:** Geological conditions or site stability are outside the scope of this inspection. For further information contact a licensed geological engineer.

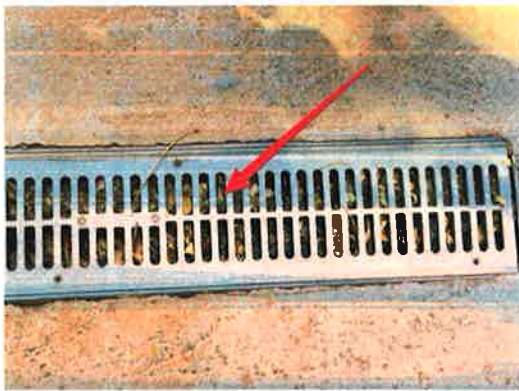
**48:** Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

**MR 49:** Plants or trees touch the house and/or roof. Proper landscape maintenance warranted /recommended.



**MR 50:** Surface and/or yard drain boxes noted but not tested / termination unknown. Recommend having drains tested to determine proper flow and termination. Keep drains clean and free of debris regularly.

**MR 51:** Surface and/or yard drain boxes found full of debris. Recommend having drains tested to determine proper flow and termination.



**MR s-45:** Earth-to-wood contact visible at areas of the wood deck framing.



## Retaining Walls

### RETAINING WALLS

**E&C SC FI s-52:** The East retaining walls adjacent to the creek are constructed of non-steel-reinforced concrete waste. Multiple areas of the walls appear to be leaning/ failing and may not support soils under load. Contact a qualified engineer for further evaluation.



**E&C SC FI s-53:** Areas of the east wood retaining walls/ retaining wall repairs do not appear to meet construction standards. Evaluation recommended.

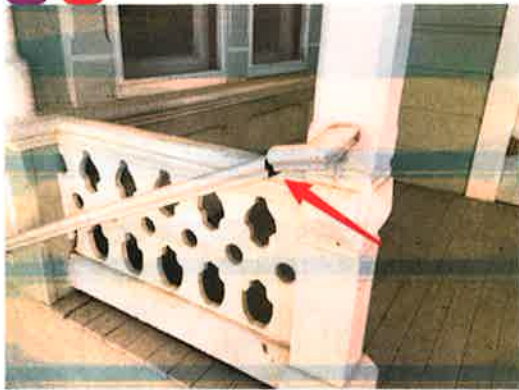




## Exterior Stairs

### EXTERIOR STAIRWAY RAILINGS

**E&C SC s-41:** The handrail at the entry stairway/ steps found damaged.



## Decks

### WOOD DECK COMMENTS

**E&C SU s-43:** Areas of the BACKYARD WOOD DECK and STAIRS do not meet minimum construction standards. Recommend further review and repairs by a qualified licensed contractor familiar with minimum construction and engineering standards.



Multiple deck joists held on by single nails



Improper post to beam connections throughout

**E&C SC s-44:** Some moisture and/or bug type damage and deterioration, visible fungus growth found at areas of the wood decking and/or wood deck railings. *Refer to the termite report for additional comments and recommendations.*



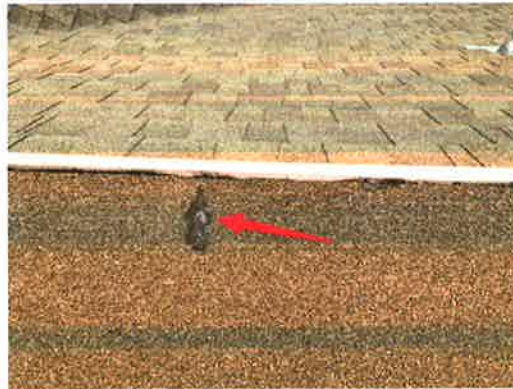


## FLAT ROOF

**MR 81:** Areas of past improper or incomplete past repairs found at areas of the ROLLED COMPOSITION ROOFING. Areas of exposed mastic found not covered by aggregate found deteriorated.



**E&C 82:** Exposed, bare areas of the roof found deteriorated and prone to further sun damage needing repair or maintenance.



## Roof #3

### ROOF STYLE

**83:** Flat or Low Slope

**84:** Roof was walked

**85:** Number of Visible Layers of Roofing: 1

### METAL ROOF

**E&C MR 86:** Recommend coating the original metal roofs over the Southwest and northwest corners as part of typical maintenance. Roofs show signs of moderate rust/ deterioration.



## ASPHALT COMPOSITION SHINGLE COMMENTS

**E&C 75:** Some damaged / deteriorated / missing roof shingles. Correction needed.



**MR 76:** Some loose and lifting roof shingles found at areas of the asphalt composition roof. Maintenance and/or repairs Recommended.



## Roof #2

### ROOF STYLE

**77: Flat or Low Slope**

**78:** Roof was walked

**E&C 79:** Number of Visible Layers of Roofing: 1

### ROOF TYPE

**80: Rolled Composition**

Average life expectancy: 25 year

Amount of wear: Approx: +/- years

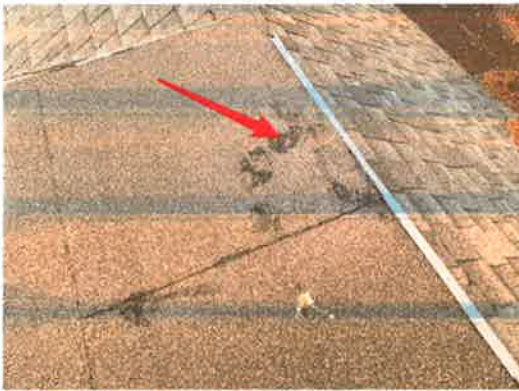




## Roof - Roof #2

### FLAT ROOF

**E&C s-82:** Exposed, bare areas of the roof found deteriorated and prone to further sun damage needing repair or maintenance.



## Roof - Roof #3

### METAL ROOF

**E&C MR s-86:** Recommend coating the original metal roofs over the Southwest and northwest corners as part of typical maintenance. Roofs show signs of moderate rust/ deterioration.



## Roof Flashings

### ROOF FLASHING

**MR s-88:** Evidence of heavy debris buildup on areas of the roof and/or roof valley flashings. Areas not fully visible, continuous maintenance / cleaning warranted to help prevent roof leakage.

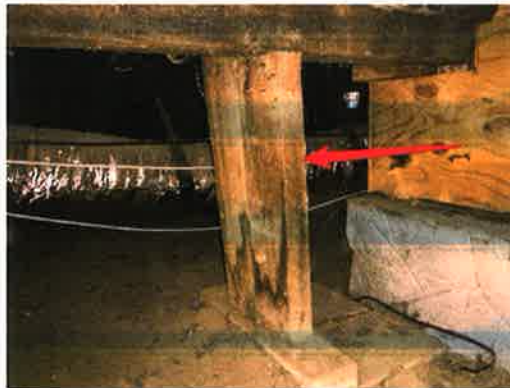
## Foundation

### RAISED FOUNDATION

**E&C s-67:** Earth-to-wood contact found in areas of the crawlspace. Upgrades recommended. Refer to termite report for locations.



**E&C FI s-68:** A few structural support posts in the crawlspace found leaning and do not meet current standards. Further evaluation and framing upgrades recommended. Contact a qualified professional.



## Roof - Primary Roof

### ASPHALT COMPOSITION SHINGLE COMMENTS

**E&C s-75:** Some damaged / deteriorated / missing roof shingles. Correction needed.



**HISTORIC PROPERTY PRESERVATION AGREEMENT BETWEEN  
THE CITY OF SAN LUIS OBISPO AND THE OWNER OF THE HISTORIC  
PROPERTY LOCATED AT 531 DANA STREET, IN THE CITY OF  
SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA.**

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of San Luis Obispo, a municipal corporation (hereinafter referred to as the “City”), and Brian Tuohy (hereinafter referred to as “Owner”), and collectively referred to as the “parties.”

**WHEREAS**, Owner is the owner of that certain real property commonly known as 531 Dana Street (APN 002-402-008), and legally described as shown in the attached “Exhibit B” (“Owner’s Property”); and

**WHEREAS**, Owner has agreed to enter into an Historical Property Contract with the City for the preservation, maintenance, restoration, or rehabilitation of Owner’s Property, an historic resource within the City;

**NOW, THEREFORE**, in consideration of the above recitals and in further consideration of the mutual benefits, promises, and agreements set out herein, the parties agree as follows:

**Section 1. Description of Preservation Measures.** The Owner, his heirs, or assigns hereby agree to undertake and complete, at their expense, the preservation, maintenance, and improvements measures described in “Exhibit A” attached hereto.

**Section 2. Effective Date and Term of Agreement.** This agreement shall be effective and commence upon recordation and shall remain in effect for an initial term of ten (10) years thereafter. Each year upon the anniversary of the agreement’s effective date, such initial term will automatically be extended as provided in California Government Code Section 50280 through 50290 and in Section 3, below.

**Section 3. Agreement Renewal and Non-renewal.**

- a. Each year on the anniversary of the effective date of this agreement (hereinafter referred to as “annual renewal date”), a year shall automatically be added to the initial term of this agreement unless written notice of non-renewal is served as provided herein.
- b. If the Owner or the City desire in any year not to renew the agreement, the Owner or the City shall serve written notice of non-renewal of the agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the agreement as provided herein.



- c. The Owner may make a written protest of the notice. The City may, at any time prior to the annual renewal date, withdraw its notice to the Owner of non-renewal.
- d. If either the City or the Owner serves notice to the other party of non-renewal in any year, the agreement shall remain in effect for the balance of the term then remaining.

**Section 4. Standards and Conditions.** During the term of this agreement, the historic property shall be subject to the following conditions:

- a. Owner agrees to preserve, maintain, and, where necessary, restore or rehabilitate the building and its character-defining features, including: the building's general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings; interior architectural elements that are integral to the building's historic character or significance; exterior materials, coatings, textures, details, mass, roof line, porch, and other aspects of the appearance of the building's exterior, as described in Exhibit A, to the satisfaction of the Community Development Director or his designee.
- b. All building changes shall comply with applicable City specific plans, City regulations and guidelines, and conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards for Rehabilitation and Standards and Guidelines for Historic Preservation Projects. Interior remodeling shall retain original, character-defining architectural features such as oak and mahogany details, pillars and arches, special tile work, or architectural ornamentation to the greatest extent possible.
- c. The Community Development Director shall be notified by the Owner of changes to character-defining exterior features prior to their execution, such as major landscaping projects and tree removals, exterior door or window replacement, repainting, remodeling, or other exterior alterations requiring a building permit. The Owner agrees to secure all necessary City approvals and/or permits prior to changing the building's use or commencing construction work.
- d. Owner agrees that property tax savings resulting from this agreement shall be used for property maintenance and improvements as described in Exhibit A.
- e. The following are prohibited: demolition or partial demolition of the historic building; exterior alterations or additions not in keeping with the standards listed above; dilapidated, deteriorating, or unrepaired structures such as fences, roofs, doors, walls, windows; outdoor storage of junk, trash, debris, appliances, or furniture visible from a public way; or any device, decoration, structure, or vegetation which is unsightly due to lack of maintenance or because such feature adversely affects, or is visually incompatible with, the property's recognized

historic character, significance, and design as determined by the Community Development Director.

- f. Owner shall allow reasonable periodic examination, by prior appointment, of the interior and exterior of the historic property by representatives of the County Assessor, the State Department of Parks and Recreation, the State Board of Equalization, and the City as may be necessary to determine the Owner's compliance with the terms and provisions of this agreement.

**Section 5. Furnishing of Information.** The Owner hereby agrees to furnish any and all information requested by the City which may be necessary or advisable to determine compliance with the terms and provisions of this agreement.

**Section 6. Cancellation.**

- a. The City, following a duly-noticed public hearing by the City Council as set forth in Government Code Section 50285, may cancel this agreement if it determines that the Owner has breached any of the conditions of this agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property; or if the City determines that the Owner has failed to preserve, maintain, or rehabilitate the property in the manner specified in Section 4 of this agreement. If a contract is cancelled because of failure of the Owner to preserve, maintain, and rehabilitate the historic property as specified above, the Owner shall pay a cancellation fee to the State Controller as set forth in Government Code Section 50286, which states that the fee shall be 12 ½% of the full value of the property at the time of cancellation without regard to any restriction imposed with this agreement.
- b. If the historic building is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of the agreement, the agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

**Section 7. Enforcement of Agreement.**

- a. In lieu of and/or in addition to any provisions to cancel the agreement as referenced herein, the City may specifically enforce, or enjoin the breach of, the terms of the agreement. In the event of a default, under the provisions to cancel the agreement by the Owner, the City shall give written notice of violation to the Owner by registered or certified mail addressed to the address stated in this agreement. If such a violation is not corrected to the reasonable satisfaction of the Community Development Director or designee within thirty (30) days thereafter; or if not corrected within such a reasonable time as may be required to cure the breach or default of said breach; or if the default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by the Owner);

then the City may, without further notice, declare a default under the terms of this agreement and may bring any action necessary to specifically enforce the obligations of the Owner growing out of the terms of this agreement, apply to any court, state or federal, for injunctive relief against any violation by the Owner or apply for such relief as may be appropriate.

- b. The City does not waive any claim of default by the Owner if the City does not enforce or cancel this agreement. All other remedies at law or in equity which are not otherwise provided for in this agreement or in the City's regulations governing historic properties are available to the City to pursue in the event that there is a breach or default under this agreement. No waiver by the City of any breach or default under this agreement shall be deemed to be a waiver of any other subsequent breach thereof or default herein under.
- c. By mutual agreement, City and Owner may enter into mediation or binding arbitration to resolve disputes or grievances growing out of this contract.

**Section 8. Binding Effect of Agreement.** The Owner hereby subjects the historic building located at 531 Dana Street, San Luis Obispo, California, Assessor's Parcel Number 002-402-008, and legally described as shown in the attached "Exhibit B", to the covenants, reservations, and restrictions as set forth in this agreement. The City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the historic property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the historic property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this agreement regardless of whether such covenants, restrictions, and reservations are set forth in such contract, deed, or other instrument.

**Section 9. Notice.** Any notice required by the terms of this agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

To City:       Community Development Director  
                  City of San Luis Obispo  
                  919 Palm Street  
                  San Luis Obispo, CA 93401

To Owner:     Brian Tuohy  
                  531 Dana St  
                  San Luis Obispo CA 93401

**Section 10. General Provisions.**

- a. None of the terms, provisions, or conditions of this agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or



assigns, nor shall such terms, provisions, or conditions cause them to be considered joint ventures or members of any joint enterprise.

- b. The Owner agrees to hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or from claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or activities of the Owner, or from those of his contractor, subcontractor, agent, employee, or other person acting on the Owner's behalf which relates to the use, operation, maintenance, or improvement of the historic property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all claims or actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the historic property, excepting however any such claims or actions which are the result of the sole negligence or willful misconduct of City, its officers, agents, or employees.
- c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications, or other documents for the historic property.
- d. All of the agreements, rights, covenants, reservations, and restrictions contained in this agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the historic property, whether by operation of law or in any manner whatsoever.
- e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- f. In the event that any of the provisions of this agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- g. This agreement shall be construed and governed in accordance with the laws of the State of California.

**Section 11. Amendments.** This agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**Section 12. Recordation and Fees.** No later than twenty (20) days after the parties enter into this agreement, the City shall cause this agreement to be recorded in the office of the County Recorder of the County of San Luis Obispo. Participation in the program shall be at no cost to the Owner; however, the City may charge reasonable and necessary fees to recover direct costs of executing, recording, and administering the historical property contracts.

IN WITNESS WHEREOF, the City and Owner have executed this agreement on the day and year written above.

OWNER

\_\_\_\_\_  
Brian Tuohy

\_\_\_\_\_  
Date

CITY OF SAN LUIS OBISPO

\_\_\_\_\_  
Mayor Erica A. Stewart

\_\_\_\_\_  
Date

Pursuant to authority conferred by Resolution No. NNNNN (2021 Series)

ATTEST:

\_\_\_\_\_  
Teresa Purrington  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
J. Christine Dietrick  
City Attorney

ALL SIGNATURES MUST BE NOTARIZED

EXHIBIT “A”

**MAINTENANCE AND IMPROVEMENT MEASURES FOR  
THE DANA/BARNEBERG HOUSE LOCATED AT 531 DANA STREET,  
SAN LUIS OBISPO, CALIFORNIA**

Owner shall preserve, maintain, and repair the historic building, including its character-defining architectural features in good condition, to the satisfaction of the Community Development Director or designee, pursuant to a Mills Act Preservation Contract with the City of San Luis Obispo for property located at 531 Dana Street. Character-defining features shall include, but are not limited to: roof, eaves, dormers, trim, porches, walls and siding, architectural detailing, doors and windows, window screens and shutters, balustrades and railings, foundations, and surface treatments.

Owner agrees to make the following improvements or repairs during the term of this contract but in no case later than ten (10) years from the contract date. All changes or repairs shall be consistent with the City’s Historic Preservation Ordinance and the Secretary of the Interior’s Standards for the Treatment of Historic Properties:

- Repair of damage to attic from rodents and unprotected exterior openings;
- Replacement of roofing materials, to repair deterioration and damage;
- Replacement of missing rain gutters;
- Repair of failing portion of retaining walls (at creek boundary); replacement of terrace stairs;
- Plumbing repairs including replacement of private sewer line;
- Exterior paint and trim maintenance

**EXHIBIT "B"**  
**Legal Description**

For APN/Parcel ID(s): 002-402-008

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

[FINAL LEGAL DESCRIPTION PENDING].

APN: 002-402-008



*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.*

State of California }  
County of San Luis Obispo }

On \_\_\_\_\_, before me \_\_\_\_\_,  
Date Name and Title of the Officer

personally appeared, \_\_\_\_\_, \_\_\_\_\_  
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.*

State of California }  
County of San Luis Obispo }

On \_\_\_\_\_, before me \_\_\_\_\_,  
Date Name and Title of the Officer

personally appeared, \_\_\_\_\_,  
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.*

State of California }  
County of San Luis Obispo }

On \_\_\_\_\_, before me \_\_\_\_\_,  
Date Name and Title of the Officer

personally appeared, \_\_\_\_\_, \_\_\_\_\_  
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.*

State of California }  
County of San Luis Obispo }

On \_\_\_\_\_, before me \_\_\_\_\_,  
Date Name and Title of the Officer

personally appeared, \_\_\_\_\_, Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

The Dana/Barneberg House once sat on a large parcel that was owned by Charles William Dana on the north side of Dana Street. Currently, the property has two Master List houses; the Anderson House (532 Dana Street) and the Barneberg House (550 Dana Street). Barneberg moved his first house across the street to 531 Dana in 1914 and then constructed the large two-story house Master List property we see today at 550 Dana Street. Anderson built his home adjacent to Barneberg in 1898 on what was once vacant Dana land. John Wesley Barneberg married Anderson's sister, Sarah Elizabeth. Their son married William C. Dana's daughter, Emelinda Estella "Stella." The history of the people associated with the house involves three families that intermarried and have resided on Dana Street (Table 1). Research

was focused on the families up to 2005 - Dana, Barneberg and to a lesser extent on Anderson (through marriage).

**TABLE 1 - Dana/Barneberg House Addresses and Occupants**

<b>Date</b>	<b>Address</b>	<b>Owner Occupant</b>
1867	550 Dana Street	Charles William Dana until sold to Phillip Biddle in 1881
1881	550 Dana Street	Phillip Biddle - resold to John Wesley Barneberg
1882	550 Dana Street	John Wesley Barneberg m. Sarah Anderson, son Harry m. C.W. Dana daughter, Stella - their son, Jack and daughter, Helen Maxine were raised by John and Sarah Barneberg.
1914	531 Dana Street	House was moved by John Barneberg and rented the house until granddaughter Helen Maxine Barneberg m. Eugene Van Schaick and lived there.
2005	531 Dana Street	Family ownership ends with Helen and Eugene's daughter Betty Maxine. Betty Maxine m. Norman Holt. House sold by their son, Robert Holt.

### Charles William Dana

Charles William Dana was born 1837 in Santa Barbara. Two years later he moved with his family to their Nipomo Rancho. Charles was the grandson of Gov. Carrillo and his parents were Captain William Goodwin Dana and Josefa Carrillo, the grantees of the Nipomo Rancho in 1837. Charles was educated both in Mexico and in eastern schools. In 1866, Charles married



**Figure 3: Charles W. Dana, wife Blandina and children c. 1875**

Blandina Refugio Esquer and was farming in San Luis Obispo. They had seven children reach adulthood (Figure 3). Charles had a career in San Luis Obispo that included serving in 1859 as



Clerk of the San Luis Obispo Board of Trustees for over twenty years, elected to the State Assembly 1863-1875 and Mayor of San Luis Obispo in 1881. His 1896 death in San Luis Obispo was reported in a long article in the San Francisco Newspaper headlined "San Luis Loses a Valued Citizen." "The death of few men will be more widely lamented in the counties of Monterey, Santa Barbara and San Luis Obispo than that of Charles W. Dana ." (*San Francisco Call*, Feb 29, 1896)

Emelinda Estella "Stella" Dana Barneberg/Martin (1880-1938)

The Dana and Barneberg families came together when one of the Charles William Dana daughters married into the Barneberg family after Dana's property on Dana Street was sold to John Wesley Barneberg. Stella Dana married Chester Harry Barneberg (1880-1944), the son of John Wesley and Sarah Barneberg in 1901. Harry and Stella had a daughter, Helen Maxine Barneberg (1901-1989), and a son, John Chester "Jack" Barneberg (1903-1977). The marriage didn't last however. Soon in 1908, the two children were placed under the guardianship of John Wesley Barneberg, their grandfather, with the consent of their parents. The same year, Stella Barneberg relocated to San Francisco with her mother and Harry opened a cigar store in San Luis Obispo. Not long after Stella and Harry Barneberg divorced, Stella married Charles Edward Martin, a harness maker, and had two children, Letitia C. Martin (1909-1976) and Mary Fidelia "Dolly" Martin (1915-2002). In 1932, they had a home on Mill Street in San Luis Obispo.



**Figure 4: Helen Maxine, c. 1920**

Helen Maxine Barneberg Van Schaick (1901-1989)

Helen Maxine, under the guardianship of her grandfather, John Wesley Barneberg, grew up at 550 Dana Street before the house was moved in 1914 (Figure 4). She continued living at that location in the new Barneberg house. Later, Helen Maxine married Eugene Chester Van Schaick (1902-1973). They eventually settled across the street in the old Dana/Barneberg House at 531 Dana Street where they raised their daughter, Betty Maxine (1923-2006). Helen Maxine is the only representative of the Dana and Barneberg families that lived in the Dana/Barneberg House at both of its locations. City Directories list Helen and Eugene as residing at 531 Dana Street at the Barneberg House at 550 Dana Street during the last year of Eugene's life. Their daughter Betty Maxine married Norman Holt in 1944 and had a son, Robert. Robert, was the last family member to have lived in the Dana/Barneberg House where he used the kitchen as a photography studio. The family retained the property until it was sold in 2005 by the Holt family. Betty Maxine became an active member of the Monday Club following the footsteps of her great aunt, Grace Barneberg.

## John Wesley Barneberg

John Wesley Barneberg (1851-1930) acquired the 550 Dana Street property in 1882. He was born in Iowa from parents who were originally from Germany. He was farming in Arroyo Grande in 1870 before he married Sarah Elizabeth Anderson (1857-1936) in 1873. Sarah was the sister of Jefferson "Jeff" Lee Anderson who built the house next door in 1898 (Appendix C). The Barnebergs had two sons, John Frederick (1874-1935), Chester Harry (1880-1944) (Appendix C) and a daughter, Grace Elizabeth (1877-1970) (Figure 5). Later in 1908, they also raised the two younger children of Stella (Dana) and their son, Chester Harry.



**Figure 5: Barneberg Family - Parents John Wesley and Sarah Seated; Standing Left to Right, Grace, John and Chester Harry. c. 1890**

In 1875, R. Philbrick and John Wesley Barneberg started a foundry and machine shop at the corner of Higuera and Broad Streets. Near the foundry they erected a two story building that had a store on the first floor and a large meeting hall above. John Wesley Barneberg also had the J. W. Hardware store. Becoming active in the community, John Wesley Barneberg was City Tax Collector in 1883 and served on many civic committees as the chair. John Wesley Barneberg later became president of the Commercial Bank and the San Luis Savings Bank. His major impact to the community was through his endeavors in banking, oil development and Democratic politics.

In 1879, John became interested in local politics serving as treasurer in the Working Man's Convention when it first organized. By 1894, he was appointed a member of the state Democratic committee and for many years served as chair of the Democratic Central Committee.

Always active in democratic politics, in 1912, he was a delegate to the Democratic National Convention.

John made a lot of money in the early exploration of oil in California serving as president of Brookshire Oil Company in Orcutt, San Luis Obispo and Carisa Oil Company near McKittrick, and as principle investor in Midland Oil Company. He made trips to Washington, D.C. to promote issues important to the oil industry. Great excitement took over the town when oil bubbled up in Stenner Creek behind his house. John Wesley was hoping for another oil strike. Unfortunately, the boom was short lived and both Barneberg and the town were disappointed (Black 1988).

In 1913, Ora E. Stockton deeded part of block 61 (south side of Dana Street) to John Wesley Barneberg. Perhaps it was in preparation for the following newspaper article regarding an event on Dana Street in 1914.

#### BANKER TO ERECT NEW HOUSE

J. W. Barneberg of Commercial Bank Will Build 12-Room House on Dana Street

“Preparatory to the laying of the foundations for a twelve-room dwelling on Dana Street for J. W. Barneberg of the Commercial Bank, on the site of the old house now being moved by Contractor J. J. Maino to a lot directly across the street, work of moving the old house is being rushed and it will be across the street this evening, weather permitting, the structure being in the middle of Dana Street at noon today.

The new home will be of the most modern type, twelve rooms, and is to be given the same outside finish that distinguishes the new Masonic Temple - a finish of plaster known as Stuttle work.

Plans and specifications for the new home have been prepared some time but commencement of the work has been delayed owing to the recent illness of the contractor.” (*San Luis Obispo Daily Telegram*, Jan 13, 1914)

Unfortunately a rainy January ensued and the Barneberg family was actually living “in” Dana Street.

#### Move on Lot

“J. W. Barneberg and family, who started to move across Dana Street opposite the site of the new dwelling which will be erected there and who have been ‘marooned’ in the street the past few weeks of rainy weather, are now on the lot where they will remain until the new home is built.” (*San Luis Obispo Daily Telegram*, Jan. 31, 1914)

The Barneberg family had many comings and goings to San Francisco often reported in the press. Both sons spent most of their life there (Appendix C). In 1922, the golden anniversary of John Wesley and Sarah Elizabeth was celebrated at the Palace Hotel in San Francisco. The *San Francisco Call* wrote about the event and the lists of attendees which included family members, grandchildren, and the Anderson family. Eight years later, John Wesley died at age 79 and was followed by Sarah Elizabeth in 1936.

## Grace Barneberg

Grace Barneberg went off to Stanford University. After graduating in 1901, she returned to get her teaching credential at University of California, Berkeley. For many years she taught high school in San Luis Obispo until she retired. Grace became active in the town as one of the



**Figure 6: Grace Barneberg c. 1905**

founders of the Monday Club. As chairman of the building committee she was responsible for obtaining Architect Julia Morgan to design the building that is now on the National Register. Grace traveled around the world for a year and gave many lectures about her experiences when she returned. She spent most of the rest of her life promoting women's causes. Grace served on State Women's Prison Board, and California Hospital Libraries Board. She also spent her time lecturing around California for free public libraries. Local health availability issues were also a big concern for Grace. She worked to start the San Luis Obispo County Health and San Luis Obispo Dental clinics. While her father was raising money for the WW I war effort, Grace was serving in the Red Cross. Also, like her father, she was responsible for starting organizations and always serving in some Board capacity.

Grace was on hand to help her parents raise her brother's two children, Helen Maxine and Jack. Grace never married and lived in the house her father built at 550 Dana Street until she died. In her later years, with failing health and wheel chair bound, an elevator was added to the house (Taylor and Lees 2010). The Grace Barneberg Papers are in Special Collections at the Robert Kennedy Library at Cal Poly.

Charles W. Dana, John Wesley Barneberg and Grace Barneberg are the family members that specifically relate to local and statewide contributions to our history as noted above. They occupied the Dana/Barneberg House as well as other members of their families.

### 531 Dana Street Owners and Occupants

After the house was moved across the street in 1914, it had various renters until it became the home once again of Helen Maxine Barneberg. Known as Maxine, the girl raised by her grandparents, Wesley and Sarah Barneberg, married Eugene Van Schaick (1901-1989). Eugene and Helen Maxine had a daughter Betty Maxine (1925-2006) who married Norman E. Holt in 1944. In 1948 Betty and Norman had a son Robert Dana Holt. In 1993, and again in 1996, plans were proposed to add a second story and do a renovation, but it was not acted on. The last member of the family to live in the house was Robert Dana Holt. The family had the property until it was sold in 2005. Information regarding owners after 2005 is found in Table 2.



## Architecture

The Dana/Barneberg House reflects Victorian vernacular architecture and contains several elements that were popular in the 1880s that pertain to, but are not specific to, a particular style. The house also depicts an elaborate and well proportioned design.

The one story residence is clad in ten inch shiplap siding with hand wrought nails in evidence. The flat roof covering the bays in front surround the high gable, one of several roof lines in the unusual structure (Figure 16) (Appendix B). Two patterns of decorative shingles are used under the front facing gable that covers a recessed porch. Victorian flat sawn balusters support the railing with a post on either side at the top of the stairs leading onto the porch (Figure 16).

The two large rectangular square bays in the front are the primary features. The bays have slender columns in-set on the corners that add an elegance to the design. Each bay has two narrow windows on each side and three across the front. They are all the same size one-over-one double hung sash with a continuous sill that wraps around the bays above inset panels. The windows have screens that are hung from the top. Under the eaves and vertical board frieze, a saw cut border of circles wraps around the bays above the windows and continues across the porch entry (Figures 16 and 17).



Figure 16: Centered Front Entry

The two large square bays increased the size of the front rooms. Both rooms have transoms with two panes over the doors entering from the foyer inside the front door. The front rooms with very high ceilings are mirror images of each other (Figure 18).

The west side of the house has a wide bay with two fixed pane windows with a screened one-over-one double hung sash window on each side. A continuous sill wraps around the bay. The room contains a fireplace with a period appropriate mantle. Patterned picture moulding surrounds a portion of the large room. On the east side of the house, there is a room with a smaller bay consisting of three windows.





**Figure 17: East Corner Bay**



**Figure 18: East Corner Bay Interior**

The wide decking across the back wraps around one side of the kitchen leading to a door into the 2006 laundry room addition. Newer double glass doors open out from the kitchen to the deck and steps to the lower terrace formed from used bricks. The kitchen window that overlooks the creek has two vertical rows of lights on each side and is not original.

### **Comparison Properties**

The 1886 Sanborn Map depicted one other house with two front facing square bays where the IOOF Hall is currently located on Dana Street. However, some of the design elements found on the Dana/Barneberg House can still be seen on a few houses in San Luis Obispo. Examples noted below are on the Master List. Varied dates of construction are from the city records and other sources. They were not independently confirmed by this researcher.

A sample of remaining square bays can be found at the Mrs. V. L. Latimer's house at 858 Toro Street. The Latimer House was constructed in 1880. The bay has one window on each side and three facing front. A house at 571 Pismo Street next to the Biddle House has the same bay configuration.

The Lewin House, at 671 Pismo Street, has two of the elements found on the Dana/Barneberg residence. It has the same cut work trim with circles across the front under the fascia. The square bays are smaller with one window on each side and two across the front. Fish scale shingles appear under the centered dormer over the front entry. The frame house with “Carpenter Gothic influences” also described as a Queen Anne Cottage was dated in various studies as 1876, 1890 or 1900.

The Snyder House, at 1406 Morro Street, was constructed in 1885. It has the same cut work trim circles lining the house under the fascia as the Dana/Barneberg House.

Despite these similarities none of the above examples exhibit quite the same exuberance in detail and balanced design as the Dana/Barneberg House. It’s condition, after so many years, retains its elegance as befitting the bank president John Wesley Barneberg.

### **Grounds**

Used brick walkways surround the house that looks out across the street to the historic Anderson House. The ornate wrought iron fencing and gate are not original, but were installed by the previous owner (Figure 19). The restoration project in 2006 had used a white picket fence of the same style as shown in the early photograph. The wrought iron fencing, although not like the original white picket fence, is a reminder of the original business of John Wesley Barneberg, who started out in the 1870s with a foundry and machine business nearby.



**Figure 19: Wrought Iron Fencing**



**Figure 20: Garage at the End of the Driveway**

On the west side, a garage sits at the end of the brick driveway (Figure 20). The garage construction or relocation date is unknown. The siding is similar to the house under a low front facing gable roof. The doors have six fixed pane lights on top of three door sections. The garage has recently been converted into a casita with new entry from the back. The view of the Dana/Barneberg House from the street is unchanged.

There is a lemon tree by the garage that has an interesting history. According to local lore, it is from the old lemon grove that still exists on the side of Cerro San Luis Obispo where there is a spring. It is supposed to be a different variety that predates 1900. In 1996, Bill Cattaneo wrote that in 1901;

“Mr. G. W. Chandler lived in a little cabin on San Luis Mountain, where he had a yearlong supply of cool spring water. On a plateau overlooking downtown San Luis Obispo, Chandler raised three acres of lemons and oranges...” (SLO Century in *San Luis Obispo Journal* August 1996)

## **SIGNIFICANCE DETERMINATION**

The City of San Luis Obispo evaluation criteria for historic resources has been applied to the pertinent sections of the Ordinance for the Dana/Barneberg House.

### **City Guidelines for Architectural Criteria**

The City Guidelines for Architectural Criteria apply to the Dana/Barneberg House under (1) Style - a. purity of traditional style and c. traditional, vernacular and/or eclectic influences that represent a particular social milieu and period. It also applies under (2) Design - a. Notable attractiveness with aesthetic appeal.

The 1880s architectural style of the Dana/Barneberg House used an abundance of elements that were popular with the prominent citizens of San Luis Obispo at that time. Using elements found on Queen Anne cottages such as the squared bay, panels under the windows, and shingle work under the gables, it also represents a composite of borrowed elements. The saw cut balustrades and scroll sawn border under a narrow front facing gable behind a shed roof belie other aspects of design. The following elements are a part of the detailing still found on the house.

#### **(1) Style**

- Two large, rectangular square bays in front
- Saw cut balustrades on front porch
- Two designs of decorative shingles under front facing gable
- Decorative saw cut trim below the fascia
- Two bays - one on each side of the house
- Multi- gabled roof

#### **(2) Design**

The balance of design was well thought out for its period of significance. It still represents late 19th Century Residential Development at its best. Unchanged, the time it

was constructed reveals there must have been artistic presence involved in the planning whose name has been forgotten.

- Extensive detailing brings aesthetic appeal and cohesiveness to the design
- Exceptional craftsmanship produced the Victorian vernacular design.
- Fully restored by another master craftsman, Darryl Schauerman.

### **City Guidelines for Historic Criteria**

The City Guidelines for Historic Criteria applies to the Dana/Barneberg House under (1) History—Person. a. Significant to the community as a public leader; and b. As a public servant who made early and important contribution to the community.

The house reflects its significance from certain people connected with it. (1) Charles William Dana, and (2), John Wesley Barneberg were important public leaders. (3) Grace Barneberg is noteworthy for her contributions with women's rights and libraries. All three were well known for their work throughout California.

#### **(1) Charles William Dana - Civic Leader**

Clerk of the San Luis Obispo Board of Trustees - 1859 (for over twenty years)  
Elected to the State Assembly - 1861  
Board of Director for the San Luis Obispo Railroad Company - 1872  
Formed franchise to bring water to San Luis Obispo - 1872  
County Auditor - 1873/74  
Secretary of the Agricultural Society - 1875  
Supervisor - 1876/1877  
San Luis Obispo's Mayor - 1881

#### **(2) John Wesley Barneberg - Business Leader**

Co-owner of the early local foundry - 1875  
President of C. Reed Corporation  
City Tax Collector - 1883  
Served on the Board for the San Luis Gas Company - 1896  
Chairman for the Democratic Central Committee - 1898  
President of the Commercial Bank  
President of San Luis Savings Bank  
Vice President Security First National Bank  
President of the Pacific Southwest Trust and Savings Bank - Local Branch  
Major stakeholder in the oil development in central California  
Principle investor in Midland Oil Company  
President Brookshire Oil Company  
Principle in Obispo Oil Company  
Served on Committee to establish Cal Poly - 1901

Democratic representative to the National Convention - 1912  
Chairman of the Liberty Loan Drive - WWI

- (3) Grace Barneberg - Community Organizer  
Founder and President of the Monday Club - 1925  
Statewide Service  
    State Women's Prison Board  
    Promoted Free Public Libraries  
    California State Hospital Libraries  
San Luis Obispo Service  
    County Health Centers  
    San Luis Obispo Dental Clinic  
    Red Cross

The names Dana and Barneberg and their families have all been connected to the house, before and after it was moved to its current location.

### **City Guidelines for Integrity**

The City Guidelines for Integrity for the Dana/Barneberg House apply under; (2) Maintained its historic appearance and character; and (3) the degree to which the structure has retained its design, setting, materials, workmanship, feeling and association.

- (2) For almost thirty years the Dana/Barneberg House was at 550 Dana Street exhibiting its historic appearance and character. Since 1914 it has been at 531 Dana Street with almost no change in its original design and footprint. Characteristics from its period of significance have not diminished and are the same as depicted in the old photograph when it was across the street from its current location.
- (3) Although it was once moved by the family that owned the house until 2005, it has been 107 years at its current location. Still in the same neighborhood, the Dana/Barneberg House displays the high degree of craftsmanship that makes it one of the most unaltered historic properties in the City of San Luis Obispo.



## CONCLUSION/RECOMMENDATIONS

The Dana/Barneberg House is found to be significant under A. Architectural Criteria, B. Historic Criteria, and C. Integrity, in the city's "San Luis Obispo Historic Preservation Guidelines" for evaluating historic resources. As part of the Downtown Historic District, Dana Street is one of the oldest neighborhoods in town. The Dana/Barneberg House is currently one of ten properties on the Contributing List for the street that was last surveyed in 1987. As a result of this current study, the Dana/Barneberg House qualifies for its age, design, integrity, as well as, the people important to our history that were associated with the house. It is strongly recommended that the residence be upgraded and added to San Luis Obispo's Master List of Historic Properties.

## ADDENDUM



Darryl and Eleanor Schauerman

Special thanks to Eleanor Schauerman for providing information critical to this report. The efforts of the badly needed restoration of the house by 2006 was recorded in photographs taken over the two years the project took place and have been used in this report. It was due to the late Darryl Joseph Schauerman, the craftsman, and his family that we have the house today. The voices of Tim Olson and Sharon Kamm, both long time residents of Dana Street, also contributed to this report.



---

## **CULTURAL HERITAGE COMMITTEE AGENDA REPORT**

**SUBJECT:** CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING ON PROPERTY WITHIN THE MILL STREET HISTORIC DISTRICT

**PROJECT ADDRESS:** 1156 Peach Street

**BY:** Walter Oetzell, Assistant Planner  
Phone Number: 781-7593  
Email: woetzell@slocity.org

**FILE NUMBER:** ARCH-0541-2021

**FROM:** Brian Leveille, Senior Planner

---

### **RECOMMENDATION**

Provide a recommendation to the Community Development Director regarding the consistency of the proposed new construction with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01).

### **1.0 BACKGROUND**

The applicant proposes to construct a new single-family dwelling (see Project Plans, Attachment 1) at 1156 Peach Street, a vacant residential property located about 50 feet west of Toro Street (a single-family dwelling that existed on the site has been demolished). The property is not included in the Inventory of Historic Resources but is located within the Mill Street Historic District

### **2.0 DISCUSSION**

Mill Street Historic District. As described in the City's Historical Preservation Program Guidelines (HPPG, see Attachment B), the Mill Street Historic District is a residential neighborhood developed at the turn of the 20th century, with the majority of the existing buildings dating from the 1900s to 1920s, the district's primary period of historical and architectural significance. Among the common site features and characteristics identified in the district are consistent 20-foot street yard setbacks, front building facades oriented parallel to the street, and front entries oriented toward street, with prominent walk, stairs and entry porches.

Architectural Styles. The majority of historic homes are more modest residences, historically accommodating, for example, many county employees, owing to its proximity to the courthouse (HPPG, Attachment B). The district's residential architectural styles reflect the prosperity of its residents, with the older and more elaborate residences within the 1300 block of Palm and Mill Streets. Most buildings in this district were built by local builders, and the District encompasses many different architectural styles, including revival styles popular at the turn of the twentieth century, such as Neo-classic Row House, Victorian, Tudor Revival, Mission Revival, and Craftsman Bungalow, with many homes borrowing architectural details from more than one style. Historic Preservation Program

ARCH-0541-2021 (1156 Peach)  
Cultural Heritage Committee Report – October 25, 2021

Guidelines (Attachment B) describe predominant architectural features present in the District, typical features of one- and two-story dwellings of the District's varied styles.

New construction within historic districts is subject to review by the Cultural Heritage Committee (Historic Preservation Ordinance § 14.01.030 (C)), following the City's Historic Preservation Program Guidelines for Construction in Historic Districts (HPPG § 3.2, see Attachment C). In addition, such construction is to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards). The Committee will make a recommendation to the Community Development Director as to the consistency of the proposed work with applicable historical preservation policies and standards and may recommend conditions of project approval as appropriate

### 3.0 EVALUATION

As depicted in Project Plans (Attachment A), the applicant proposes to construct a new two-story single-family dwelling exhibiting a Spanish Revival style (see Figure 1). The building exhibits a characteristic stepped façade, sloped bases, corbeling at the garage doors, and half round top entry door. It employs stucco surface materials and a traditional fenestration pattern with arched doors and windows appropriate to its Spanish Revival architectural style.



Figure 1: Proposed new dwelling

### 3.1 Historical Preservation Program Guidelines

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

The City's Historical Preservation Program Guidelines identify "one- and occasionally two-story houses" as a predominant architectural feature of the Mill Street Historic District. The proposed new construction exhibits a Spanish Revival style, with the characteristic architectural elements described above. It employs stucco surface materials and a traditional fenestration pattern with arched doors and windows appropriate to its architectural style, which is identified in the Guidelines as one of the many different architectural styles encompassed by the Mill Street District. As such, it does not appear that it would visually detract from the historic character of adjacent structures or the district as a whole, and being oriented toward and parallel to the street, would not block views of any historic resources.

### 3.2 Secretary of Interior's Standards

<b>Standard 9:</b> 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.	
Recommended	Not Recommended
<b><i>Setting (District / Neighborhood)</i></b>	
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features

As described above, the new dwelling has been designed in a Spanish Revival style, consistent with the architectural styles prevalent in the Mill Street District, as described in Historical Preservation Program Guidelines, introduces no visually incompatible elements to the district, and is well integrated into the district's traditional pattern of development.

### 3.3 Conclusion

The proposed new dwelling is consistent with relevant Historical Preservation Program Guidelines and Secretary of Interior's Standards for new construction in historic districts. With its Spanish Revival architectural style and integration into the traditional development pattern it exhibits a scale, massing, rhythm, signature architectural elements, exterior materials, siting and street yard setbacks that are consistent with the district's character.

## 4.0 ENVIRONMENTAL REVIEW

Construction of a new single-family dwelling is categorically exempt from CEQA environmental review, as New Construction of Small Structures (Guidelines § 15303 (a)).



ARCH-0541-2021 (1156 Peach)  
Cultural Heritage Committee Report – October 25, 2021

## **5.0 ACTION ALTERNATIVES**

1. Staff Recommended Action: Recommend that the Community Development Director find the proposed project consistent with the City's Historic Preservation Ordinance, under Historical Preservation Program Guidelines for new construction in Historic Districts
2. Continue review to another date with direction to staff and applicant.
3. Recommend that the Community Development Director find the project inconsistent with historical preservation policies, citing specific areas of inconsistency.

## **6.0 ATTACHMENTS**

A – Project Plans (1156 Peach)  
B – Mill Street Historic District (HPPG)  
C – Construction in Historic Districts (HPPG)



# LAPIDUS RESIDENCE

## 1156 PEACH STREET

### CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH:  
2019 CALIFORNIA BUILDING CODE, VOLS 1 & 2 (2009 IBC)  
2019 CALIFORNIA RESIDENTIAL CODE (2009 IRC)  
2019 CALIFORNIA PLUMBING CODE (2009 UPC)  
2019 CALIFORNIA MECHANICAL CODE (2009 IMC)  
2019 CALIFORNIA ELECTRICAL CODE (2009 NEC)  
2019 CALIFORNIA ENERGY CODE (V.2008 SINCE 1/1/2010)  
2019 CALIFORNIA GREEN BUILDING CODE  
2019 CALIFORNIA FIRE CODE (2009 IFC)  
2019 CALIFORNIA REFERENCE STANDARDS CODE  
2019 CALIFORNIA HISTORICAL BUILDING CODE  
2019 CALIFORNIA EXISTING BUILDING CODE  
2013 CITY OF SAN LUIS OBISPO CONSTRUCTION & FIRE CODE  
CITY OF SAN LUIS OBISPO ZONING ORDINANCE, TITLE 17

### PLANNING DATA

<b>LOT COVERAGE: Max 50%</b>		
BLDG. FOOTPRINT	2,366 sf	47%
FLATWORK	136 sf	%
DRIVEWAY	316 sf	%
LANDSCAPING	2180 SF	0%
<b>TOTAL</b>	<b>5,000 sf</b>	<b>11.9%</b>

### REQUIRED SETBACKS (17.18.020 Table 2-7)

FRONT YARD	22'
RIGHT SIDE YARD	5'
REAR YARD	5'
LEFT SIDE YARD	5'
MAX. BUILDING HEIGHT	35'

### GENERAL SITE INFORMATION

PROJECT ADDRESS:	1156 PEACH STREET SAN LUIS OBISPO, CA 93401
ASSESSOR'S PARCEL NUMBER:	002-315-016
LOT SIZE:	5,000 SF (0.11 ACRES)
COMMUNITY & PLANNING AREA:	MEDIUM DENSITY RESIDENTIAL
ZONING & LAND USE ELEMENTS:	R-2-H
AREA OF DISTURBANCE:	5,000 sqft
SITE PERCENT SLOPE:	5%

### BUILDING AREA

LOWER FLOOR	1845 square feet
UPPER FLOOR	1378 square feet
<b>TOTAL</b>	<b>3223 square feet</b>
GARAGE	459 square feet
COVERED PORCH	62 square feet

### DIRECTORY

OWNER OR APPLICANT:	IVAN AND JENNY LAPIDUS 15018 La Mada Street Enrico, CA 91436 310-995-7017
ARCHITECT:	STEVEN PUGLISI ARCHITECTS, INC. 569 Higuera Street, Ste A San Luis Obispo, CA 93401 805-595-1962
CIVIL ENGINEER OF RECORD:	GARING, TAYLOR & ASSOCIATES, INC. 131 E Elm Street Arroyo Grande, CA, 93420 805-489-1021
LANDSCAPE ARCHITECT:	CONTOUR LANDSCAPE ARCHITECTURE 1375 Stafford Street, Apt A San Luis Obispo, CA 93405 805-748-6732
GEOTECHNICAL ENGINEER:	TBD

### PROJECT DESCRIPTION

SCOPE OF WORK:  
A PROPOSAL FOR A TWO-STORY, SINGLE FAMILY RESIDENCE WITH A 2-CAR GARAGE, FOR THE OWNERS, IVAN AND JENNY LAPIDUS. THE PROJECT SITE IS 0.11 ACRES AND LOCATED WITHIN THE CITY OF SAN LUIS OBISPO. THE EXISTING RESIDENTIAL STRUCTURE, 960 SQFT, AND SUPPORT SHED, 275 SQFT, WILL BE DEMOLISHED FOR NEW CONSTRUCTION. THE NEW RESIDENCE WILL CONSIST OF THREE BEDROOMS, FOUR BATHROOMS, LIVING ROOM, DEN, KITCHEN, DINING ROOM, GARAGE, SITTING ROOM AND A GREENHOUSE.

### DENSITY CALCULATION (17.24.020 TABLE 2-12)

MAX DENSITY: 12 DENSITY UNITS PER NET ACRE  
12 X 0.11 (PROPERTY ACREAGES) = 1.32

### ADDITIONAL REGULATIONS

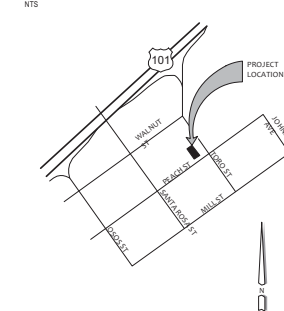
(REGARDLESS OF THE DENSITY CALCULATION, AT LEAST TWO UNITS SHALL BE ALLOWED ON EACH PARCEL)

### TOTAL DENSITY: 2

### ALLOWABLE UNITS

Three bedroom dwelling = 1.5 units

### VICINITY MAP



### SHEET INDEX

P1.0	TITLE SHEET
P2.0	ARCHITECTURAL SITE PLAN
C1	PRELIMINARY GRADING AND DRAINAGE PLAN
L1	SCHEMATIC LANDSCAPE PLAN
P3.0	FLOOR PLAN - LOWER
P3.1	FLOOR PLAN - UPPER
P3.2	FLOOR PLAN - ROOF DECK
P4.0	EXTERIOR ELEVATIONS
P4.1	EXTERIOR ELEVATIONS
P5.0	SECTION
P6.0	COLOR AND MATERIALS
<b>11</b>	<b>TOTAL SHEETS</b>

T:\2 Projects\1 Projects\residential\Lapidus Residence\Draws - Lapidus\0201 - Lapidus\Residence



**Steven Puglisi**  
ARCHITECTS  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph: 805.595.1962  
Puglisidesign.com



**PROJECT:**  
**Lapidus Residence**  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
**TITLE SHEET**

### PROJECT STATISTICS:

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi Architects, Inc., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without permission of Steven Puglisi Architects, Inc. If these drawings are used by a public agency in not a publication of laws, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi Architects, Inc.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

**SHEET No**  
**P1.0**



**Steven Puglisi**  
ARCHITECTS  
INC

569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph: 805.595.1962  
Puglisidesign.com



**PROJECT:**  
***Lapidus Residence***  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

SHEET:  
ARCHITECTURAL SITE PLAN

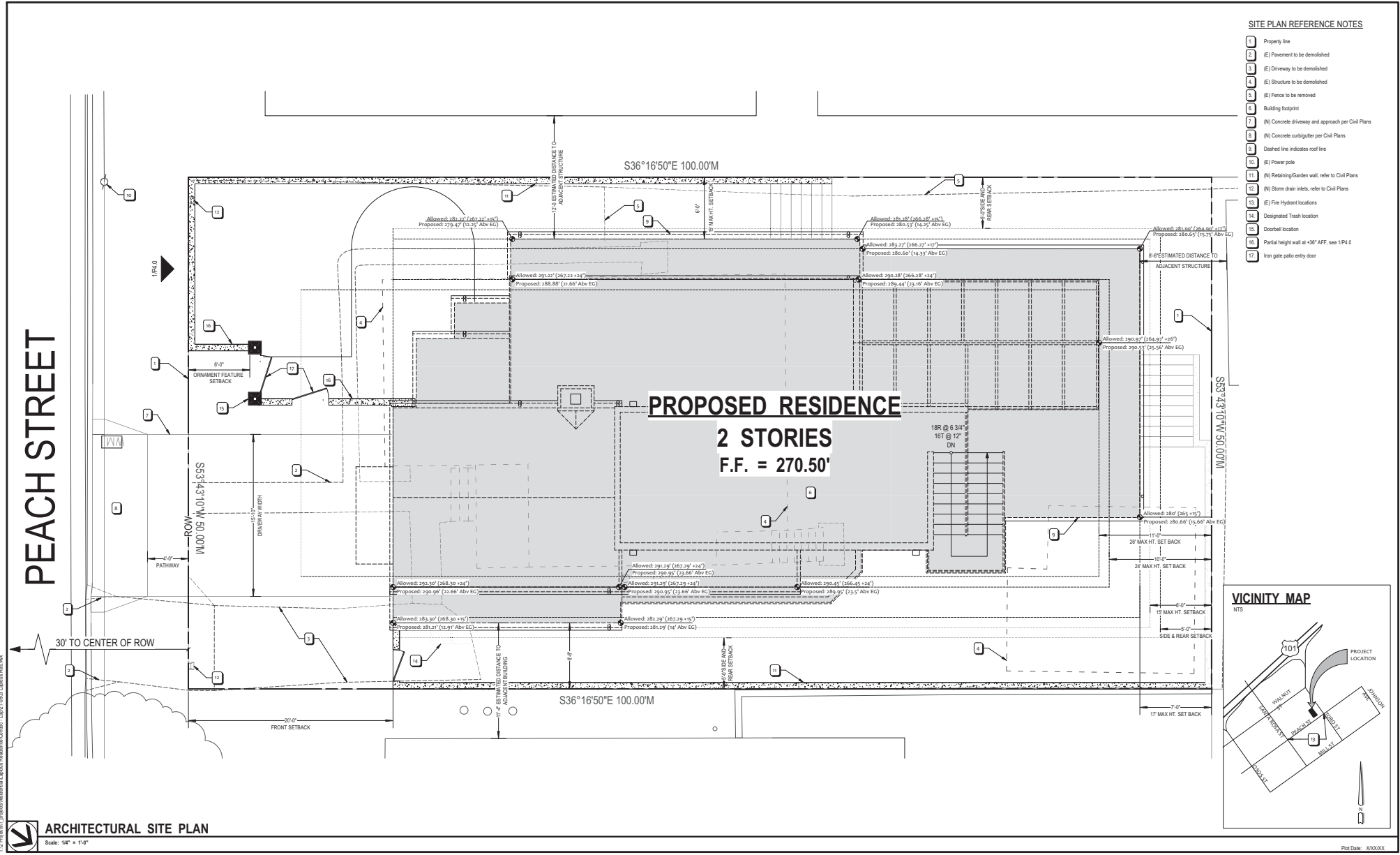
**PROJECT STATISTICS:**

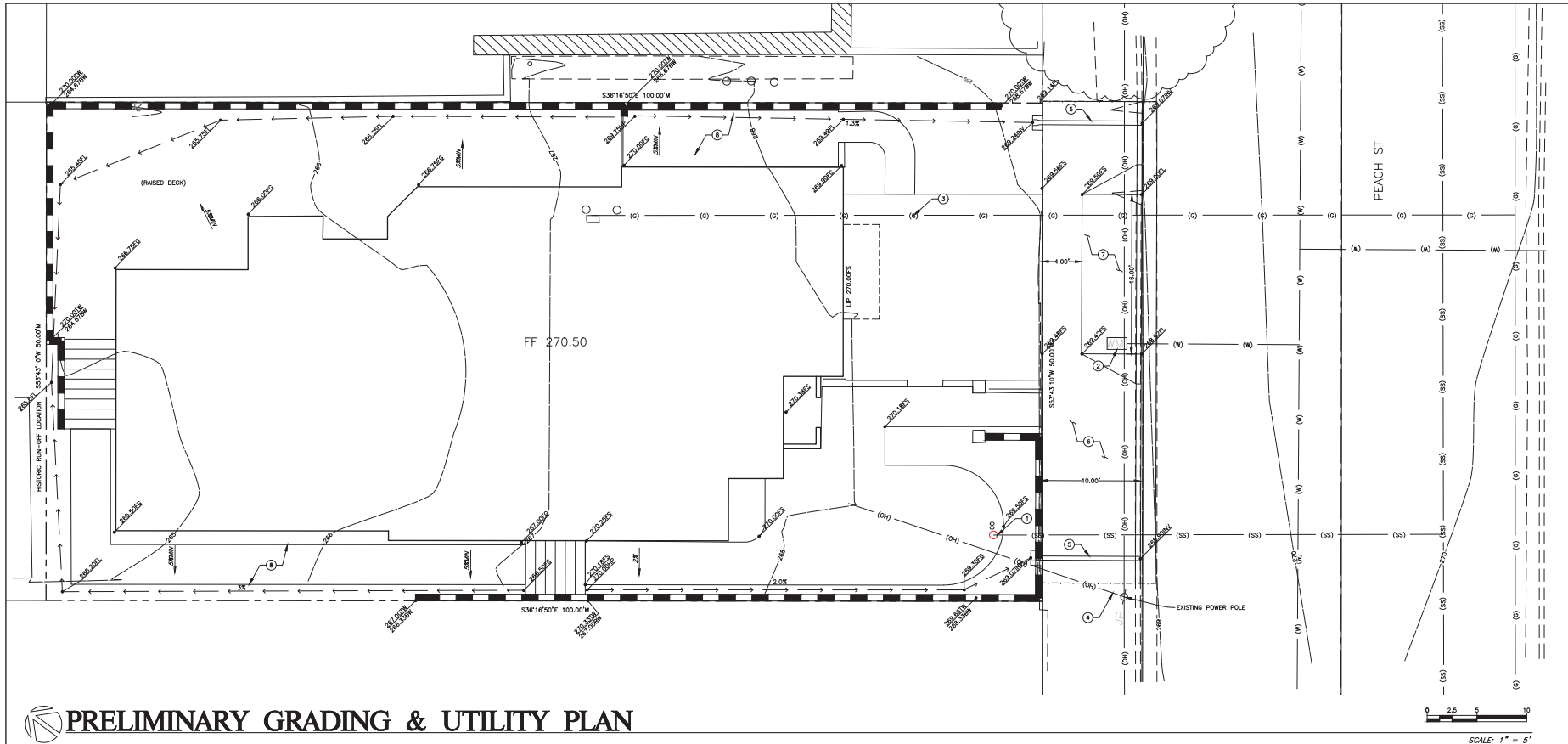
ALL names, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC. and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without permission of Steven Puglisi, ARCHITECTS, INC. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

JOB:	Lapidus
DATE:	8/4/21
DRAWN:	CV
REV.:	Rev. Date 1
	Rev. Date 2
	Rev. Date 3
	Rev. Date 4
	Rev. Date 5

SHEET №

**P2.0**






# PRELIMINARY GRADING & UTILITY PLAN

## CONSTRUCTION NOTES

- EXISTING SEWER LATERAL. CONTRACTOR TO LOCATE AND VERIFY LOCATION FOR REUSE.
- EXISTING WATER METER. REPLACE BOX WITH TRAFFIC RATED BOX & REPLACE LINE FROM METER BOX TO NEW RESIDENCE.
- EXISTING GAS LATERAL LOCATION. COORDINATE WITH SOCAL GAS COMPANY.
- EXISTING OVERHEAD ETV SERVICE. COORDINATE WITH PG&E, CHARTER, & AT&T FOR UNDERGROUND SERVICE CONNECTION TO NEW RESIDENCE.
- INSTALL UNDER SIDEWALK DRAIN PER CITY OF SLO STANDARD DETAIL 3451 WITH 12" ALUMINUM A=475.
- INSTALL CURB GUTTER & SIDEWALK PER CITY OF SLO STANDARD DETAIL 4110.
- INSTALL DRIVEWAY APRON PER CITY OF SLO STANDARD DETAIL 2110.
- GRAVEL PATH PER LANDSCAPE PLANS


  
**PRELIMINARY**
  
RONALD G. REILLY

SHEET TITLE: PRELIMINARY GRADING & UTILITY PLAN
  
PROJECT: LAPIDUS RESIDENCE
  
SAN LUIS OBISPO
  
1156 PEACH STREET

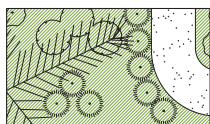
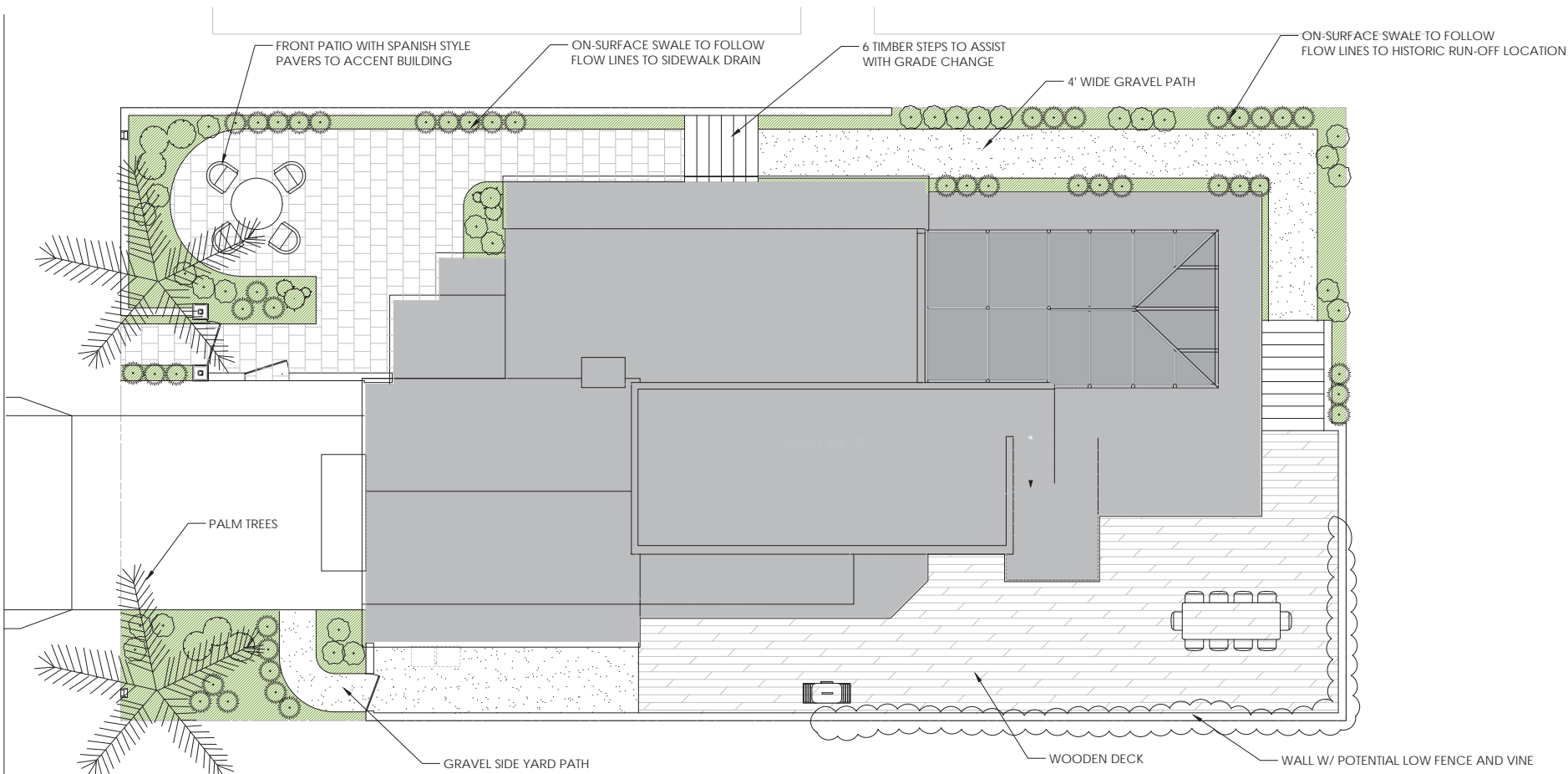
CLIENT: IVAN LAPIDUS
  
1156 PEACH STREET
  
SAN LUIS OBISPO 93401

REVISIONS:

DRAWN BY: AJC
  
CHECKED BY: POW
  
DATE: 7/19/2021
  
JOB NO. 21-900
  
FILE NAME:
  
PRELIMINARY GRADING & UTILITY PLAN
  
SCALE: 1" = 10'
  
PLOT DATE: 7/19/2021
  
SHEET:

GR

PEACH STREET



**PRELIMINARY PLANT LIST:**

**BOTANICAL NAME:**

ARCHONTOPHOENIX ALEXANDRAE  
 AGAVE ATTENUATA  
 BOUGANVILLEA SPP  
 DIANELLA REVOLUTA  
 DYMONDIA MARGARITA  
 CAREX FLACCA  
 LANTANA SPP.  
 SALVIA SPP

**COMMON NAME:**

KING PALM  
 GHOST AGAVE  
 BOUGANVILLEA  
 FLAX LILY  
 DYMONDIA  
 BLUE ZINGER SEDGE  
 LANTANA  
 SAGE

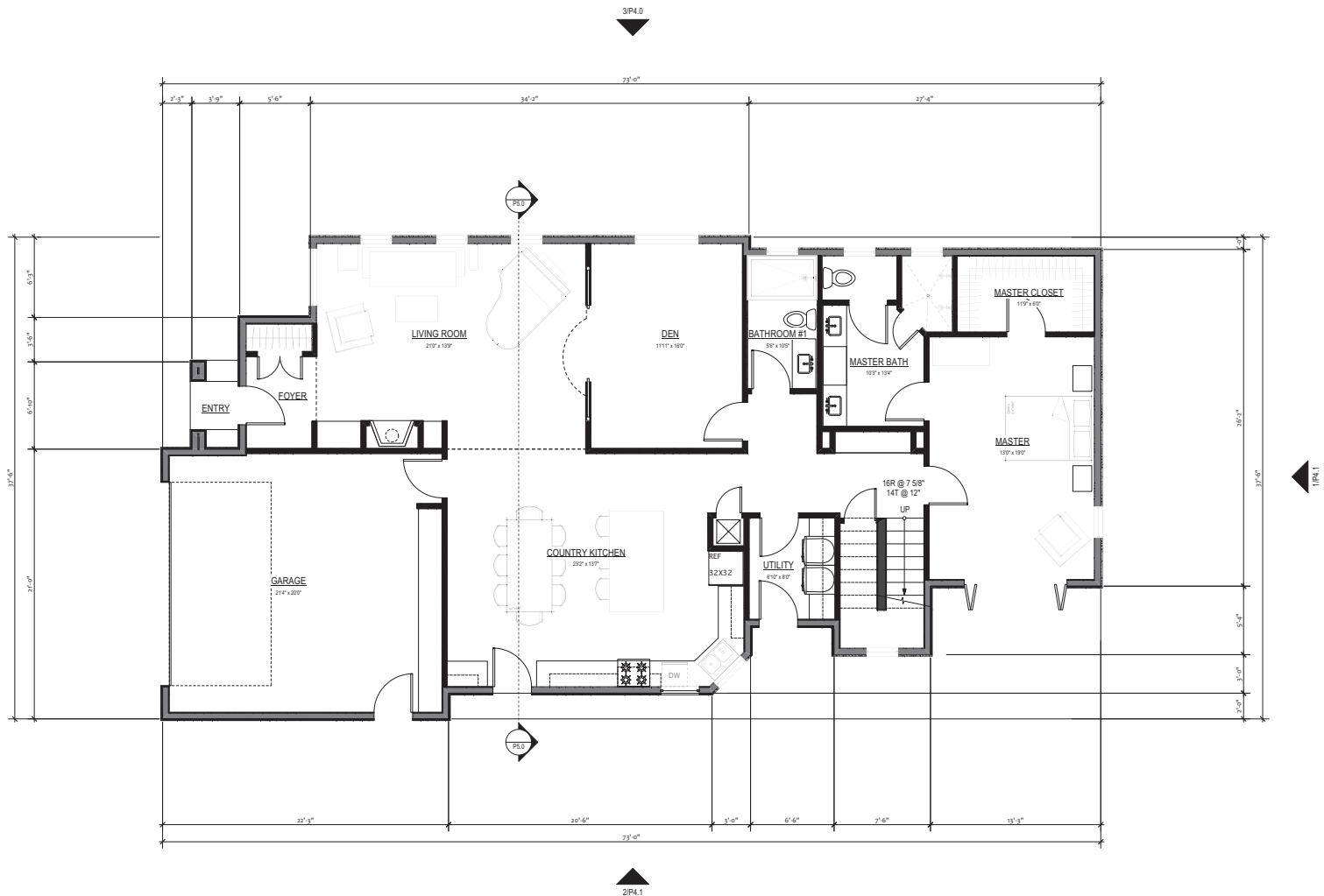
**LANDSCAPE NOTES:**

METHOD OF IRRIGATION: DRIP IRRIGATION

**PRELIMINARY WELO CALCULATIONS:**







# FLOOR PLAN - LOWER

Scale: 1/4" = 1'-0"

Plot Date: 3/20/2020



**Steven Puglisi**  
ARCHITECTS  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph: 805.556.1969  
puglisdesign.com



**PROJECT:**  
*Lapidus Residence*  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
FLOOR PLANS -  
LOWER LEVEL

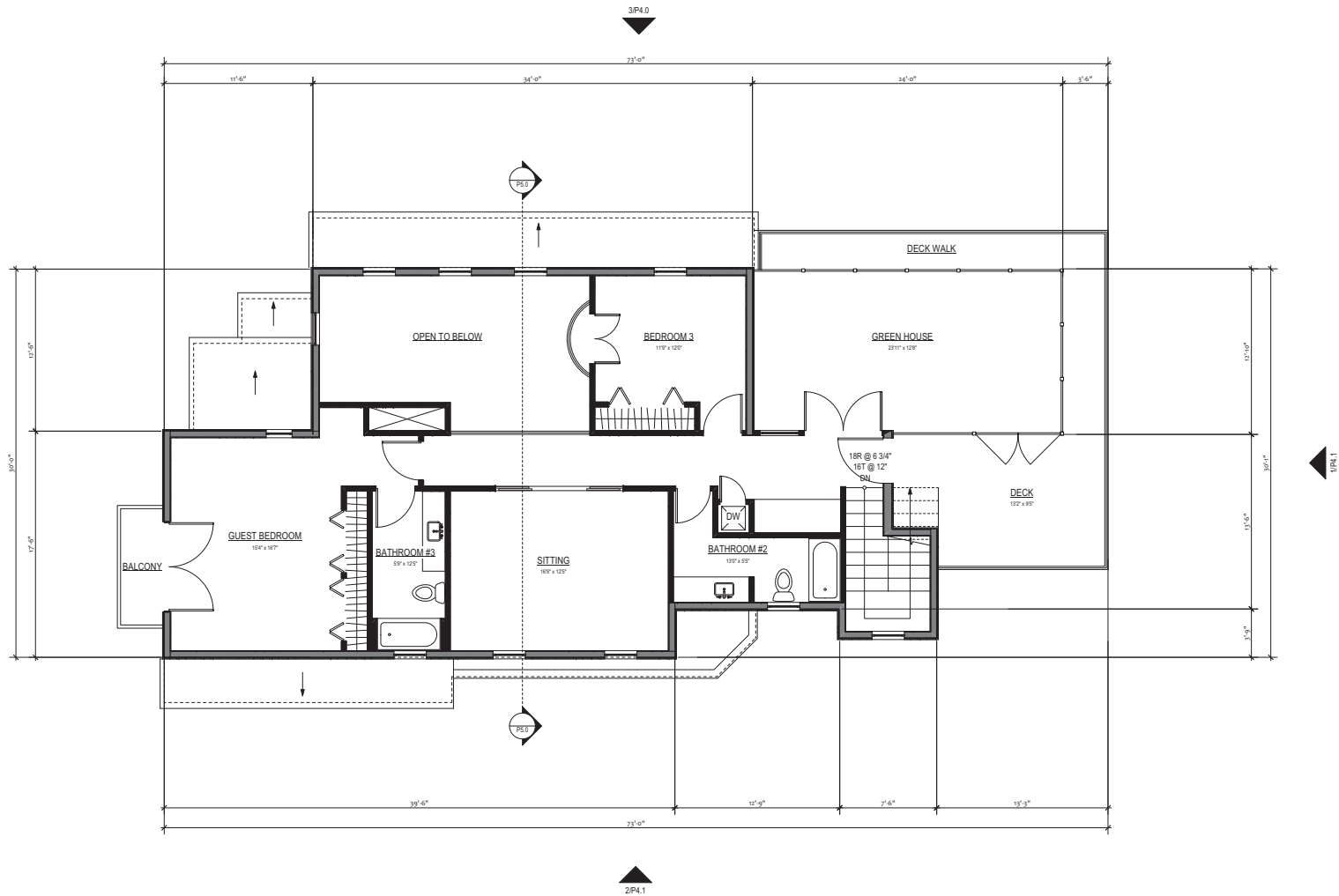
**PROJECT STATISTICS:**

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, Architect, Inc., and were created and developed for you, and in conjunction with the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose, without permission of Steven Puglisi, Architect, Inc. If you use these drawings with a public agency in not a publication of any kind, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, Architect, Inc.

JOB:	Lapidus
DATE:	8/2/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

**SHEET No**

**P3.0**



**FLOOR PLAN - UPPER**  
Scale: 1/4" = 1'-0"

**Steven Puglisi ARCHITECTS INC.**  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph 805.556.1962  
puglisdesign.com



**PROJECT:**  
**Lapidus Residence**  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
**FLOOR PLANS - UPPER LEVEL**

**PROJECT STATISTICS:**

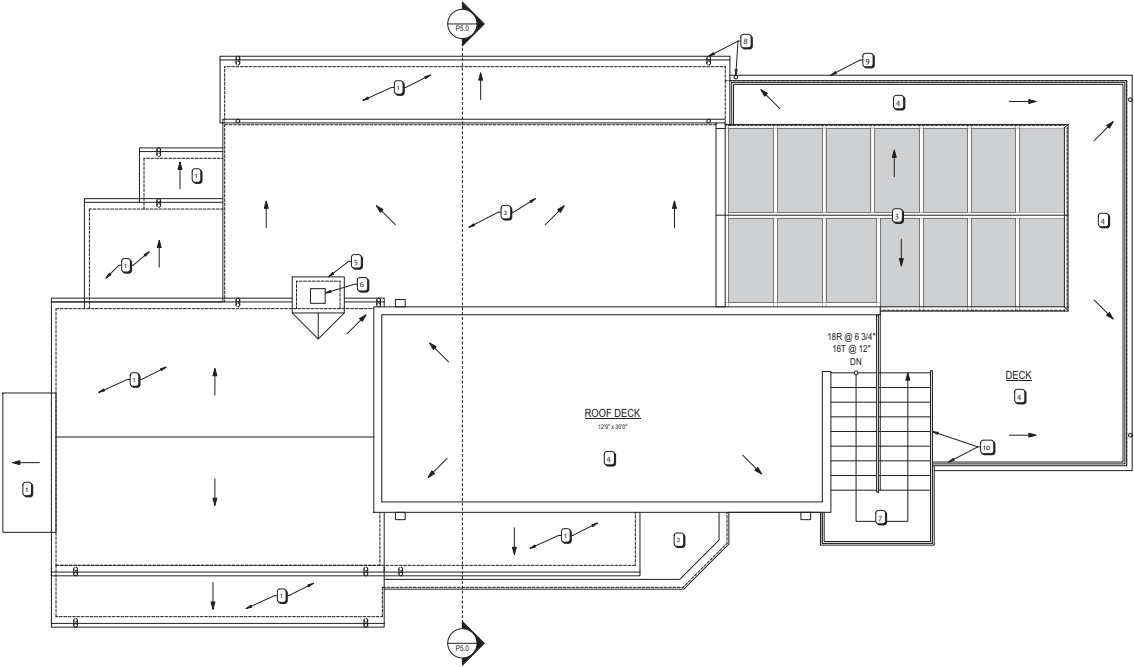
All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi Architects, Inc., and were created and developed for you, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or directed to any person, firm, or corporation for any purpose, without permission of Steven Puglisi Architects, Inc. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi Architects, Inc.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

**SHEET No**  
**P3.1**

ROOF PLAN REFERENCE NOTES

- 1 Two-piece Mission Tile roofing
- 2 Flat roof area
- 3 Glass greenhouse
- 4 Deck area
- 5 Chimney element
- 6 Decorative faux clay chimney pot
- 7 Exterior staircase to roof top deck
- 8 Downspout
- 9 Rain gutter
- 10 Railing



FLOOR PLAN - ROOF DECK

Scale: 1/4" = 1'-0"

Plot Date: XXXXXX



Steven Puglisi  
ARCHITECTS  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph 805.556.1969  
puglisdesign.com



PROJECT:  
**Lapidus Residence**  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

SHEET:  
FLOOR PLANS-  
ROOF DECK

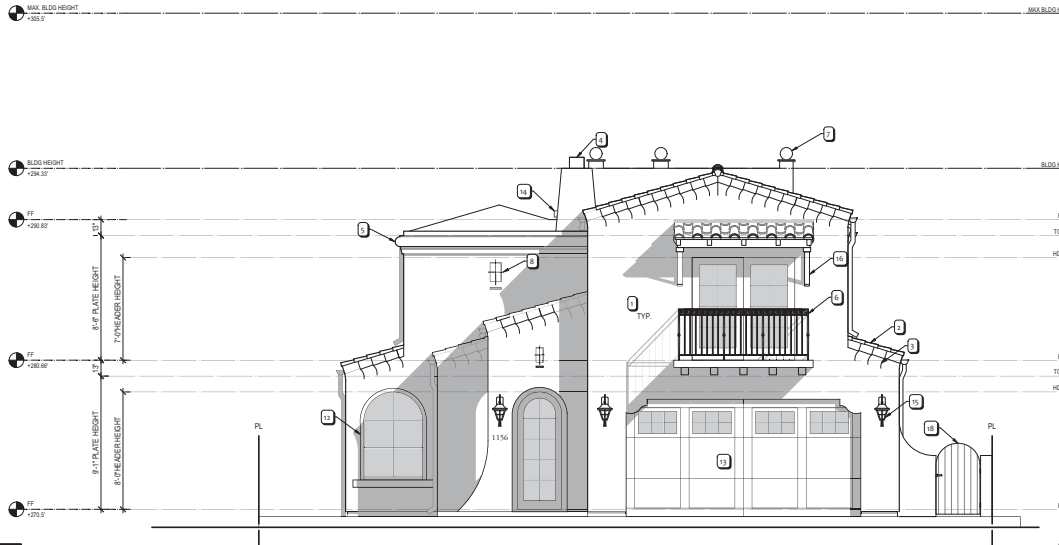
PROJECT STATISTICS:

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi Architects, Inc., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose, without permission of Steven Puglisi Architects, Inc. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi Architects, Inc.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	
	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

SHEET No

P3.2

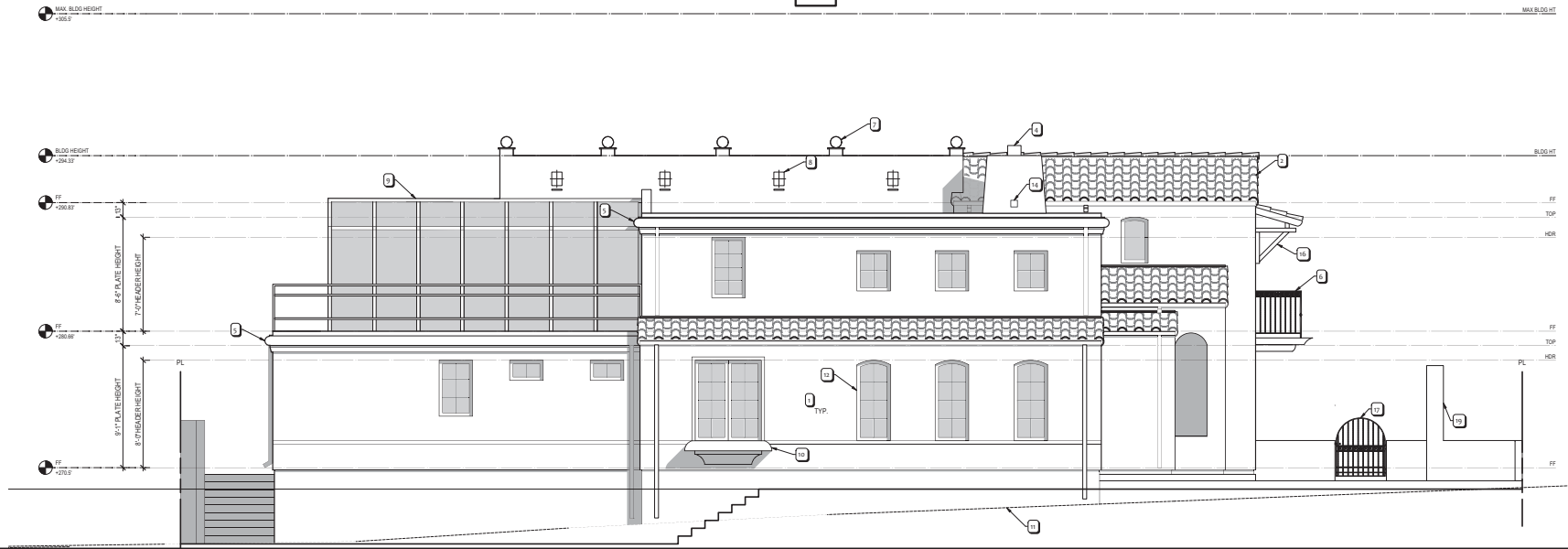


**2 SOUTH ELEVATION**

Scale: 1/4" = 1'-0"

**1 FRONT WALL ELEVATION**

Scale: 1/4" = 1'-0"



**3 WEST ELEVATION**

Scale: 1/4" = 1'-0"

**EXTERIOR ELEVATION REFERENCE NOTES**

- 1 Smooth trowel cement plaster finish
- 2 Two piece Mission tile
- 3 Scallop plaster to roof tile edge
- 4 Terracotta faux chimney pot, for aesthetics only
- 5 Custom shaped galvanized gutter
- 6 Wrought iron railing on balcony
- 7 Cast stone pier cap with ball finial at parapit
- 8 Architectural detail with wrought iron grill
- 9 Premanufactured Green House with tempered glass
- 10 Cast stone window sill
- 11 Existing Natural Grade, refer to Civil Plans for additional information
- 12 Dark metal window trim
- 13 Sectional wood garage door with upper lites
- 14 Fireplace terminator
- 15 Exterior lighting, Dark Sky compliant
- 16 Wood bracket shed roof support
- 17 Wrought iron front patio entry gate
- 18 Wooden gate
- 19 Door bell location

T:\2 Projects\1 Lapidus Residence\1 Lapidus Residence\Drawings\1 Lapidus Residence\1 Lapidus Residence.dwg



**Steven Puglisi  
ARCHITECTS**  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
PH 805.556.1969  
puglisdesign.com



**PROJECT:**  
**Lapidus Residence**  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
**ELEVATIONS-**  
**SOUTH AND WEST**

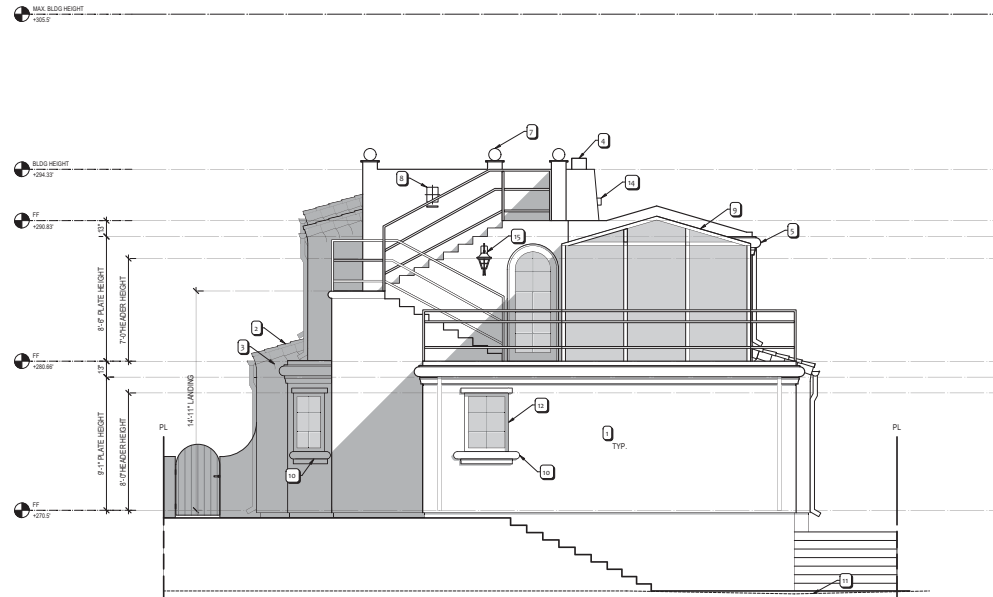
**PROJECT STATISTICS:**

All ideas, designs, interpretations and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and interpretations or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without the written permission of Steven Puglisi, ARCHITECTS, INC. Any reuse of these drawings, with a public agency in not a publication of any kind, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

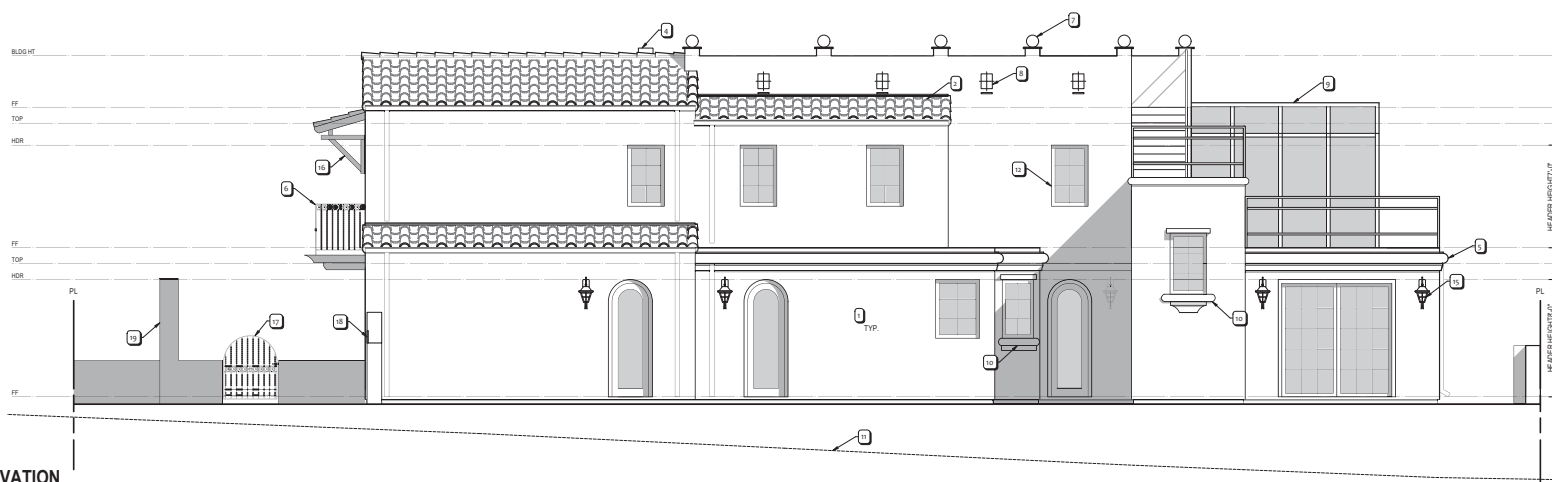
**SHEET No**

**P4.0**



- EXTERIOR ELEVATION REFERENCE NOTES**
- 1 Smooth trowel cement plaster finish
  - 2 Two piece Mission tile
  - 3 Scallop plaster to roof tile edge
  - 4 Terracotta faux chimney pot, for aesthetics only
  - 5 Custom shaped galvanized gutter
  - 6 Wrought iron railing on balcony
  - 7 Cast stone pier cap with ball finial at parapet
  - 8 Architectural detail with wrought iron grill
  - 9 Premanufactured Green House with tempered glass
  - 10 Cast stone window sill
  - 11 Existing Natural Grade, refer to Civil Plans for additional information
  - 12 Dark metal window trim
  - 13 Not Used
  - 14 Fireplace terminator
  - 15 Exterior lighting, Dark Sky compliant
  - 16 Wood bracket shed roof support
  - 17 Wrought iron front patio entry gate
  - 18 Wooden gate
  - 19 Door bell location

**NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



**EAST ELEVATION**  
Scale: 1/4" = 1'-0"

T:\2 Projects\1 Lapidus Residence\1 Lapidus Residence\Drawings\1 Lapidus Residence\1 Lapidus Residence.dwg

**Steven Puglisi ARCHITECTS INC.**  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph: 805.556.1962  
puglisdesign.com



**PROJECT:**  
*Lapidus Residence*  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
ELEVATIONS-  
NORTH AND EAST

**PROJECT STATISTICS:**

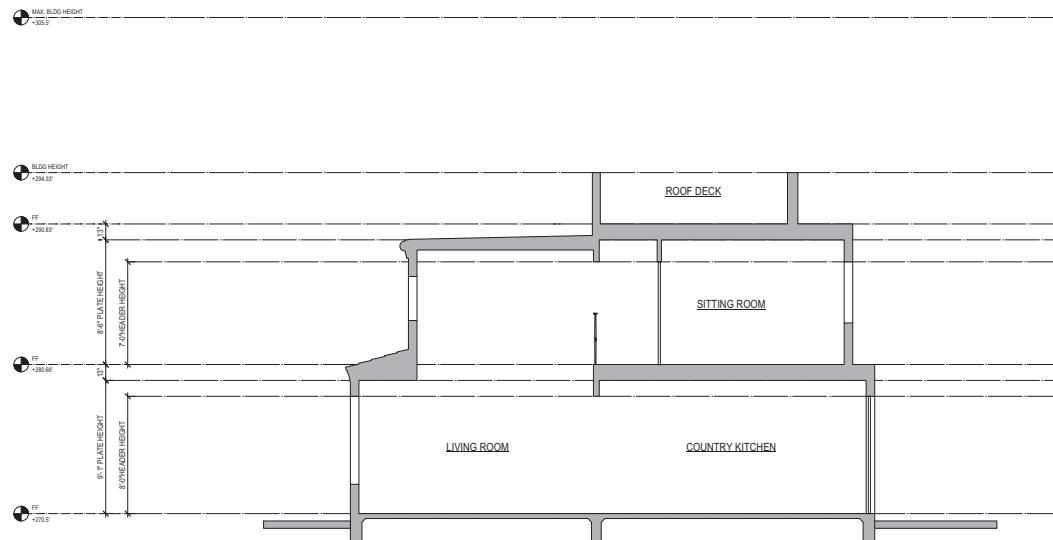
All ideas, designs, interpretations and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and interpretations or plans shall be used by, or directed to any person, firm, or corporation for any purpose without permission of Steven Puglisi, ARCHITECTS, INC. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev 001 1
	Rev 001 2
	Rev 001 3
	Rev 001 4
	Rev 001 5

**SHEET No**  
**P4.1**



T:\2 Projects\Lapulus\residence\Lapulus Residence\Drawings\Lapulus Residence\Section - Lapidus - 0803150031 Lapidus Review.dwg



SECTION

Scale: 1/4" = 1'-0"

Plot Date: XXXXXX



**Steven Puglisi**  
ARCHITECTS  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph: 805.556.1969  
puglisdesign.com



**PROJECT:**  
*Lapidus Residence*  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
SECTION

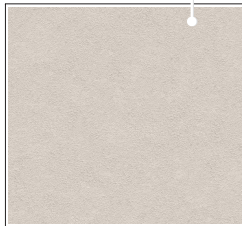
**PROJECT STATISTICS:**

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi Architects, Inc., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose, without permission of Steven Puglisi Architects, Inc. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi Architects, Inc.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

**SHEET No**

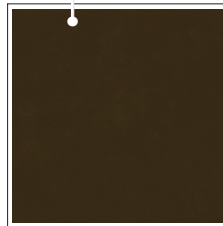
**P5.0**



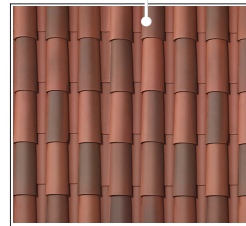
Stucco Color: White Zen (LRV 80)  
Dunn-Edwards Paints



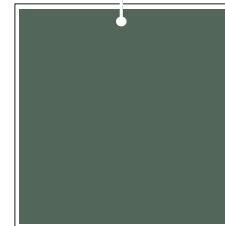
Decorative Tile



Windows and Metal trims: Dark Bronze Pearl  
Sierra Pacific Windows



Roof Tile: Newport Blend  
Boral



Wooden Accents and trims: Deep in the Jungle (LRV 11)  
Dunn-Edwards Paints

Plot Date: 300000X



**Steven Puglisi**  
ARCHITECTS  
INC.  
569 Higuera Street  
Suite A  
San Luis Obispo  
CA 93401  
Ph 805.556.1969  
puglisdesign.com



**PROJECT:**  
***Lapidus Residence***  
1156 Peach Street  
San Luis Obispo, CA 93401  
Ivan Lapidus

**SHEET:**  
COLOR & MATERIALS

**PROJECT STATISTICS:**

A Physical Color and Materials board can be submitted by request of Planning staff

All ideas, designs, interpretations and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC., and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and interpretations or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose, without permission of Steven Puglisi, ARCHITECTS, INC. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

JOB:	Lapidus
DATE:	04/21
DRAWN:	CY
REV:	Rev Date 1
	Rev Date 2
	Rev Date 3
	Rev Date 4
	Rev Date 5

**SHEET N°**

**P6.0**



## 5.2.4 Mill Street Historic District



### Setting

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

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

### Site Features and Characteristics

Common site features and characteristics include:

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



*1344 Mill Street, South Elevation*

### Architectural Character

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

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



*1264 and 1270 Palm Street, South Elevation*

Predominant architectural features include:

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

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

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



*777 Johnson Avenue, East Elevation*

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



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

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

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

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



*1243 Mill Street, North Elevation*

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

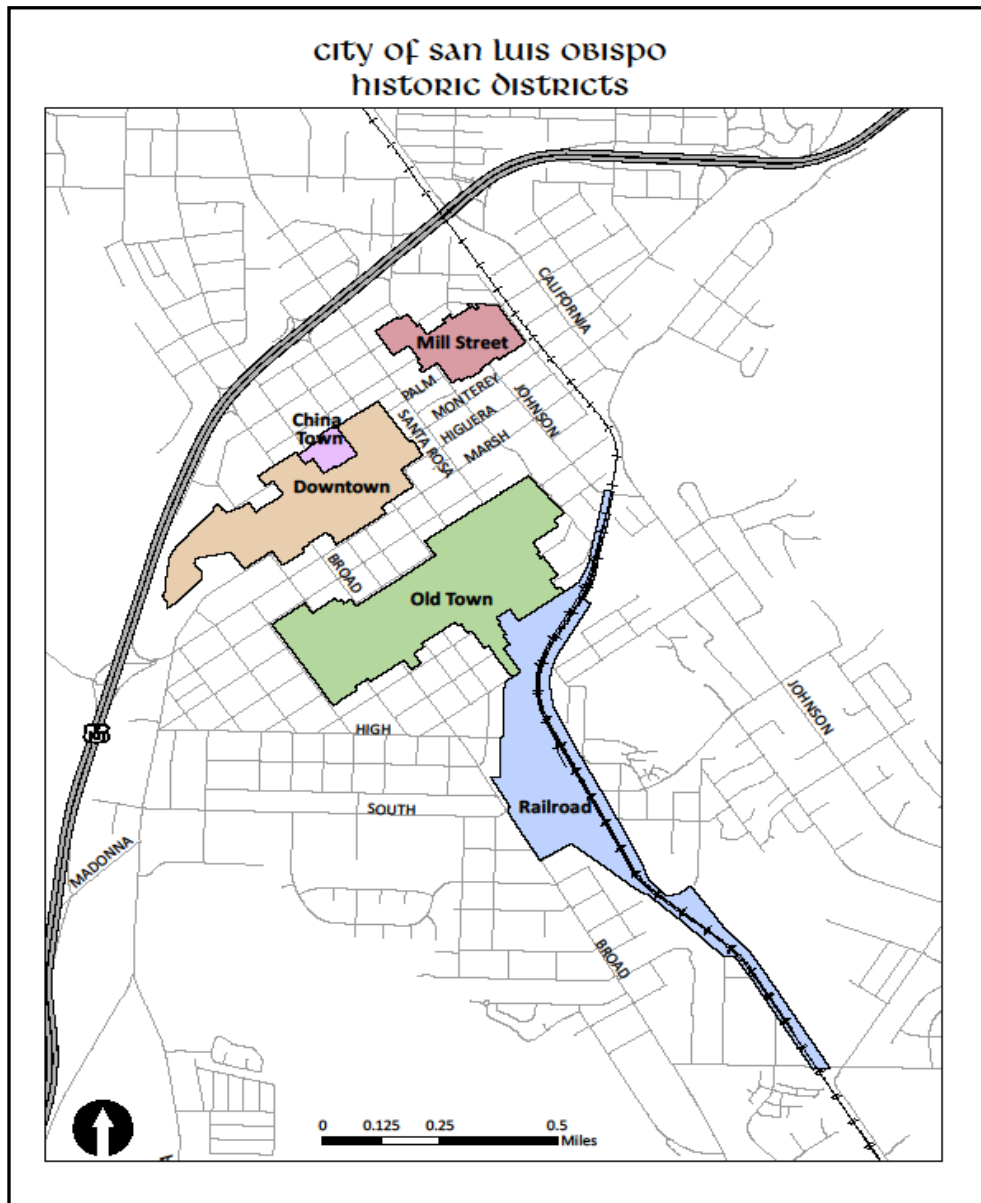


*1262 Mill Street; 1261 Mill Street; 1143, 1137 and 1127 Peach Street;  
Righetti House, 1314 Palm Street*

\*\*\*

## 3.2 Construction in Historic Districts

**Figure 1 - Historic Districts in San Luis Obispo, 2010**

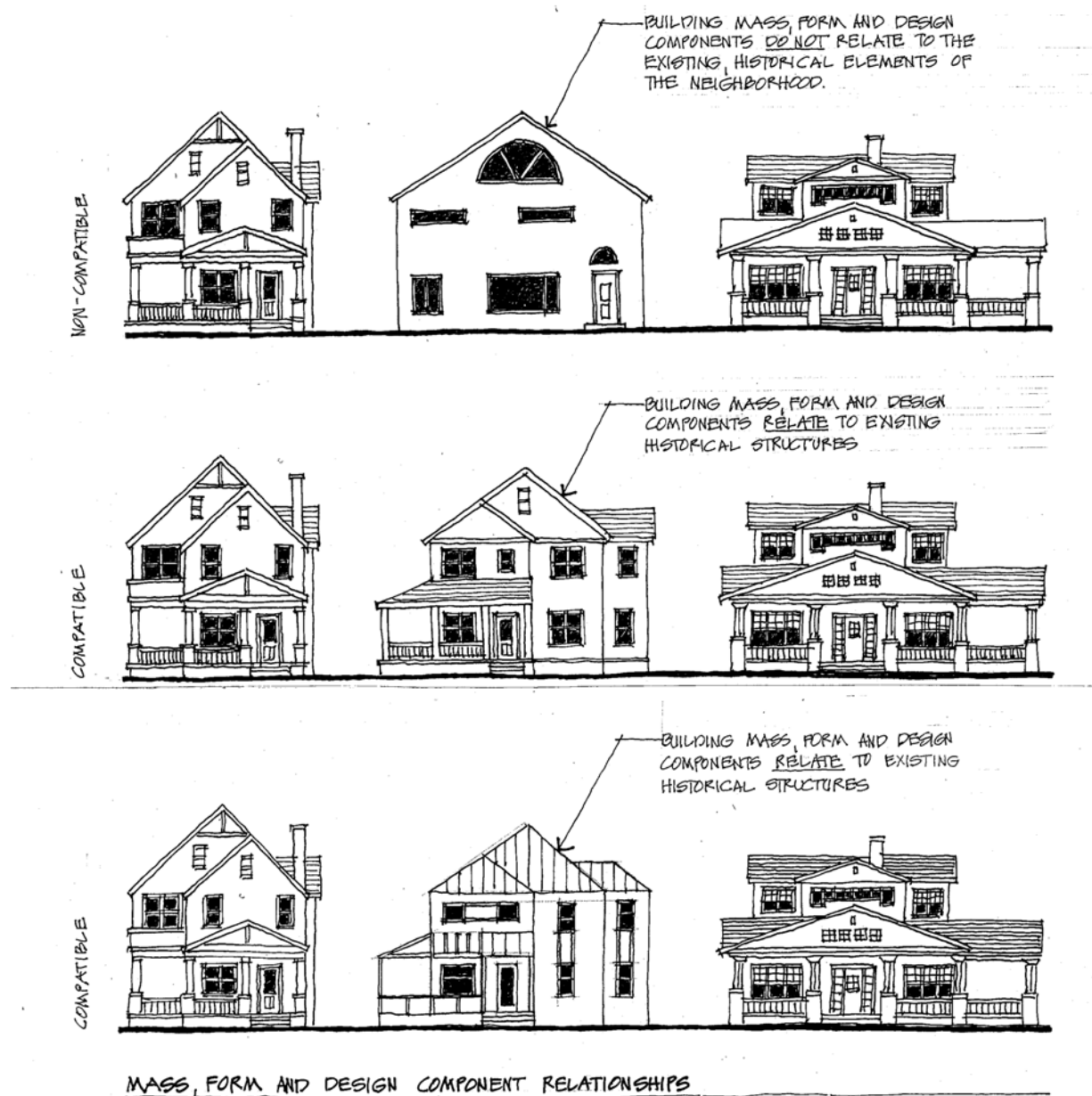


**3.2.1 Architecturally compatible development within Historic Districts.** New structures in historic districts shall be designed to be architecturally compatible with the district's prevailing historic character as measured by their consistency with the scale, massing, rhythm, signature architectural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

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

architectural compatibility with nearby historic resources, and for consistency with applicable design and preservation policies, standards, and historic district descriptions in Section 5.2. New development should not sharply contrast with, significantly block public views of, or visually detract from, the historic architectural character of historically designated structures located adjacent to the property to be developed, or detract from the prevailing historic architectural character of the historic district.

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



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

