



Cultural Heritage Committee  
AGENDA

Monday, February 24, 2025, 5:30 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Cultural Heritage Committee holds in-person meetings. Zoom participation will not be supported at this time. Attendees of City Council or Advisory Body meetings are eligible to receive one hour of complimentary parking; restrictions apply, visit [Parking for Public Meetings](#) for more details.

**INSTRUCTIONS FOR PUBLIC COMMENT:**

**Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):**

**Mail - Delivered by the U.S. Postal Service.** Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

**Email - Submit Public Comments via email to [advisorybodies@slocity.org](mailto:advisorybodies@slocity.org).** In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

**Voicemail - Call (805) 781-7164 and leave a voicemail.** Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

*\*All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

**Public Comment during the meeting:**

**Meetings are held in-person.** To provide public comment during the meeting, you must be present at the meeting location.

**Electronic Visual Aid Presentation.** To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the [Council Policies & Procedures Manual](#), members of the public who desire to utilize electronic visual aids to supplement their oral presentation must provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at [cityclerk@slocity.org](mailto:cityclerk@slocity.org) or (805) 781-7114.

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**1. CALL TO ORDER**

Chair Crotser 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.

**3.a CONSIDERATION OF MINUTES - NOVEMBER 18, 2024 CULTURAL HERITAGE COMMITTEE MINUTES**

5

Recommendation:

To approve the Cultural Heritage Committee Minutes of November 18, 2024.

**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 ARCH-0005-2025 (1253 MILL) CONSTRUCTION OF A NEW DWELLING ON A CONTRIBUTING LIST PROPERTY IN THE MILL STREET HISTORIC DISTRICT

Recommendation:

Provide a recommendation to the Community Development Director as to the consistency of the proposed new construction with applicable historical preservation policies, standards, and guidelines.

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Brian Leveille.

6. ADJOURNMENT

The next Regular Meeting of the Cultural Heritage Committee is scheduled for Monday March 24, 2025 at 5:30 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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) 781-7114 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:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>. Meeting video recordings can be found on the City’s website:

<http://opengov.slocity.org/WebLink/Browse.aspx?id=60971&dbid=0&repo=CityClerk>





## Cultural Heritage Committee Minutes

November 18, 2024, 5:30 p.m.

CDD Conference Room 1, 919 Palm Street, San Luis Obispo

Cultural Heritage Committee Members Present: Member John Ashbaugh, Member Daniel Bernard, Member Sabin Gray, Member Ivan Simon, Chair Chuck Crotser

CHC Members Absent: Member Benjamin Arrona, Vice Chair John Tischler

City Staff Present: Principal Planner Brian Leveille, Deputy City Clerk Megan Wilbanks

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### 1. CALL TO ORDER

A Special Meeting of the San Luis Obispo Cultural Heritage Committee was called to order on November 18, 2024 at 5:30 p.m. in the Community Development Department's Conference Room #1, 919 Palm Street, San Luis Obispo, by Chair Crotser.

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

Public Comment:

None

--End of Public Comment--

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - OCTOBER 28, 2024 CULTURAL HERITAGE COMMITTEE MINUTES

**Motion By** Member Ashbaugh

**Second By** Member Simon

To approve the Cultural Heritage Committee Minutes of October 28, 2024.

Ayes (5): Member Ashbaugh, Member Bernard, Member Gray, Member Simon, and Chair Crotser

Absent (2): Member Arrona, and Vice Chair Tischler

CARRIED (5 to 0)

**4. PUBLIC HEARING**

4.a 1405 GARDEN STREET (ARCH-0568-2024) REVIEW OF A MIXED-USE DEVELOPMENT IN THE OLD TOWN HISTORIC DISTRICT

Chair Crotser noted his Ex Parte communications with the architect team regarding the project.

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

The Applicant Levi Seligman and their representative, Jessie Skidmore with Ten Over Studio, provided a brief overview of the project and responded to questions raised.

Chair Crotser opened the Public Hearing

Public Comment:

None

*--End of Public Comment--*

Chair Crotser closed Public Comment

**Motion By** Member Ashbaugh

**Second By** Chair Crotser

Recommend that the Community Development Director find the project consistent with the City's Historical Preservation Ordinance and with applicable historical preservation policies, standards, and guidelines. The Committee recommends the applicant incorporate additional circular and semi-circular elements, such as curved rails along the balconies and round pillars along the base of the building, to embrace the streamline modern design of the project.

Ayes (5): Member Ashbaugh, Member Bernard, Member Gray, Member Simon, and Chair Crotser

Absent (2): Member Arrona, and Vice Chair Tischler

CARRIED (5 to 0)

## 5. COMMENT AND DISCUSSION

### 5.a CHONG'S HOME MADE CANDIES SIGN AND HISTORIC CHINATOWN INTERPRETIVE PANELS

Policy & Project Manager Natalie Harnett presented the second phase of the Chong's Home Made Candies sign and historic Chinatown interpretive panels.

Chair Crotser opened Public Comment

Public Comment:

Sam Bartels

*--End of Public Comment--*

Chair Crotser closed Public Comment

**ACTION:** This was an informational item; no formal action was taken.

### 5.b APPOINTMENT OF A SUBCOMMITTEE TO REVIEW UPDATES TO THE HISTORIC PRESERVATION ORDINANCE AND HISTORIC CONTEXT STATEMENT

Principal Planner Brian Leveille led the discussion to appoint a subcommittee to review draft updates to the Historic Preservation Ordinance and Historic Context Statement Update Project.

**Motion By** Chair Crotser

**Second By** Member Ashbaugh

Appoint Vice Chair Tischler, Member Gray, and Member Bernard to a subcommittee to review draft updates to the Historic Preservation Ordinance and Historic Context Statement Update Project.

Ayes (5): Member Ashbaugh, Member Bernard, Member Gray, Member Simon, and Chair Crotser

Absent (2): Member Arrona, and Vice Chair Tischler

CARRIED (5 to 0)

## 5.c STAFF UPDATES AND AGENDA FORECAST

Principal Planner Brian Leveille provided the following update of upcoming projects:

- The November 25, 2024 meeting will be cancelled due to the Thanksgiving holiday.
- The December 23, 2024 meeting will be cancelled due to the Christmas holiday.
- Currently, no items are scheduled for the January 27, 2025 Regular Meeting.
- Staff will begin reporting on the status of projects that were previously reviewed by the Cultural Heritage Committee, for example the "Waterman Village" project located at 466 Dana Street, which is undergoing review by the Architectural Review Commission and Planning Commission.

## 6. ADJOURNMENT

The meeting was adjourned at 6:47 p.m. The next Regular Meeting of the Cultural Heritage Committee is scheduled for **January 27, 2025 at 5:30 p.m. in the Council Chambers** at City Hall, 990 Palm Street, San Luis Obispo. The Regular Meeting of December 23, 2024 will be cancelled due to the Christmas Holiday.

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APPROVED BY CULTURAL HERITAGE COMMITTEE: XX/XX/2025



## **CULTURAL HERITAGE COMMITTEE AGENDA REPORT**

**SUBJECT:** ARCH-0005-2025 (1253 MILL) CONSTRUCTION OF A NEW DWELLING ON A CONTRIBUTING LIST PROPERTY IN THE MILL STREET HISTORIC DISTRICT

**BY: Walter Oetzell**  
Phone Number: (805) 781-7593  
Email: woetzell@slocity.org

**FROM: Brian Leveille**  
Phone Number: (805) 781-7166  
Email: bleveille@slocity.org

**APPLICANT: Darren Pollard**

### **RECOMMENDATION**

Provide a recommendation to the Community Development Director as to the consistency of the proposed new construction with applicable historical preservation policies, standards, and guidelines.

### **1.0 BACKGROUND**

In 1987, the Council established the Cultural Heritage Committee as a permanent advisory body, created three Historical Preservation Districts, and adopted Historic Preservation Program Guidelines.<sup>1</sup> The Historic Preservation Ordinance (Municipal Code Ch. 14.01) was adopted in 2010,<sup>2</sup> to review and guide development applications that have the potential to affect historic resources. New construction located in historic districts or on historically listed properties is subject to review and recommendation by the Cultural Heritage Committee (SLOMC §14.01.030(C)(4)).

The applicant proposes to construct a new single-family dwelling at the rear of the property at 1253 Mill Street (see Project Plans, Attachment A). The property was designated as a Contributing List Property in 1983,<sup>3</sup> and is within the Mill Street Historic District.

### **2.0 DISCUSSION**



*Figure 1: 1253 Mill Street*

<sup>1</sup> Resolutions 6157 and 6158, adopted February 3, 1987, and Ordinance 1086, adopted February 17, 1987

<sup>2</sup> Ordinance 1557, adopted December 7, 2010

<sup>3</sup> Resolution 5197, adopted August 16, 1983

ARCH-0005-2025 (1253 Mill)  
 Cultural Heritage Committee Report – February 24, 2025

**2.1 Site and Setting**

The property is on the south side of Mill Street, about 120 feet west of Johnson Avenue, in a Medium Density Residential (R-2) Zone characterized by single family dwellings. It is in the Mill Street Historic District and is a Contributing List Property within the district. The District developed at the turn of the 20<sup>th</sup> century, with most existing buildings dating from the 1900s to 1920s. The characteristic elements of the Mill Street Historic District are described in the City’s Historic Preservation Program Guidelines (Attachment B).

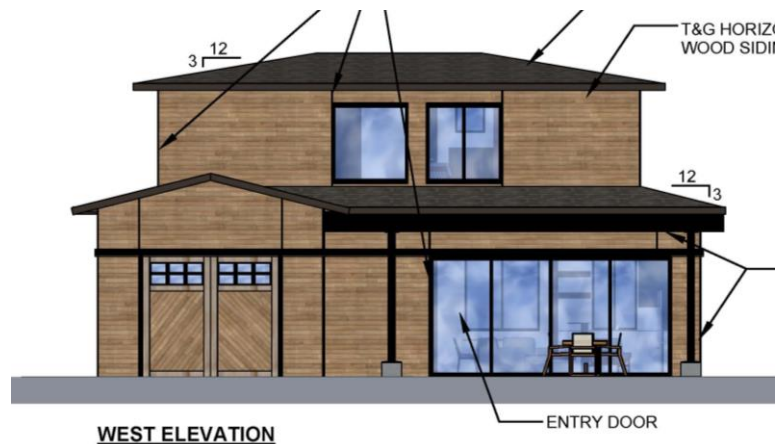


1253 Mill: This Neo-Classical rowhouse has a hipped roof with a centered gable porch with square columns supporting a plain pediment. Diagonal latticed windows accent the residence.

The site is developed with a small single-family dwelling, built in 1900. An “Architectural Worksheet” (Attachment C) describing the building as rectangular in plan with a hipped roof form and exterior walls sheathed in wide shiplap. The style is noted as “Classical Revival” and a porch with square columns supporting a pediment is highlighted (current photographs indicate that the square columns have been replaced). A Tiny Home has been sited at the back of the property since about 2019.

**2.2 New Construction**

Behind this dwelling, a new two-story dwelling and garage (about 1,595 sq. ft. in total floor area) is proposed to be constructed (see Project Plans, Attachment A). The Tiny Home and a deck at the rear of the existing dwelling will be removed as part of the project. As shown in plans, the building will have tongue and groove horizontal wood siding and be topped by a hipped asphalt shingle roof. It has simple rectangular forms, incorporates a porch with exposed post and beam elements, and presents to the street view a single-wide decorative garage door with divided light windows and a low-sloped peaked roof. Windows are a mix of fixed and sliding forms, square and rectangular, with expansive sliding glass doors at the ground level, facing an enclosed courtyard area.



**3.0 EVALUATION**

Guidance for new construction associated with historical resources and districts is provided in the City’s Historic Preservation Program Guidelines and the Secretary of the Interior’s Standards for the Treatment of Historic Properties.<sup>4</sup> Relevant applicable guidelines, standards, and recommendations from these documents are outlined below.

**3.1 Historic Preservation Program Guidelines**

<b>Construction in Historic Districts and on Properties with Historic Resources</b>	
§ 3.2.1 Architectural Compatibility	New structures shall be designed to be architecturally compatible with the district’s prevailing historic character as measured by their consistency with the scale, massing, rhythm, signature architectural elements, exterior materials, siting and street yard setbacks of the district's historic structures. New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic..
§ 3.2.2 Architectural Compatibility	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.

Discussion: The proposed new dwelling is sited at the rear of the property and at two stories in height is consistent in scale with the existing dwelling and with other dwellings in the vicinity, typically one and two stories in height. Its massing is concentrated at the ground floor, stepping back at the upper level, and conventional hipped and gable roof forms are employed. The horizontal siding, composition shingle roof material, rectangular window forms, and restrained detailing exhibit an appearance that is compatible with the simple form and style of the existing dwelling, without detracting from that dwelling’s character attempting or attempting to mimic its historic elements.

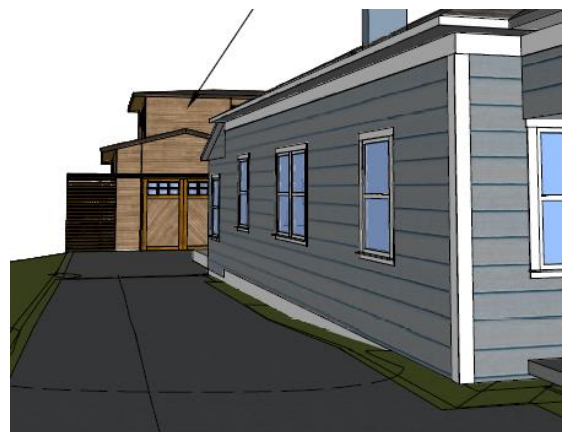
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<sup>4</sup> Kay D. Weeks and Anne E. Grimmer. The Secretary of the Interior’ s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Washington, D.C.: U.S. Department of the Interior National Park Service; Technical Preservation Services, 2017

**3.2 Secretary of the Interior’s Standards (Rehabilitation)**

<b>Related New Construction</b>	
<i>Recommended</i>	<i>Not Recommended</i>
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building’s character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building’s character, the site, or setting.
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Ensuring that new construction is secondary to the historic building and does not detract from its significance	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.  Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.

Discussion. The proposed construction is situated behind the existing dwelling, such that its visibility is partially obscured, and separated from the dwelling by about 20 feet. Though consistent in form, style, and appearance with the dwelling on the site, its tongue and groove siding, contemporary window forms, and two-story stepped form differentiate it from the existing dwelling on the property. Its scale, roof forms, window patterns, and wood siding and detailing are also compatible with the predominant architectural features described for the Mill Street Historic District in the City’s Historic Preservation Program Guidelines (see Attachment B).



**4.0 ENVIRONMENTAL REVIEW**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of construction of one single-family residence in a residential zone, as described in CEQA Guidelines § 15303 (New Construction of Small Structures).

ARCH-0005-2025 (1253 Mill)  
Cultural Heritage Committee Report – February 24, 2025

**5.0 ACTION ALTERNATIVES**

1. Recommend that the Community Development Director find the project consistent with applicable historical preservation policies, standards, and guidelines. This is staff's recommended action.
2. Continue review to another date with direction to staff and applicant
3. Recommend that the Community Development Director deny the application, based on specific findings describing inconsistency with historical preservation policies, standards, and guidelines

**6.0 ATTACHMENTS**

- A - Project Plans
- B - Mill Street Historic District (Preservation Program Guidelines)
- C - Architectural Worksheet (1253 Mill)



**ZONING INFO**

ZONE:  
R-2 H

NEIGHBORHOOD  
MILL STREET HISTORICAL DISTRICT  
EXISTING HOUSE DESIGNATED AS A CONTRIBUTING PROPERTY

LOT:  
7,500SF TOTAL AREA

SINGLE FAMILY RESIDENTIAL SETBACKS:  
FRONT = 20'-0"  
REAR = 5'-0"  
SIDES = 5'-0"

HEIGHT LIMIT:  
35' MAX  
VARIES BASED ON SETBACK PLANE

LOT COVERAGE:  
50% BY STRUCTURES



**RENDERING OF PROPOSED HOUSE**

**SITE INFO**

STREET ADDRESS  
1253 Mill Street  
San Luis Obispo, CA 93401  
PARCEL# 001-221-008

**SCOPE**

CONSTRUCT A NEW TWO BEDROOM SINGLE-FAMILY HOUSE BEHIND AN EXISTING TWO BEDROOM SINGLE-FAMILY HOUSE.

MAIN FLOOR	922SF	GARAGE	370 SF
UPPER FLOOR	672 SF		
TOTAL	1594 SF		

**DRAWING LIST**

- A00 COVER SHEET
- A01 EXISTING SITE PLAN
- A02 PROPOSED SITE PLAN
- A03 ZONING EXHIBITS
- A04 SITE CONTEXT
- A05 AERIAL VIEW
- A06 AERIAL VIEW
- A07 STREET VIEW
- A08 MAIN FLOOR NEW HOUSE
- A09 UPPER FLOOR NEW HOUSE
- A10 ROOF PLAN NEW HOUSE
- A11 ELEVATIONS NEW HOUSE
- A12 VIEWS NEW HOUSE
- A13 MATERIALS



218 Main Street  
PMB #702  
Kirkland, WA 98033  
425.985.2633

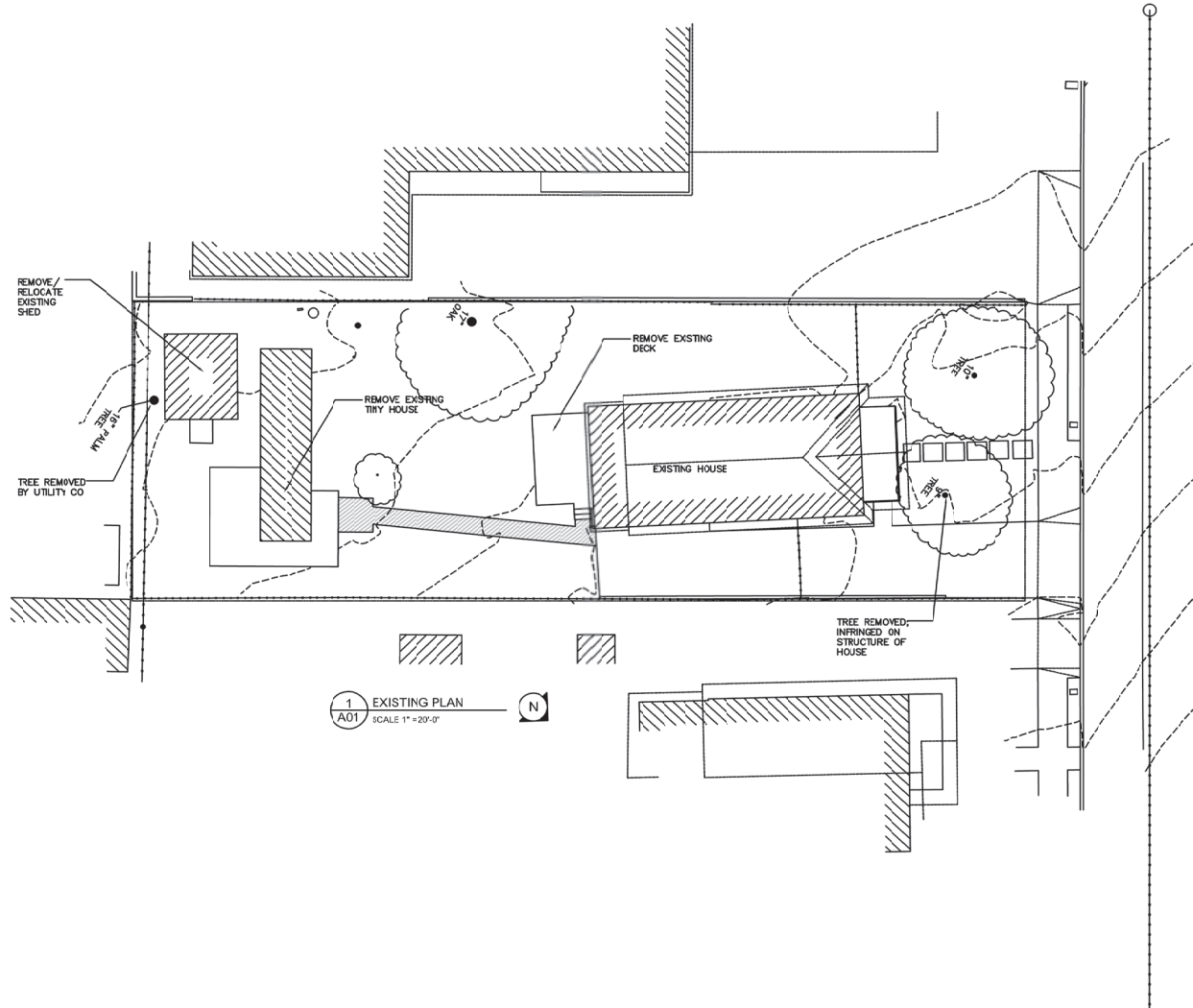
Pollard Residence  
1253 Mill St.  
San Luis Obispo, CA  
93401

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

**COVER SHEET**

**SD06  
A00**



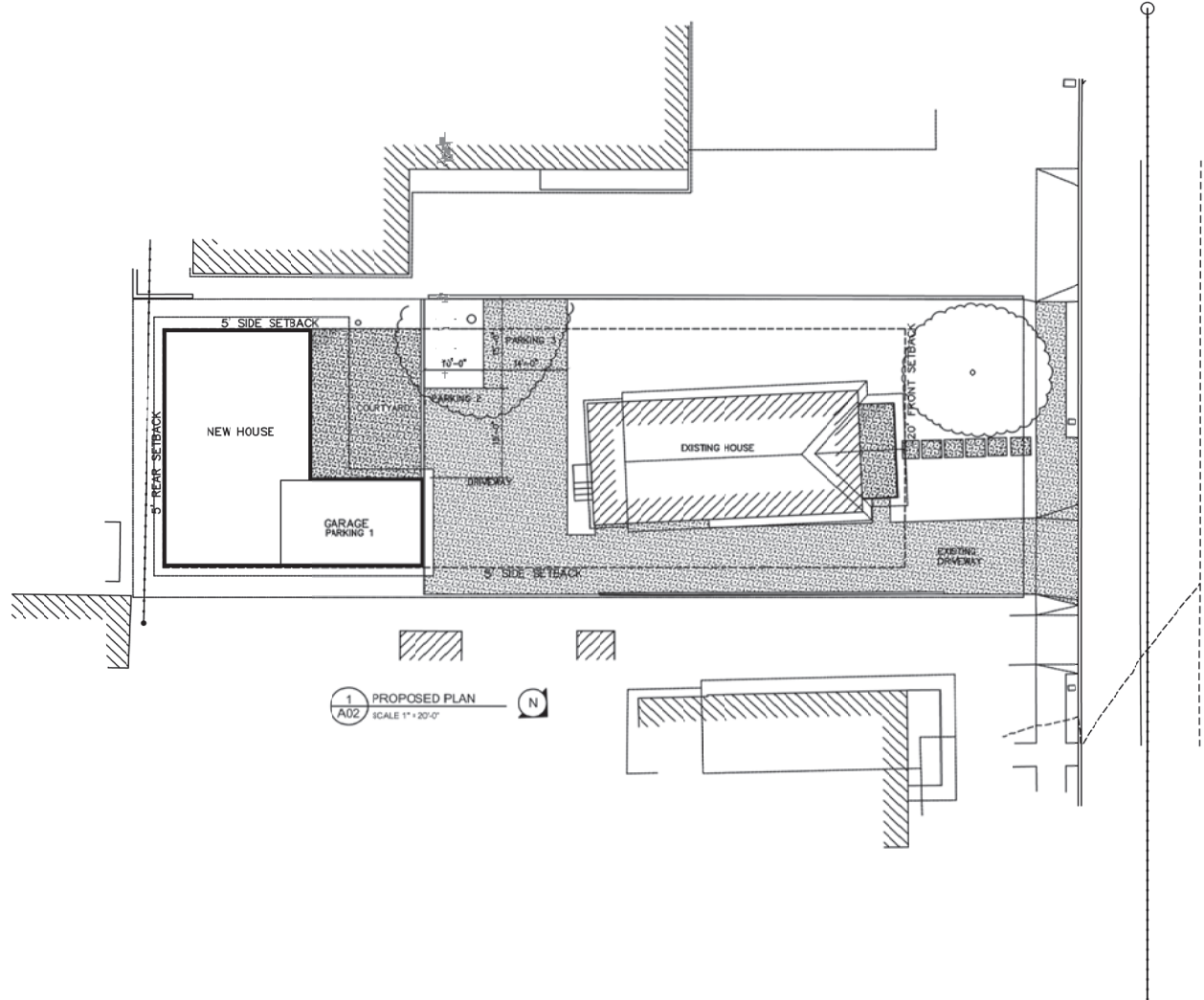
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 File Number 22-003-Site-SD06.dwg

1	HISTORICAL REVIEW	10.09.24

**EXISTING  
 SITE PLAN**

**SD-06  
 A01**

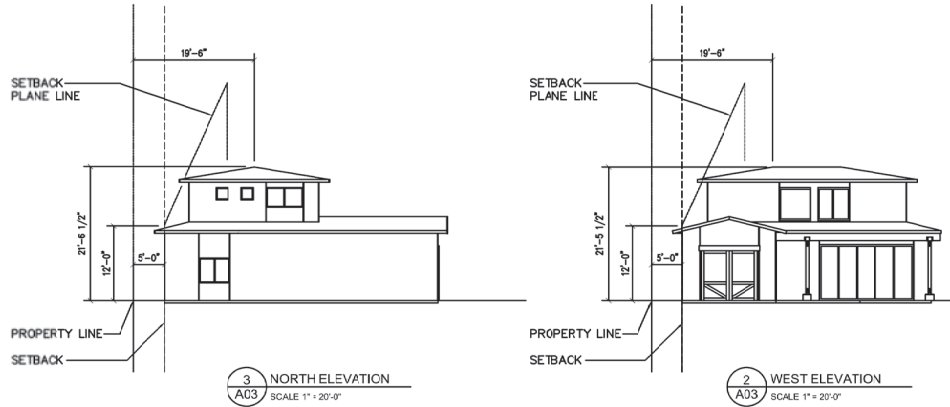




1	HISTORICAL REVIEW	12.20.24

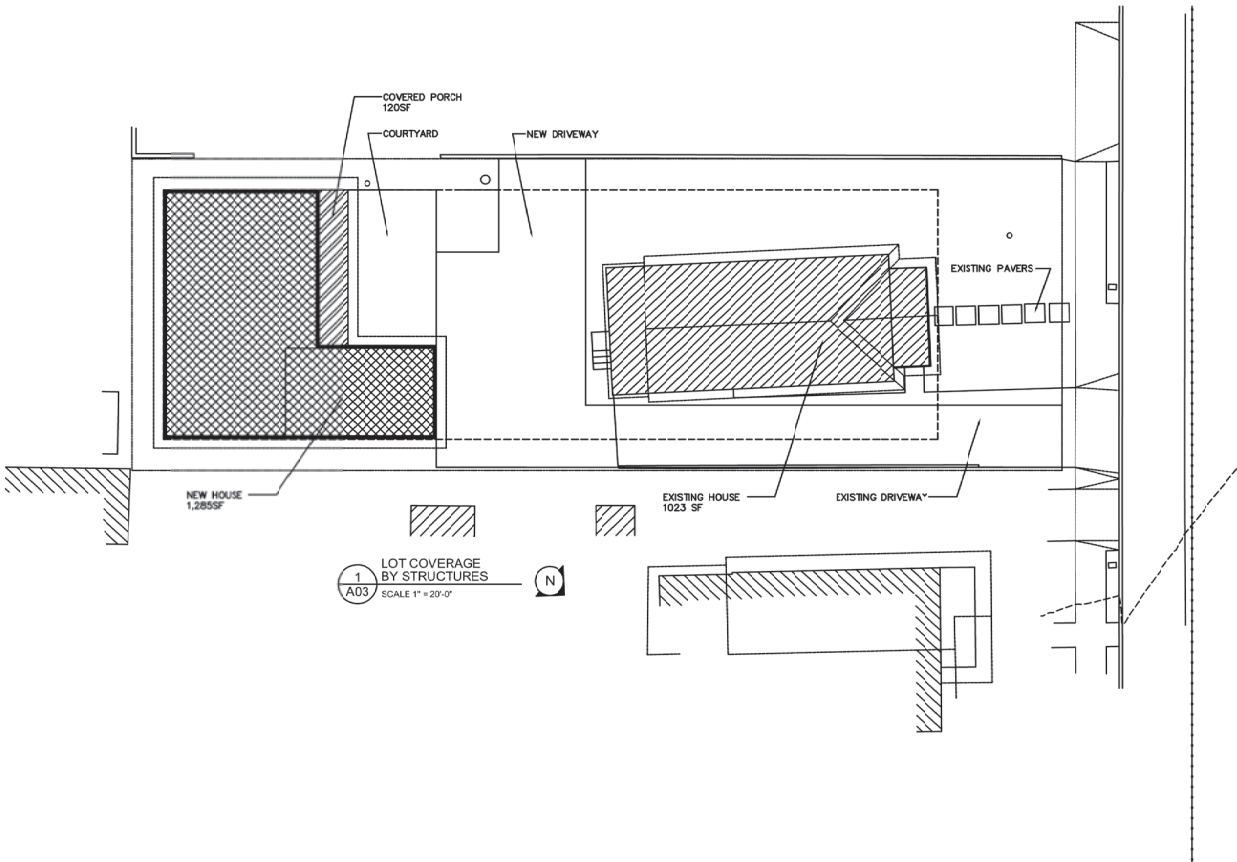
**PROPOSED  
 SITE PLAN**

**SD-06  
 A02**



HEIGHT DIAGRAMS

Pollard Residence  
1253 Mill St  
San Luis Obispo, CA  
93401



**LOT COVERAGE CALCULATIONS**

ALLOWABLE LOT COVERAGE  
 7,502 SF TOTAL LOT AREA  
 x 50%  
 3,751 SF ALLOWABLE LOT COVERAGE BY STRUCTURES

LOT COVERAGE CALCULATION  
 EXISTING HOUSE 1,023 SF  
 PROPOSED HOUSE 1,285 SF  
 COVERED PORCH 120 SF  
 2,428 SF

3,751 SF - 2,428 SF =  
 1,323 SF UNDER ALLOWABLE

Job Number 23-003  
File Number 23-003-Site-SD06.dwg

1	HISTORICAL REVIEW	10/09/24
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**ZONING**

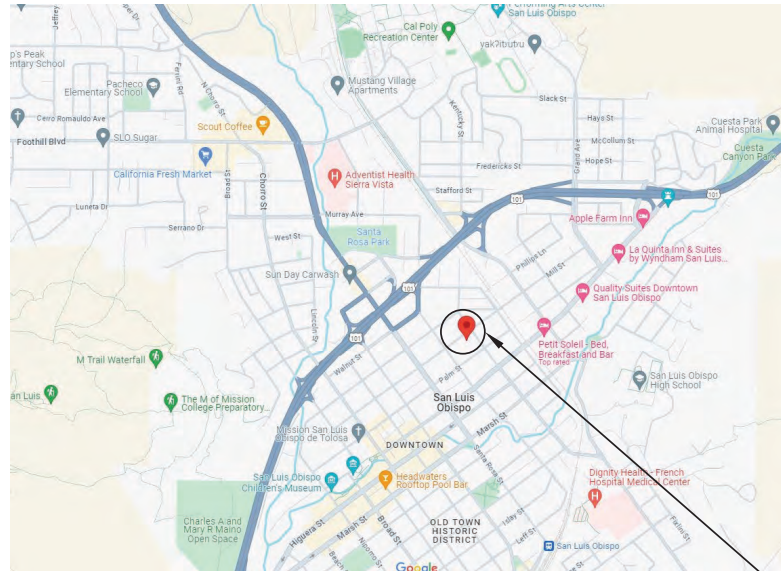
ZONING: R-2 H  
 7,500 SF TOTAL LOT AREA  
SINGLE FAMILY RESIDENTIAL SETBACKS  
 FRONT = 20'-0"  
 REAR = 5'-0"  
 SIDE = 5'-0"

HEIGHT LIMIT  
 35' MAX  
 VARIES BASED ON SETBACK PLANE LINE

LOT COVERAGE  
 50%

**ZONING EXHIBITS**

**SD-06  
A03**



**dp** DESIGN | BUILD

218 Main Street  
PMB #702  
Kirkland, WA 98033  
425.985.2633

Pollard Residence  
1253 Mill St.  
San Luis Obispo, CA  
93401



LOOKING SW DOWN MILL STREET



LOOKING NE DOWN MILL STREET

PROPERTY  
LOCATION

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

SITE CONTEXT  
INFORMATION

**SD06**  
**A04**



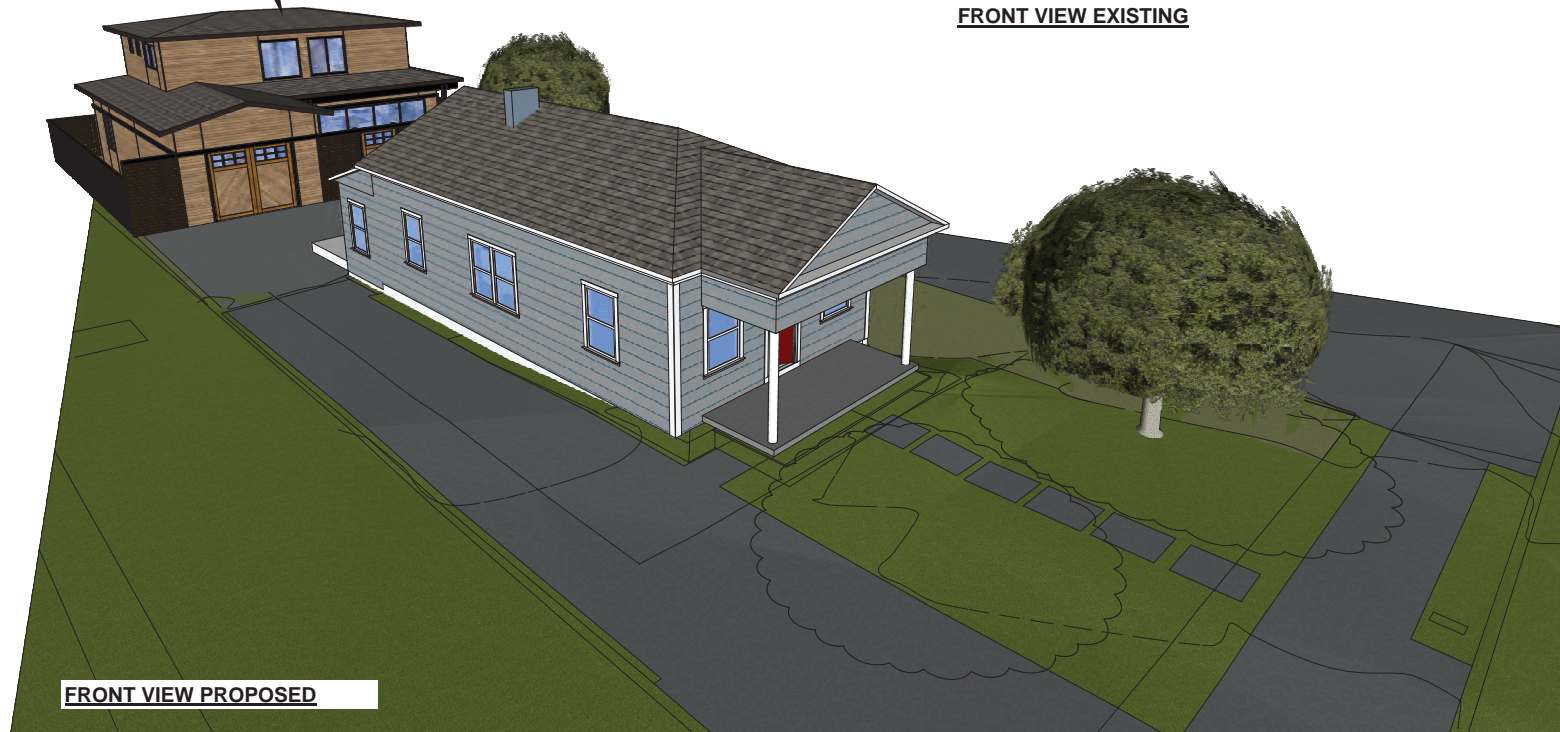
TREE HAS BEEN  
REMOVED BY PG&E

REMOVE EXISTING  
TINY HOUSE

TREE HAS BEEN  
REMOVED; INFRINGED  
ON HOUSE STRUCTURE

NEW HOUSE

**FRONT VIEW EXISTING**



**FRONT VIEW PROPOSED**

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW 12.20.24

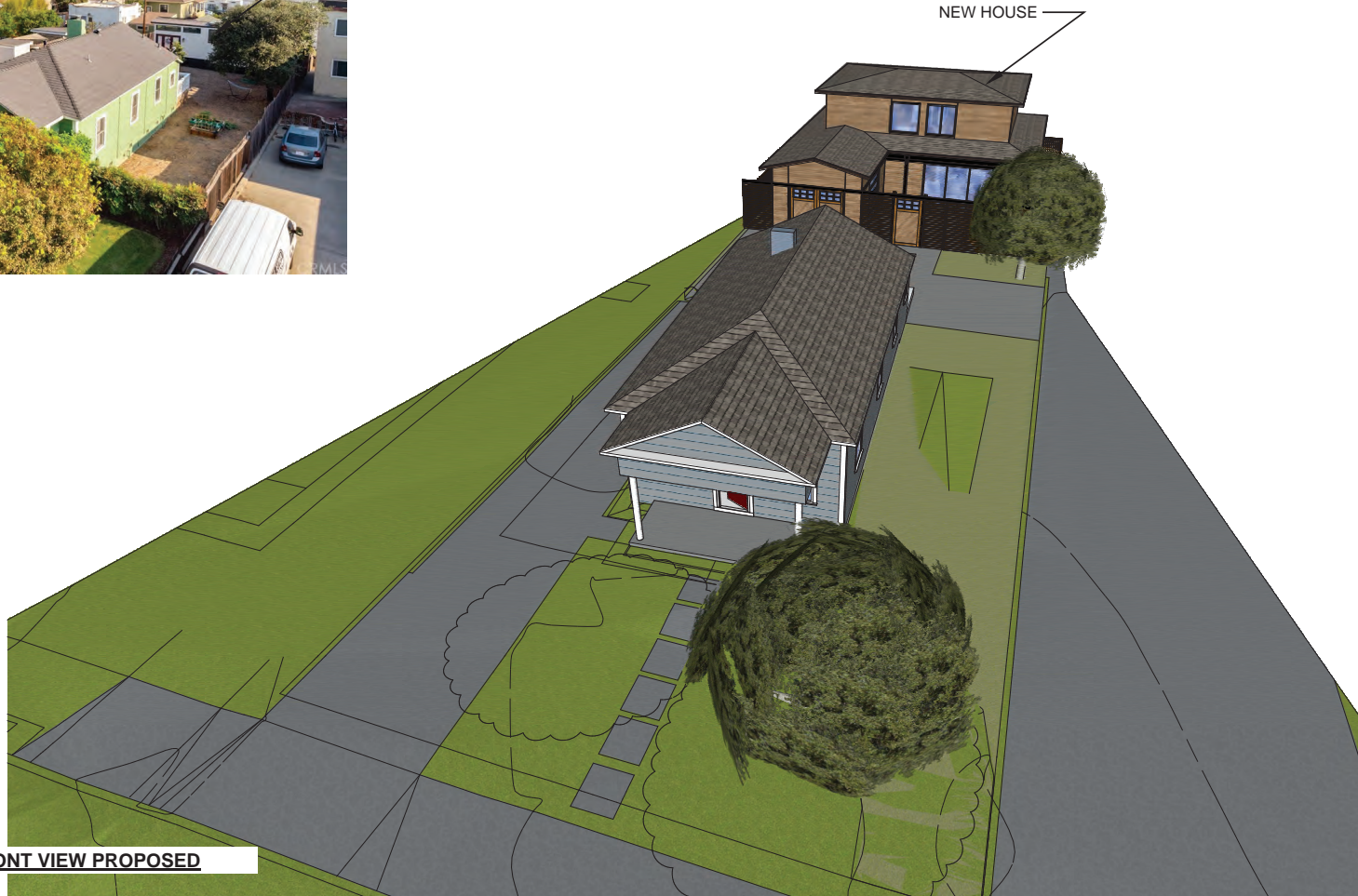
**AERIAL VIEW**

**SD06  
A05**



REMOVE  
EXISTING TINY  
HOUSE

**FRONT VIEW EXISTING**



NEW HOUSE

**FRONT VIEW PROPOSED**

1	HISTORICAL REVIEW	12.20.24



VIEW DOWN DRIVEWAY EXISTING



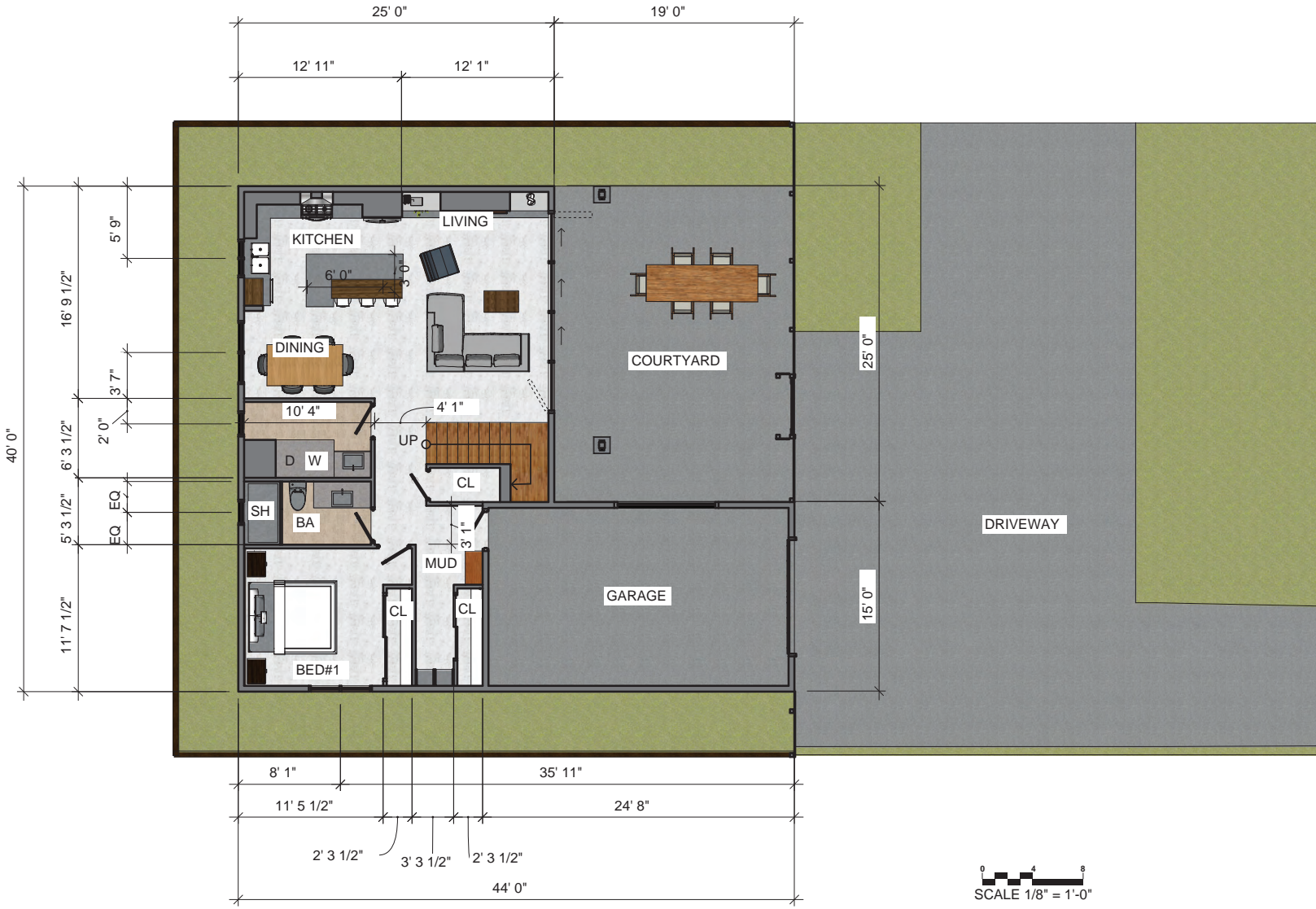
VIEW DOWN DRIVEWAY PROPOSED

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

STREET VIEW

SD06  
A07

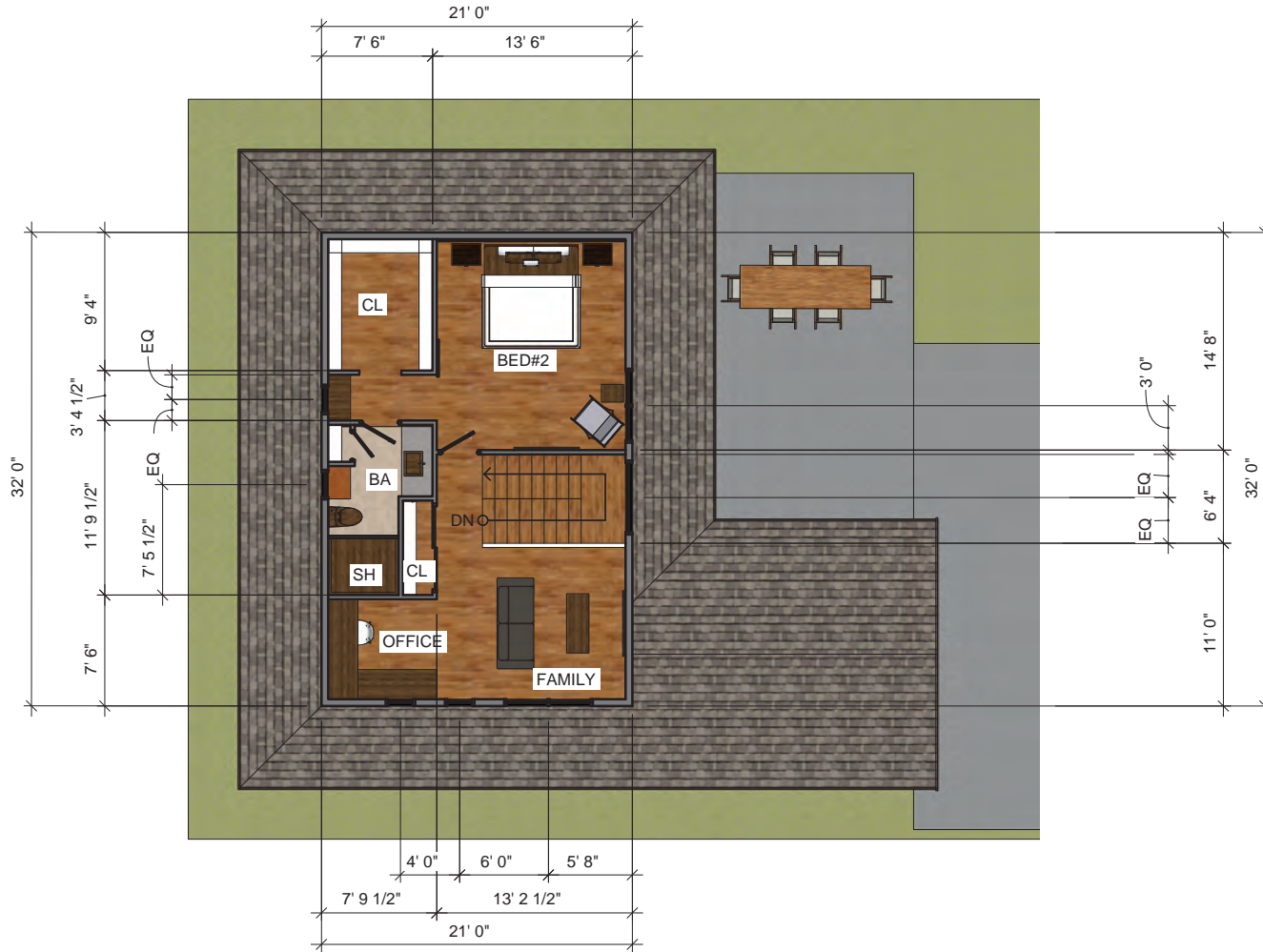


PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW 12.20.24

**MAIN FLOOR PLAN**

**SD06  
A08**



0 4 8  
SCALE 1/8" = 1'-0"

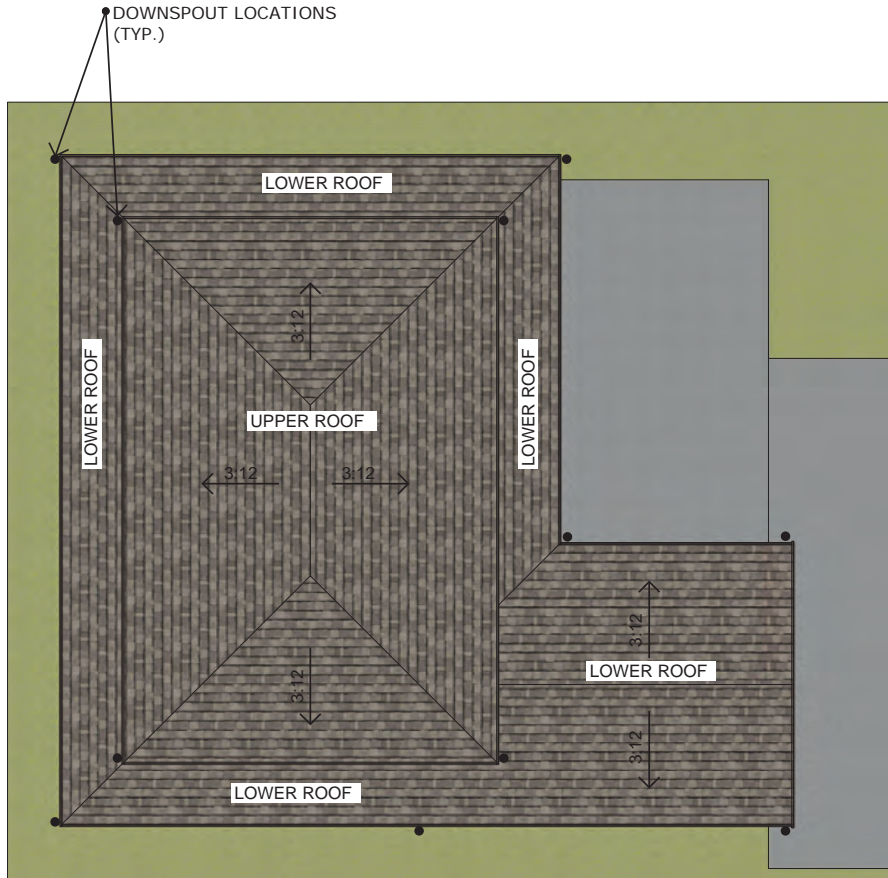
PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

UPPER FLOOR  
PLAN

SD06  
A09





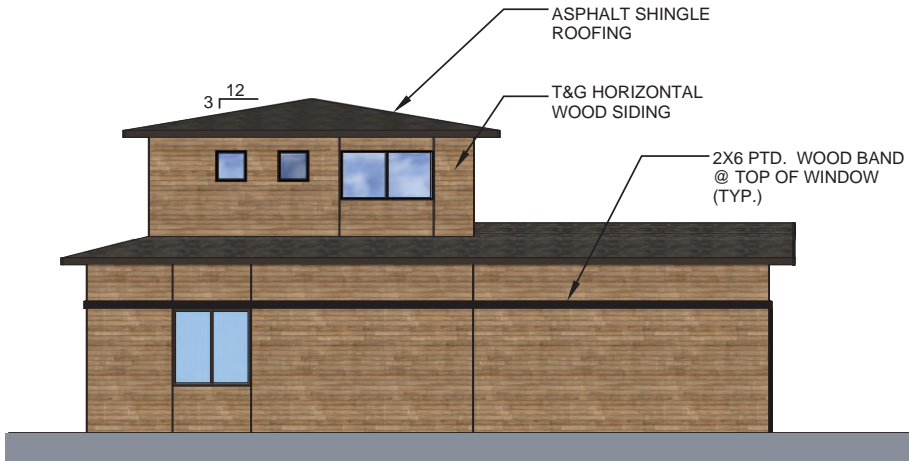
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FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

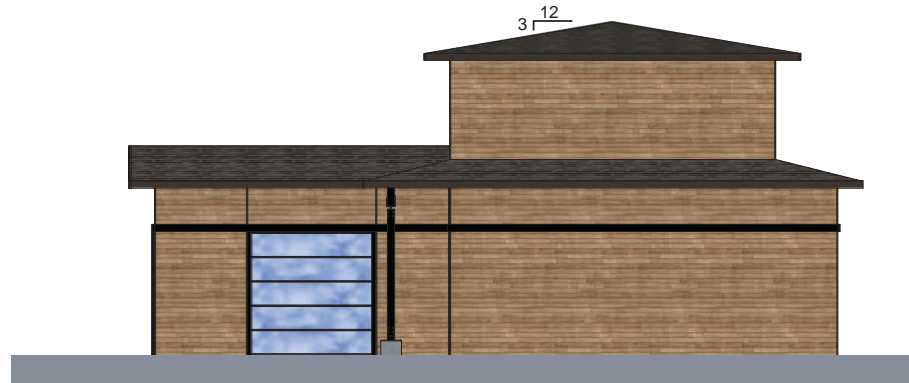
ROOF PLAN

0 4 8  
SCALE 1/8" = 1'-0"

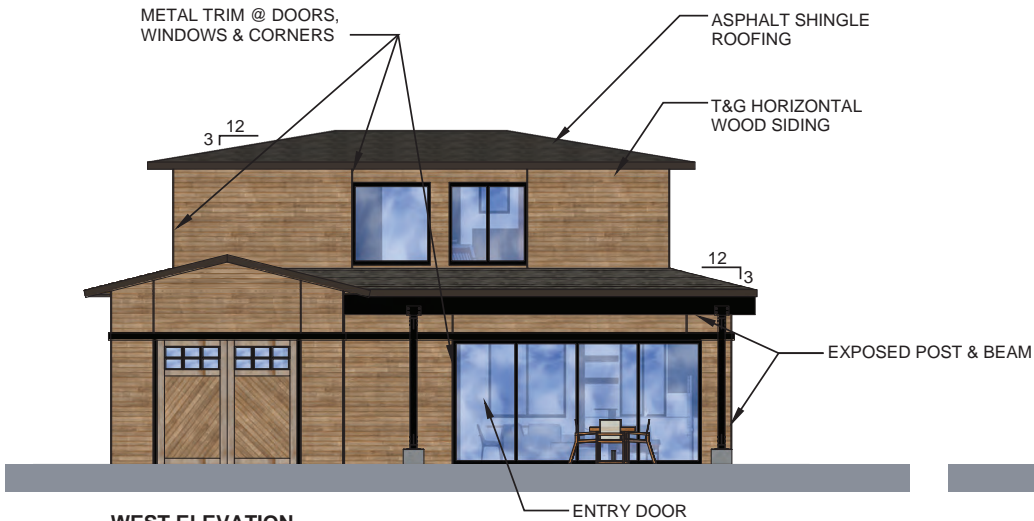
SD06  
A10



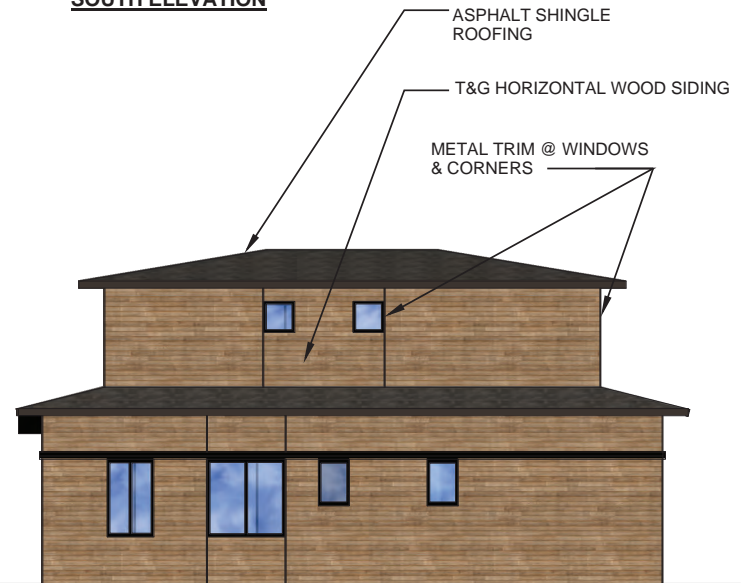
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

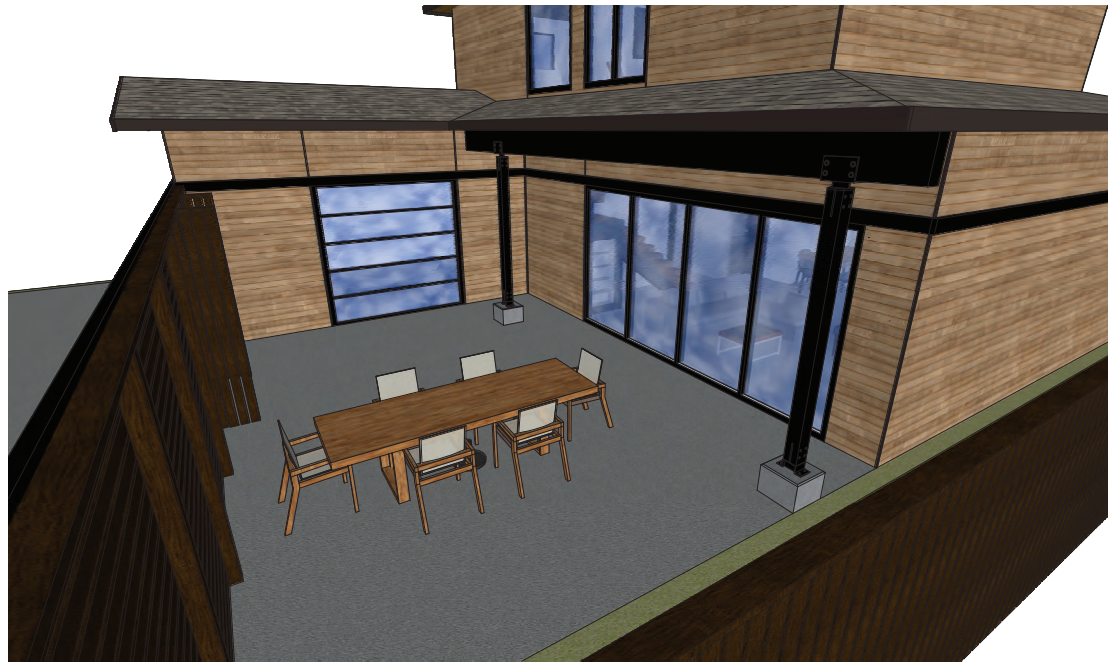
0 4 8  
SCALE 1/8" = 1'-0"

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

**ELEVATIONS**

**SD06  
A11**



**COURTYARD VIEW**



**FRONT VIEW**



218 Main Street  
PMB #702  
Kirkland, WA 98033  
425.985.2633

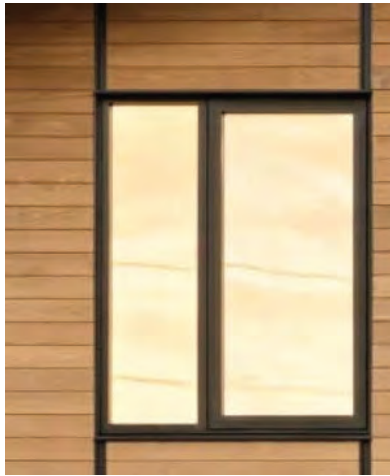
Pollard Residence  
1253 Mill St.  
San Luis Obispo, CA  
93401

PROJECT #: 22-003  
FILE #: 22-003.SD06

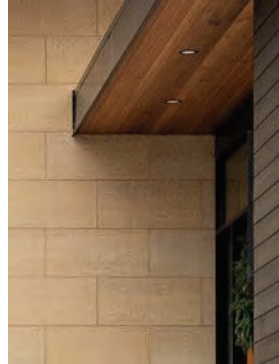
1	HISTORICAL REVIEW	12.20.24

**PROJECT  
VIEWS**

**SD06  
A12**



WINDOW TRIM  
DETAIL

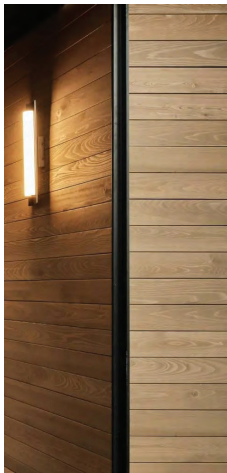


WOOD SOFFIT  
DETAIL



ARCHITECTURAL  
SHINGLE ROOF

NOTE: THESE ARE REPRESENTATIVE  
IMAGES OF THE PROPOSED EXTERIOR  
MATERIALS



HORIZONTAL WOOD  
SIDING W/METAL  
CORNER DETAIL



T&G HORIZONTAL  
WOOD SIDING



WOOD GARAGE DOOR

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

MATERIALS  
BOARD

SD06  
A13



## 5.2.4 Mill Street Historic District

### Setting

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

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

### Site Features and Characteristics

Common site features and characteristics include:

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



*1344 Mill Street, South Elevation*

### Architectural Character

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

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



*1264 and 1270 Palm Street, South Elevation*

Predominant architectural features include:

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

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

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



*777 Johnson Avenue, East Elevation*

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

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

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

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

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



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

*1243 Mill Street, North Elevation*



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

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City of San Luis Obispo

*Block 32*

MILL

Reference No. \_\_\_\_\_

Photo No.  \_\_\_\_\_

Direction \_\_\_\_\_

Parcel No. \_\_\_\_\_

Evaluation Score \_\_\_\_\_

? *Sanborn 1923* *Quilley* *over*



D+LM ARCHITECTURAL WORKSHEET

Name *Priscilla Graham*

Phone *528-42493*

Date *Febr 1983*

Time Spent *20 min.*

Reviewed by \_\_\_\_\_

Evaluated by \_\_\_\_\_

*Colleen W.*

1. Address 1253 MILL

2. Building Shape: Rectangular  L-Shape \_\_\_\_\_ Other \_\_\_\_\_

3. Stories: 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ Other \_\_\_\_\_

4. Roof Shape: Gable \_\_\_\_\_ Hipped  Flat \_\_\_\_\_ Gambrel \_\_\_\_\_

False Front \_\_\_\_\_ Bell Cast Hipped \_\_\_\_\_ Other \_\_\_\_\_

5. Roof Pitch: Low \_\_\_\_\_ Medium \_\_\_\_\_ High \_\_\_\_\_ Flat \_\_\_\_\_

Red Tile \_\_\_\_\_

6. Roof Material: Tile \_\_\_\_\_ Composition *shingle* Asbestos \_\_\_\_\_

Wood Shingle \_\_\_\_\_ Other \_\_\_\_\_

7. Eaves: Close \_\_\_\_\_ Projecting  None \_\_\_\_\_

8. Roof Trim: (a) Gable End: Projecting Roof Edge \_\_\_\_\_ Cornice \_\_\_\_\_

Bargeboard \_\_\_\_\_ Parapet \_\_\_\_\_ Mission Style \_\_\_\_\_

Decorated \_\_\_\_\_

(b) Special Features: Cupola \_\_\_\_\_ Finial \_\_\_\_\_

Gingerbread \_\_\_\_\_ Widow's Walk \_\_\_\_\_ Pendant \_\_\_\_\_

Ornaments \_\_\_\_\_ Grill Work \_\_\_\_\_ Pediment

Gable Stickwork \_\_\_\_\_ *over porch*

9. Dormer: Gable \_\_\_\_\_ Gable with Overhand \_\_\_\_\_ Other \_\_\_\_\_

10. Siding: Clapboard \_\_\_\_\_ Shiplap  Shingle \_\_\_\_\_

Plaster or Stucco \_\_\_\_\_ Brick \_\_\_\_\_ Other \_\_\_\_\_

11. Window Shape: Rectangular \_\_\_\_\_ Semicircular Top \_\_\_\_\_ Round \_\_\_\_\_

Oval \_\_\_\_\_ Gothic \_\_\_\_\_ Carved \_\_\_\_\_ Bay \_\_\_\_\_

12. Window Surrounding Details:

(a) Top: Plain \_\_\_\_\_ Victorian Trim \_\_\_\_\_ Shelf \_\_\_\_\_

Molded \_\_\_\_\_ Other \_\_\_\_\_

(b) Sides: Plain \_\_\_\_\_ Molded \_\_\_\_\_ Other \_\_\_\_\_

*fair condition*

13. Window Opening: Double Hung  Casement \_\_\_\_\_ Fixed \_\_\_\_\_  
 Other \_\_\_\_\_
14. Other Window Details: Quarterfoile \_\_\_\_\_ Stained Glass \_\_\_\_\_  
 Queen Anne Mullions \_\_\_\_\_ Other lattice
15. Doorway Location: Center \_\_\_\_\_ Off Center \_\_\_\_\_
16. Doorway Opening Shape: Flat \_\_\_\_\_ Other \_\_\_\_\_
17. Doorway Type: \_\_\_\_\_
18. Door Glazing: Glass \_\_\_\_\_ Etched or Frosted \_\_\_\_\_  
 Stained \_\_\_\_\_ Beveled \_\_\_\_\_
19. Door Surrounding Detail:  
 Top: Plain Molding \_\_\_\_\_ Victorian Trim \_\_\_\_\_ Molded Trim \_\_\_\_\_  
 Shelf \_\_\_\_\_ Other \_\_\_\_\_  
 Sides: Plain \_\_\_\_\_ Molded Trim \_\_\_\_\_ Other \_\_\_\_\_
20. Porch: Stoop \_\_\_\_\_ Open  Closed \_\_\_\_\_ Other pediment  
gable
21. Additional Features: Chimney \_\_\_\_\_ Tower or Turret \_\_\_\_\_  
 Decorated Pediment \_\_\_\_\_ Other \_\_\_\_\_  
sq columns  
post
22. Ornamentation (Specify Location): Spindle & Spool \_\_\_\_\_ Gable Ornaments \_\_\_\_\_  
 Stickwork \_\_\_\_\_ Fishscaling \_\_\_\_\_ Other \_\_\_\_\_
23. Architectural Style(s): List predominant style and, if applicable, secondary styles

neo-classic  
Rowhouse

24. Describe the present physical appearance of the structure in standard architectural terms

1253 MILL

Neoclassic Rowhouse.

This one story frame house is rectangular in plan. The hipped roof comprised of composition shingles. The exterior walls are sheathed with wide shiplap.

Design: Built in the Classical Revival style the house features a centered gable porch with square columns supporting the plain pediment. Diagonal latticed windows accent the house.

There are no visible signs of additions or alterations. The house is in fair condition.