



ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

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City of San Luis Obispo Community Development Department
919 Palm Street
San Luis Obispo, CA 93401
Phone: (805) 781-7170

**RE: Minor Use Application for Exterior Retrofit
1700 Osos Street, San Luis Obispo, CA 93401
Allen House Retrofit**

We are submitting plans and this application for a Minor Use Permit to be reviewed for work on a historic home at 1700 Osos Street - the Allen House. This application would allow for the owners of the existing home to maintain the property as a single family residence and retrofit the exterior and portions of the property. The property in question is a large single family residence that was previously a boarding house. The application IS NOT FOR A BOARDING HOUSE. It is to be reviewed by the Cultural Heritage Committee upon direction of the planning department (Kyle Bell).

The Scope of work includes the following:

- Repair The Allen House at 1700 Osos Street. The exterior scope of work is to rehabilitate The Allen House, a house listed on the San Luis Obispo master list of historic resources. Exterior work is to include replacing select windows, replacing the roofing, removing the existing roof canopy over the back deck and replacing with a raised occupiable deck, removing and replacing existing skylights, removing and replacing stairs that do not meet current code standards, removing and replacing the current non-conforming fire escape landing and ladder, repainting the home, and repairing the dilapidated garage.
- The interior scope of work includes the removal and replacement of all broken and old plumbing fixtures, cabinets, electrical fixtures, and unused utility pipes such as gas pipes. All existing utility lines that are being abandoned or fixed will be capped for a future permit.
- All domestic hot and cold water lines will be removed and replaced with new lines. An existing hot water heater will be removed and replaced with an instant hot water heater.
- All electrical to be upgraded to meet current code. The existing electrical panel will be replaced with a new 400 amp panel. PG&E application to be submitted.
- Some damaged interior plaster and paneling is to be replaced with new gyp board walls. New paint to be included.
- An exterior shed on the north side of the building will be repaired due to potential dangerous conditions.



- A two-bedroom 834 SF ADU will be designated within the existing building envelope on the southwest side of the first floor. This ADU is to include two bedrooms, one office, one full bathroom, one half bathroom, a kitchen and a living room.

We request that the CHC approve this retrofit at 1700 Osos Street, and that the owner be allowed to proceed to building permit application

Sincerely,

Andrew Goodwin, AIA, LEED AP

Architect

Andrew Goodwin Designs