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MEMORANDUM

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From: Jacob Grossman, Coastal Community Builders

Date: July 22, 2021

Re: **Treatment Plans and Secretary of the Interior Conformity for the San Luis Ranch Project, San Luis Obispo County, California / SWCA Project No. 52960**

This memorandum provides additional resource-specific information about the proposed Rehabilitation of the historic Hay Barn, Wood Residence, and Grandstand Wall, and their placement onsite at the San Luis Ranch Project's Agricultural Heritage Center. All three of the historical resources—currently in temporary locations pending permanent installation—will be given new uses within the footprint of the Agricultural Heritage Center. In each instance, the character-defining features that convey the resource's significance are being retained and protected.

This review is based on the 2017 edition of *The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. There are 10 SOI Standards associated with the Rehabilitation Treatment, nine of which (Standards 1–7, 9–10) are relevant to the Wood Residence, Hay Barn, and Grandstand Wall.

The SOI *Guidelines* for Rehabilitating historic buildings focus on identifying, retaining, and preserving the historic materials and character-defining features of a given resource. To accomplish the retention and preservation of these materials and features, the *Guidelines* promote protecting and maintaining the existing elements, as this approach involves the least amount of disturbance and intervention. If repairs are necessary, the *Guidelines* recommend using the least invasive means possible. Replacement of historic materials can be an appropriate method if repair is no longer possible, and especially if such replacements are critical to the survival of the building or its character-defining features.

The following section presents each of these nine SOI Standards, followed by a discussion of appropriate treatments—based on recommendations provided in the *Guidelines*—for the three resources, in conformity with Mitigation Measure CR-1(a).

SOI STANDARD 1

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

HAY BARN

- Historic materials: wood framing and siding, corrugated metal roofing
- Character-defining features: (exterior) expansive roof planes, weathered whitewashed wide board siding attached in units or “squares,” variety of barn doors (hinged hay mow, track-mounted); (interior) filtered light, voluminous space, interior partitions, variety of barn doors (hay mow, hinged, exterior track-mounted); hay fork and overhead track

The Hay Barn is currently sitting on blocks after its temporary relocation by Brandt Movers. It will need to be shifted again slightly to accommodate construction work (grading, foundation, structural steel armature) required to support the resource at its permanent installation site in the Agricultural Heritage Center. Once the foundation and structural supports are in place, the components of the Hay Barn will be carefully disassembled and reserved, and then reassembled in the same configuration on the new structural system, using the historic-period framing and siding materials and the same corrugated roofing panels. Neither the roof elements nor the board siding will be washed, chemically cleaned, or repainted, but will retain their current weathered surfaces and appearance. Repairs and replacements in kind may be made in the interest of public safety and/or the survival of the resource but will be allowed to weather naturally. The exterior will maintain the original aesthetic integrity over new structural supports and weather proofing materials. It is anticipated that the new raised concrete foundations will be beneficial to the long-term survival of the structure, historic materials, and character-defining features. The exterior wall abutting the glass-walled gallery between the Hay Barn and the new commercial building will be used for exhibit space. The Hay Barn interior will also retain character-defining features: the sense of filtered light, a high and voluminous enclosed space, and unpainted boards and structural members. Modern partitions will represent the original tripartite floor space, repurposed for the new use of the building. The hay mow track and hayfork will be reinstalled in a fixed position for interpretive purposes.

WOOD RESIDENCE

- Historic materials: wood framing and siding, window glass, brick masonry, metal hardware, fiber carpeting
- Character-defining features: (exterior) early craftsman style, gabled roofline (but not composition shingles), brick chimney, wood siding, brackets, porch elements (floor, roof, ceiling, railings), original divided-light windows; (interior) floor plan, extensive unpainted woodwork (wainscot, window seats/storage with hinged lids and brass finger pulls, doors and door frames with brass finger pulls, window frames with brass latches, cabinetry with leaded glass, decorative wood corner guards, molding, brick masonry fireplace, light fixtures, woven patterned fiber carpet.

The Wood Residence is currently sitting on blocks after its temporary relocation by Brandt Movers. It will remain at this temporary location until moved to its permanent installation site at the Agricultural Heritage Center. The house is well built and appears to have no structural deficiencies, requiring only maintenance-level repairs, especially to the porch. Once the house has been moved to its permanent location, the front stairs and metal roof gutters will need to be reconstructed, based on photos. For the time being, the existing exterior and interior paint colors will be retained, until further investigation determines the original paint scheme. The existing roof will be replaced with fire department-approved shingles replicating the original wood shingles, examples of which have survived. The brick chimney will be rebuilt using original bricks removed from the house and stockpiled prior to the relocation; the fireplace is not intended to be operable in the building's new use as an exhibits and office space. Wood paneling and leaded glass in the dining room will be retained.

On the interior, no structural deficiencies have been noted; minor repairs are required for small cracks in plaster ceiling, wall surfaces, and wood floorboards. Some existing decorative fiber carpeting may be original and if feasible should be retained. Further research into its fiber content and period of manufacture are required to determine appropriate treatment.

The walls of the front and rear parlors will be used for the installation of interpretive exhibits on the farm families that worked the lands of the San Luis Ranch, with special emphasis on the Wood family, who built the residence and barn and repurposed the grandstand for farm use. Exhibits will also feature the Pavilion (the downtown San Luis Obispo location where agricultural produce and home arts were shown), as well as the livestock exhibited at the onsite 16th District Agricultural Association Fair from 1887 to 1900. Character-defining featured in other ground-floor rooms will be retained and co-exist with new uses as office and public spaces. Since it already plumbed, the existing kitchen area should be used for similar purposes requiring access to a modern sink and counters. The existing white painted kitchen cabinets, which are not from the period of significance, may be retained or replaced, depending on the new use intended for that area. Modern bathrooms will be part of the new use of the Wood Residence. Modern uses of the second floor should also be able to co-exist with the original floorplan and should be encouraged. Historic-period features and finishes should be protected during any nearby construction activities. A regular program of gentle cleaning and routine maintenance should be implemented for the Wood Residence.

The Hay Barn and the Wood residence are contextually associated; their relationship will be emphasized by signage, hardscape features, and/or other visible but non-disruptive means.

GRANDSTAND WALL

- Historic materials: Wood framing and redwood drop siding; hardware; hand-wrought iron nails
- Character-defining features: extensively fire-damaged, surviving portion of much larger structure, structural system, full-dimension lumber and horizontal redwood drop siding, mitered carriage doorways, raised panel door, window opening with lead sash weight, hand-wrought iron nails.

The Grandstand Wall is currently braced and standing vertically at its temporary location after relocation by Brandt Movers. It will remain at this location until moved to its permanent installation site at the Agricultural Heritage Center. The installation site will be intentionally separated from the Wood Residence and Hay Barn, to emphasize its unique historical context. The surviving wall, though severely fire-damaged, is still evocative and capable of conveying its historical significance as part of the 16th District Agricultural Association racetrack grandstand. At its permanent location, the Grandstand Wall will be installed on top of a low concrete foundation and supported by steel structural bracing (attached to what was the interior wall surface), allowing it to appear “freestanding” and allowing inspection of the original framing system. The integrity of the wood members of the Grandstand Wall may also be protected by additional, smaller braces. The burned wood surfaces will be treated with chemical preservatives to arrest further deterioration. A low railing will surround the wall, providing additional protection as well as an interpretive exhibit area. Exhibits at this location will describe the 1890s view across the fields to the Pacific Coast Railway and the layout of the racetrack and the 16th District Agricultural Park. The significant connection to the modern-day San Luis Obispo County Mid-State Fair will also be a topic, along with contemporary descriptions of the grandstand and racetrack activities.

SOI STANDARD 2

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

HAY BARN, WOOD RESIDENCE, AND GRANDSTAND WALL

The relocation of the historical resources to the Agricultural Heritage Center, which altered the original spatial relationships that characterized the historic property, is being mitigated under the terms of the 2017 project EIR, of which this treatment plan is a part (Mitigation Measure CR-1a). Part of the

Rehabilitation treatment entailed the removal of those parts of a building that did not reflect its significance or had been attached after the period of significance (1887-1910). In particular, additions that had been made to the former Grandstand by the Wood family, in about 1901, to repurpose it as a barn were to have been removed. The catastrophic fire of February 2019 pre-empted that action, destroying all of the additions and most of the Grandstand. No character-defining features have otherwise been removed or lost, and the retention of such features is one of the goals of this treatment plan.

The Wood Residence will be situated in the same sun orientation as its original location.

SOI STANDARD 3

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

HAY BARN AND WOOD RESIDENCE

The Hay Barn and Wood Residence are associated resources sharing the historical context of farming in the Laguna Lakes area, just at the outskirts of the Town of San Luis Obispo, during the late 19th and early 20th centuries. Both of these historical resources remained virtually unaltered in use well into the 1990s and remain virtually unaltered in appearance to this day. Except for the reconstruction of the front porch stairs and the chimney on the Wood Residence, there is no plan or need to reconstruct any architectural element beyond what is well documented in photos.

GRANDSTAND WALL

When the Grandstand was first recorded (before the fire), it was known to have been a grandstand and also known to have been moved from its original location to a site near the Wood Residence, where it was repurposed and used as another barn. Subsequent research demonstrated its greater significance as the sole surviving building associated with the 16th District Agricultural Association Park and racetrack. The resource is therefore only tangentially part of the Laguna Lake area farming historic context and did not acquire historical significance in that context. As a result, the Grandstand Wall will be interpreted within the 16th District Agricultural Association context, and as a means of showing how much information can still be gleaned from the fire-damaged resource. Removal of modern features, such as electrical wiring and the wall heater, prior to stabilization is therefore appropriate.

SOI STANDARD 4

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

HAY BARN AND WOOD RESIDENCE

As noted above, except for their recent relocation as part of the San Luis Ranch project, both of these historical resources appear virtually unaltered. The replacement of the Hay Barn's original corrugated iron roof with the existing corrugated steel roof on the Hay Barn was not a significant alteration; the existing roof will therefore be retained for the foreseeable future. The substitution of composition roof shingles for the underlying wood shingles on the Wood Residence has diminished the integrity of the Wood Residence to some extent; the eventual replacement of the existing roof with one simulating a wood shingle roof is therefore recommended.

GRANDSTAND WALL

The fire damage of the surviving Grandstand Wall has now become its most distinctive character-defining feature. This significant resource, with such a rich historical context, will be preserved as it is. Interpretation will focus not only on what it was in its heyday but on what has been lost

SOI STANDARD 5

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

HAY BARN, WOOD RESIDENCE, and GRANDSTAND WALL

The character-defining aspects itemized in SOI Standard 3 will not only be preserved but emphasized in the interpretive exhibits as examples of diagnostic features and as examples of cultural expressions of a particular time and place.

SOI STANDARD 6

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

HAY BARN

Retaining and re-installing the existing corrugated metal roof, wood framing members, and weathered siding of the Hay Barn is driven in part by the historic preservation goal of keeping the c1900-1910 historic resource clearly distinguishable from the new construction on the Agricultural Heritage Center. Because the individual components are already worn to greater or lesser extent, it is expected that repairs and limited, incremental replacement in kind will be part of “routine” maintenance. The Hay Barn incorporates a limited range of building materials, and roofing and board siding are traditionally replaced at intervals on barns, whether historic or modern. New wood members and trusses will be required for structural stability, but the incremental approach to repairs allows the Hay Barn to continue to express its authentic form and character-defining features.

WOOD RESIDENCE

Basic repairs to the exterior and interior Wood Residence will be part of the initial Rehabilitation of the building to prepare it for new uses at the Agricultural Heritage Site. As the residence of a well-to-do family, any necessary repairs to the Wood Residence should continue to be made quickly and not incrementally. Ongoing replacement of materials on the Wood Residence is expected to be very infrequent, as long as water damage and pest damage are curtailed.

GRANDSTAND WALL

Additional preservation efforts may be required in future, but no restoration or reconstruction of pre-fire features will be carried out, as the fire damage is now a character-defining feature of the resource.

SOI STANDARD 7

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

HAY BARN

No intensive cleaning activities should be carried out on the various components of the Hay Barn. A light brushing with a foxtail brush to remove loose detritus should be sufficient, unless areas need to be more strenuously cleaned in connection with reconstruction requirements (for example, at attachment points).

WOOD RESIDENCE

The character-defining resources (in particular the interior woodwork, leaded glass, and fiber carpet) should be carefully cleaned with mild, non-toxic products and dried thoroughly before any protective treatment is applied. Adjacent areas should be protected.

GRANDSTAND WALL

The fire-damaged wall will require specific preservation treatments that have not yet been identified. The applicant will work with SWCA Environmental Consultants (SWCA) and a qualified historic architect to identify appropriate preservation treatment methods.

SOI STANDARD 8 -- NOT APPLICABLE

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

SOI STANDARD 9

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationship 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 proportions, and massing to protect the integrity of the property and its environment."

HAY BARN

Exterior alterations to the Hay Barn will include the construction of a raised board-formed concrete foundation, the creation of deeply inset doors on the west elevation to permit public access for the new uses under Rehabilitation, and a deeply recessed window in the hay mow opening. The interior will be used for San Luis Ranch Specific Plan approved uses.

WOOD RESIDENCE

The planned reconstruction of the front steps, which will be based on photographs, will restore rather than diminish integrity. ADA access may require new construction, including a new side entrance leading into a small room between the front parlor and the rear parlor. A small back porch and steps at the existing rear doorway may be constructed as part of the new uses under Rehabilitation. The applicant will work with SWCA to design and install the display exhibits, pursuant to CR-1c, within the interior of the first floor.

GRANDSTAND WALL

Except for the structural supports necessary for the survival of the resource, no additions or alterations are planned for the Grandstand Wall.

SOI STANDARD 10

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

HAY BARN

The glass-walled gallery structure will be attached to one elevation of the Hay Barn but will not obscure views of the barn wall or remove historic materials. Neither the addition of the gallery nor its removal would alter the essential form or integrity of the Hay Barn.

WOOD RESIDENCE

Neither the addition of ADA access, a new side entrance, or a new back porch nor their removal would alter the essential form or integrity of the residence.

CR-1(b) Archival Documentation of Historic Buildings.

In 2018, a detailed historic narrative report was completed by SWCA's Senior Architectural Historian, who meets the Secretary of the Interior's Professional Qualification Standards for both History and Architectural History (NPS 1983). Copies of the report shall be provided to the Central Coast Information Center; the History Center of San Luis Obispo County; the City of San Luis Obispo Community Development Department; Cal Poly Special Collections (Mid-State Fair Collection); and CCB. The report will also be available to the public in a redacted version suitable for a general audience. The report will also supply information and images for the onsite interpretive displays.

Preparation of the photographic documentation is in progress.

CR-1(c) Informational Display of Historic Resources.

Preparation of interpretive exhibits drafts is in progress. Final design for the exhibits will be presented to the Cultural Heritage Committee and City of San Luis Obispo for final approval. Display exhibits will be designed in coordination between SWCA, applicant, and qualified historic architect. Details of the displays including verbiage, colors and materials, and sizing will be drafted and presented to the Cultural Heritage Committee and City of San Luis Obispo for final approval. The following is an outline of the proposed exhibit's features and locations.

HAY BARN The exterior of the Hay Barn will be preserved to maintain its original aesthetics. It will be connected to new construction via a Secretary of Interior approved method of a metal and glass atrium gallery. The gallery will display exhibits and photographs pertaining to the history of the Grandstand. The interior of the Hay Barn will be used for San Luis Ranch Specific Plan approved uses.

WOOD RESIDENCE The first floor of the Wood Residence will house multiple interpretive displays. The original interior woodwork and paneling shall be preserved. The fireplace will be reconstructed using as many of the original bricks as feasible. Distinct interpretive displays will be set up in three of the interior rooms dedicated to the Wood Family, Dalidio Family, and San Luis Ranch past agricultural uses, respectively. These will include wall displays and plaques, photographs, and historic narrative. Copies of the original racetrack program will also be on display.

GRANDSTAND WALL The gallery will lead to a patio overlooking the Grandstand Wall. The gallery will contain wall plaques, photographs, and historic narrative of the historic racetrack and grandstand. The patio overlooking the Grandstand Wall will display interpretive display plaques. The Grandstand walls will be situated as a focal feature of the site.