

GARDEN STREET – MIXED USE DESIGN SUMMARY

SITE INFORMATION

Address: 1405 GARDEN
Zone: O- OFFICE
Overlay Zone: HISTORIC DISTRICT- OLD TOWN
Listed Historic Property: NO
Flood Zone: 100 YEAR
Current Use: Office
Proposed Use: Office & Residential

PROPOSED DESIGN

This project proposes the conversion of an existing office building at the corner of Pismo St & Garden St. into a 3-story mixed use building. A substantial portion of the ground floor office space is to remain to maintain the integrity of the existing building and style. SEE IMAGE 1. Away from the corner, a portion of the existing office building along Pismo St. will be renovated to a 2-car garage and entryway for the new residential duplex above. SEE IMAGE 2.



IMAGE 1 – PROMINENT CORNER VIEW OF EXISTING BUILDING

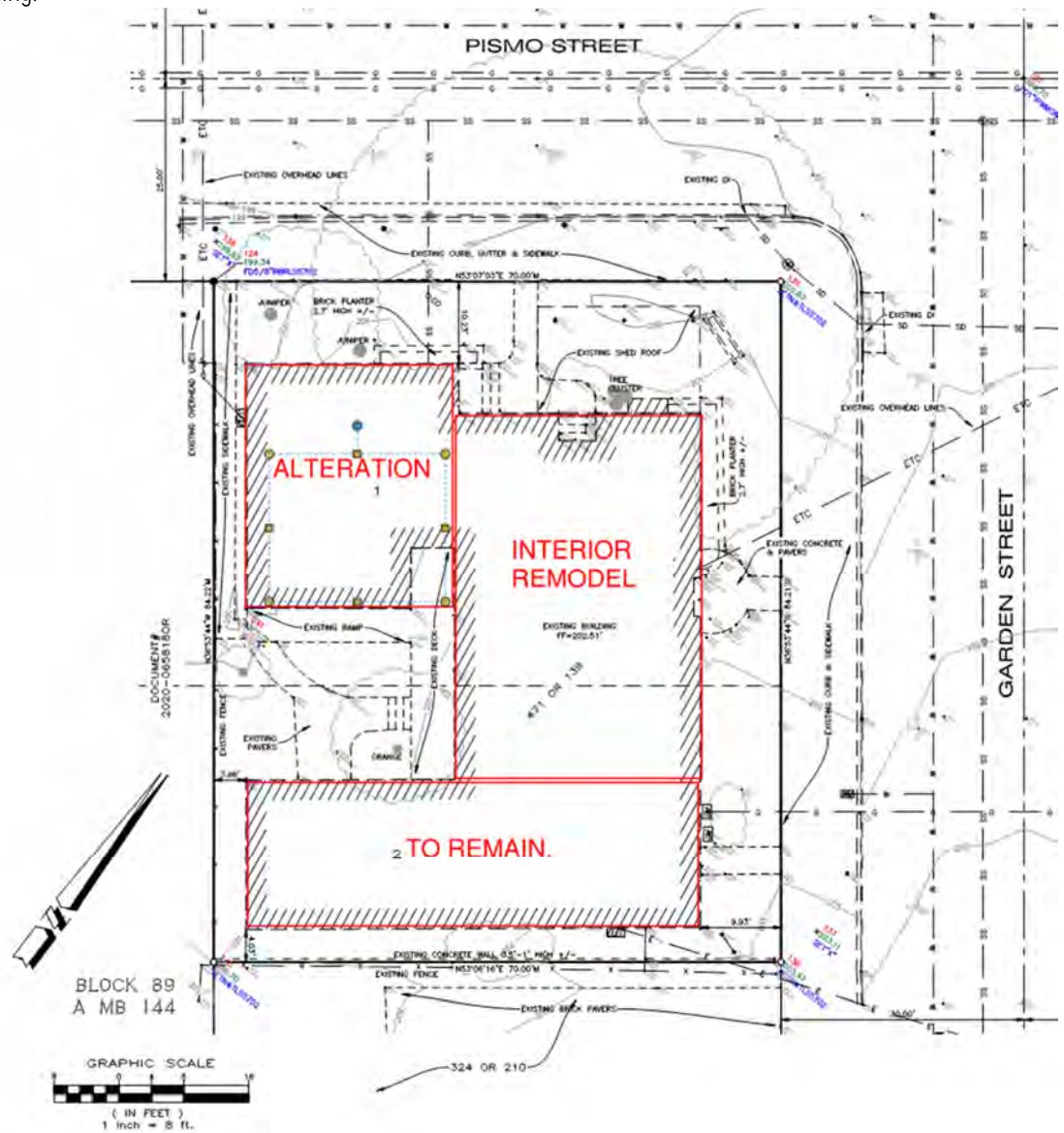


IMAGE 2 – PORTION OF BUILDING ON PISMO TO UNDERGO RENOVATIONS.

The ground floor office to remain will undergo a remodel of the interior, replacement windows for energy upgrades, as well as a new roof (in the same location as the existing)

The new 2nd and 3rd floors are comprised of (2) residential units. Each unit has 2 bedrooms, open living areas, in-unit laundry, and ample outdoor deck areas and (2) parking spaces - one inside the garage and one directly outside. The upper floors are substantially set back to be a secondary feature to the overall building, allowing the original office building to be prominent. The design also considers the uphill neighbors on Garden street by maintaining a large setback from the shared property line.

The original structure was constructed in 1948 by a local architect H.B. Douglas, originally as a physician's office for James Barry Smith. The proposed building design is rooted in the existing building's mid century modern features which include rounded exterior corners and strong horizontal rooflines. The intent is to compliment the original building design, while not disguising the new construction as part of the original building.



OLD TOWN CONSIDERATIONS

The existing building would be considered an outlier to the prominent High Victorian architectural style of the Old Town District. Though many of the elements are on the “non-contributing architectural style” it is clear that the stucco siding and flat roof are critical to the modern design. It was our intent to follow the queues from “Commercial infill in Historic Districts”, SEE IMAGE 3. as well as Modernistic features that were appropriate for commercial projects, rather than the prominently residential character of the Old Town design guidelines.

IMAGE 3 (EXCERPTS FROM CITY OF SLO: HISTORIC PRESERVATION ORDINANCE)

Predominant architectural features include:

- A. Two- and rarely three-story houses
- B. Mostly gable and hip roof types
- C. Highly ornamented roof features, including prominent fascias, bargeboards, gable end treatments, decorative shingles, prominent pediments or cornices
- D. Traditional fenestration, such as double-hung, wood sash windows, divided light windows, ornamental front doors, wood screen doors
- E. Painted wood surface material, including siding and decorative moldings



1543 Morro Street, East Elevation

Figure 5 - Commercial In-fill in Historic Districts-Details

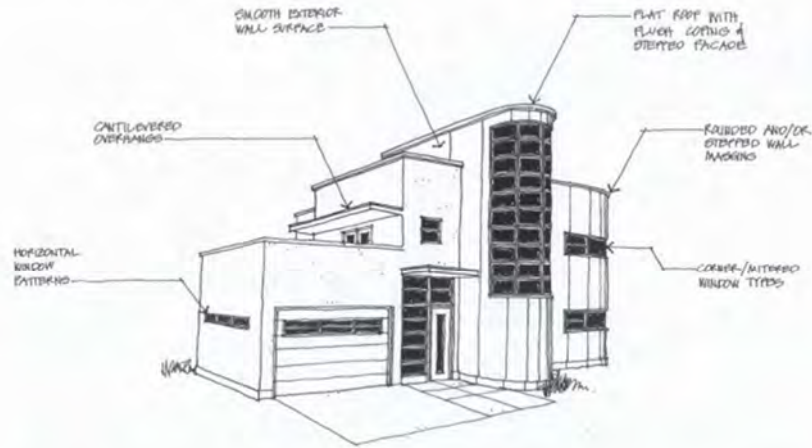


Modernistic

The Modernistic style refers to both Art Deco and Art Moderne, sometimes called Streamline Moderne. The Modernistic style, popular in the 1930s, was more commonly applied to commercial or public buildings, although it occasionally was used in residential architecture. Relatively few Modernistic structures exist in San Luis Obispo.

Characteristic features include

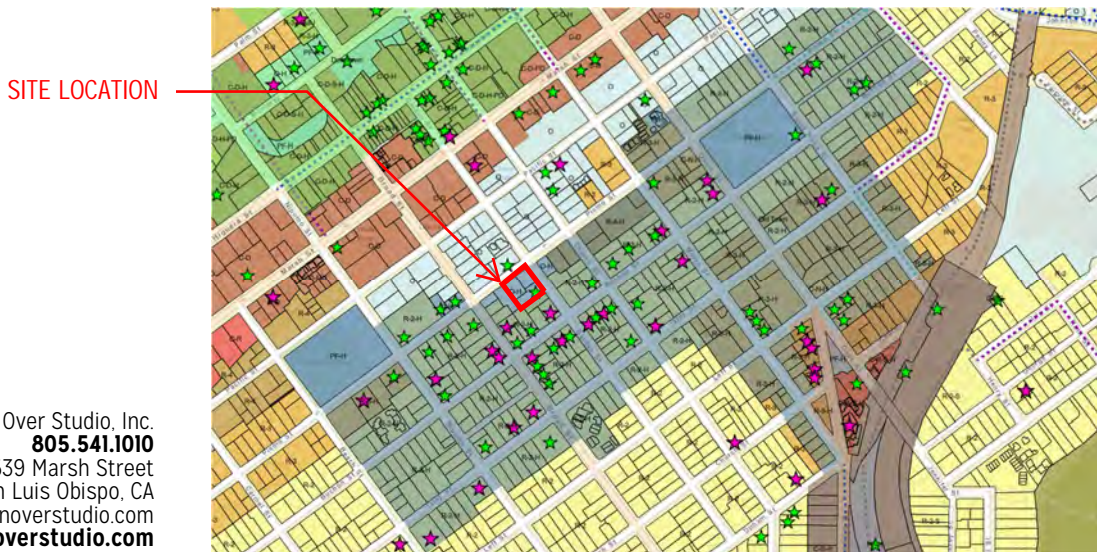
- smooth stucco wall cladding
- asymmetrical
- flat roof
- geometric stylized motifs in Art Deco; coping at roof line in Art Moderne



Examples of this style include:
The Doton Building, 777 Higuera Street,
The Fremont Theater, 1035 Monterey Street.

Other considerations were taken that the site is on the edge of the district SEE IMAGE 4, with an eclectic mix of architectural styles in the immediate vicinity. SEE CONTEXTUAL IMAGES

IMAGE 4



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CONTEXTUAL IMAGES



CORNER OF PISMO AND GARDEN (ACROSS STREET, JUST OUTSIDE OF OLD TOWN)



1329 GARDEN (JUST OUTSIDE OF OLD TOWN)

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1404 BROAD (IN OLD TOWN)



CORNER OF CHORRO AND PISMO (IN OLD TOWN)

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CORNER OF CHORRO AND PISMO (JUST OUTSIDE OF OLD TOWN)



CORNER OR CHORRO AND PISMO (JUST OUTSIDE OF OLD TOWN)

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TEN OVER
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1326 CHORRO (JUST OUTSIDE OF OLD TOWN)



1321 OSOS (IN OLD TOWN)



PROPOSED DESIGN SUMMARY

MATCH NEW WINDOWS TO EXISTING WINDOW STYLE

ROUNDED CORNERS ON EXISTING AND NEW

UPPER FLOOR STEPBACK PER COMMERCIAL INFILL IN HISTORIC DISTRICTS

UTILIZE SMOOTH STUCCO PER MODERNISITIC DESIGN ELEMENTS & TO MATCH EXISTING BUILDING



VIEW FROM CORNER OF GARDEN ST & PISMO ST

REUSE COLUMN ELEMENT AT FIRST FLOOR ROOF (CURRENTLY PART OF A CANOPY)

NEW BREEZEWAY TO CONNECT TO EXISTING COURTYARD

MATCH STYLE OF VERTICAL COLUMNS TO EXISTING ENTRY DETAIL ON GARDEN STREET.



VIEW FROM PISMO ST.

UPPER FLOOR STEPBACK PER COMMERCIAL INFILL IN HISTORIC DISTRICTS

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