



Council Agenda Report

Department Name: Community Development
Cost Center: 4003
For Agenda of: December 3, 2019
Placement: Consent
Estimated Time: N/A

FROM: Michael Codron, Community Development Director
Prepared By: Walter Oetzell, Assistant Planner

SUBJECT: HISTORIC SIGNIFICANCE DETERMINATION FOR A CONTRIBUTING LIST PROPERTY AT 644 MOUNTAIN VIEW STREET

RECOMMENDATION

As recommended by the Cultural Heritage Committee (CHC), adopt a Resolution (Attachment A) determining that the structure at 644 Mountain View Street does not meet eligibility criteria for listing as an Historic Resource and removing the property from the Contributing Properties List of Historic Resources.

DISCUSSION

The owner of the property at 644 Mountain View Street has applied for a determination of historical significance of the property and requests that the property be removed from the City's Inventory of Historic Resources, as provided in the City's Historic Preservation Ordinance (SLOMC § 14.01.060 (C)).

Site and Setting

The property is a residential parcel on the north side of Mountain View Street (Attachment B), at its intersection with Hill Street. It lies within the Mt. Pleasanton/Anholm neighborhood, characterized by modest single-family dwellings built in the early 20th Century. The area has not been established as a Historical Preservation District.

The site is developed with two single-family dwellings: the primary dwelling, built around 1925, described as Colonial Revival Bungalow in style, and a second dwelling behind it, of unknown construction date (this second building does not have significance as a historic resource and is not the subject of this application). The architect of the primary dwelling is unknown. Historic Survey file records (Attachment C)¹ provide limited architectural information about the property, noting ship lap siding and hip roof.



Figure 1: 644 Mountain View

¹ CDD Historic Property Record ("Yellow File") for 644 Mountain View St.

Historic Listing

Historic preservation policies are set out in the Conservation and Open Space Element (COSE) of the City's General Plan. Significant historic and architectural resources are to be preserved and rehabilitated, and their demolition, or substantial change to them, is to be avoided (COSE § 3.3). The City's Historic Preservation Ordinance (SLOMC Ch. 14.01) implements these policies.

Property may be designated as a Contributing List Resource where buildings or other resources maintain their historic and architectural character, and contribute, by themselves or in conjunction with other structures, to the unique or historic character of a neighborhood, district, or to the City as a whole.²

In 1999 this property was added to the City's Inventory of Historic Resources as a Contributing List Resource (Attachment D) as part of a group of 28 properties within the Mt. Pleasanton/Anholm neighborhood. No further findings about the significance of the property were set out in the adopted resolution.

EVALUATION

A narrative report³ discussing the property's history and the architectural characteristics of the primary dwelling on the property was submitted with this application (Attachment E) The report discusses the City's historical context and the history of the property, including interesting and notable people and times, but does not identify significant associations with singularly important persons or events that would serve as a basis for historical listing.

The report briefly discusses the architectural style and elements of the primary dwelling on the property, as primarily "a utilitarian bungalow with mostly nondescript features," noting the compromised integrity of the structure resulting from subsequent alterations and additions. Based on the evaluation in the report, the author concludes that the primary dwelling does not embody a particular architectural style in a consistent or substantial fashion, lacks integrity of design, workmanship, and materials, and "has neither the architectural significance nor the integrity to qualify it for the Contributing List."⁴

Criteria for Historic Resource Listing

To be eligible for historical designation, a resource must exhibit a high level of historic integrity and satisfy at least one of the evaluation criteria listed in § 14.01.070 of the City's Historic Preservation Ordinance. The Ordinance also provides that, while it is the general intent that properties not be removed from historic listing, a property may be removed if it is found to no longer meet eligibility criteria for listing (§ 14.01.060 (C)). In evaluating the historic significance of the property, the CHC considered whether, and to what degree, the property satisfies these criteria. For convenience, these criteria have been provided for reference as Attachment F to this report. The following sections are a summary of the assessment of the historical status of 644 Mountain View, as provided in the narrative report prepared for the property.

² See Historic Preservation Ordinance § 14.01.020 for definition of Contributing List Resource or Property

³ Papp, James (2019). Application to Remove from the Contributing List 644 Mountain View Street.

⁴ Ibid., pg. 1

Architectural Criteria (§ 14.01.070 (A))

Style and Design. The primary dwelling on the property is described in City records as Colonial Revival Bungalow in style. The City’s Historic Context Statement describes the American Colonial Revival style, a style that proliferated in the first half of the 20th Century and notes several character-defining features of the style (Attachment G). While the dwelling exhibits some of these features, such as gabled roofs and the appearance of shiplap siding, it does not embody the characteristics of the style in a successfully integrated manner, and in fact the structure is clad in aluminum siding.

Architect. The submitted report includes a history of the property, and notes that the architect of the building is unknown (Papp, pg. 14).

Historic Criteria (§ 14.01.070 (B))

The history of the property, including its owners and occupants over time, is described in the report submitted with this application. Though participants in the broad patterns of local history, and individually interesting, none of the prior owners or occupants are shown to have been prominent in, or to have made unique or distinctly outstanding contributions significant to, local, state, or national history. There is no evidence that this property was associated with any famous or “first-of-its-kind” event or with a notably important, unique, or distinctly interesting contribution to the City. Nor does the property constitute a prime illustration of, or intimate connection with, the residential growth of the City, rising to a level of historical significance.

Integrity

As discussed on page 16 of the Papp evaluation, the integrity of the building has been diminished by modifications made to it, including two “lean-tos,” window wings, and a later porch enclosure of a different style⁵ across the Mountain View frontage that obscures the building’s original façade.

Previous Advisory Body Action

On October 28, 2019 the CHC reviewed the request and on a vote of 4-0-1-1 (with Chair Haydu absent and Committee Member Papp recused, as the author of the applicant’s evaluation report), recommended that the City Council remove the property from the Contributing Properties List of Historic Resources.

Policy Context

The recommended action on this item is supported by historical preservation policies set out section 3.0 of the Conservation and Open Space Element of the City’s General Plan, and with procedures and standards for listing of historic resources set out in §§ 14.01.060 & 14.01.070 of the City’s Historic Preservation Ordinance.

⁵ “[...] a stylistically later porch enclosure, one that by its near-Streamline evocation is antithetical to the folk Heimastil references, [...] (Papp, pg. 16)

Public Engagement

Public notice of this hearing has been provided to owners and occupants of property near the subject site, and published in a widely circulated local newspaper, and hearing agendas for this meeting have been posted at City Hall, consistent with adopted notification procedures for development projects.

ENVIRONMENTAL REVIEW

Consideration of continued eligibility of this property for historic listing is exempt from the provisions of the California Environmental Quality Act (CEQA). The determination of continued eligibility for historic listing is limited to review of whether the subject site remains eligible for historic resource listing according to the criteria set forth in the City’s Historic Preservation Ordinance. A determination that the property is not eligible for historic listing will cause the removal of the property from the City's Inventory of Historic Resources but will have no direct physical effect on the environment, as the determination does not approve any physical site development. As such, it does not have the potential for causing a significant effect on the environment, and so is covered by the general rule described in CEQA Guidelines § 15061 (b) (3).

FISCAL IMPACT

Budgeted: No

Budget Year: 2019

Funding Identified: No

Fiscal Analysis:

Funding Sources	Current FY Cost	Annualized On-going Cost	Total Project Cost
General Fund	\$ 0	\$ 0	\$ 0
State	\$ 0	\$ 0	\$ 0
Federal	\$ 0	\$ 0	\$ 0
Fees	\$ 0	\$ 0	\$ 0
Other:	\$ 0	\$ 0	\$ 0
Total	\$ 0	\$ 0	\$ 0

The project will have no fiscal impacts since the property is not currently eligible for historic preservation benefits (i.e. Mills Act) and the historic designation of the property has no bearing on City fiscal resources.

ALTERNATIVES

1. Maintain 644 Mountain View on the City's Inventory of Historic Resources, based on findings that satisfy the criteria for Historic Resource Listing set out in the City's Historic Preservation Ordinance.
2. Continue the item for additional information or discussion.

Attachments:

a - Draft Resolution

b - Vicinity Map

c - Historical Preservation Record

d - Resolution No. 8963 (1999 Series)

e - COUNCIL READING FILE - Property Description (Papp)

f - Colonial Revival

g - Evaluation Criteria

RESOLUTION NO. _____ (2019 SERIES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, REMOVING THE PROPERTY AT 644 MOUNTAIN VIEW STREET FROM THE CONTRIBUTING PROPERTIES LIST OF HISTORIC RESOURCES (644 MOUNTAIN VIEW ST, HIST-0531-2019)

WHEREAS, the applicant, Kimberly Snyder, submitted on August 5, 2019, an application to remove the property located at 644 Mountain View Street (“the Property”) from the Contributing Properties List of Historic Resources (HIST-0531-2019); and

WHEREAS, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing in the Council Hearing Room, Room 9, of City Hall, 990 Palm Street, San Luis Obispo, California on October 28, 2019 to consider the application, and recommended that the City Council remove the Property from the Contributing Properties List of Historic Resources; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California on December 3, 2019 for the purpose of considering removal of the Property from the Contributing Properties List of Historic Resources; and

WHEREAS, notices of said public hearing and meeting were made at the time and in the manner required by law; and

WHEREAS, the City Council has duly considered all evidence, including the record of the Cultural Heritage Committee hearing and recommendation, testimony of the applicant and interested parties, and the evaluation and recommendations by staff presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Luis Obispo as follows:

SECTION 1. Findings. Based upon all the evidence, the Council makes the following findings:

- a) The property is not historically significant under the Architectural Criteria set out in § 14.01.070 (A) of the City’s Historic Preservation Ordinance. Modifications to the primary structure on the property have diminished the ability of the building to convey a pure form of its architectural style. The building is not a rare example of the Colonial Revival style, nor does this style represent a particular social milieu or period of the community, as it was widely popular in the region and across the country during the early 20th Century. The building does not exhibit any particular expression of artistic merit, details, or craftsmanship. No significant architect is associated with the building.

R _____

- b) The property is not historically significant under the Historic Criteria set out in § 14.01.070 (B) of the City's Historic Preservation Ordinance. The property is not associated with persons significant to the community as public leaders, public servants, famous persons, or persons making outstanding contributions to local affairs or institutions, whose contributions stand above other active and successful persons of the era. It was not associated with any landmark, famous, or first-of-kind event or unique, important, or interesting contribution to the City. It is associated with ongoing residential development of the City, but not with early, first, secondary, or major patterns of local history.
- c) The removal of the property from the City's Contributing Properties List of Historic Resources is consistent with the Historic Preservation Ordinance because the buildings on the property lack significance within the historical contexts addressed by the Evaluation Criteria for Historic Resource Listing set out in § 14.01.070 of the City's Historic Preservation Ordinance. The eligibility of the property for inclusion in the California Register of Historical Resources and in the City's Inventory of Historic Resources has been formally evaluated by an architectural historian. As described in historic resource evaluation prepared for the property, the primary structure on the property does not appear eligible for inclusion in the California Register, and the evaluation supports the conclusion that the property is not a candidate for inclusion on the City's Inventory, and is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

SECTION 2. Environmental Review. Consideration of continuing eligibility of this property for historic listing is exempt from the provisions of the California Environmental Quality Act (CEQA). The determination of continued eligibility for historic listing is limited to review of whether the subject site remains eligible for historic resource listing according to the criteria set forth in the City's Historic Preservation Ordinance. A determination that the property is not eligible for historic listing will cause the removal of the property from the City's Inventory of Historic Resources but will have no direct physical effect on the environment, as the determination does not approve any physical site development. As such, it does not have the potential for causing a significant effect on the environment and is covered by the general rule described in CEQA Guidelines §15061(b)(3).

Resolution No. _____ (2019 Series)

SECTION 3. Action. The City Council of the City of San Luis Obispo does hereby determine that the structures located on the Property do not meet eligibility criteria for listing as Historic Resources and removes the Property from the Contributing Properties List of Historic Resources.

Upon motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- RECUSED:

The foregoing resolution was adopted this _____ day of _____, 2019.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

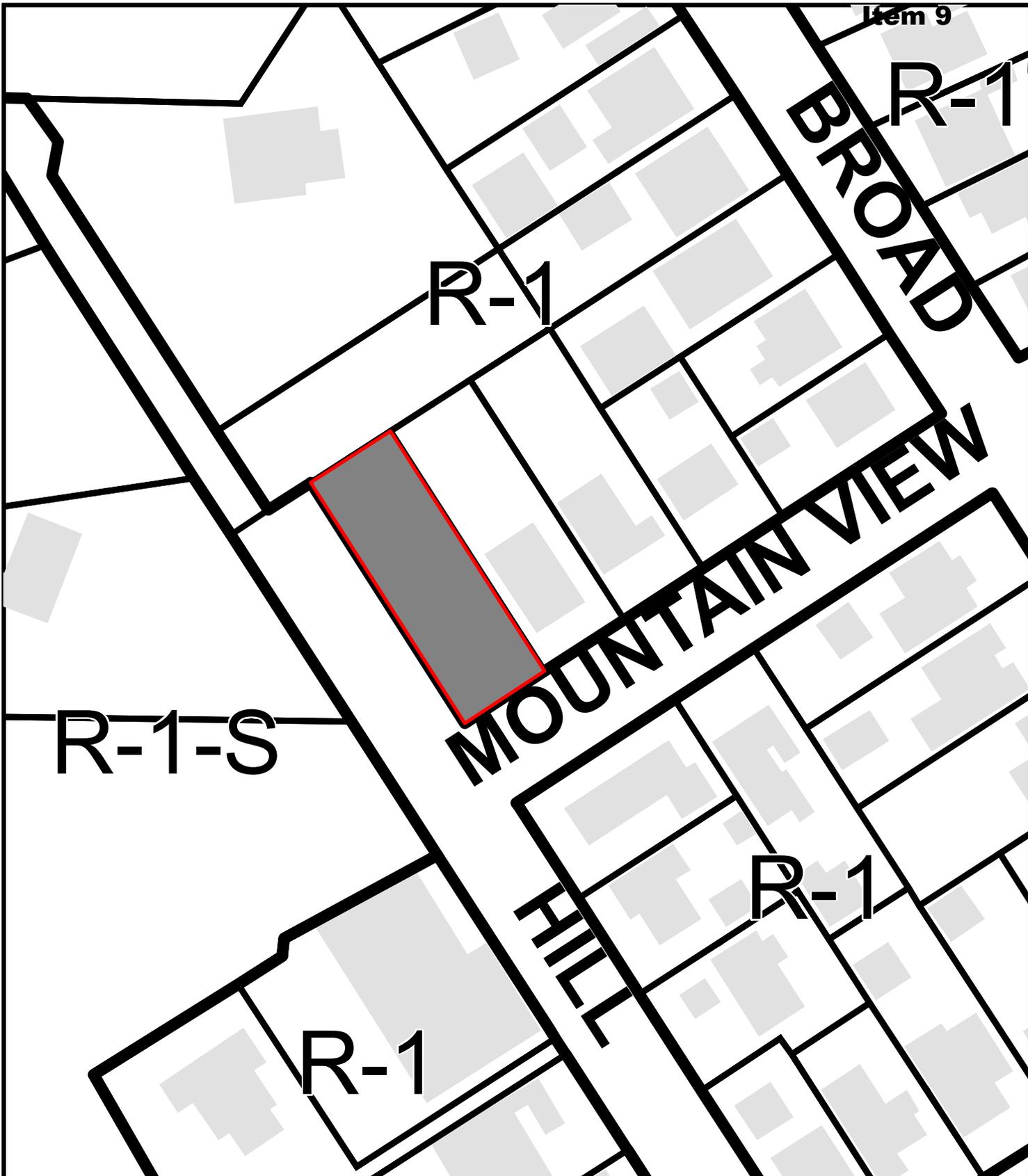
APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, this _____ day of _____, 2019.

Teresa Purrington
City Clerk

R _____



VICINITY MAP

HIST-0531-2019

644 Mountain View



HABS _____	HAER _____	Serial No. _____	SHL _____	Loc _____
UTM: A _____			B _____	
C _____			D _____	

Item 9

HISTORIC RESOURCES INVENTORY

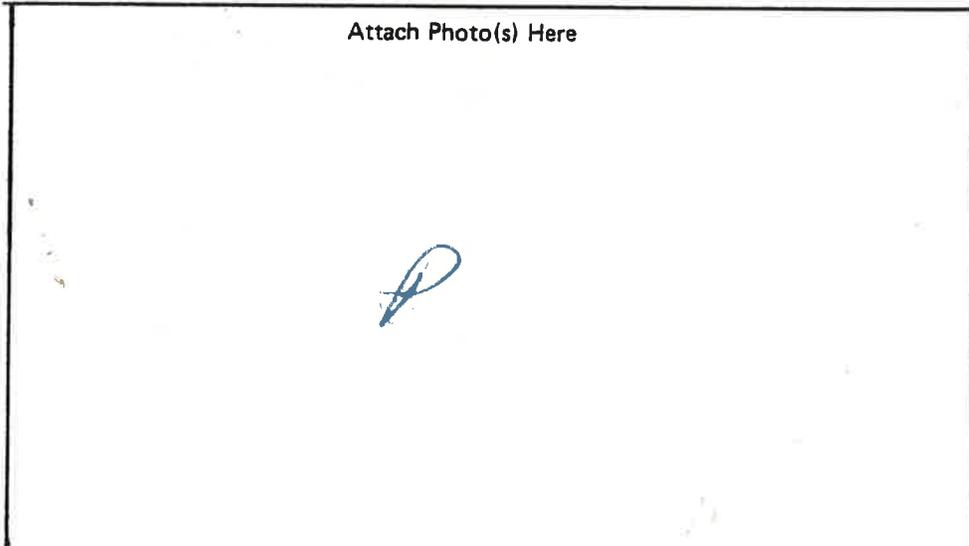
IDENTIFICATION

- Common name: _____
- Historic name: House built by Rex Fuller 1997
- Street or rural address: 644 Mountain View
City San Luis Obispo Zip 93401 County SLO
- Parcel number: 01-182-02 ANTHOLM - (B.6 - L.6)
- Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
- Present Use: _____ Original use: _____

DESCRIPTION

- Architectural style: wooden cottage
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

ship lap
hip roof



- Construction date:
Estimated 60s/75 Factual _____
- Architect _____
- Builder Rex Fuller
- Approx. property size (in feet)
Frontage 50 Depth 150
or approx. acreage _____
- Date(s) of enclosed photograph(s)
2/15/89

13. Condition: Excellent Good Fair Deteriorated No longer in existence **Item 9**
14. Alterations: Some(?)
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other:
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

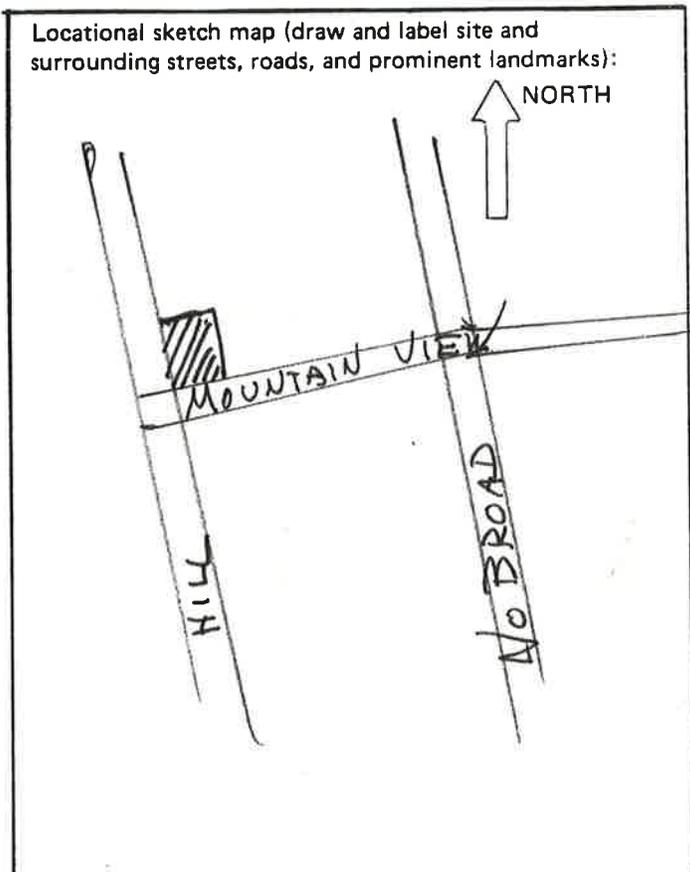
Wood ship lap
 Glassed in porch in front
 Hip roof.
 Hip cover over Fr. door.
 Brick chimney
 Rex Fuller resident 1931-1932 City Directory

Palmer & Margaret Nelsons
 lived here in 1947
 Nelsons bought house from
 Rex Fuller & Eva Belle Long Fuller

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture Arts & Leisure
 Economic/Industrial Exploration/Settlement
 Government Military
 Religion Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).
 1931-1932 City Directory

22. Date form prepared 3 - 1989
 By (name) Pinard - Nicholson
 Organization C.I. Com.
 Address: City Hall
 City S.L.O. Zip
 Phone:



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No. _____
National Register status _____
Local designation _____

- 1. Historic name _____
- * 2. Common or current name _____
- * 3. Number & street 644 Mountain View Cross-corridor _____
City SLO Vicinity only _____ Zip 93401 County SLO
- 4. UTM zone _____ A _____ B _____ C _____ D _____
- 5. Quad map No. _____ Parcel No. 001-182-0002 Other _____

DESCRIPTION

- 6. Property category Building If district, number of documented resources _____
- * 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Predominant style: Colonial Revival Bungalow

Distinctive features, if any: glassed-in porch

Condition: good-fair

*Attach photo envelope here
Put address and photo date on rear of photo

8. Planning agency Comm Devel Dept

9. Owner & address
Bonnie Snyder
148 Segovice
Fairfield, CA
94533

10. Type of ownership private

11. Present use Comm/res

12. Zoning R-1

13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1925A Original location _____ Date moved _____
- 15. Alterations & date _____
- 16. Architect _____ Builder _____
- 17. Historic attributes (with number from list) 02 -- single family property

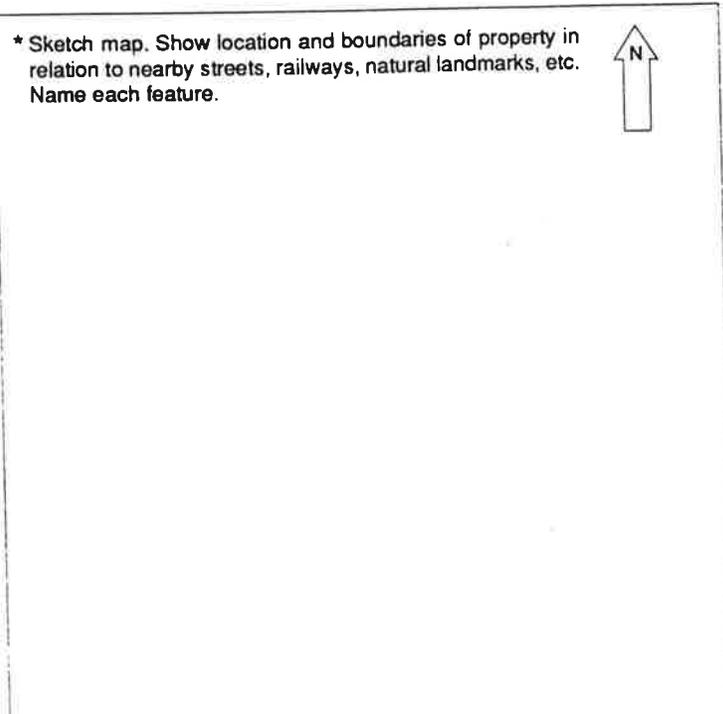
SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Res. Arch. Area SLO
 Period 1900-1940 Property type SFD Context formally developed? no
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources CLUI
County Museum files
City directories

- 21. Applicable National Register criteria _____
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator _____
 Date of evaluation _____
- 24. Survey type project related
- 25. Survey name Hist. Resources Survey #
- *26. Year form prepared 1991
 By (name) Margaret Lovell
 Organization _____
 Address _____
 City & Zip _____
 Phone _____

* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



RESOLUTION NO. 8963 (1999 SERIES)

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN LUIS OBISPO
 ADDING PROPERTIES AT 491 HILL STREET; 249 MISSION LANE; 728, 734, AND
 752 MISSION STREET; 501, 644, AND 676 MOUNTAIN VIEW; 764, 807, 814, 815, 822,
 823, 829, 836, 851, 854, 859, 869, 871, 883, 884, AND 894 MURRAY AVENUE; 747, 750,
 762, AND 783 ROUGEOT PLACE TO THE CONTRIBUTING PROPERTIES LIST OF
 HISTORIC RESOURCES**

WHEREAS, in 1983 the City Council adopted Resolution No. 5197 establishing the "Master List of Historic Resources" and "Contributing Properties List" (collectively referred to as "Historic Resources"), along with procedures for adding properties to the listing; and

WHEREAS, on May 24, 1999, June 28, 1999, and August 23, 1999, following such procedures the Cultural Heritage Committee held public hearings to consider recommending to the City Council the addition of several properties in the City of San Luis Obispo to the Contributing Properties List due to their historical and/or architectural significance to their neighborhood and to the community; and

WHEREAS, at said meetings, the Cultural Heritage Committee reviewed the historical documentation on the following properties and recommended that the City Council add these properties to the Contributing Properties List of Historic Resources:

- 491 Hill Street;
- 249 Mission Lane;
- 728, 734, and 752 Mission Street;
- 501, 644, and 676 Mountain View;
- 764, 807, 814, 815, 822, 823, 829, 836, 851, 854, 859, 869, 871, 883, 884, and 894 Murray Avenue;
- 747, 750, 762 and 783 Rougeot Place.

WHEREAS, this City Council considered this recommendation at an advertised public hearing on September 7, 1999 pursuant to historic preservation guidelines established by Council Resolution No. 6157 (1987 Series).

NOW THEREFORE BE IT RESOLVED by the Council of the City of San Luis Obispo that based on the Cultural Heritage Committee's recommendation, documentation as described in the Historical Resource Inventory for each property, on file in the Community Development

Department, public testimony, the staff report, and on the City's Historical Preservation Program Guidelines the following:

SECTION 1. Addition to Contributing Properties List. The following properties have been found to contribute to the historic and architectural character of the City, meet the criteria for inclusion on the Contributing Properties List, and are hereby deemed Contributing Properties:

- 491 Hill Street;
- 249 Mission Lane;
- 728, 734, and 752 Mission Street;
- 501, 644, and 676 Mountain View;
- 764, 807, 814, 815, 822, 823, 829, 836, 851, 854, 859, 869, 871, 883, 884, and 894 Murray Avenue;
- 747, 750, 762 and 783 Rougeot Place.

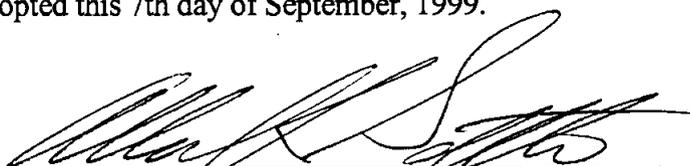
SECTION 2. Environmental Determination. The City Council hereby determines that this action is not a "project" as defined in Article 20 of the California Environmental Quality Act (CEQA) since it does not have the potential for resulting in a physical change in the environment, and therefore, is not subject to environmental review requirements.

SECTION 3. Publish Revised Contributing Properties List. The Community Development Director is hereby directed to amend the Contributing Properties List to include the properties listed above and to publish revised historic resource listings for public distribution.

On motion of Council Member Schwartz, seconded by Vice Mayor Romero and on the following roll call vote:

- AYES:** Council Members Ewan, Marx, Schwartz, Vice Mayor Romero, and Mayor Settle
- NOES:** None
- ABSENT:** None

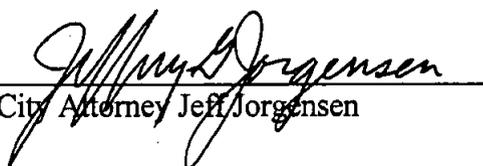
The foregoing Resolution was passed and adopted this 7th day of September, 1999.


 Mayor Allen K. Settle

ATTEST:

 City Clerk Lee Price

APPROVED AS TO FORM:


 City Attorney Jeff Jorgensen

Chavez
Cultural Hist. Chairperson



Item 9

AMERICAN COLONIAL REVIVAL

The Colonial Revival style proliferated during the first half of the 20th century. This style incorporates traditions from the Georgian, Adam and early Classical Revival styles that were prevalent during the English colonial period. Dutch colonial influences were also incorporated, which often include a gambrel roof. Earlier examples were rarely accurate recreations but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details.

Character-defining features include:

- Side gable or hipped roofs
- Wood exterior wall cladding, typically horizontal
- Accentuated front entry or portico, featuring decorative pediments supported by pilasters or slender columns
- Wood double-hung sash windows with multi-pane glazing
- Front doors flanked by sidelights with fanlights above
- Fixed wooden shutters



1318 Mill Street, 1906. *Source: Historic Resources Group.*



1624 Morro Street. *Source: Historic Resources Group.*



1727 Corralitos Avenue, c.1940. *Source: Historic Resources Group*

Zoning, or remove the property from historic listing if the structure on the property no longer meets eligibility criteria for listing, following the process for listing set forth herein.

14.01.070. Evaluation Criteria for Historic Resource Listing

When determining if a property should be designated as a listed Historic or Cultural Resource, the CHC and City Council shall consider this ordinance and State Historic Preservation Office (“SHPO”) standards. In order to be eligible for designation, the resource shall exhibit a high level of historic integrity, be at least fifty (50) years old (less than 50 if it can be demonstrated that enough time has passed to understand its historical importance) and satisfy at least one of the following criteria:

A. Architectural Criteria: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

(1) **Style:** Describes the form of a building, such as size, structural shape and details within that form (e.g. arrangement of windows and doors, ornamentation, etc.). Building style will be evaluated as a measure of:

- a. The relative purity of a traditional style;
- b. Rarity of existence at any time in the locale; and/or current rarity although the structure reflects a once popular style;
- c. Traditional, vernacular and/or eclectic influences that represent a particular social milieu and period of the community; and/or the uniqueness of hybrid styles and how these styles are put together.

(2) **Design:** Describes the architectural concept of a structure and the quality of artistic merit and craftsmanship of the individual parts. Reflects how well a particular style or combination of styles are expressed through compatibility and detailing of elements. Also, suggests degree to which the designer (e.g., carpenter-builder) accurately interpreted and conveyed the style(s). Building design will be evaluated as a measure of:

- a. Notable attractiveness with aesthetic appeal because of its artistic merit, details and craftsmanship (even if not necessarily unique);
- b. An expression of interesting details and eclecticism among carpenter-builders, although the craftsmanship and artistic quality may not be superior.

(3) **Architect:** Describes the professional (an individual or firm) directly responsible for the building design and plans of the structure. The architect will be evaluated as a reference to:

- a. A notable architect (e.g., Wright, Morgan), including architects who made significant contributions to the state or region, or an architect whose work influenced development of the city, state or nation.
- b. An architect who, in terms of craftsmanship, made significant contributions to San Luis Obispo (e.g., Abrahams who, according to local sources, designed the house at 810 Osos - Frank Avila's father's home - built between 1927 – 30).

B. Historic Criteria

(1) **History – Person:** Associated with the lives of persons important to local, California, or national history. Historic person will be evaluated as a measure of the degree to which a person or group was:

- a. Significant to the community as a public leader (e.g., mayor, congress member, etc.) or for his or her fame and outstanding recognition - locally, regionally, or nationally.
- b. Significant to the community as a public servant or person who made early, unique, or outstanding contributions to the community, important local affairs or institutions (e.g., council members, educators, medical professionals, clergymen, railroad officials).

(2) **History – Event:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Historic event will be evaluated as a measure of:

- (i) A landmark, famous, or first-of-its-kind event for the city - regardless of whether the impact of the event spread beyond the city.
- (ii) A relatively unique, important or interesting contribution to the city (e.g., the Ah Louis Store as the center for Chinese-American cultural activities in early San Luis Obispo history).

(3) **History-Context:** Associated with and also a prime illustration of predominant patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial, or religious history. Historic context will be evaluated as a measure of the degree to which it reflects:

- a. Early, first, or major patterns of local history, regardless of whether the historic effects go beyond the city level, that are intimately connected with the building (e.g., County Museum).
- b. Secondary patterns of local history, but closely associated with the building (e.g., Park Hotel).

C. Integrity: Authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Integrity will be evaluated by a measure of:

(1) Whether or not a structure occupies its original site and/or whether or not the original foundation has been changed, if known.

(2) The degree to which the structure has maintained enough of its historic character or appearance to be recognizable as an historic resource and to convey the reason(s) for its significance.

(3) The degree to which the resource has retained its design, setting, materials, workmanship, feeling and association.

14.01.080 Historic District Designation, Purpose and Application

A. Historic (H) District designation. All properties within historic districts shall be designated by an “H” zoning. Properties zoned “H” shall be subject to the provisions and standards as provided in Ordinance 17.54 (Zoning) of the Municipal Code.

B. Purposes of Historic Districts. The purposes of historic districts and H zone designation are to:

(1) Implement cultural resource preservation policies of the General Plan, the preservation provisions of adopted area plans, the Historic Preservation and Archaeological Resource Preservation Program Guidelines, and

(2) Identify and preserve definable, unified geographical entities that possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development;

(3) Implement historic preservation provisions of adopted area and neighborhood improvement plans;

(4) Enhance and preserve the setting of historic resources so that surrounding land uses and structures do not detract from the historic or architectural integrity of designated historic resources and districts; and

(5) Promote the public understanding and appreciation of historic resources.

C. Eligibility for incentives. Properties zoned as Historic Preservation (H) shall be eligible for preservation incentive and benefit programs as established herein, in the Guidelines and other local, state and federal programs.