

**MEMORANDUM
CITY OF SAN LUIS OBISPO**

TO: Cultural Heritage Committee
VIA: Jeff Hook, Senior Planner, Long Range Planning
FROM: Jaime Hill, Associate Planner
MEETING DATE: February 26, 2007

SUBJECT: Item #3: Review of redevelopment plan for the historic Sandercock House property, located at 535 Islay Street (ARCM I 2-07).

The new owners the historic Sandercock house have proposed to relocate the home on the property, remodel and add on to the structure, and construct a new detached garage. This project has been forwarded to the Cultural Heritage Committee (CHC) because the Sandercock property is a Master List historic property in the Old Town Historic District, located at the corner of Beach and Islay Streets, and is considered to be potentially eligible for the National Registrar.

DISCUSSION

Background

The owners of the historic Sandercock House would like to make improvements to the property to expand the living area and improve its function as a modern-day residence. A three car garage will be added adjacent to Beach Street, as well as swimming pool and other yard features, recessed and screened from street view.

This Neo-Classic cottage was commissioned and built in 1910 for William Sandercock, president of Sandercock Transfer Company, during a period when Colonial Revival architecture influenced building design in San Luis Obispo. G.M. Eastman, a self-proclaimed architect who in actuality was a carpenter-builder, designed the 30-foot by 50-foot residence, and James Maino, a leading local builder, constructed it. Set far back off the street with an extensive yard area, the house depicts decisive Neo-classic pediments in the gabled roofs and a symmetrical formal shape. The Queen Anne décor and window divisions illustrate the turn of the century tendency to carry over Victorian influences into the twentieth century building patterns, and the professional untrained architects inclination to slowly and cautiously embroider old and familiar designs upon new forms.

Project Description

The property owners are now seeking approval of a design to shift the home forward on the lot (towards Islay Street) approximately 36 feet, add a new basement level, and restore the original

porch and entry features. Additionally, the existing garage in the southeast corner of the of the property, which was constructed in the 1980's, would be converted into a pool house, and a new three car garage would be constructed in the southwest corner of the property, facing Beach Street.

Because the site slopes downwards towards Islay Street, the new basement level results in only an approximately 3-foot increase in overall building height from average natural grade. Windows at the ground level would let light into the new lower level, but would be largely screened from the street by landscaping and a short retaining wall. The new three car garage and pool house (garage conversion) would be sheathed in horizontal siding, and windows, doors, and trim would all be consistent with details of the main structure. The applicants have also designed an extensive landscape plan that includes plants and landscape design from the era of the historic Sandercock house which maintains the formal symmetry that can be seen today.

Compatibility

The relocation and restoration of the Sandercock House and redevelopment of accessory structures and yard areas, if done correctly, are likely to enhance the property's appearance and facilitate the preservation of this significant property. As with any Master List property within a Historic District, any new construction at this site should be carefully reviewed for consistency with the site and the City's Historical Preservation Program Guidelines. According to the Guidelines, alterations and additions to a historic building may be necessary to assure the continued use of the building, however such alterations should not radically change, obscure, or destroy character defining spaces, materials or finishes. In this case, the porch and entrance to the residence will be restored to its original appearance, and adding a basement level shifting the building forward on the site will facilitate its continued use as a single family residence. As proposed, the construction of the new garage, landscaping, and yard amenities will complement the property. If the CHC agrees with the proposed plans, the project will proceed with the Architectural Review process. Architectural review (whether it is a staff level review or before the commission) will ensure incorporation of project conditions that will stipulate exterior finishes, window treatment, and overall design theme, as well as applicable property development standards. The CHC should consider the following action alternatives.

Action Alternatives

1. Determine that the proposed project is compatible with the Historic Preservation Program Guidelines and will complement the Old Town Historic District. Refer the matter to the Community Development Director (Minor or Incidental Architectural Review) with recommendations to approve the proposed design.
2. Determine that the proposed project is consistent with the Historic Preservation Program Guidelines and will complement the Old Town Historic District. Refer the matter to the Architectural Review Commission for additional review.

535 Islay (Sandercock House)

ARCFMI 535 Islay

Page 3

3. Determine that the proposed project will impact the historical, architectural or aesthetic significance of the Old Town District unless the project is redesigned to address specific potential impacts.

Attachments:

1. Vicinity Map
2. Reduced scale project plans
3. Historic Photo

535 Islay Street



VIEW FROM CORNER

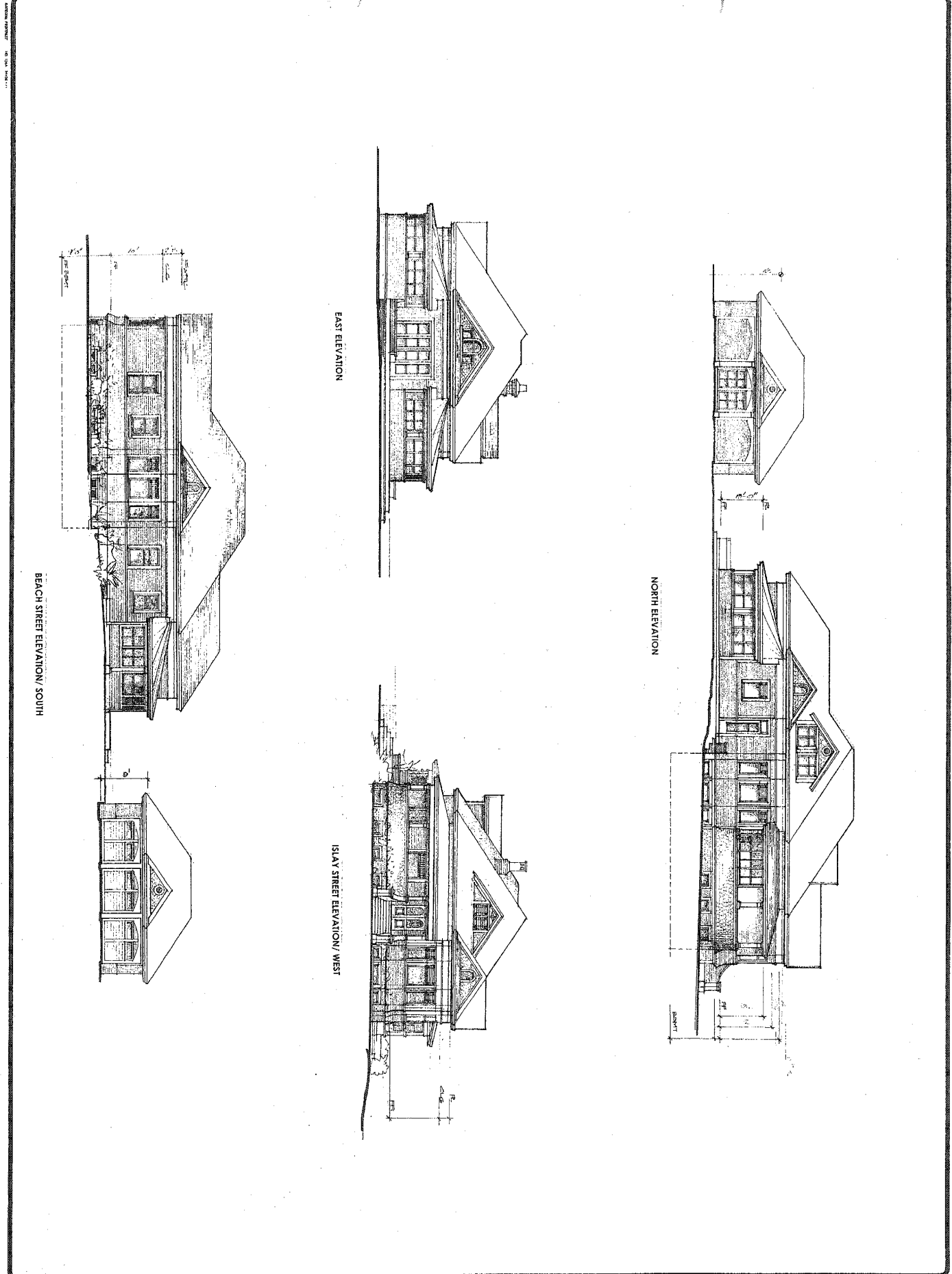
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OWNER	
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SCALE	
JOB NO.	
SHEET	

Edmonds Residence
 FORMERLY THE HISTORIC SANDERCOCK RESIDENCE
 535 ISLAY STREET SAN LUIS OBISPO, CA

PARAGON
 DESIGN and BUILDING
 1000 UNIVERSITY STREET, STE. 200, SAN LUIS OBISPO, CA 95061
 (805) 461-1100 FAX: (805) 461-1200
 THOMAS G. BRAJKOVICH ARCHITECT

REVISIONS	
NO.	
DATE	
DESCRIPTION	
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BEACH STREET ELEVATION / SOUTH

EAST ELEVATION

ISLAY STREET ELEVATION / WEST

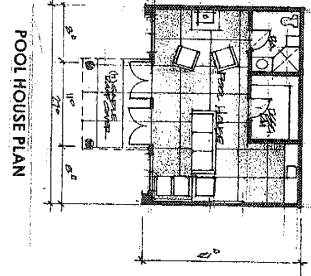
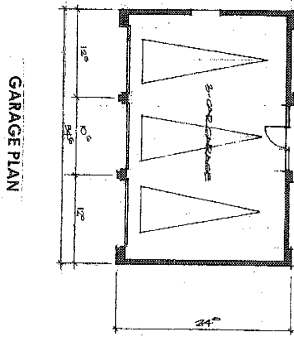
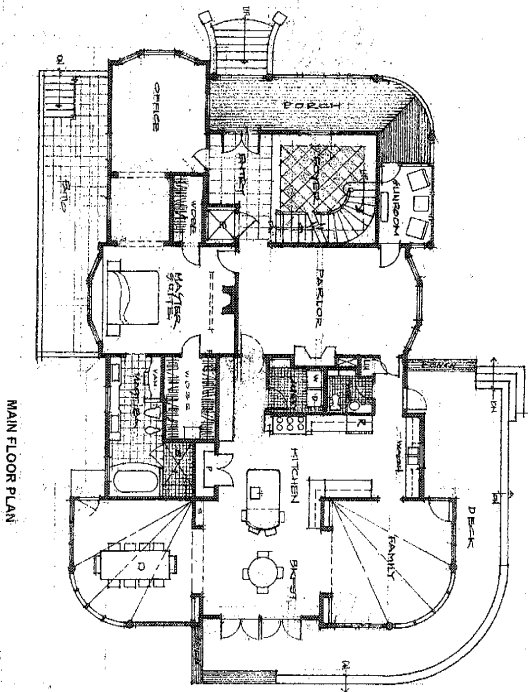
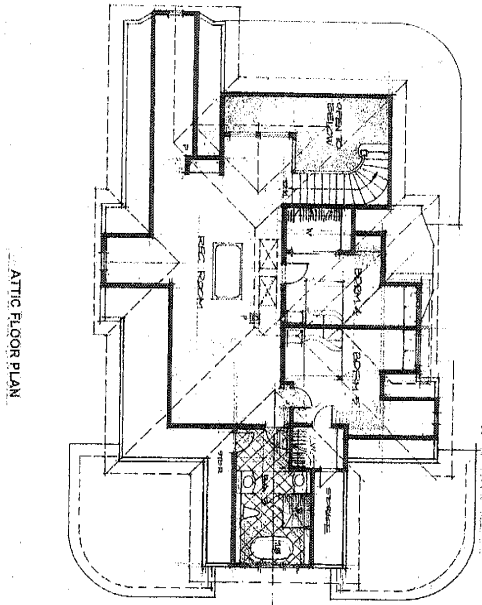
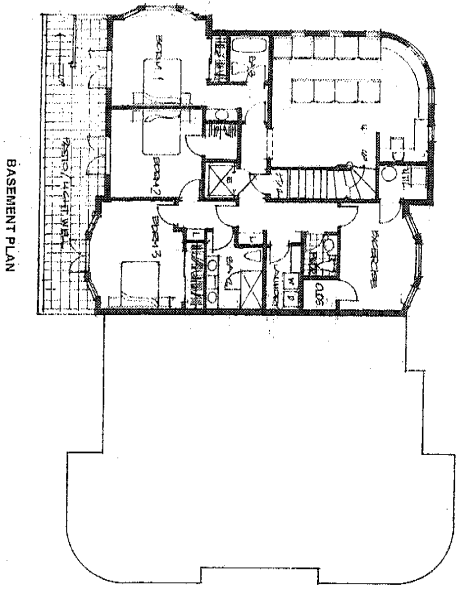
NORTH ELEVATION

NO.	DATE	DESCRIPTION
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 535 ISLAY STREET SAN LUIS OBISPO, CA

PARAGON
 DESIGN and BUILDING
 THOMAS G. BRAJKOVICH ARCHITECT

NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION
4		

Edmonds Residence
 FORMERLY THE HISTORIC SANDWICH RESIDENCY
 535 ISLAY STREET SAN LUIS OBISPO, CA

PARAGON
 DESIGN and BUILDING

ARCHITECTS AND BUILDERS
 1011 2ND ST. SAN LUIS OBISPO, CA 95070
 PHONE: (805) 438-1800 FAX: (805) 438-1800
 THOMAS G. BRAJKOVICH ARCHITECT

NO.	DATE	DESCRIPTION



SANDERCOCK FAMILY PHOTO

3-10