

HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. 0015-04R
UTM: A 10/712840, 1905970 NR 4 SHL _____ Loc _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Bradbury Sanitarium
3. Street or rural address: 743 Buchon Street
City San Luis Obispo Zip 93401 County San Luis Obispo
4. Parcel number: 03-534-16
5. Present Owner: Pinard, L.W., II, et al. Address: 714 Buchon Street
City San Luis Obispo Zip 93401 Ownership is: Public _____ Private X
6. Present Use: Multiple Residence Original use: Sanitarium

DESCRIPTION

- 7a. Architectural style: Neo-Classic ("Classic Box")
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This formal two story house with symmetrical appearance from the front is presently an apartment complex. A closed eaved roof supported by brackets and dentils on wide frieze is characteristic of this style. This pattern is repeated on the porch roof and the dormer gable roof. A wide porch extends almost the entire width of the front. The porch has been partially enclosed with glass. Double hung windows are located across the front of the building on both the ground and the upper floors. A concrete driveway extends along side to the garage in the rear. An additional side entry repeats the pattern of the front structure.



8. Construction date:
Estimated _____ Factual 1911-12
9. Architect Unknown
10. Builder W.J. Smith, James Maino
11. Approx. property size (in feet)
Frontage 60' Depth 180'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

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

SIGNIFICANCE

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

This building was constructed in two stages as a sanitarium. Dr. Richard Bradbury, one of the leading physicians in the city during the teens, practiced medicine here for some years. In 1911, a two story wood, 32 x 34' structure costing \$2600 was erected by contractor, W.J. Smith. About one year later, a \$2000, 20 x 26' frame structure was built by contractor, James Maino. The significance of this building is initially linked to its use as one of the first hospitals in the city during the early 20th century. It is also important architecturally because within the context of building developments in the city, it represents a relatively pure though simplistic rendition of the Classic Revival style which eventually became vernacularized and popularized as the "American Four Square".

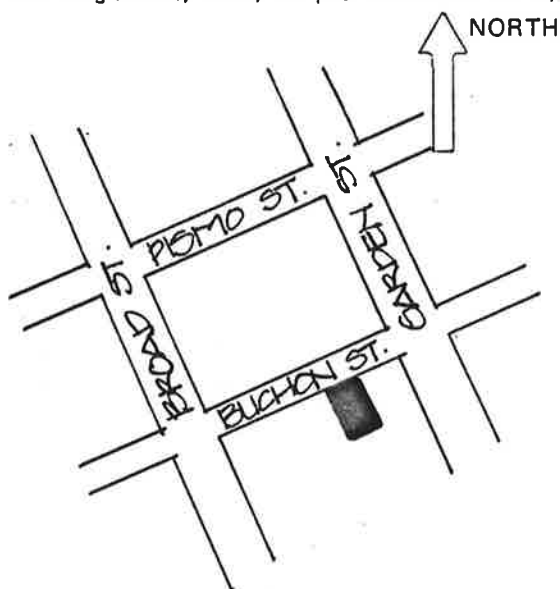
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Building Permits (1911-12)

22. Date form prepared JUN 17 1983
By (name) Historic Res. Survey Staff
Organization City of San Luis Obispo
Address: P.O. Box 321
City San Luis Obispo Zip 93401
Phone: (805) 541-1000

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





OLD PACIFIC HOSPITAL

743 Buchon Street

Originally built as a private residence some time after the turn of the century, this building is commonly referred to as the "Pacific Hospital." Esther Biaggini, a surgical nurse established the hospital a few years later. Larger medical facilities replaced the need for this private hospital. Another need, housing, during World War II, changed the use of this building. Apartments were created most likely for soldiers and their wives from nearby Camp San Luis. Next came a fraternity to fill the many rooms. In 1979 Peg and Leo Pinard purchased the Pacific Hospital and an extensive remodeling project was begun. Careful attention was taken to create an eight unit apartment house within the confines of the large old building. One viewing the exterior of the building will note it is virtually as it was when first built. They have incorporated a solar-heated hot water system in the building. To maintain the integrity of the building, the solar panels were placed on the flat rear roof. Decorating the public spaces of the interior with tasteful wallcoverings and extensive use of wood has provided a keeping of our heritage while establishing an economic solution to such a large structure.

Bill Kiely 1934 Dodge Ambulance