



# Historic Context Statement and Historic Resources Survey of San Roque Neighborhood

PRESENTED BY: SOUTH ENVIRONMENTAL

March 13, 2025



# Introductions

## City of Santa Barbara Community Development Department



**Nicole Hernandez,  
Architectural Historian**



**Ellen Kokinda  
Design Review &  
Historic Preservation Supervisor**

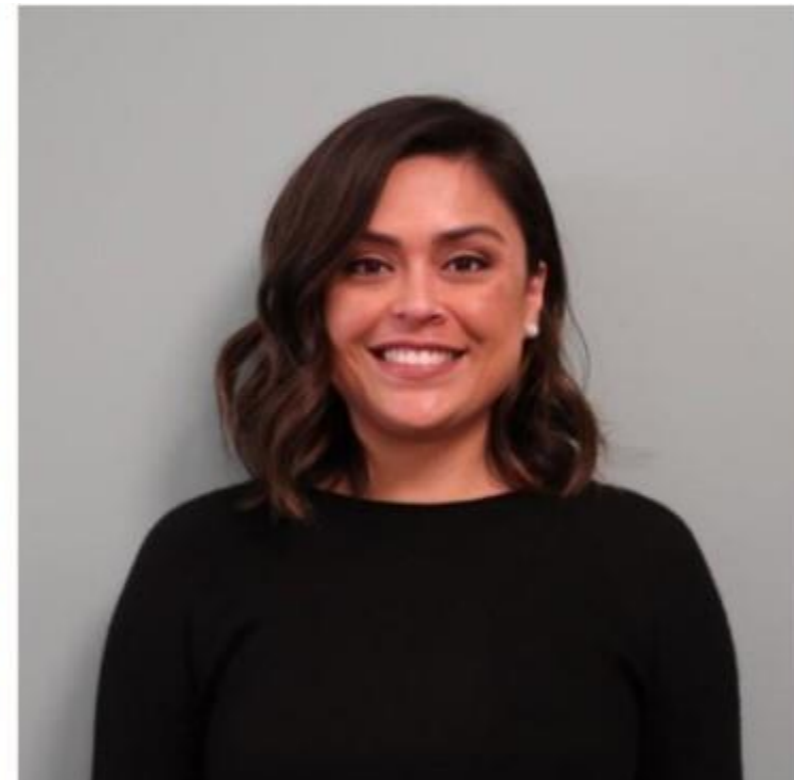
## South Environmental



**Sarah Corder, MFA  
Project Manager/  
Principal Architectural Historian**



**Samantha Murray, MA  
Assistant Project Manager  
Cultural Resources Director**



**Laura Carías, MA  
Senior Architectural Historian**



**Marlena Krcelich, BA  
Architectural Historian**

# Project Description

The City of Santa Barbara has partnered with South Environmental to:

- Prepare a historic context statement for the San Roque neighborhood
- Conduct a historic resources survey of the San Roque neighborhood to identify potential historic resources
- Document potentially significant properties that may be eligible for local designation



# What this Project Is **Not** Doing?

- No code enforcement or violation letters will be issued.
- Not planning to create a new historic district.
- No individual historic property designations.
  - Property designations, such as a Structure of Merit, will be at the owner's request and would be a separate initiative.
- Does not preclude you from developing an Accessory Dwelling Units (ADU) on site.



# Historic Context Statement

## What is an Historic Context Statement?

- Provides a detailed historical background on a specific area within a city

## What does it include?

- Identification of important themes and patterns of development up until 1980;
- Important individuals, industries, and events;
- Property types;
- Architectural styles;
- Defines designation requirements and integrity thresholds; and
- Identifies preservation goals and priorities



# Neighborhood Survey

## Survey Components

- Reconnaissance-level surveys will be conducted for all properties over 45 years old, including properties that have recently come of age.
- Properties identified as potentially significant will receive an intensive level survey, evaluating the resource to the criteria in the Santa Barbara Municipal Code to see if it qualifies as a historic resource.



# Neighborhood Survey (Continued)

## What does the survey entail?

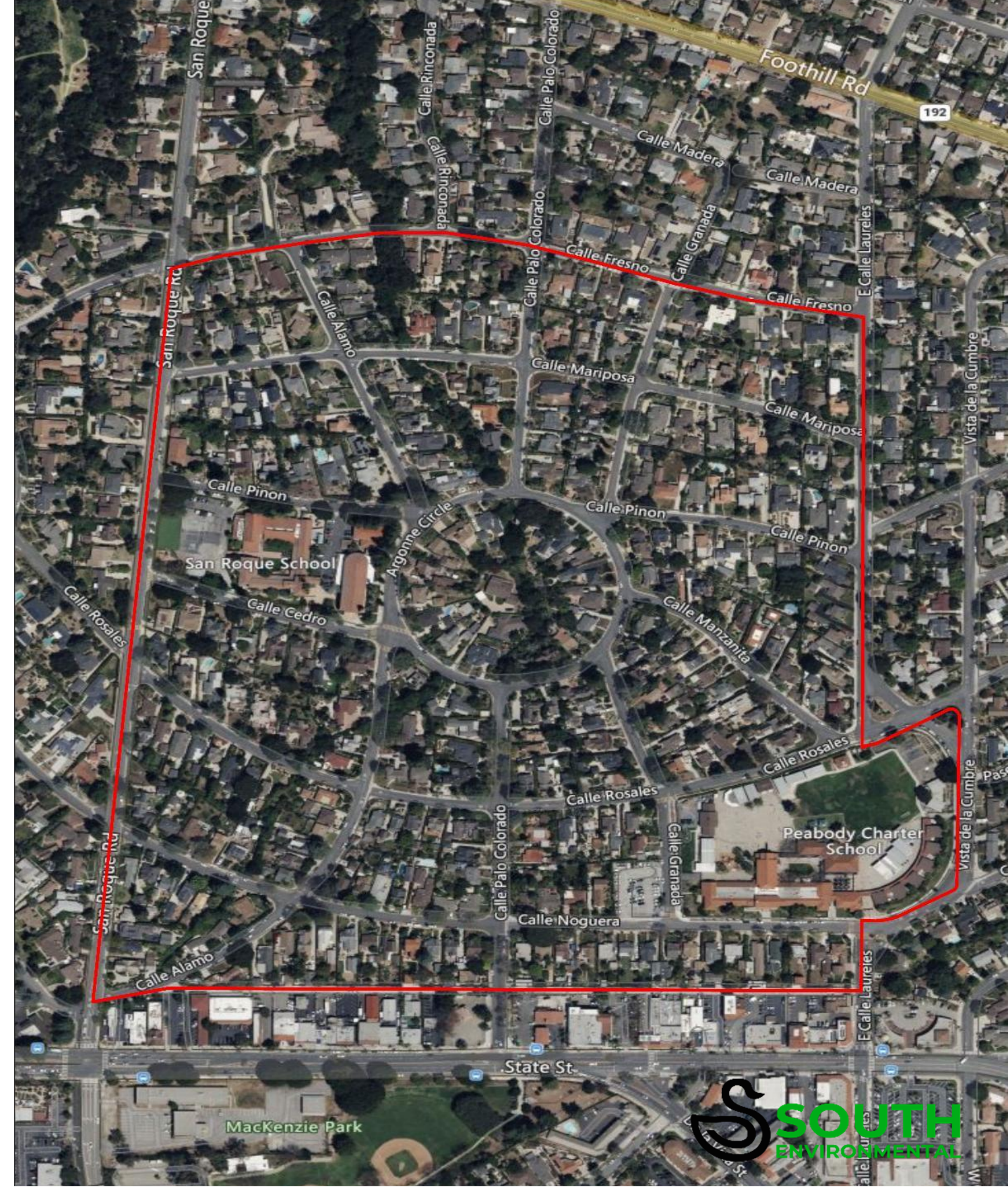
- Reconnaissance-level surveys will be conducted for all properties over 45 years old
- Intensive-level surveys will be conducted for properties identified as potentially significant

## Which properties will be included in the survey?

- All properties within identified San Roque survey area is bound by Calle Noguera (south), Calle Laureles (east), San Roque Road (west) and Calle Fresno (north) within the boundaries. The boundaries based on largest collection of buildings constructed prior before World War II.

## When will the survey be conducted?

- April and May 2025 (reconnaissance-level)
- June and July 2025 (intensive-level)



# Neighborhood Survey (Continued)

## How will properties be photographed?

- All photographs will be taken from the public right-of-way. No access to properties is required.
- Photographs may be taken with phones, digital cameras, or iPads depending on the surveyor.

## Who conducts the survey?

- Architectural historians employed by South Environmental and City staff

## How will I know if someone is a surveyor?

- Surveyors will wear orange safety vests with South Environmental clearly labeled on the back.
- Surveyors will have iPads and may have clipboards.
- Surveyors will have South Environmental business cards.





# Neighborhood Survey (Continued)

## Can I opt out of the survey?

- No. The survey is conducted from the public right-of-way and does not require access to private property or advanced coordination with property owners or residents.

## How are resources evaluated for significance?

- Properties will be evaluated for local historical significance in accordance with the City's established designation criteria and integrity requirements
- Architectural style, architectural movement, architect, important event or person

## If my property is identified as significant does that mean it will be designated?

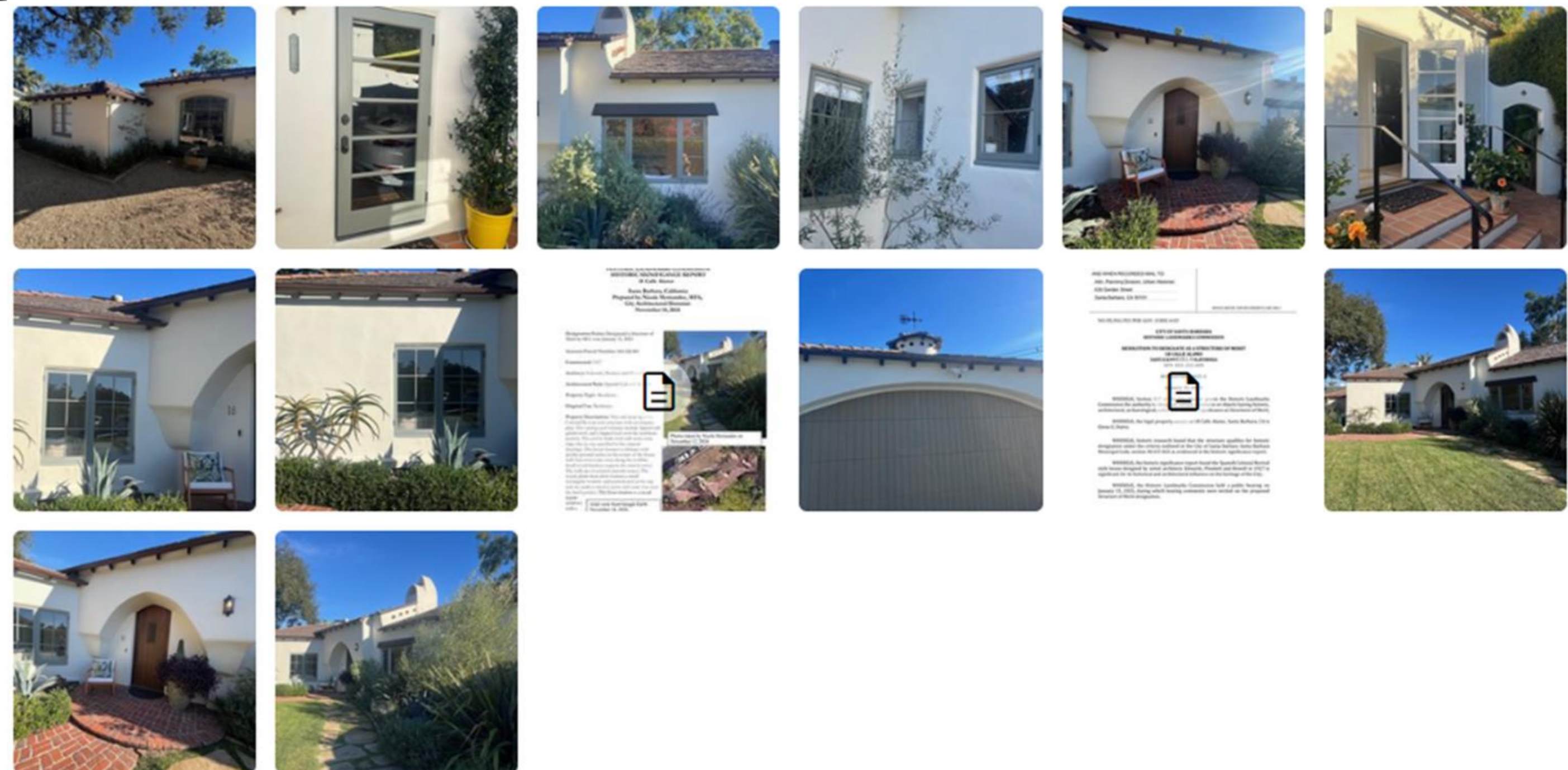
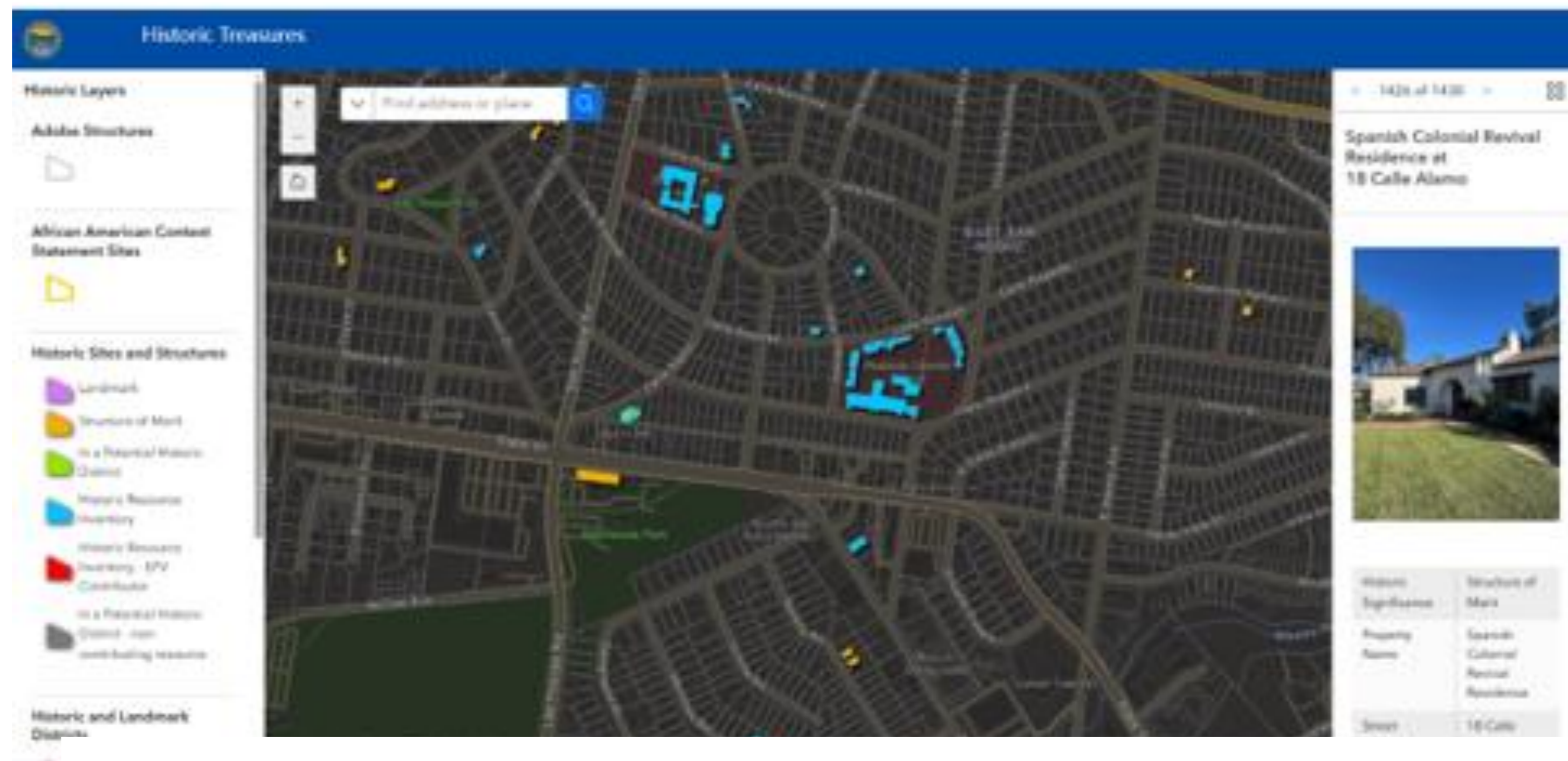
- No. Local designation is a separate process that includes an individual public hearing by the City's Historic Landmarks Commission. Owners must request official historic designation.



# Historic Resources Survey Results

## Where will the results of this survey be posted?

- Any properties found historically or architecturally significant in the survey will be added to the Santa Barbara Historic Resources Inventory.
- Each property will be identified on the City's **Historic Treasures Map** and a report will be connected to each significant property on the map describing the historic significance.
- When you click on the property you have access to the photos and the property report.



# Intensive Level Survey Report

826 Coronel Street | Page 1 of 11

- Example of a final form for those with an intensive level survey.
- Includes descriptive text, photos, and evaluation criteria.

HISTORIC LANDMARKS COMMISSION

HISTORIC SIGNIFICANCE REPORT

Prepared by: Heidi Reidel, B.A., Assistant Planner

826 Coronel Street  
Santa Barbara, CA

**Designation Status:** Listed on the Historic Resources Inventory February 28, 2024

**Assessor Parcel Number:** 035-260-009

**Constructed:** 1927

**Historic Name:** None

**Architect:** Unknown

**Builder:** Unknown

**Architectural Style:** Tudor Revival

**Property Type:** Single Family Residence

**Original Use:** Residential

#### Property Description:

This two-story Tudor style house has a steeply pitched hip roof with a cross gable at the front elevation that's broken up by a projecting hip roof, and another cross gable at the north elevation with a dormer nestled where the hip roof and cross gable meet. The front facing cross gable is broken up by a stucco chimney projecting from the peak. The chimney houses three clay chimney pots and expresses the whimsy that is key to the Tudor Revival

style. The house features restrained vergeboard features, as is typical of the Santa Barbara Tudor Revival style. The house possesses a combination of wood casement and picture windows, some adorned with wood shutters on either side, and the shingle roof forms an arched eave over a large, divided light picture window at the front. The windows are recessed at the wall plane with stucco return with no trim. The front door is arched at the top and comprised of heavy wood planks, exemplary of the Tudor style, and is also recessed at the wall plane with stucco return with no trim.



826 Coronel Street with steeply pitched roof, decorative half-timbering, and a stucco chimney with multiple flues; all of which are character defining features of the Tudor Revival style. Photograph by Heidi Reidel, February 28, 2024.

# Why San Roque?

- Vulnerability of houses. Because the City is almost fully developed, growth shifts from building on open land to redevelopment of existing sites. With a high concentration of houses constructed in the 1920s, many historic resources are being identified late in the planning process and this does not benefit property owners.
- Streamlines the City's permit application (no need to pay out of pocket to hire a historic consultant to evaluate the property) and California Environmental Quality Act (CEQA) review processes
- Allows for more accurate consideration of impacts to historical resources
- Protects the City's important historical resources from substantial alteration and demolition



# Current Process: Costly and Time Consuming

## Historic evaluations happen at project submittal

- City Staff are required to review building over 50 years old for historic significance when a project is submitted.
- Required by the State Law including the California Environmental Quality Act and the City of Santa Barbara Municipal Code.



# Post Survey Process: Saves Time and Money

## Historic evaluations happen *proactively*.

- Project stakeholders know how to appropriately plan for projects
- Property owners and architects can consult with the Architectural Historian in advance to understand how best to design the project to save, time, costs, and frustration.



# Long-Term Project Benefits

- If requested by the owner, designation of significant properties allows property owners to take advantage of the City's Mills Act, property tax reduction Program, a property tax reduction program for 10 years. The research on the historic significance is already done so designation is a very quick process.
- Allows property owners to take advantage of the California Historical Building Code
- Fosters community pride and preserves neighborhood history.



# Project Timeline

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- Community kickoff March 2025
- Community submit information for historic context statement by April 30, 2025.
- The project is anticipated to be completed by April 2026 with draft documents available for public review later this year.
- Additional details about public meetings will be available on the San Roque Survey Project webpage and will be mailed to property owners.
- Final conclusions of the Context Statement and Survey will be reviewed and accepted by the Historic Landmarks Commission

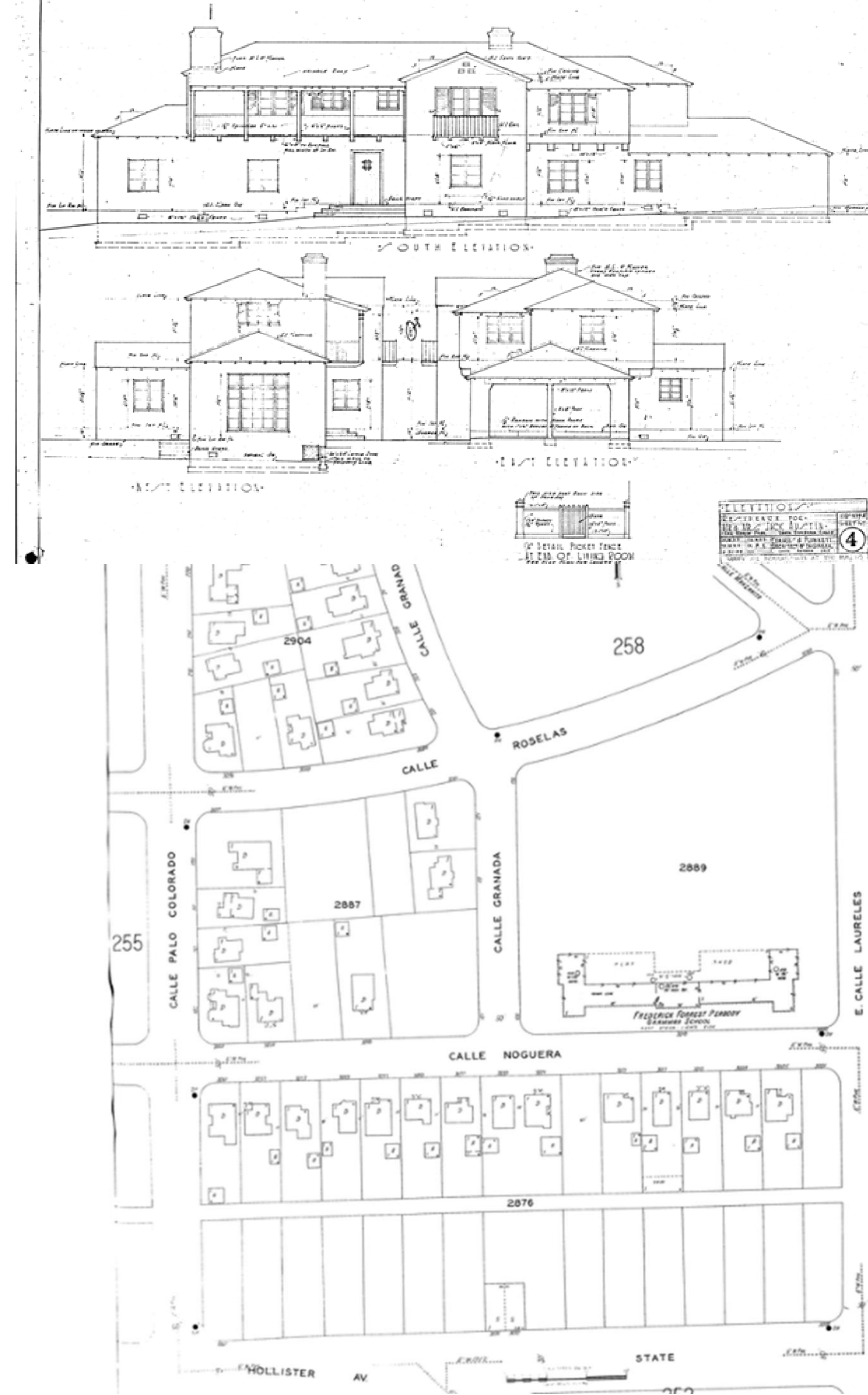




# Get Involved!

## How can I participate in the San Roque Survey?

- The City is seeking input from the public on San Roque's history **now through April 30, 2025**
- **Email us your neighborhood stories and photographs!**  
The public is encouraged to provide any other information, including interesting stories, original owners, articles and historic photographs and plans relevant to San Roque's history via email to Nicole Hernandez, Architectural Historian at: [NHernandez@SantaBarbaraCA.gov](mailto:NHernandez@SantaBarbaraCA.gov)



### 1912 Santa Barbara Bungalow Brought Back

An artistic couple rescue a good old house from a rude 1960s modernization, bringing back fir woodwork and built-ins, then furnishing with antiques.

Brian D. Coleman • Sep 8, 2021

# Get Involved!



**Rutherford**

Above Argonne Circle, an eighty foot frontage lot including curb and gutter, pavement, water, sewer, gas, telephone and electricity. Beautiful view of ocean and mountains. Price only \$1500.00. Terms. Call

**E. G. Hawkins**  
MANAGER OF  
Rutherford Park, Ph. 6117



### Rutherford Tract Active

A number of new homes have been started in the past few weeks on the Rutherford tract, which extends along the northerly line of Hollister avenue just within the city limits to the west.

Since this subdivision was opened, building has been steady, until now, the tract contains some very attractive homes. With paved streets, sidewalks, sewers, water, telephones and electric lights, all modern conveniences will be supplied.

The continuation of State, or Estado, extends through this tract. It is expected that this new artery into the heart of the city's business district will add to the value of land in that section.

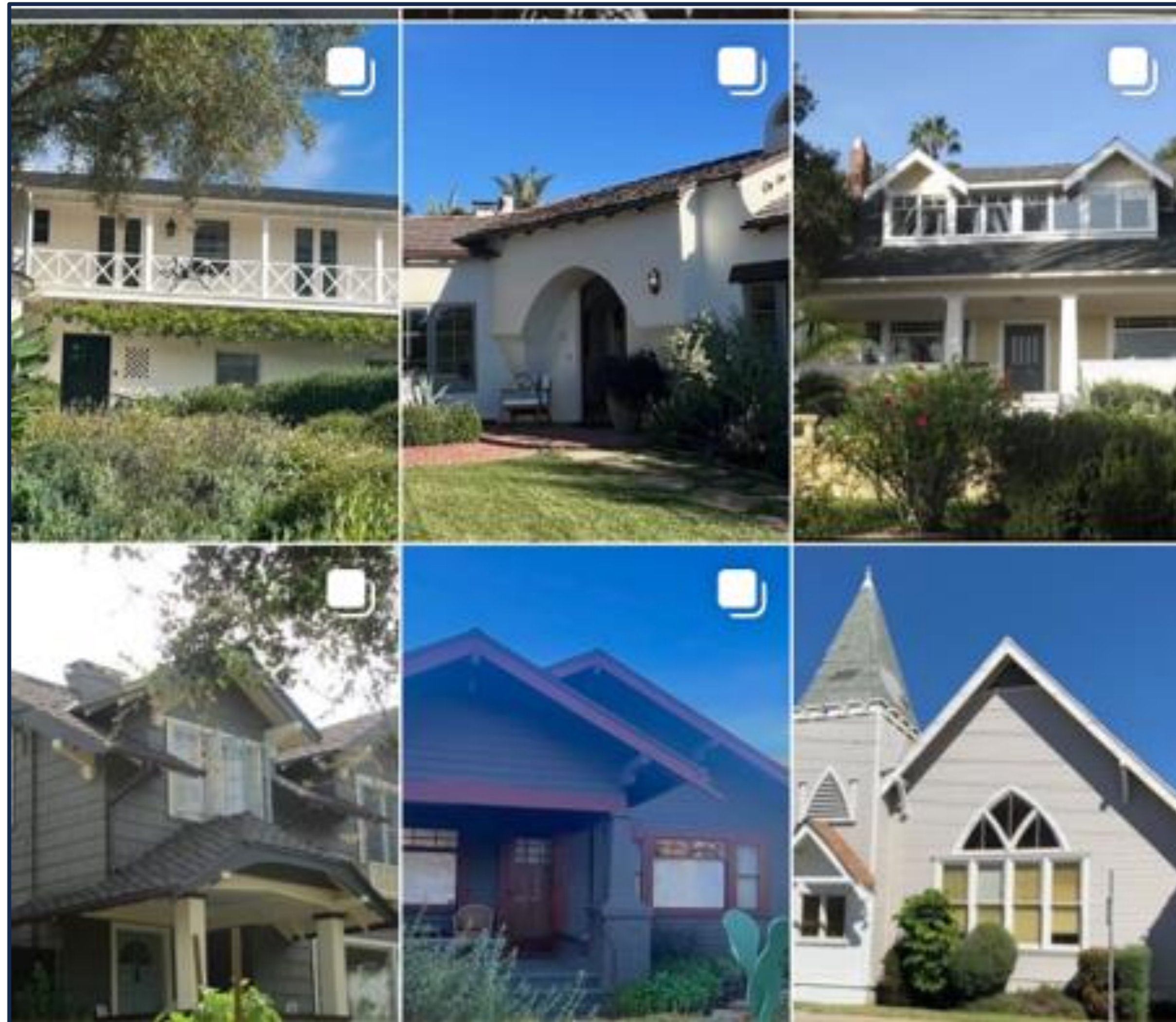


# For More Information

- **City Project Contact:**  
Nicole Hernandez, Project Planner/Architectural Historian,  
[NHernandez@SantaBarbaraCA.gov](mailto:NHernandez@SantaBarbaraCA.gov)
- **Santa Barbara Historic Preservation Program:**  
<https://santabarbaraca.gov/government/priorities-policies/historic-preservation>
- **San Roque Context and Survey Info:**  
<https://santabarbaraca.gov/san-roque-surveys>
- **Santa Barbara Historic Resources Design Guidelines:**  
<https://santabarbaraca.gov/historicresourcesdesignguidelines>
- **Historic Preservation Benefits & Incentives:**  
<https://santabarbaraca.gov/government/priorities-policies/historic-preservation/historic-preservation-benefits-incentives>
- **Economic Benefits of Historic Preservation:**  
<https://www.achp.gov/initiatives/community-revitalization-economic-benefits>
- **State Historical Building Code:**  
[http://ohp.parks.ca.gov/?page\\_id=21410](http://ohp.parks.ca.gov/?page_id=21410)



# Follow Us on Instagram to learn about Santa Barbara Historic Resources #SBHistoricPreservation





# Questions?