



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: January 19, 2021

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 1426 Alta Vista Road

PROJECT: Listed on the Historic Resources Inventory, designed in 1919 by noted architect Wallace Neff

Proposal to add a 268 SF, one-and-one-half-story addition to the east elevation of the house, the least visible elevation from the public right-of-way. The addition includes a covered porch under the second floor addition.

This memo prepared by the Architectural Historian evaluates the proposed project on the historic resource by determining if the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. The purpose of this staff evaluation is to assist the Historic Landmarks Commission, in the review of a project when no Phase 2 Historic Structures/Sites Report (HSSR) has been prepared and in order to guide applicants and Commissioners appropriately towards avoiding or lessening project impacts.



Compliance With the Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property will still be used as a residence and the proposed addition and alterations require minimal change to distinctive features, so that it will still be able to convey its 1919 appearance so that the project meets Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The project meets Standard 2 as no distinctive features are proposed to be removed and all character defining features will be preserved.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features are proposed for the building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The original windows were changed so early in the life of the house, the single pane casement windows without diamonds have become character-defining and will be retained and restored.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project is preserving and retaining the following distinctive materials and features of the Dutch Colonial Revival house;

- **Roof:** Side gambrel roof covered in composite shingles with shed dormers
- **Wall Materials:** stucco on the first floor
- **Chimneys:** Tall stucco chimney.
- **Windows:** predominantly wood frame, single light, casement, on the second floor, one picture window retains its flanking, diamond paned, leaded glass, casement windows.
- **Door Details:** Wood plank doors with iron hardware on the front entrance and relocating existing wood plank door on east elevation to the east elevation of the proposed addition.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in



design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated historic features, such as the windows will be restored to original condition rather than replaced.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

All work proposed will be use the gentlest means possible to ensure no damage to historic materials.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This Standard is not applicable.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project meets Standard 9 as the addition will not destroy any historic materials, features, and spatial relationships that characterize the property. The new addition will be on the far east side that faces the rear of the property and is the least visible from the Street on an elevation with few character defining features. The most distinctive character defining feature on this elevation is the large gambrel roof. The existing gambrel roof will remain dominant on the façade with the addition stepping down to be lower than the main roof and mimic its gambrel shape. Because the addition will be stepped down from the mass of the original house, it will be differentiated from the original and the size, scale, proportion and massing will be compatible with the original house and will not compete or obscure the original historic resource. The addition incorporates materials compatible with the original including:

- *traditional stucco on the first floor to match the original*
- *wood clapboard siding and trim to match the original*
- *new, wood, casement windows to match the existing*
- *arched opening into open porch under 2nd story addition*
- *a new attic vent grill to match the existing*
- *reuse of existing wood plank door with traditional metal hardware on east elevation*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the addition were removed, the essential form and integrity of the building and the environment would be unimpaired.

ARCHITCTURAL HISTORIAN SUMMARY COMMENTS. No Historic Structures/Sites Report is necessary at this time as the proposed alterations do not have a negative impact on the Dutch Colonial Revival house which will remain in-tact on the streetscape and the minor alterations meet the Secretary of the Interior's Standards for Rehabilitation. The project may therefore qualify for a California Environmental Quality Act (CEQA) categorical exemption with a less than significant impact

to the resource as per section 15064.7 of the CEQA Guidelines, if the HLC consent reviewer agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.