



City of Santa Barbara
 Planning Division

Memorandum

MEETING DATE: May 11, 2022

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Architectural Historian

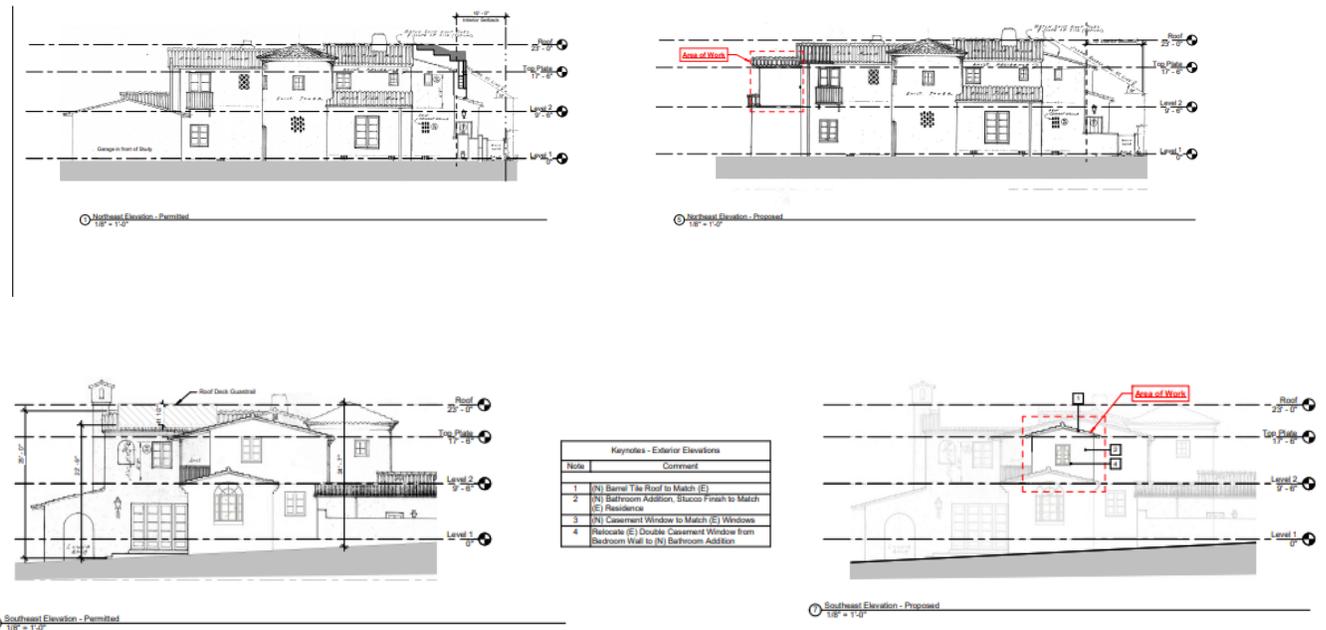
SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 2115 Garden Street

PROJECT: Listed on the Historic Resources Inventory, designed in 1927 in the Spanish Colonial Revival style.
 Proposal to construct a 71 square foot second-story addition on the south elevation to the 3,095 square foot two-story residence.

This memo, prepared by the City 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 project meets standard 1 as 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 1927 appearance.

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.

The project meets Standard 3 as 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 project meets Standard 4 as all previous changes to the building will be retained and preserved.

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

The project meets Standard 5 all distinctive materials and features of the Spanish Colonial Revival style house will be preserved.

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.

The standard is not applicable to this project.

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.

The project meets Standard 7 as 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 constructed on the roof of the one-story portion of the south elevation that faces the side of the property and the small addition will be visible from on the front elevation and from the public-right-of-way. The most distinctive character defining feature on this elevation is the large gable roof with wood, divided light window with a one-story portion of the house extending south with a gable roof mimicking it. The addition will have a smaller gable roof with a wood divided light window to mimic the existing and will be set back on the one-story gable so that the one story gable roof will still be dominate on the elevation and reflect the existing composition. The small addition is simple and tucked back from the dominant front elevation that will remain in-tact and the main focus of the building. The addition is simple and smaller than the existing elements of the house so that it will be differentiated from the original and the size, scale, proportion and massing will be compatible with the original house in that it maintains varying roof forms with a terra-cotta tile roof, smooth, stucco walls and small, wood window and will not compete or obscure the original historic resource.

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 Spanish 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.