



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: June 22, 2022

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Architectural Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 1734 Anacapa Street. Designated a Structure of Merit and under the Mills Act Historic Property Tax Reduction Program. The building was constructed in 1888 in the Queen Anne style.

PROJECT: Rehabilitation of the house to include demolition of non-historic elements and additions including: non-historic additions, enclosed upper porch and partially enclosed front, first floor porch, replace non-original windows with those that match original, remove exterior surface mounted utilities, replace third floor dormer with turret to match the original in historic photograph, add five skylights, replace/reinstall missing trims/finishes/fixtures.

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. Although it has gone through different versions of residential use, as it was divided into apartments, it has always been residential use. It will still be used as a



Historic photograph of the building prior to alterations.

residence and the proposed addition and alterations require minimal change to distinctive features, so that it will still be able to convey its original 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. The project proposes to remove part of the inappropriate alterations that were added over time and retain and preserve the distinctive materials, features, spaces and spatial relationships that characterize the property will remain including:

- *Expressive gables and bay windows on the side elevations*
- *Unique shingle siding on the second floor*
- *Sandstone walls and sandstone front porch walls and wood ornament*
- *Original doors and windows that remain*

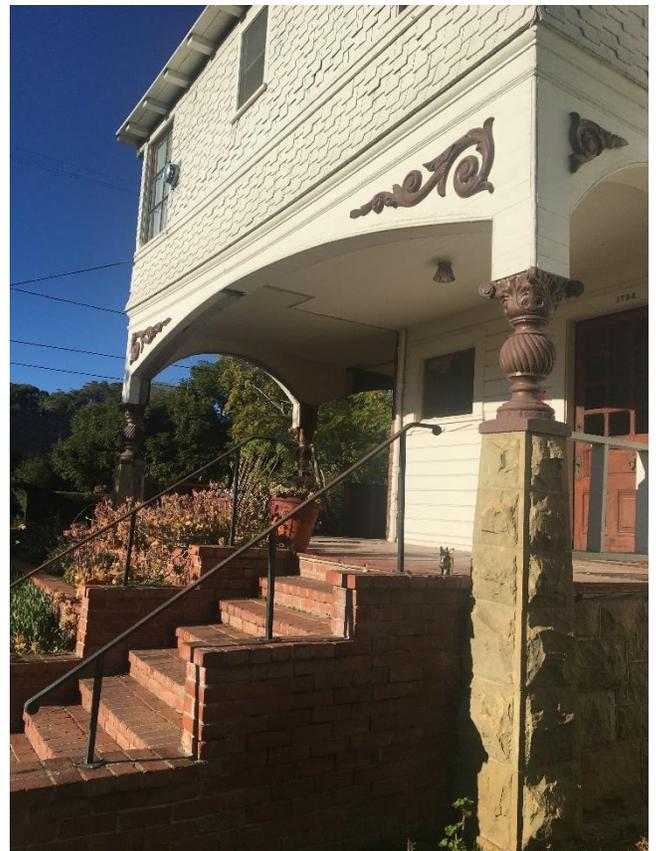


3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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.

No changes to the house have acquired significance in their own right as they were done inappropriately and not compatible to the historic resource and do not rise to the level of architectural significance that it would qualify as historic in its own right.



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

The project meets standard 5. The project is proposing to restore all the original features remaining on the building including:

- *Expressive gables and bay windows on the side elevations*

- *Unique shingle siding on the second floor*
- *Sandstone walls and sandstone front porch walls and wood ornament*
- *Original doors and windows that remain*

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 project meets standard 6. The building has had many inappropriate alterations that this project proposes to correct based on photographic evidence of the historic photograph of the building. The project proposes to restore all remaining distinctive features. Many of the missing features on the building will be replaced or returned to their original configuration based on the photographic evidence including:

- *Turret on the front elevation third floor*
- *Wood windows*
- *Original configuration of the wood front step leading to the porch on the first floor*
- *Original configuration of the front porch- removing enclosure to expose original arch and spatial relationships*
- *Remove the enclosure on the 2nd floor balcony on the front elevation to expose the original balcony*
- *Wood shingles where missing on 2nd floor*

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. 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. The exterior alterations are being completed to restore the house to its original configuration and will not destroy historic materials, features and spatial relationships that characterize the property. The only new features proposed are five skylights on the roof that will be flat skylights with minimal visibility.

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 skylights are removed the essential form and integrity of the roof will 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 house and the project will actually restore historic integrity to the house which previous additions and alterations had sacrificed. The project meets the Secretary of the Interior's Standards for Rehabilitation. The project may therefore qualify for a categorical exemption with a less than significant impact to the resource, if the HLC consent reviewer agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.