



**City of Santa Barbara**  
Planning Division

**Memorandum**

**MEETING DATE:** To be determined

**TO:** Historic Landmarks Commission (HLC)

**FROM:** Nicole Hernandez, Architectural Historian

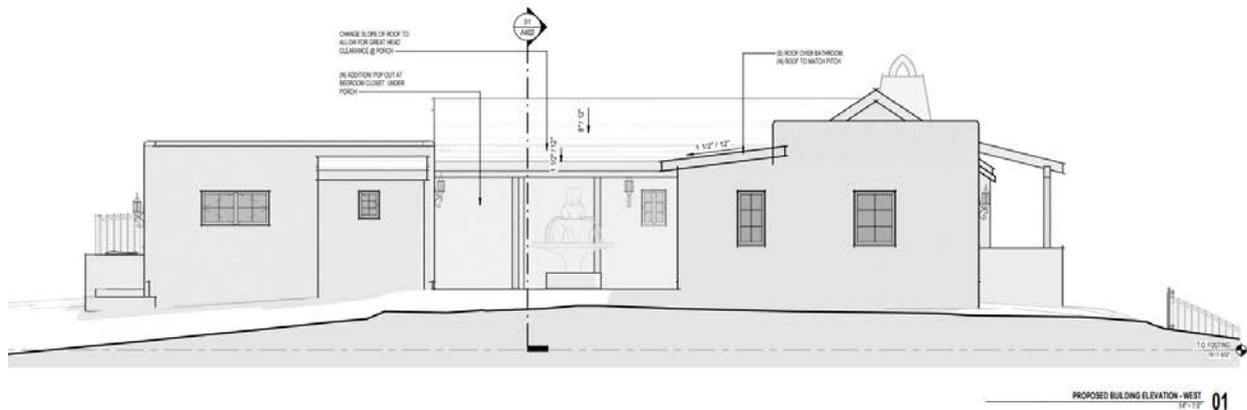
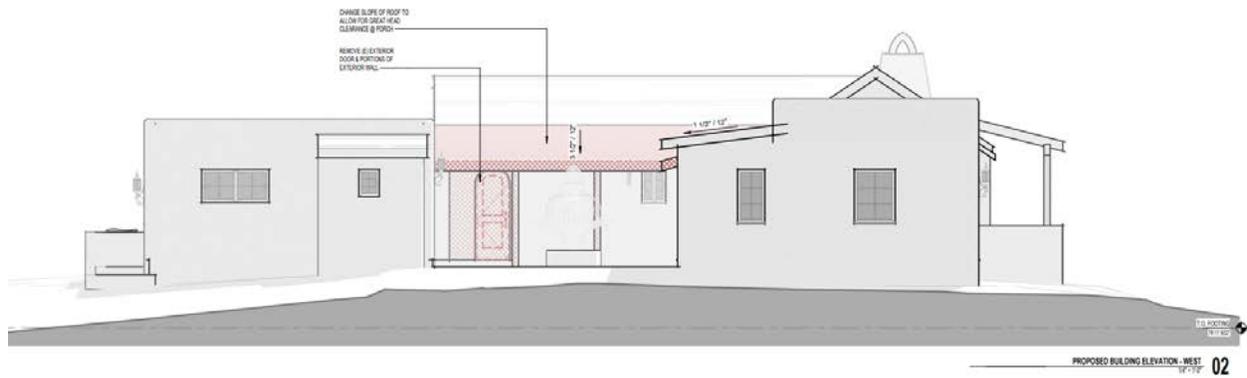
**SUBJECT:** Staff Evaluation of proposed alterations

**ADDRESS:** 1202 Diana Rd (1165 E Cota St), Structure of Merit Adobe house  
constructed in 1921

**PROJECT:** Review after final to add new 12 square feet closet addition at the rear of the adobe at existing door and patio and raise the header height ad converted covered patio and change garage doors to 8' head height.

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.





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 will require minimal change to distinctive features, so that it will still be able to convey its 1921 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 the rear elevation on which the addition will be located does not embody any character defining features. The loggia and courtyard had been previously enclosed and the project as a whole will restore the courtyard, spaces and spatial relationships. The small addition will add a wall to the courtyard but there will be no removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property.*

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.*

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 preserving and retaining the following distinctive materials, features, and finishes on the front and side elevations will remain and retain all the original features.*

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 project as a whole is restoring historic features. This project in particular is not proposing replacing any historic features.*

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 as the addition is on the least visible elevation and will not impact the integrity of the front elevations. The small addition in the courtyard will be compatible with the original house. The one story design will be compatible with the historic materials, features, size, scale and proportion and massing to protect the historic integrity of the original design, yet will be slightly differentiated to distinguish it from the original as it will slightly protrude from the other walls of the courtyard and will protect the integrity of the property and its environment.*

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 1921 adobe house which will remain in-tact and the minor alterations meet 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.