



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: August 17, 2022

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, Architectural Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 1325 Morrison Avenue

PROJECT: Demolition and replacement of single car garage to match existing with addition of gable roof

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 project meets Standard 1. 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 c. 1918 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 most distinctive historic resource is the house and the garage is visible from the streetscape as it is slightly set behind the house. The reconstruction of the garage will be located in the same location and will match existing materials so the distinctive materials and spatial relationship of the garage to the historic house and historic streetscape 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. 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. No changes to the house or site 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 distinctive materials of the main house.

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 deteriorated garage will be replaced to match the original in design, color, texture and materials with the addition of the gable roof instead of the flat roof. However, due to the main house being the historic resources, not the garage, this minor change will not impact the historic integrity of the house itself.

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.

This Standard is not applicable.

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 reconstruction of the garage in the same location and with design to match the existing with the minor addition of the gable roof, will not impact the integrity of the main house or historic streetscape. The one story garage will be compatible with the historic materials, features, size, scale and proportion and massing to protect the historic integrity of the original design, the main house and the historic streetscape, yet will be slightly differentiated to distinguish it from the original with the gable roof.

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.

The project meets Standard 10. If the garage 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 reconstruction of the garage will not have a negative impact on the historic house or streetscape of proposed Bungalow Haven Historic District, which will remain in-tact and 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.