



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: October 26, 2022

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, Architectural Historian

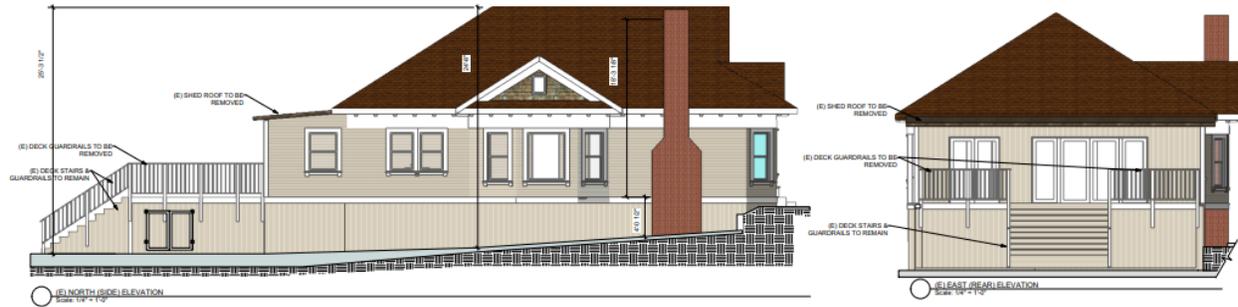
SUBJECT: **Architectural Evaluation of Proposed Addition to the Secretary of the Interior Standards**

ADDRESS: **1332 Laguna Street, Structure of Merit, Queen Anne Free Classic style house constructed in 1905**

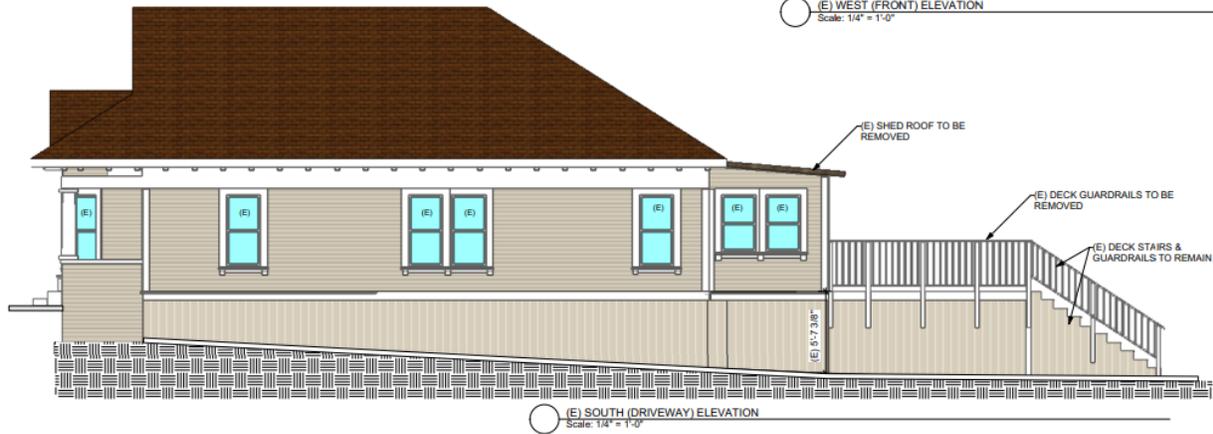
PROJECT: Proposal for a 563 net square foot rear 1st floor addition and new 168 square foot rear 1st floor deck & stairs to match existing deck exactly

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.





(E) WEST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"





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 additions will require minimal change to distinctive features, so that it will still be able to convey its c. 1905 appearance and Queen Anne Free Classic style.

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 house is an excellent example of the Queen Anne Free Classic style an important architectural style of Santa Barbara. As part of the Victorian period, Queen Anne Free Classic was popular from the late 1800's to the early 1900's, with its peak from 1900 to 1910. By the early 1900's, the highly decorative Queen Anne was steadily declining in popularity, while the Free Classic became the only Victorian style to grow in popularity. In Santa Barbara, it tended to come close stylistically to the early stages of American Colonial Revival yet retained Queen Anne characteristics such as asymmetrical plans, variously shaped shingles, and decorative bracket details. Although sometimes difficult to distinguish from American Colonial Revival because of similarities in moldings, siding, columns, etc., Queen Anne Free Classic is a distinct and important part of Santa Barbara's history and streetscape character. The Queen Anne Free Classic was popular during a period of great growth in Santa Barbara, and examples can be found throughout the historic neighborhoods surrounding downtown.



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The house at 1332 Laguna Street demonstrates the following character-defining features of the Queen Anne Free Classic style:

- *Wide, overhanging eaves that are adorned with brackets, which are flatter and have less ornament than those of a Queen Anne.*
- *The lines on the gable ends and along the cornices are very elegant and streamlined rather than the intricate spindle work or gingerbread featured in the Queen Anne.*
- *The house is clad in narrow wood weatherboards with decorative shingles in the open, front-facing gable.*
- *The house demonstrates the strongest defining feature of the Queen Anne Free Classic, which are the simple Tuscan column porch posts. Rather than the turned spindles of the Queen Anne, the Free Classic has classical columns for porch supports. Across the country, these columns often ranged from simpler Tuscan columns to high-styled Corinthian, which featured leaves at the capital. Santa Barbara favored the simpler Tuscan style. As typical of the style, the columns are only partial height, sitting on a low wall or pedestal the height of the porch railing.*
- *Railing is a simple wall with siding to match that of the house.*
- *The house features Queen Anne Free Classic style windows, with intricate, leaded glass in the upper sash of the bay window.*

The addition will be placed on the rear elevation that does not express character defining features of the house. The one-story addition limits its size and scale so that is small in relationship to the original house. The addition is on the rear elevation so that it results in the least possible loss of historic materials that are character defining to the building and the significant character defining elements are not obstructed, damaged or destroyed. The addition is subordinate and secondary to the historic building. The project does not propose removal of distinctive materials, features, and spaces. The one-story rear addition will not impact the house's character defining spatial relationships to the front landscape or street.

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 house recently completed a rehabilitation of the main historic house that preserved the distinctive character-defining features of the house. This project is retaining the distinctive materials of the 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 project is not replacing any distinctive features of the house.

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. The rear addition will be completed in a manner that will not cause damage to the historic materials of the rest of the house.

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 rear addition will not destroy historic materials, features and spatial relationships that characterize the property. The roof of the rear addition will extend the rear hip of the roof line to be a gable end facing the rear of the property. This will not impact the front character defining hipped roofline. The rear addition will be recessed slightly from the main walls of the historic house so that it is differentiated in massing from the original house. The addition proposes shingles in the new rear gable to mimic those on the original portion of the house, narrow wood weatherboards on the main wall to match those of the main house and vertical skirt to match those of the historic resource. New windows will be wood, double-hung windows to match the original windows. The addition's features of the soffit, corbels, belly band, window trim, sashes, ogees under sill trims, water bar w/ kerf, will all match existing to be compatible with the historic resource. The triptych of double hung windows in the gable is compatible with the Queen Anne Free Classic style. The new proposed brick chimney will be compatible with the existing brick chimney. The deck will have a wood railing to be compatible with the other wood materials of the house. The new deck will be wood and tile to match existing rear deck. Thus, the materials of the addition are compatible with the historic house. The rear doors are made of wood to be compatible with the historic resource materials but in a contemporary design that distinguishes the addition from the original, historic resource. The small, one-story addition and deck are compatible in size, scale and proportion, and massing to the house as they are minimally visible from the character defining front, dominant, elevation. The addition is subordinate and secondary to the historic building.

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 addition and rear deck were removed, the character-defining elements of the historic resource and its 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 project will not have a negative impact on the historic house or streetscape, which will remain in-tact and the project meets the Secretary of the Interior's Standards for Rehabilitation. The addition will not impact the building to convey its 1905 appearance and it will still qualify as a Structure of Merit, as all the character-defining elements outlined in the designation report will be retained. The project may therefore qualify for a categorical exemption with a less than significant impact to the resource, if the HLC agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.