



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: **1230 East De La Guerra Street, Historic Resources Inventory, Spanish Colonial Revival style house constructed in 1940**

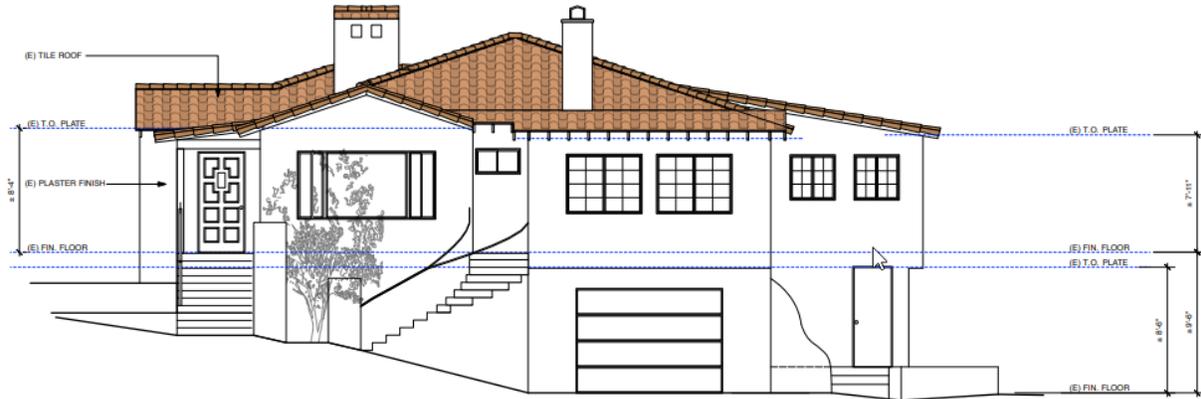
PROJECT: Proposal to construct a 178 square foot addition to the first floor in the rear, and a 172 square foot addition to the second floor in the rear, a 296 square foot upper-level deck and covered patio below and Juliet balconies in the rear.

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.



In addition, this memo also evaluates the project to the Santa Barbara Historic Resource Design Guidelines for additions.

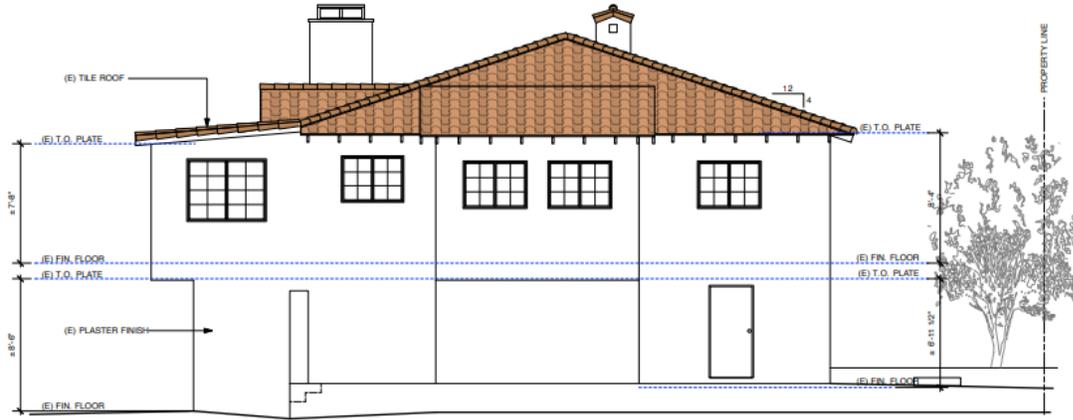




SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

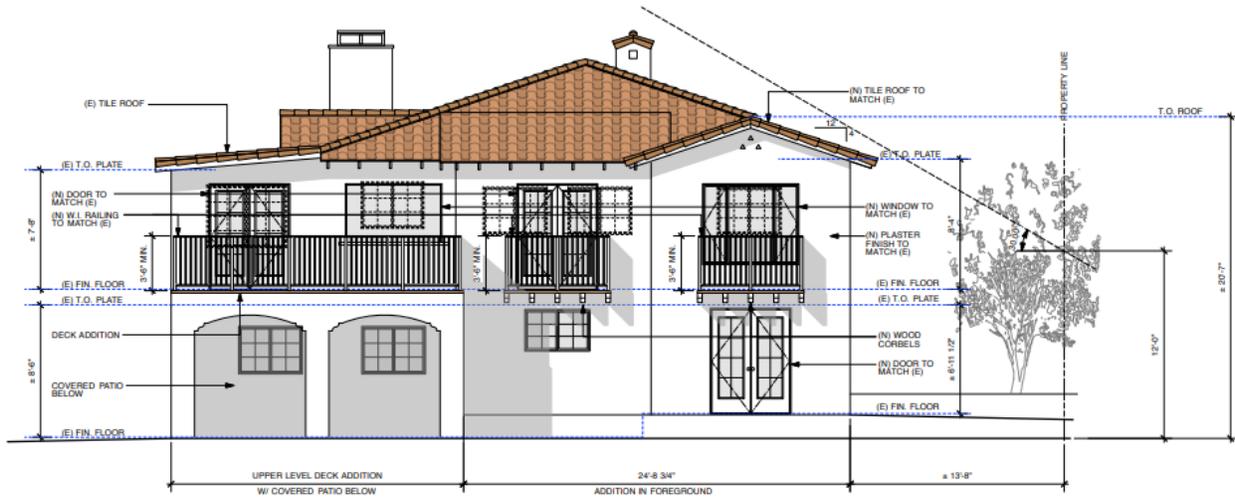


SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



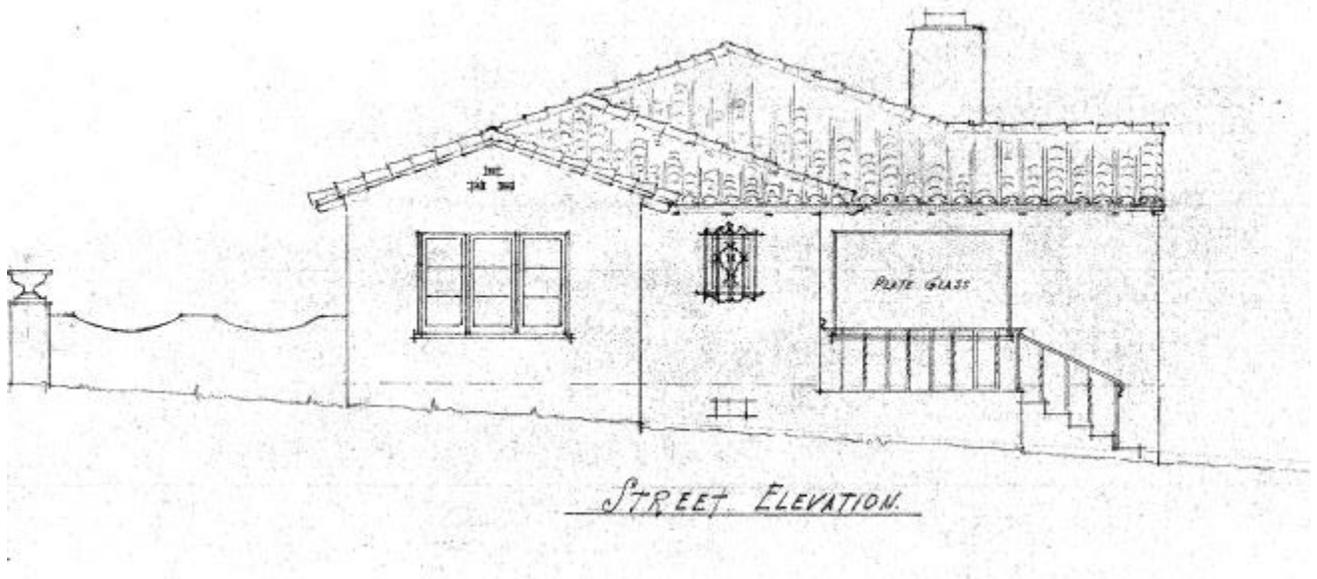
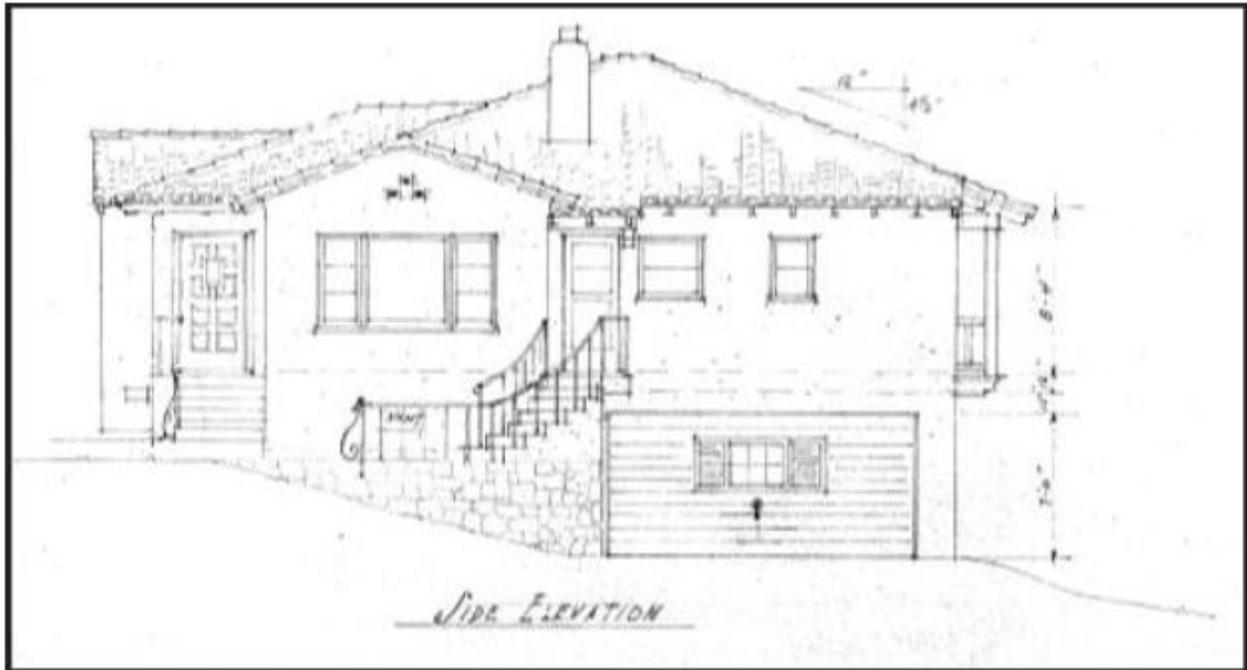
EAST ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



EAST ELEVATION - PROPOSED

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 on the front elevation and the character defining elements of the south elevation which are the most visible elevations. Character defining elements include the wood front door under the recessed porch, the triptych window and triangular decorative vents under the open gable, the sweeping curved staircase and tower like chimney will remain. The spatial relationship of the house on East De La Guerra Street will remain and the house

will continue to contribute to the Lower Riviera streetscape of single family, stucco homes so that it will still be able to convey its c. 1940 appearance and reductive interpretation of the Spanish Colonial Revival 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 subject residence employs the following character-defining elements of the Spanish Colonial Revival style:

- *Roof clad in terra cotta tiles with an emphasis on the decorative roof-to-wall edge with overhanging eave with exposed rafters.*
- *A combination of complex voids and masses creating an interplay of volumes, emphasized the front and the varying walls and roof lines and the sweeping round stair on the side elevation.*
- *Emphasis on expansive planer wall surfaces punctured by carefully placed recessed openings.*
- *Three stucco vents under the open facing gables.*
- *Access to the covered front porch via a small stairs.*
- *The front window covered in an iron grill.*
- *Wood panel door with small window.*
- *Decorative tower like chimney.*



The addition will be placed toward the rear elevation that does not express character defining features of the house. The addition limits it's 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. 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 will extend the rear roof line to be a gable end facing the rear of the property. This will not impact the front character defining hipped roofline. New windows will match the existing windows, which are aluminum clad. The addition's features will all match existing to be compatible with the historic resource. Thus, the materials of the addition are compatible with the historic house. The rear 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. The proposed arches of the covered patio below the house are compatible and in keeping with the Spanish Colonial Revival style.

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.

Historic Resources Design Guidelines for Additions:

3.1.1 Locate additions toward the rear of the main structure, away from the main façade and street front. Set back side additions from the primary façade in order to allow the original proportions, form, and overall character of the historic building to remain prominent. Avoid blocking or obstructing views of the front of the original structure.

The project meets this guideline as the side and rear addition are away from the main façade and street front and the primary façade shows it is original proportions in form and overall character of the historic building remains prominent. The addition is not blocking or obstructing views of the original structure.

3.1.2 Use landscape and design elements, such as walls and fences, to visually screen the addition from the street front.

The site has existing walls and vegetation that visually screen the rear portions of the house where the addition is proposed.

3.1.3 Preserve original architectural details. Avoid damaging, removing, destroying, or obstructing significant architectural details of the original structure.

The project is not damaging, removing, destroying or removing any significant details of the original structure.

3.1.4 Design the addition to be compatible with the original structure's mass, scale, and proportions. Avoid using a style different from that of the original structure.

The mass, scape and proportions are compatible and use the same style as the original architecture

3.1.5 Design the addition to be subordinate to the main building and not "compete" with it.

The design is subordinate to the main portion of the building.

3.1.6 Relate the addition to the main structure, rather than overwhelming it, by separating or linking it using a connecting structure, or breaking up its mass into components that relate to the original.

The rear addition does not exceed the height or width of the main house, so it does not overwhelm the main house.

3.1.7 Minimize the impact of a second-story addition to the main structure so that it appears to be an integral part of the overall design and not an obvious addition.

The two-story addition is under the same roofline as the main house as the geography slopes for the one-story front elevation to the two-story rear. Thus, the addition appears to be an integral part of the overall design and not an obvious addition.

3.1.8 Use similar finish materials and fenestration patterns as the original structure.

The addition uses similar materials as the original with stucco walls and uses windows with similar divided light patterns match the existing.

3.1.9 Echo roof forms and materials of the original structure.

The addition uses a protruding gable roof form toward the rear that echoes that on the front and side elevations with terra cotta tiles to match the existing and three decorative vents in the stucco to open gable.

3.1.17 Distinguish the addition from the original structure through simplified architectural details.

The addition echoes the original details with those that match the existing.

3.1.11 Preserve corner boards on the original building.

This guideline is not applicable.

3.1.12 Use windows in the addition that are similar in character to those of the main structure.

The windows match those of the main structure, however those in the main structure are not original, they are divided light aluminum clad.

3.1.13 Use a window-to-wall ratio similar to that of the historic structure.

The proposed window-to-wall ration is similar to the original structure.

3.1.14 Design new dormers to be in character with the primary structure's design, in scale with those on similar historic structures. Avoid overwhelming or "cluttering" the roofline in size or number of dormers.

This guideline is not applicable.

3.1.15 Preserve an older addition that has achieved historic significance in its own right.

This guideline is not applicable.

3.1.16 Remove inappropriate recent additions.

This guideline is not applicable.

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 and Santa Barbara Historic Resource Design Guidelines. The addition will not impact the building's ability to convey its 1940 appearance and it still may be eligible to be designated a historic resource, 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.