



City of Santa Barbara
Planning Division

Memorandum

DATE: July 1, 2015

TO: Historic Landmark Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of addition to a building eligible as a Structure of Merit.**

ADDRESS: **212 West Valerio**

The Urban Historian evaluates small projects to historic resources by first determining if a project is following the list of guidelines for additions that incorporate historic preservation principles set forth in the Secretary of 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 Historic Structures/Sites Report (HSSR) has been prepared and in order to appropriately guide applicants towards avoiding project impacts. The Historic Landmarks Commission may confirm staff's conclusions regarding compliance with the listed guidelines at the time of project review; or may require other design changes; or a more detailed HSSR to be prepared.

Property: The two-story, shingle sided, hipped roof structure was built c. 1905, in the Craftsman architectural style. The house is individually significant due to the high degree of the structure's architectural integrity as the house maintains its ability to convey its original appearance. As such, the house is eligible to be designated as Structure of Merit.

Project: Remove rear exterior door, porch and stairs to grade and replace with rear trellised back porch with trellis details to match existing trellis on side elevation. Replace existing exterior windows on first floor rear elevation with wood casement windows with profile details to match the original windows of the house. Add a new wood French door on the rear elevation leading to new rear deck. Remove the 2nd floor rear balcony and replace with enclosed 42 sq. ft. addition. Add new wood casement and sliding windows with details to match the original windows of the house to the 2nd floor rear elevation.

Evaluation and Compliance with Guidelines for Additions

- 1. Locate additions toward the rear of the main structure, away from the main façade and street front.**

The project meets the evaluation guidelines: The addition on the second floor and the rear deck is in the rear and away from the main façade.

- 2. Use landscape elements, such as walls and fences, to visually screen the addition.**

The project meets the evaluation guidelines: The addition on the rear is completely screened by the historic resource.

3. Design the addition to be compatible with the original structure's mass, scale and proportions.

The project meets the evaluation guidelines: The rear additions and alterations are compatible with the original structure's mass, scale and proportions.

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

The project meets the evaluation guidelines: Because the rear addition is completely hidden from the streetscape, it will be subordinate to the original structure, which will dominate the streetscape, and will not compete with it.

5. Echo roof forms and materials of the original structure.

The project meets the evaluation guidelines: The rear addition on the second floor has a closed hipped roof to echo the roof form of the original structure and will match existing material. The trellis details will match those of the original trellis.

6. Relate the addition to the main structure, rather than overwhelming it, by breaking up its mass into components that relate to the original.

The project meets the evaluation guidelines: The rear additions and the porch mass are broken away from the main structure and relate to the main structure by echoing the shape.

7. Avoid using a different style from the original structure. But, distinguish the addition from the original structure through simplified details.

The project meets the evaluation guidelines: The addition uses simplified details of the casement windows, slider windows and French door that distinguish the addition from the original structure.

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

The project does meet the evaluation guidelines: Both the rear 2nd floor addition will use shingle siding to match the originals on the house. The new windows on the rear elevation use the same wood material and profile yet a different configuration as the original windows. Fenestration pattern is similar to that of the original structure.

STAFF RECOMMENDATION: No Historic Structures/Sites Report is necessary at this time as the construction of the rear addition and porch does not have a negative impact to the potential historic significance of the Structure of Merit eligible building as it meets all of the evaluation design guidelines. The project, therefore, may qualify for a categorical exemption if the Commission agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.