



City of Santa Barbara
Planning Division

Memorandum

DATE: July 29, 2015

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, Urban Historian

SUBJECT: Review of Mills Act Ten Year Rehabilitation Plans for 2012 Anacapa St., 212 W. Valerio St. and 809 W. Pedregosa St.

2012 Anacapa Street, the Pearl Chase House: The house was designated a City Landmark on August 6, 1991. The house is significant as it was constructed in 1904 in the Craftsman style as the home of the noted Santa Barbara Community Activist, Pearl Chase. When the current owners purchased the house in 2013 they prepared a plan to continue repairing and preserving their property, including repairing critical deterioration of the wood siding, porch columns and windows. The plan will ensure that the designated City Landmark will continue to have important architectural influence on the heritage of the City.

Staff Recommendation: Staff recommends that the HLC review the proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the City Council to grant an exception to the 1.5 million total assessed property valuation limit for this property to qualify for the Mills Act Program and recommend to the Community Development Director for approval of the proposed Mills Act Contract.)

212 West Valerio Street: Constructed c. 1905, the house located at 212 West Valerio Street is an intact and exceptional example of a two-story Craftsman style house. When the current owners purchased the house in 2015, they prepared a rehabilitation plan to repair and preserve their property, including repairing the brick chimney, exterior front elevation and side porch framing. The plan will ensure that the historic resource will continue to have important architectural influence on the heritage of the City.

Staff Recommendation: Staff recommends that the HLC review the proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the Community Development Director for approval of the proposed Mills Act Contract.)

809 West Pedregosa Street: Constructed c. 1926, the house located at 809 West Pedregosa Street is an intact and exceptional example of a Craftsman bungalow style house. The current owners plan to repair and preserve their property, including repairing the termite damaged wood siding and windows. The rehabilitation plan will ensure that the historic resource will continue to have important architectural influence on the heritage of the City.

Staff Recommendation: Staff recommends that the HLC review the proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the Community Development Director for approval of the proposed Mills Act Contract.)