



**Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** October 7, 2015

**TO:** Historic Landmark Commission (HLC)

**FROM:** Nicole Hernandez, City Urban Historian

**SUBJECT:** Concept Review for 314 West Ortega Street

**ADDRESS:** **314 West Ortega Street**

The residence at 314 West Ortega Street was constructed c. 1890 in the folk Victorian style. In the West Downtown survey, the structure was found to be a contributing structure for its architectural features that contribute to the overall visual character of the proposed Castillo Street Historic District. The survey results and the identified contributors list of the proposed district were accepted by the HLC on May 22, 2013 at a public hearing.

The two-story house is currently in deteriorated condition and the new property owner has consulted with the urban historian and planning staff on several proposals for improvements to the property. The owner initially requested complete demolition of the structure; however staff discouraged this approach. Staff advised the applicant to reconstruct the original façade and a design a project that complies with the Secretary of the Interior's Standard for Treatment of Historic Properties with the primary goal to preserve the contributing structure and streetscape of the proposed district.

The applicant has found the house to be too structurally unsound to restore, demolition is required and rehabilitation is not feasible. The proposal submitted for conceptual review is proposing to reconstruct the front elevation of the house according to the Secretary of the Interior's Standards for reconstruction and add to the house towards the rear and side elevations in order to meet current needs.

During a site visit with historic consultant, Ronald Nye and project applicants, staff suggested presenting the current project proposal to the Historic Landmarks Commission for initial concept review prior to preparation of the Historic Structures/Sites Report (HSSR), as the HLC may have beneficial suggestions on the design of the project. Once the applicant has direction on the design from the HLC, the historic consultant will complete an HSSR to evaluate the project according to the Secretary of the Interior's Standards for reconstruction of the façade and additions to historic resources.