

# POST/HAZELTINE ASSOCIATES

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### 1.0 INTRODUCTION, REGULATORY SETTING & PROJECT HISTORY

This Phase 2 Historic Sites/Structures Letter Report is for a 0.98-acre property at 1626 Santa Barbara Street, Santa Barbara, California (Figures 1 & 2) (APN 027-192-027). The study will determine the potential significance of the property. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports* (January 2002)). The Phase 2 HSSR Letter Report will evaluate potential impacts to significant historic resources on or adjacent to the project parcel from the proposed project. Prepared by *Post/Hazeltine Associates*, this Letter Report follows the guidelines for such studies set forth in the City of Santa Barbara MEA. Unless otherwise stated the photographs were taken in May of 2016.

#### 1.1 PROJECT HISTORY

In 2014, the construction of a two-story addition housing a garage and second floor living space and a one-story hyphen connecting the existing house to the new wing housing the garage were proposed. A Phase 1 HSSR was prepared to determine if the property was a significant historic resource for the purposes of environmental review.

##### Historic Resources Studies

A Phase 1 Historic Structures/Sites Report prepared by Post/Hazeltine Associates was reviewed and accepted by the Historic Landmarks Commission on November 5, 2014. The report determined that the following buildings, features and landscape elements are significant historic resources for the purposes of environmental review: 1) the house (excluding non-historic additions and alterations); 2) the large Morton Bay Fig Tree; and 3) the sandstone block retaining/boundary walls along Santa Barbara Street and East Valerio Street, which were eligible for listing as a City of Santa Barbara Structure of Merit (Post/Hazeltine Associates 2014).

Designation

November 5, 2014: HLC passed a motion to add the structure (house), sandstone walls, Ficus tree and Canary Island Date palm tree to the City List of Potential Historic Resources.

(see next page)

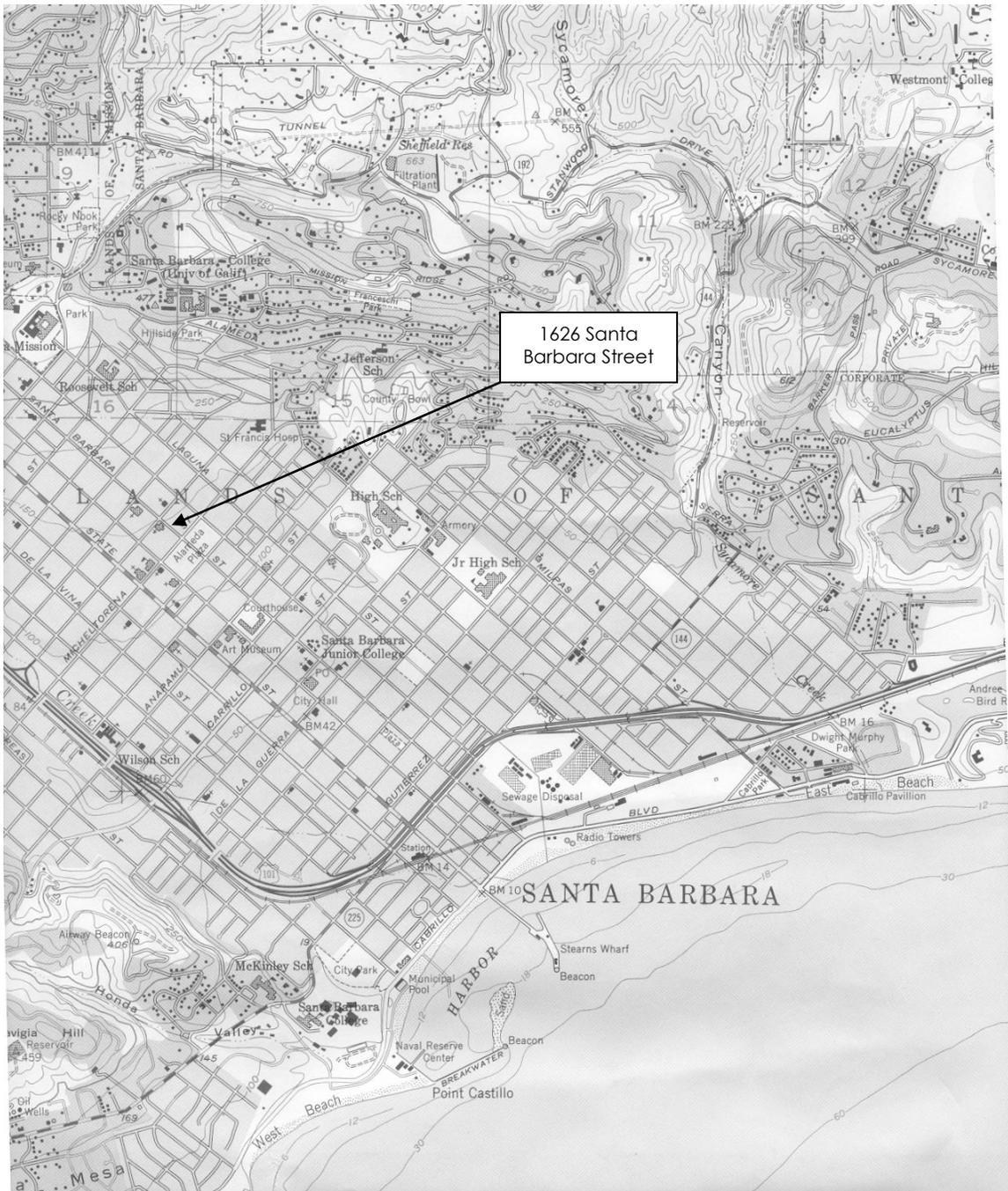


Figure 1  
Location Map for property at 1626 Santa Barbara Street

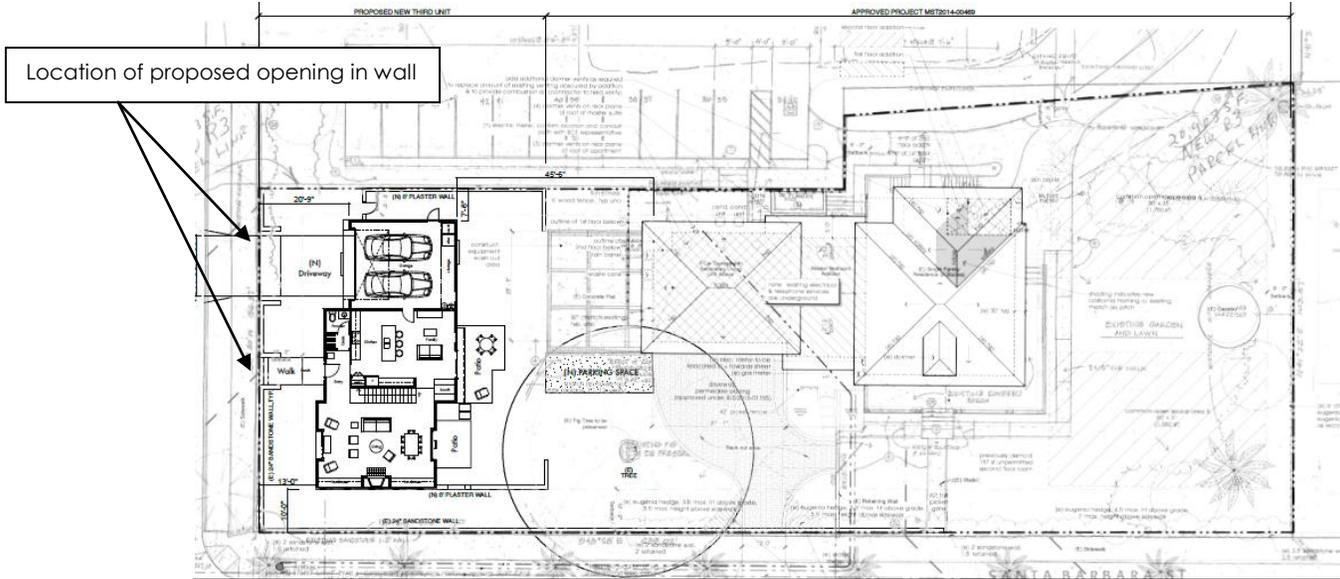


Figure 2  
Site Plan with proposed Improvements

Design Review for the Previous Project

The approved project for the property, which is currently under construction, was approved by the HLC under MST 2014-00469. The project included the removal of an unpermitted second floor addition, the construction of first and second floor additions, including a two-story wing housing a first floor garage and a second floor residential unit as well as a one-story addition linking the original house with the garage wing. The project also included new landscaping, driveway, paved parking and a curb cut. The curb cut and new driveway currently being installed were permitted under BLD2015-01155.

November 5, 2014: Project underwent conceptual design review and continued indefinitely with comments. It was also determined that a Phase 2 Historic Structure/Site Report was not yet necessary.

December 17, 2014: Project was ready for project design approval. It was also determined that the project qualified for an exemption from further environmental review based on the Commission's analysis and CEQA Certificate of Determination on file for this project.

April 8, 2015: Project continued indefinitely to provide an arborist's report regarding the new driveway's impact on the Morton Bay fig tree's roots.

May 6, 2016: Project Design and Final Approvals.

## 1.2 PROJECT DESCRIPTION

The applicant proposes to construct a detached 2,537 square-foot two-story Mediterranean style house with an attached two-car garage at the north end of the parcel adjacent to East Valerio Street (Figure 3 and see Figure 2). Construction of the house and its related improvements would require the removal of approximately 8 feet of the existing sandstone retaining wall to allow for the insertion of a driveway to the proposed garage located near the northeast corner of the parcel on the East Valerio Street frontage. An additional six-foot, 6-inch section of the retaining wall would be removed to allow for the insertion of a pedestrian walkway linking the house to the sidewalk. The architect for the project is Keith Rivera, AIA.

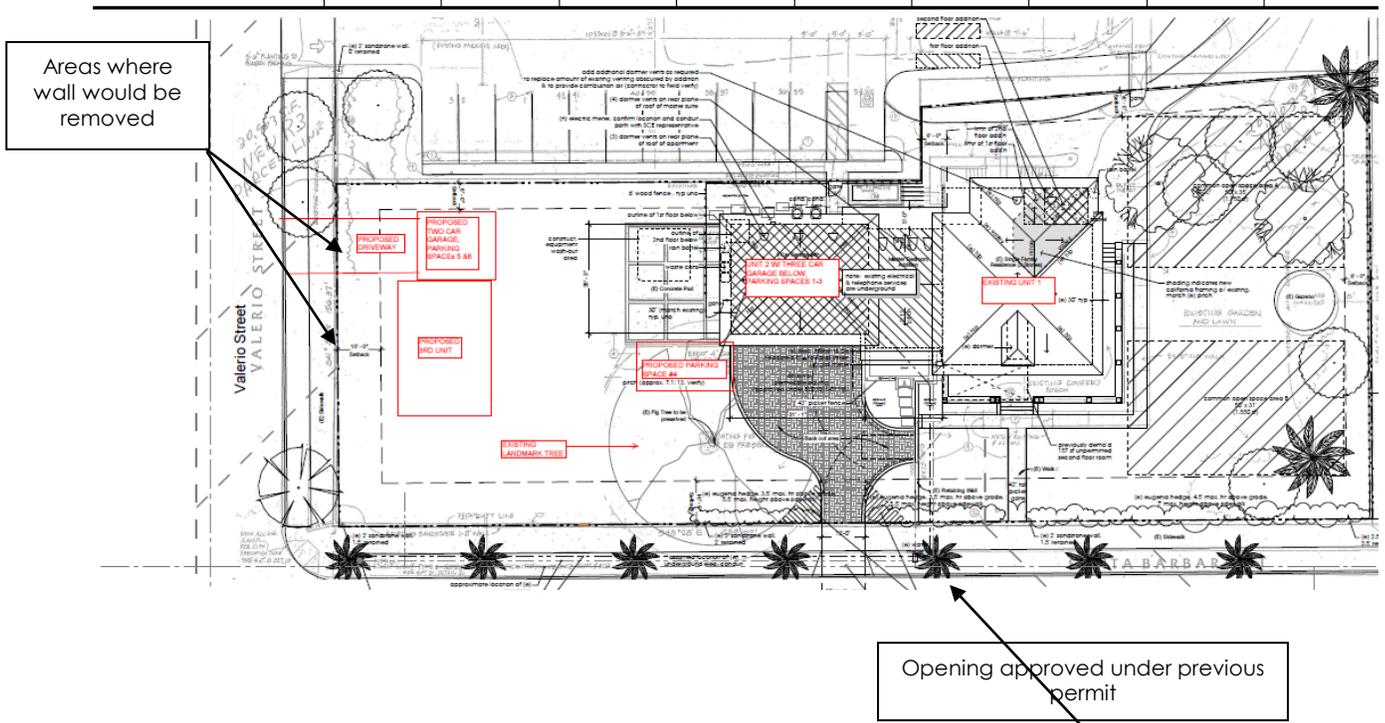


Figure 3  
Site Plan with proposed Improvements and improvements carried out under previous permits

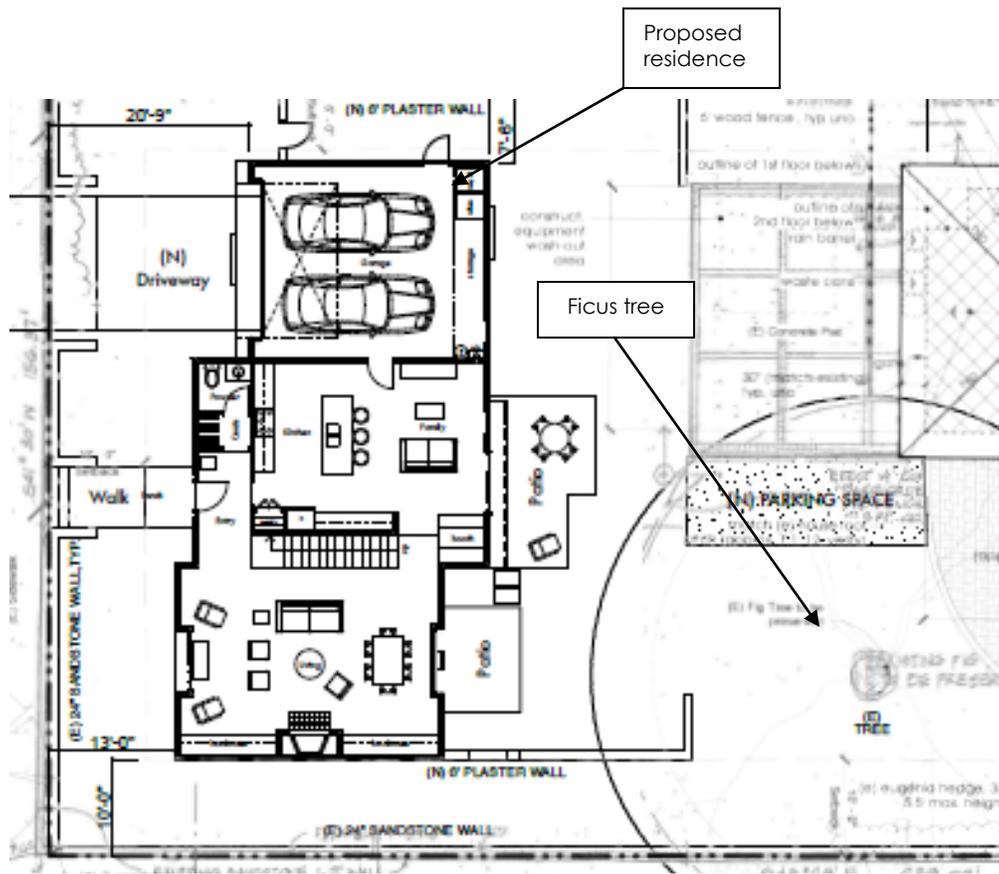
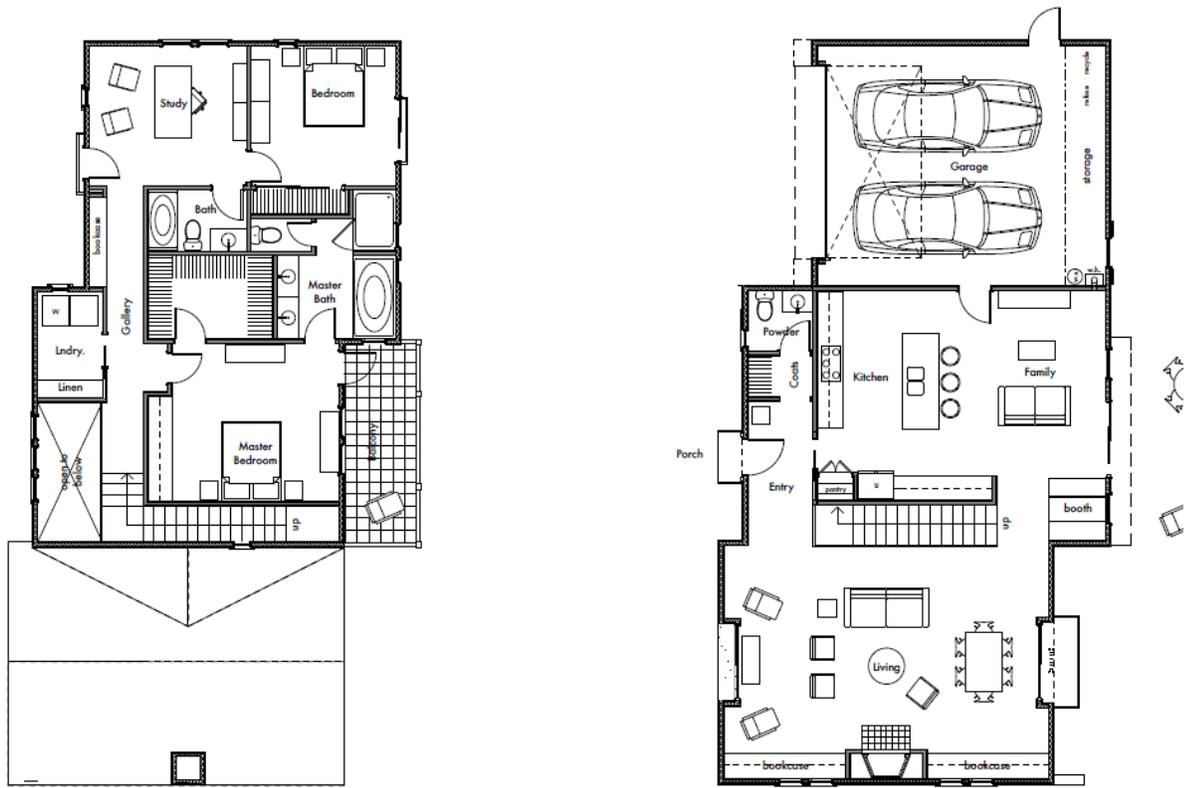


Figure 4  
 Site Plan with Detail of New Residence and Location of Ficus tree



② SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

① FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Figure 5  
Site Plan with Floor Plan of New Residence and location of Ficus tree



Figure 6  
Elevations of New Residence and Existing House

## 2.0 EVALUATING SIGNIFICANT IMPACTS TO SIGNIFICANT HISTORIC RESOURCES

### 2.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

*An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).*

CEQA defines material impairment of a historic resource as follows:

*(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

*(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;*

*(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2)).*

- (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.*
- (4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

The following direction for applying mitigation measures is found in Section 2.5 of the MEA Guidelines for Archaeological Resources and Historic Structures and Sites (2002: 65 - 70).

These include the following:

- 1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources.*
- 2) Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and*
- 3) Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A

resource's significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) *Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 2) *Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 3) *Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 4) *Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 5) *Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior's Guidelines that would apply to this treatment).*
- 6) *Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 7) *Demolition of historic structures with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.*
- 8) *Commemoration of the demolished structure with a display of text and photograph within the new building.*
- 9) *Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.*
- 10) *Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.*
- 11) *Salvage of significant materials for conservation in an historical display.*

Secretary of the Interior's Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

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.*
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.*
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.*
4. *Changes to a property that have acquired historic significance in their own*

*right will be retained and preserved.*

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

*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.*

*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.*

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

*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 shall 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.*

*10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).*

## **2.2 Work Plan and Proposed Project**

The work plan focuses on identifying the property's character and non-character-defining features to provide a basis for evaluating the project's impacts to the significant historic resources identified in this report. The evaluation applies the Secretary of the Interior's Standards for Rehabilitation to determine the project's impact on significant historic resources.

The project includes the construction of a 2,066 square-foot (net) Mediterranean style residence and a 471square-foot (net) attached garage at the north end of the parcel facing East Valerio Street (see Figures 3 -6). The proposed project also includes the dismantling of a 12-foot wide section of the sandstone retaining wall on East Valerio Street for the insertion of a new driveway. A further six feet of the retaining wall would be removed to allow for the insertion of a pedestrian pathway from East Valerio Street the proposed residence's front door. The project description includes documentation of the wall before its alteration and the re-use of the dismantled sections of sandstone wall in the wing walls of the new driveway on East Valerio Street. The new wing walls would match the design of the historic wall in appearance including dimension, exterior finish, the use of a cap stone and the width, color and texture of the mortar joints.

## **2. Identifying the Property's Significant Historic Resources and their Character Defining and Non-Character-Defining Features**

### House

In October 18, 1904, a building permit was issued to construct, at a cost of \$4,000.00, a two-story house at 1626 Santa Barbara Street; the contractor for the job was the firm of Hardy and Robinson (City of Santa Barbara Building Permit Log, Volume One, October 28, 1904). There is no documentation regarding whether the house was designed by an architect, but the sophistication of its architectural scheme and the employment of the Eclectic style, a style relatively new at the time, would seem to indicate that it may have been architect-designed.

#### Character-Defining:

- Overall footprint, massing and roof type;
- Exterior cladding;
- Fenestration dating to the early 20<sup>th</sup> century; and
- Porch.

#### Non-Character-Defining:

- Exterior alterations postdating the early 20<sup>th</sup> century including the additions and alterations approved in 2015.



Figure 7  
1626 Santa Barbara Street, Santa Barbara Street Frontage (with house, approved curb cut and historic trees)

Hardscape:

Character-Defining (Figures 8 -11)

- Sandstone block boundary/retaining walls and steps on Santa Barbara Street;
- Sandstone block boundary/retaining wall on East Valerio Street.



Figure 8  
1626 Santa Barbara Street, Sandstone Retaining Wall at Intersection of Santa  
Barbara Street and East Valerio Street



Figure 9  
1626 Santa Barbara Street, Sandstone Retaining Wall on East Valerio Street



Figure 10  
1626 Santa Barbara Street, Detail of Sandstone Retaining Wall on East Valerio Street  
(at location of proposed driveway)



Figure 11  
1626 Santa Barbara Street, Detail of Sandstone Retaining Wall on East Valerio Street  
(at approximate location of proposed driveway)

Non-Character-Defining:

- Concrete patio off north elevation of existing house; and
- Concrete walkways.

Plantings:

Character-Defining (see Figure 7)

- Ficus tree (*Ficus macrophylla*) facing Santa Barbara Street; and
- Canary Island Date Palm (*Phoenix canariensis*) located near south property line.

### **10.2.1 Application of the Secretary of Interior’s Standards for Rehabilitation to the Project**

The following Standards apply to the project as a whole:

Standard 1: The property is being returned to its historic use as a residential property after serving many years as a meeting place for the adjacent church. Between 1907 and the 1960s the property was multi-residential in character with the existing house constructed in 1904, a second residential unit built in 1907, a barn and corral built in 1908 and a small detached building built behind the house sometime between 1904 and 1907. Because the property historically functioned as a multi-residential property between 1907 and the 1960s the construction of an additional detached residential unit would not introduce a use that is inconsistent with the property during much of the 20<sup>th</sup> century.

Moreover, the project does not propose construction in close proximity to the

Morton Bay Fig tree which is located approximately 40 feet southwest of the proposed house.

The previously approved project (MST 2104-00469) removed approximately 12 feet of the approximately 252-foot long sandstone wall on Santa Barbara Street to allow for a 12-foot wide driveway to exit the property. The driveway cannot be linked the public street via the approved (under construction) curb cut on Santa Barbara Street because the new section of driveway would require further paving under the canopy of the Ficus tree. Direct impacts to the approximately 85-foot long sandstone wall are confined to the removal of 16 feet of the existing stone wall to allow for a 12-foot wide driveway and a 4-foot wide paved pathway from the street the front door. Removal of these two sections of wall would leave approximately 69 feet of the sandstone wall in place on East Valerio Street and an approximately 233-foot-long section of wall on Santa Barbara Street. The project description includes documentation of the wall before its alteration and the re-use of the dismantled sections of sandstone wall in the wing walls of the new driveway on East Valerio Street. The new wing walls would match the design of the historic wall in appearance, dimension, exterior finish, the use of a cap stone element and match the material, width, color and texture of the original mortar joints. Removal of 18 feet of the wall would alter a feature determined eligible for listing as a City of Santa Barbara Structure of Merit as a contributing feature to a designation that includes the house built in 1904, the Ficus tree, Canary Island date palm and the sandstone retaining wall. The removal of a portion of the sandstone wall would alter a historic feature. The impact of this impact of this alteration is ameliorated by the retention of the remainder of the wall of which over 80 percent would remain in place. Provided the proposed driveway and walkway openings are the minimum width required by code, the stone from the dismantled sections of wall are re-used in the new wing walls of the driveway opening and walkway opening and the mortar joints and material match the original pointing type and style, and the wall is documented prior to its alteration (as detailed in the project description) the proposed project would meet Standard 2.

Standard 2: The proposed location of the new residence was once the side of a clay tennis court which was removed more than 50 years ago. Construction of a two-story building at this location would not impair views towards the original house at 1626 Santa Barbara Street, as the north elevation of this building will be largely encapsulated by new construction approved under MST 2014-00469. As noted above under the discussion of Standard 1, the removal of a portion of the sandstone wall would alter a historic feature of the property. Provided the measures outlined above under Standard 1 are implemented, the proposed project would meet Standard 2.

Standard 3: Standard 3 does not apply because the project does not propose the addition of conjectural features or elements from other historic properties. Therefore, the proposed project meets Standard 3.

Standard 4: The proposed project does not propose alterations to features that

have acquired historic significance in their own right. Therefore, the proposed project meets Standard 4.

Standard 5: Because over 80 percent of the total length of the sandstone walls on the 1600 block of Santa Barbara Street and the 200 Block of East Valerio Street would remain in-place, a sufficient amount of the original wall would remain in-situ to convey its appearance, craftsmanship and construction technique. Therefore, the proposed project meets Standard 5.

Standard 6: The project does not propose repair of the wall. Therefore, the proposed meets Standard 6.

Standard 7: Dismantling and re-using segments of the existing wall are considered a treatment; therefore, Standard 7 applies to the proposed project. The project proposes to re-use the dismantled section of the wall in the new wing walls for the driveway and concrete walkway linking the sidewalk with the new house's front door. The new sections of retaining wall would reuse the original sandstone blocks and caps and would incorporate new mortar joints matching the wall's original pointing (mortar joints) in material, width, texture, color and appearance. This approach meets the guidance for repointing stone masonry outlined in National Park Service Brief 2: "*Repointing Masonry Joints in Historic Masonry Buildings.*" Therefore, the proposed project meets Standard 7.

Standard 8: The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: While the removal of section of the sandstone wall would alter this feature, over 80 percent of it would remain, which would allow this feature to convey its historic appearance and associations with the property. Therefore, provided the measures outlined under Standard 1 are implemented, the proposed project would meet Standard 9.

Standard 10: The house and its attached garage could be removed in the future with no further impacts to significant historic resources, thereby meeting Standard 10.

### **10.3 Evaluation of Cumulative Impacts to Significant Historic Resources from the Proposed Project**

The cumulative impact analysis will focus on evaluating the effect of the proposed project at 1626 Santa Barbara Street and other past, present and reasonably foreseeable projects on the project parcel and in its vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR §800 as amended). Specifically, Number § 800.5 (a) (1) states that: *an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a*

*historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total effects on a resource of that action and all other activities affecting that resource (CEQ 1987).*

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property's use or of physical features within the property's setting that contribute to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project at 1626 Santa Barbara Street and its contribution to cumulative impacts to the character-defining features of significant historic resources identified in this report and enumerated in Sections 10.2 of this report.

A review of City records did not reveal any projects on other parcels in the vicinity of the proposed project. These projects are minor in scope and do not have the potential for significantly contributing to cumulative impacts to significant historic resources located on or immediately adjacent the 1200 block of Santa Barbara Street or the 200 Block of East Valerio Street. The previously approved project at 1626 Santa Barbara Street (MST 2014-00469) did include the removal of 12-foot section of sandstone retaining wall on Santa Barbara Street. The incremental contribution of the currently project at 1626 Santa Barbara to cumulative impacts to the sandstone wall and other historic resources on the project parcel is not considered significant since over 80 percent of the wall would remain in place, which is a sufficient amount for the resource to convey its historic appearance, level of craftsmanship and historic associations. The incremental contribution of the proposed project to cumulative impacts resulting from this project and other projects in the vicinity is therefore, considered Less than Significant (Class III) because the installation of the new house and attached garage, driveway, walkway would not substantially impact the physical integrity of the resource, its ability to convey its important historic associations or appearance during the resource's period of significance provided the design guidance outlined in Section 10.2.1 of this report is implemented. These measures shall also include the review and approval of the final plans for the re-use of the sections of the dismantled wall by the City of

Santa Barbara Urban Historian to ensure the plan's consistency with the guidance in this report.

#### **10.4 Impacts to Adjacent Significant Historic Resources**

Significant historic resources adjacent to the project parcel include: 1) First Church of Christ Scientist, 120 East Valerio Street (1931, Henry H. Gutterson); 2) McCormick House, 1600 Santa Barbara Street (1904); 3) H. A. Smith House, 225 East Valerio Street); and 4) Unity Church, 227 East Arrellaga Street. The proposed project at 1626 Santa Barbara Street, which will meet the Secretary of the Interior's Standards for Rehabilitation if the proposed guidance outlined in Section 10.2.1 of this report, does not have the potential for substantially impacting the historic streetscape of the 1200 Block of Santa Barbara Street or the 200 block of East Valerio Street or the historic properties listed above since the sandstone retaining wall would retain its overall integrity of design and appearance and its eligibility for inclusion on the City of Santa Barbara Potential Historic Resources List. Moreover, the construction of a house at the north end of the lot will not be immediately adjacent to the nearby historic resources and its Mediterranean design emulates the characteristic development pattern of the neighborhood which is eclectic with a range of architectural styles ranging from Queen Anne to post World War II styles such as that exemplified by the nearby Unity Church. Therefore, implementation of the proposed project would result in a Less than Significant Impact (Class III) to adjacent significant historic resources located at 1626 Santa Barbara Street or on adjacent parcels.

#### **11.0 SUMMARY AND CONCLUSIONS**

This Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has determined that the proposed project to add an additional residence to the property and to alter an existing sandstone wall that is a contributor to the property's historic significance, would meet Secretary of the Interior's Standards for Rehabilitation provided the measures outlined in Section 10.2 and 104 of this report are implemented. With implementation of these measures project impacts would be Less than Significant (Class III).

#### **12.0 LIST OF SOURCES CONSULTED AND BIBLIOGRAPHY**

##### **The following archives were used in the preparation of this report:**

City of Santa Barbara Community Development Department, Records Management Division: Street and Planning files for 1626 Santa Barbara Street

National Park Service

N.D. Preservation Brief No. 2: *Repointing Mortar Joints in Historic Masonry Buildings*. Robert C. Mack, FAIA, and John P. Speweik

Post/Hazeltine Associates  
2014 Phase 1 Historic Structures/Sites Report for 1626 Santa Barbara Street, Santa  
Barbara, California. Prepared for Bob Fulmer, September 25, 2014.