



City of Santa Barbara
Planning Division

Memorandum

DATE: August 18, 2017

TO: Architectural Board of Review

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of 825 De la Vina Street – Project Proposed Adjacent to a Potential Historic Resource**

The proposed project includes construction of a new four-story mixed use building consisting of commercial square footage and 21 apartment units adjacent to 817 De La Vina Street, a two-story Italianate building constructed c. 1870-80s that is currently being evaluated for significance in a Historic Structures/Sites Report. The building two doors down from the project site at 815 De La Vina is listed on the Potential Historic Resources List as eligible to be designated a City Landmark, the Queen Anne Style building was constructed in 1888.

The proposed building will be in-between the two-story Italianate residential style building (817 De la Vina) and a three story commercial building (829 De la Vina) constructed in 1978. The neighborhood has an important collection of Folk Victorian residences, but also homes constructed in the Craftsman, Queen Anne, Stick, and Italianate styles. The purpose of this staff evaluation is to assist the ABR and the applicant in achieving neighborhood compatibility with the transition between the existing Italianate house and the new development using applicable, recently adopted, infill guidelines.



Project site between the c. 1870s Italianate building and the 1978 Commercial building.

INFILL DESIGN GUIDELINES FOR PROJECTS ADJACENT TO HISTORIC RESOURCES:

1. *Styles of new or remodeled buildings should be compatible and fit with the character of adjacent structures.*
 - The proposed building carries some materials, window patterns and cornice treatment from the adjacent Italianate building. Consider looking at the 10 surrounding buildings for context, provide a height study, and a complete street view including your project for the context study as per the list of supplemental design review submittal materials for infill development of Multi-Unit, Mixed-Use, and Nonresidential Projects.)
2. *Special consideration shall be given to setbacks for projects adjacent to historic resources and/or historic patterns of development to be compatible with other historic resources on the street.*
 - The proposed project has various setbacks:
 - The commercial storefront portion to the south of the facade is 10 feet back with a gallery/balcony extending to approximately 3 feet back.
 - The street elevation wall is set 10 feet back.

There is a current proposal to move the Italianate building forward approximately 28 feet to have a 9 foot setback as it currently is set back about 40 feet back and the Queen Anne at 815 De La Vina's porch line is set back 29 feet. The 1978 building at 829 De La Vina Street has no setback. The proposed project is transitioning from the 1978 contemporary building with no setback, toward the deep setbacks of the Victorian buildings. If the Italianate building is moved forward, the setback would be consistent with the new construction, however, until the historic significance of the building is determined, it is not established that the Italianate will be relocated on the site and the Queen Anne will have its own, original, large setback.

3. *Design interior setbacks to maintain an appropriate distance to provide views to the resource, appropriate light and air, and avoid impacts such as crowding or looming over adjacent historic resources.*
 - The project is 15 feet from the Italianate house. The third story eave is the same height as the Italianate and the 4th story is stepped back so that the building does not loom over the Italianate house at the front elevation meeting this guideline. However, the side elevations that are four stories will loom over the two story Italianate.
4. *Location of parking and garages should be sensitive to adjacent historic resources.*
 - The entrance to the parking garage is proposed in the center of the building and dominates the design of the facade. This is not a traditional location for a garage entrance. Consider decorative garage doors or gates to fill the void at the street scape.
5. *Orient the front entrance of the building to the street and clearly identify the front entrance unless this is not the predominant pattern on the street.*
 - The project meets this guideline as the front entrances are facing De La Vina Street.
6. *Larger buildings should be stepped down in height as they approach smaller adjacent historic resources.*
 - This method was used as the fourth story is stepped back and the cornice above the third story is at the same height as the peak of the hipped roof of the Italianate building.
7. *Design the front façade to appear similar in scale with adjacent historic resources.*
 - With the fourth story stepped back from the street and the third story being equal height to the Italianate, the building meets this guideline. The windows have a similar size and orientation to those on the Italianate building that help make the facades have a similar scale.

8. *Align foundation and floor-to-ceiling heights to be sensitive to adjacent historic structures.*
 - Because of the differing proportions of the buildings, the project does not employ this guideline. The first floor of the Italianate is raised, whereas the commercial building's first floor is level with the street. The four story building has 3 floors in the space the Italianate building has two.
9. *Align eaves, cornices, and ridge lines to be compatible with those of the neighboring historic structures.*
 - The project does not employ this guideline. The top of the cornice on the new project aligns with the top of the hipped roof of the Italianate building. However, the cornice is extended into the central bay windows so that it draws the eye across the façade at the same line. Consider adding a profiled molding under each floor of the three story balcony's in order for the architectural imagery to be consistent. Consider adding bases to the columns so that there is a transition to the floors.
10. *Design the front of buildings to have a similar rhythm and pattern of window and door openings as those of the existing streetscape.*
 - The new building employs this guideline by echoing the elongated one-over-one window pattern of the Italianate building.
11. *Incorporate materials and colors similar to those traditionally used in neighboring historic structures.*
 - The new building employs this guideline in that it echoes the cornice line with brackets of the Italianate house into the cornice above the third and fourth floors. The building also uses horizontal, wood siding and wood framed windows and trim work that are compatible since they are same type of construction materials found on the historic house.

URBAN HISTORIAN SUMMARY COMMENTS. The building meets several of the Infill Design Guidelines, especially in the use of window patterns in the bay windows and the cornice pattern. The mass, bulk and scale of the four stories is much larger than the Italianate house, the project steps the fourth floor back to reduce the impact of the size bulk and scale on the streetscape, but the overall mass on the lot is much larger than the Italianate house.