



City of Santa Barbara
Planning Division

Memorandum

DATE: July 15, 2015

TO: Historic Landmark Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of addition to a building eligible as a contributing structure to the proposed Mission Gardens Historic District.**

ADDRESS: **407 East Padre Street**

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, Spanish Colonial Revival house was designed by A.B. Harmer, a Santa Barbara designer who had been in practice beginning the 1920s and was most noted for his residential designs in the Spanish Colonial Revival Style. The structure was built c. 1927 with stucco siding and a hipped roof .

Project: Proposal for two single-story additions totaling 56 square feet on the rear of an existing 2,090 square foot residence, remove two windows on rear east elevation to replace with wood, French doors with side lights. The rear patio will be surfaced with 396 square feet of Saltillo tile. Installation of a Juliette balcony railing over the original double French doors at the porte cochere, installation of gates at the front elevation at the arch of porte cochere. A wrought iron fence is proposed at front along the stone wall.

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 partially meets the evaluation guideline: The addition on the first floor 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 guideline: 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 guideline: 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 guideline: 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 guideline: The rear addition has a gabled roof rather than a hipped roof but will match existing terra cotta roof material

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 guideline: The rear addition is on the rear wing of the building does not overwhelm the main structure or rear wing.

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 guideline: The addition uses simplified details of the French doors with side lights and less fenestration than the original building that distinguishes the addition from the original structure.

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

The project does meet the evaluation guideline: The addition will use stucco siding to match the originals on the house. The new doors on the rear elevation use the same wood material and profile yet a different configuration than the original doors.

STAFF RECOMMENDATION: No Historic Structures/Sites Report is necessary at this time as the construction of the rear addition and does not have a negative impact to the potential historic significance of the building as it meets all of the evaluation design guidelines. The Juliette balcony railing is an appropriate alteration as it provides safety while allowing the original doors to be retained and opened. Staff recommends the driveway gate in the porte cochere be a wrought iron fence so that it is relatively transparent in nature and will have less impact on the front elevation and streetscape. 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.