



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** December 16, 2015

**TO:** Historic Landmark Commission

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

**SUBJECT:** Staff Evaluation of addition to a building eligible as a Structure of Merit

**ADDRESS:** 1735 Bath 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 guide applicants appropriately 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, may require other design changes, or may request that a more detailed HSSR be prepared.

**Property:** The house was surveyed in 1980 and found to be constructed in 1916 in the Craftsman style. The house retains a majority of its character-defining elements, including its wide, overhanging eaves; original wood; Craftsman-style windows; square, tapered columns on brick piers; and hipped roof. The house contributes to the visual and physical integrity of the neighborhood, which has a combination of Victorian and Craftsman-style homes, and as the type of residence typically found in the City's modestly scaled residential neighborhoods during the early-twentieth century.

**Project:** Proposal to add a 667 square foot master suite/second floor to the one-story single family residence; re-situate the detached single-car garage to be conforming within setbacks, with an addition of 60 square feet of new construction; add a new fence at the front yard; and add a new raised wood deck at the rear yard.

**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 meets the evaluation guidelines:* The addition is set behind the peak of the hipped roof line, so that it is set back off the main façade and street front.

- 2. Use landscape elements, such as walls and fences, to visually screen the addition.**

*The project meets the evaluation guidelines:* The second story of the addition will be visible; however, the first floor is to the rear of the property and will be visually screened by fencing.

**3. Design the addition to be compatible with the original structure’s mass, scale, and proportions.**

*The project meets the evaluation guidelines:* 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 guidelines:* Because the rear addition is set back behind the hipped roof line and away from the façade and streetscape, it will be subordinate to the original structure, which will dominate the streetscape.

**5. Echo roof forms and materials of the original structure.**

*The project meets the evaluation guidelines:* The second-story addition will match roof material to the original structure and has a front gable with a crossing, hipped roof. The hipped roof will echo that of the original structure.

**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 guidelines:* The rear addition’s mass is broken up into two components, one under the front gable, and one under the side hipped roof that are set back into a separate component from the front elevation.

**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 guidelines:* The addition will use simplified window details that will distinguish it from the original structure.

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

*The project meets the evaluation guidelines:* The windows and window trim will be made of wood to match the existing. The double-hung, one-over-one configuration is similar to the first-floor front windows that flank the large, more ornate window.

**STAFF RECOMMENDATION:** No Historic Structures/Sites Report is necessary at this time; the construction of the two-story rear addition does not have a negative impact to the potential historic significance of the Structure of Merit-eligible building, as it meets all the evaluation design guidelines. 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/Sites Report may be required.