



City of Santa Barbara
Planning Division

Memorandum

DATE: January 30, 2017

TO: Historic Landmarks Commission

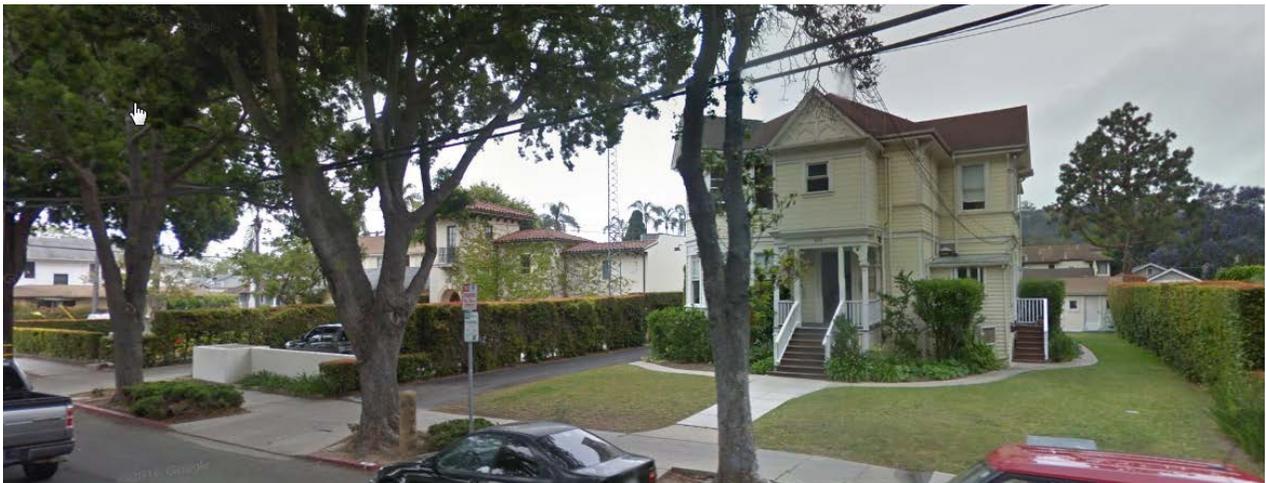
FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of project adjacent to a building listed on the Potential Historic Resources List that is eligible to be designated a City Landmark.

ADDRESS: 208 West De La Guerra Street, 209 De La Vina Street, 215 De La Vina Street

PROJECT: The proposed AUD project includes construction of two buildings adjacent to and behind an existing house on the property that was constructed in 1888 in the Queen Anne style, has been listed on the Potential Historic Resources List since 1978, and is eligible to be designated a City Landmark.

The proposal includes a lot merger of the parcels at 208 West De La Guerra and 209 De La Vina Streets with the parcel at 215 De La Vina Street that houses the 1888 Queen Anne, thus the project is under the jurisdiction of the Historic Landmarks Commission (HLC). The Urban Historian met with the architect to discuss the draft Infill Design Guidelines, which have not yet been approved by City Council. The Urban Historian provided the Guidelines to the applicant to assist the preparation for an HLC review. The architect took into consideration direction provided by the Guidelines, however prior to redesigning the project to comply with the guidelines, the architect would also like to incorporate the comments of the HLC. The purpose of this staff evaluation is to assist the HLC and the applicant in achieving neighborhood compatibility and compatibility with the existing Queen Anne house.



DRAFT MENU OF INFILL DESIGN GUIDELINES FOR HISTORIC RESOURCES

Project Sites Containing Historic Resources: If a project parcel contains potentially historic or designated historic resources, the project shall be reviewed by the HLC. The Urban Historian can assist the HLC by identifying particular issue areas where the proposed development must show consideration and sensitivity to historic resources on the site.

1. *Architectural styles of new or remodeled buildings should be compatible and fit with the character of adjacent structures.*

The guidelines suggest that a study of the ten (10) closest properties, and additional properties as needed, can be a tool used in evaluating neighborhood compatibility. In addition to the 1888 Queen Anne house at 815 De La Vina, the house to the west of the project at 214 West De La Guerra is also listed on the Potential Historic Resources List as it was constructed in 1867 in the Victorian Vernacular style and is eligible to be designated a City Landmark. In addition, the proposed Lower De La Vina Historic District's boundary line is just across West De La Guerra Street. The proposed Lower De La Vina Historic District is a residential district that was developed from 1870-1910. The district has an important collection of Folk Victorian residences, but also homes constructed in the Craftsman, Queen Anne, Stick, and Italianate styles. A method to achieve this goal is to design the new building with some of the character-defining features of the existing historic buildings.

2. *Special consideration shall be given for setbacks for projects adjacent to historic resources and/or historic patterns of development to be consistent with other historic resources on the street.*

The proposed project's front porch line is set back 5 feet from the sidewalk, and the Queen Anne at 815 De La Vina's porch line is set back 29 feet. A method to meet this goal is to set the building back further so it does not overshadow the Queen Anne building.

3. *Design side yard setbacks to maintain an appropriate distance and avoid crowding or looming over adjacent historic resources.*

The project has achieved this goal.

4. *Location of parking and garages should be sensitive to traditional patterns of the neighborhood.*

The traditional patterns of the neighborhood are to have the parking in the rear of the buildings accessed by a driveway that runs down the side of the building. The driveway between the new project and the Queen Anne meets this goal. The Commission must determine that the parking entrances on West De La Guerra Street and the visible garage openings on De La Vina Street are appropriate for the building.

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.*

A method to achieve this goal is to make the front entrances more prominent and central than in the T-shape.

- 6. Larger buildings should be stepped down in height as they approach smaller adjacent historic resources.*

The mass toward the two-story Queen Anne house is large at three stories. A method to achieve this goal is to step the building down as it approaches the Queen Anne building.

- 7. Design the front façade to appear similar in scale with adjacent historic resources.*

The mass of the front two units on De La Vina Street elevation is very large on the streetscape, with the peaks of the gables much higher than the delicate gables of the neighboring Queen Anne. A method to achieve this goal is to step the third story back and use two-story gables as the maximum height on the De La Vina streetscape.

- 8. Align foundation and floor-to-ceiling heights to be sensitive to adjacent historic structures.*

The floor-to-ceiling heights are different than the Queen Anne, which makes the building appear to be in a different scale than the Queen Anne. A method to achieve this goal is to align the top of the front porch roof and the second-floor floor-ceiling-heights with the Queen Anne to create a compatible rhythm on the streetwall.

- 9. Align eaves, cornices, and ridge lines consistent with those of the neighboring historic structures.*

The eaves, cornices, and ridge lines along De La Vina Street are three stories high next to those of the two-story Queen Anne. A method to achieve this goal is to align the De La Vina Street elevation eaves, cornices, and the roof ridge lines with the Queen Anne building at 815 De La Vina and set higher massing to the rear of the property.

- 10. Design the front of buildings to have a similar rhythm and pattern of window and door openings as those of the existing streetscape.*

Balconies on the front elevation were traditionally often balanced over the front porch under a gable or hipped roof. The large protruding front gabled bays with large windows are out of scale with the protruding bays and the linear, wood, double hung windows and gables of the adjacent building. A method to achieve this goal is to design the balconies over the front porch to give emphasis to the front entrance and echoing the bay and window sizes of the Queen Anne to create a similar rhythm on the streetwall.

- 11. Incorporate materials and colors similar to those traditionally used in neighboring historic structures.*

The use of board and batten siding is inconsistent with this area and with the Queen Anne. The predominant siding is horizontal, wood clapboards or shiplap siding. A method to achieve this goal is to use horizontal siding with decorative shingles to highlight the banding or gables.

URBAN HISTORIAN SUMMARY COMMENTS. Suggest utilizing the draft Infill Design Guidelines to be sensitive and compatible with the Queen Anne residence on 815 De La Vina Street and the neighborhood.