



**City of Santa Barbara**  
Planning Division

**Memorandum**

**MEETING DATE:** February 21, 2018

**TO:** Historic Landmarks Commission

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

**SUBJECT:** **Staff Evaluation of additions and alterations to a residence that is eligible to be designated a Structure of Merit. Constructed in 1927 in the Spanish Colonial Revival style, the building is an authentic example of the style that is key to the identity of the City.**

**ADDRESS:** **3014 Paseo Del Refugio**

**PROJECT:** Proposal to re-construct the front elevation to include new roof configurations removal of the windows under the open gable on the front elevation to be replaced with French doors and expanded front patio with stucco wall and iron railing. New chimney pots on the top of the chimney. New, one-story 1,345 square foot addition in the rear with a new trellis and outdoor fireplace.

The Urban Historian evaluates projects to historic resources by first determining if a project is following the list of guidelines for alterations and additions that incorporate historic preservation principles set forth in the Draft City's Historic Resource Design Guidelines, which are based on the Secretary of the 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 or lessening project impacts.

**Guidelines Compliance Evaluation Comments**

**Front elevation alterations:**

**Historic Resource Design Guidelines from Chapter 11 on Roofs and Chapter 17 on Additions:**

*11.1 Preserve original roof form and roof details. When repairing or altering a roof, it is important not to alter the pitch of the historic roof or its orientation to the street.*

The project does not meet this guideline as the original form of the roof is being altered. The gable roof is being expanded and the flat roof with coping being altered. However, the house is designed in the Spanish Colonial Revival style and the style often features varying roof forms in a low pitch. The roof alterations would still be compatible with the style. However, continuous coping across the flat roof edge is recommended rather than the break in the coping to retain original look of the front elevation.

*11.2 Avoid use of other materials that simulate terra cotta. Many do not have the same dimensional characteristics of the historic material.*

The project meets this guideline as it proposed to salvage and re-use the existing material and match the existing when necessary. Staff suggests noting on the plans that salvage and re-use of the existing and that the project will match two-piece cap and pan, dark, terra-cotta clay tile.

*11.3 Preserve the original chimney.*

The project meets this guideline, and only proposing to add the chimney pots which are a typical feature on a Spanish Colonial Revival style house. Staff recommends noting on the plans chimney to remain and addition of chimney pots

*17.1 Locate additions toward the rear of the main structure, away from the main façade and street front. Set back side additions from the primary façade in order to allow the original proportions, form, and overall character of the historic building to remain prominent. Avoid blocking or obstructing views of the front of the original structure.*

The project meets this guideline: The one-story addition in the rear will not be visible from the public-right-of-way.

*17.3 Preserve original architectural details. Avoid damaging, removing, destroying, or obstructing significant architectural details of the original structure.*

The project is preserving original architectural details with relocation of front window to side elevation. This should be clearly noted on the plans. If French doors are approved, they should fit in the window opening and have side lights in similar portions as the window so the triptych rhythm is retained.

*17.4 Design the addition to be compatible with the original structure's mass, scale, and proportions. Avoid using a style different from that of the original structure.*

The project meets this guideline.

*17.5 Design the addition to be subordinate to the main building and not "compete" with it.*

The project meets this guideline. The one-story addition is subordinate to the original façade and behind the original, expressive front gable.

*17.7 Minimize the impact of a second-story addition to the main structure so that it appears to be an integral part of the overall design and not an obvious addition.*

N/A

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

*Siding:* The project meets the evaluation design criteria: The project proposes smooth stucco siding to match the original stucco siding. The similar triptych and one-over-one fenestration patterns are used in the addition.

*Roofing:* The partially project meets the evaluation design criteria: The terra-cotta coping across the roofline should be continuous to match the original.

*Windows:* The project meets the evaluation design criteria: The new windows have patterns and divided light material to match those of original structure. The material of the windows is not noted in the preliminary plans, but staff suggests using wood, true divided light windows and doors.

*17.9 Echo roof forms.* The project meets this guideline.

*17.12 Use windows in the addition that are similar in character to those of the main structure.*

The project meets the guideline. Salvaged windows from the front elevation will be used in the side elevation of the addition.

#### **URBAN HISTORIAN SUMMARY COMMENTS.**

Staff suggests continuing the coping along the parapet wall and not breaking it in the center. If approved, new French doors should fit in the window opening and have side lights in similar portions as the window so the triptych rhythm is retained. Salvage front triptych window and re-using it in the new side elevation of the addition and clearly noting it on the plan. Retain the ogee on the original front stucco wall and illustrate it on the plans. Note on the plans that the project will match the existing two-piece cap and pan, dark, terra-cotta clay tile. It is often possible to reuse salvaged tiles, taking care to verify availability of appropriate quantities of needed sizes, shapes, and colors.