



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: December 12, 2018

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of rear unit addition to a property that is listed on the Potential Historic Resources List as eligible to be designated a Structure of Merit.**

ADDRESS: **331 West Pedregosa Street**

PROJECT: Proposal to convert an existing 226 square foot garage with a storage area into a one bedroom/one bathroom, 428 square foot accessory dwelling unit. With a laundry area.



The Commission listed the existing Craftsman style house on the Potential Historic Resources List in 1986. Thus the building is considered a historic resource for the purposes of the California Environmental Quality Act and under the jurisdiction of the Historic Landmarks Commission. This memo prepared by the Urban Historian evaluates the proposed project on the historic resources by determining if the project follows the guidelines for rear units set forth in the City's Historic Resource Design Guidelines approved by Historic Landmarks Commission in November 2015. The guidelines 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

Historic Resource Design Guidelines from Chapter 19 on Rear Units:

19.1 Locate rear units toward the rear of the main structure, away from the main façade and street front. Set side units back 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 as it is behind the historic house at the location of the existing garage so the original proportions, form and overall character of the original building remain prominent.

19.2 Use landscape and design elements, such as walls and fences, to visually screen the rear unit from the street front.

The project does not meet this guideline as no fencing or screening is proposed and the unit can be seen straight down the driveway which is visible from the streetscape.

19.3 Design the rear unit to be compatible with the original structure's mass, scale, and proportions.

The second-story mass of the rear unit steps back from the one-story portion that is most visible from the streetscape, minimizing its visual impact on the street so that it is compatible with the original structure.

19.4 Design the rear unit to be subordinate to the main building and not "compete" with it.

The project meets this guideline as the unit is set back from the original, so that the original structure remains dominant.

19.5 Echo roof forms and materials of the original structure.

The project meets this guideline as the original structure has a front projecting gable intersecting the side gables. The new rear unit has two front facing gables with similar vertical boards in the gable that mimic that on the front facing gable.

19.6 Relate the rear unit to the main structure by breaking up its mass into components that relate to the original, rather than overwhelm it.

The project meets this guideline with stepping back the second story of the mass.

19.7 Avoid using a style different from that of the original structure, but distinguish the new building from the original structure through simplified architectural details.

The project meets this guideline by using similar weatherboards as on the original.

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

The project meets this guideline as it has a long linear divided light window similar to that on the original front façade. As well as smaller divided light windows. Windows have similar wood trim as original building.

URBAN HISTORIAN SUMMARY COMMENTS. No Historic Structures/Sites Report is necessary at this time as the rear unit addition to the single-family residence does not have a negative impact to the eligibility of the building to be designated a Structure of Merit. The project may therefore

qualify for a categorical exemption if the HLC agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.