



City of Santa Barbara
Planning Division

Memorandum

DATE: December 12, 2018

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of additions and alterations to a property that is eligible to be designated a Structure of Merit.**

ADDRESS: **2948 Serena Road**

PROJECT: Proposal to remove a one-car garage and add a cantilevered addition to the side elevation supported by wood corbels and heavy timber sun shade to expand the kitchen and dining room over the driveway, new 401 square-foot partially subterranean garage, and an 1220 square foot addition on a new partial basement level, replacement of an unpermitted deck and cover in the rear yard with a new deck and corrugated metal roof over a wood structure.

The Urban Historian evaluates projects proposed on historic resources by determining if a project is following the list of guidelines for additions that incorporate historic preservation principles set forth in the City's Historic Resource Design Guidelines that the Historic Landmarks Commission approved by the Historic Landmarks Commission, 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

Historic Resource Design Guidelines from Chapter 17 on Additions:

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 proposal sets the side addition back 11' from the front wall, behind the two original windows and original chimney from the front façade. The rear addition is not visible from the streetscape, so that the original proportions, form and overall character of the historic building remain prominent on the streetscape. No views of the front of the original structure are blocked.

17.2 Use landscape and design elements, such as walls and fences, to visually screen the addition from the street front.

The project does not meet this guideline as the addition is over the driveway. It is not clear if there is a plan to put vines over the trellis.

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

The project meets this guideline. No original architectural details are being removed, destroyed or obstructed on the front elevations and front portions of the house that are visible to the public.

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. The one-story addition mass, scale and proportions are compatible as they do not overwhelm the original mass of the building. The use of the Spanish Colonial Revival style for the addition is the same style as the original structure

17.5 Design the addition to be subordinate to the main building and not “compete” with it.

The project meets this guideline. The addition is set back 11' from the façade of the original building and is lower than the original roofline, which makes it subordinate to the original resource.

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.

The project meets this guideline: The smaller scale of the addition using similar style design feature makes it appear as an integral part of the design.

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.*

Roofing: *The project **partially** meets the evaluation design criteria: The project incorporates terra-cotta tile roofing over the garage, it should specify that the tile to match existing. The heavy timber trellising will be compatible with the original structure as it is a typical Spanish Colonial Revival style element. The corrugated metal roof over the rear deck is not compatible material with the Spanish Colonial Revival style or existing roofing.*

Windows: *The project meets the evaluation design criteria: The new windows have patterns and divided light material to match those of the 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 meet this guideline as the sloped roof form echoes that of the front facing gables.*

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

The project meets this guideline: The windows in the addition are similar in character to those of the main structure.

URBAN HISTORIAN SUMMARY COMMENTS. No Historic Structures/Sites Report is necessary at this time as the project of the 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.