



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: March 7, 2018

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Work without permits

ADDRESS: 2932 Hermosa Road

The project was submitted as a proposal to demolish the front elevation of the building and remove the front fireplace, the existing windows, wood lintels, front-facing gable, and front portico. The proposal replaced the front elevation with a hipped tower roof over the front entrance and new windows that do not match the originals in configuration. Because of the major alterations proposed, a Historic Structures/Sites Report was requested to evaluate the building for historic significance.

While waiting for the Historic Structures/Sites Report to be submitted, it was discovered that the applicant had started removing the exterior stucco and chimney prior to receiving any permits for exterior alterations. Work was stopped by enforcement staff until the project completes design review and receives a building permit from the Building and Safety Division. Below are photographs of the existing condition.

The Historic Structures/Sites Report preparer evaluated the building in its condition prior to the work completed without permits. The Historic Structures/Sites Report found the building is considered to be an historic resource under the City's Master Environmental Assessment criteria and that the proposed project did not meet the Secretary of the Interior's Standards and thus would have had a Class II impact. The applicant then worked with historical consultant Fermina Murray to revise the design to one that would not have a negative impact for HLC review. Once the HLC reviews this concept design, the Historic Structures/Sites Report will analyze the revised design.



Photograph of house submitted with original application.



Photograph of house after exterior work started without permits.



Photograph of house submitted with original application