



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: May 1, 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 a Contributing Historic Resource to the Proposed Bungalow Haven Historic District.**

ADDRESS: 532 East Sola Street

PROJECT: Proposal for a remodel and additions to the one-story 1,761 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 318 square feet at the rear living area to accommodate a rear 293 square foot addition. A 373 square foot accessory dwelling unit is proposed in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 2,102 square feet on a 6,250 square foot lot is 77% of the maximum floor-to-lot area ratio.) **Drawings of the proposed project are available at the Planning Counter for Commissioners to view prior to the HLC meeting.**

Because the building is a historic resource in the Lower Riviera Special Design District, this memo prepared by the Urban Historian evaluates the proposed project on the historic resource by determining if the project follows the guidelines for rear additions set forth in the **Lower Riviera Special Design District Design Guidelines** adopted by City Council on December 19, 2006. 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.

The Historic Landmarks Commission added all the buildings found contributing to the Proposed Bungalow Haven Historic District by the Lower Riviera Survey to the Potential Historic Resources List on June 19, 2013. Originally designed in 1921 the building is a Single-story Spanish Colonial Revival

house. Roof is flat and walls are clad in stucco with terra cotta tile coping. Fenestration is comprised of tripart, fixed single pane wood windows along the façade.

The Survey found, the single-family house is within the Lower Riviera Neighborhood, which developed during the period between circa 1900 and 1940. Modest, usually one-story houses, designed in a range of architectural styles including National Folk, Craftsman, and Period Revival characterize the neighborhood. While the neighborhood has remained primarily residential, post-World War II development, including the demolition of single-family houses and construction of apartment houses and condominium complexes, has somewhat diminished the ability of the property and surrounding neighborhood to convey their period of significance. The house, which is within the boundary of the proposed Lower Riviera Historic District, retains sufficient integrity to qualify for designation as a contributing property to a City of Santa Barbara Historic District under Criteria A and D. The house retains a majority of its character defining features to help contribute to the visual and physical integrity of the district as the type of residence typically found in the City's modestly scaled residential neighborhoods during the first four decades of the twentieth century.

Lower Riviera Special Design District Design Guidelines for Historic Resources

7.2 Design Criteria For Additions

Since it is not the City's purpose to stifle the evolution of its existing dwellings in response to the changing needs of residents, additions to historic houses are not discouraged. The purpose of these guidelines is simply to preserve historic architectural character and the traditional streetscape, and this can be facilitated by ensuring respect for the character and integrity of the original structure. Minor to very extensive additions should be undertaken in this spirit. Compliance with the Secretary of Interior Standards is recommended. GOAL: The overall design of the addition shall be compatible and in keeping with the design of the main structure, while not obscuring the character-defining elements of the structure. An addition should not attempt to strictly imitate or replicate portions of the original structure, or to try to blend it so seamlessly with the original structure as to obscure its identification as a product of its own time. An accurate historic "reading" of a historic building should reveal the chronological development of the structure. On the other hand, the addition should contribute to, rather than detract from, the historical flavor of the main structure.

A. The addition should not block or obstruct views of the front of the structure: it should be placed toward the rear or set back from the main structure.

The project meets this guideline: The project is set to the rear of the building away from the main and street façade. The primary façade of the historic building's features its original proportions, form and overall character remain prominent and the addition does not block or obstruct any views of the front of the historic structure.

B. In constructing additions, original architectural details should not be damaged, removed or destroyed, nor their views obstructed.

The project meets this guideline. All the original details on the front elevation are remaining and will not be obstructed.

C. The addition should be compatible with the original structure's mass, scale, and proportions.

- 1) Ideally, it should be subordinate to the main building, and not "compete" with it.
- 2) While smaller additions are preferred, if a significantly larger one is proposed, it should be designed to relate to the main structure, rather than overwhelming it, by such means as separating and linking it using a connecting structure, or breaking up its mass into components that relate to the original.

The project does not meet this guideline. Because the house is on a slope the front of the house is one-story with a two story rear, as the rear slope allows for a floor below the ground floor. The addition is a two-story addition with a parapet that rises approximately 3' over the roofline of the original roof. Because the addition is a music room, its proportions are different from the proportions of the small Spanish Colonial Revival house as it has a large mass of blank walls space so it reads as much larger than the main structure. Although it is set so far off the front elevation, it will not overwhelm the building from the streetscape.

D. The addition should be compatible with the architectural style and character of the primary structure. *The project somewhat meets the evaluation design criteria: The project proposes stucco siding to match the original stucco siding. However, the weathered steel, steel windows, horizontal wood screen, and board form concrete are not similar materials to the original structure. The proposed new fenestration patterns do not match the original patterns.*

E. If replication of the original style is used, appropriate devices should be considered to subtly distinguish the new from the original structure (so as not to confuse the buildings true history), such as:

- 1) Roofline breaks
- 2) Step backs of new addition from main structure –

Replication of the original style is not used.

F. Use of historical styles different from that of the original structure that confuses the history of the structure (such as one reflecting an earlier period that never would have appeared on a building of the period of the main structure) should be avoided.

The building is differentiated from the original structure with modern elements including the weathered steel, steel windows, horizontal wood screen, and board form concrete that are not similar materials to the original structure. The proposed new fenestration patterns do not match the original patterns.

G. Windows that are similar in character to those of the main structure should be used.

The proposed steel windows that are different from the wood casement windows of the original building.

H. Roof forms should be in character with (and preferably subordinate to) that of the original structure.

The project meets this guideline as the roof form echoes that of the existing flat roof forms on the rear of the building.

I. Higher level additions (such as second stories or “pop-ups”) should be designed so as to limit impact upon the visual effect of the original structure, as well as that of the street or surrounding structures.

The project meets this guideline, the roof parapet of the addition only rises 3' above the existing roofline and is set back to the rear of the house so will be minimally visible from the street.

- 1) The mass and scale should be subordinate to the primary building. *From the street view the mass and scale are subordinate to the primary building.*

2) The addition should employ setbacks to preserve the building’s original profile; cantilevered upper-stories should be avoided. *The addition is set so far back that the original profile of the building is preserved.*

J. Dormers should be in character with the primary structure’s design. *Not applicable*

1) Dormers should not overwhelm or “clutter” the roofline in size or number; they should be in scale with those on similar historic structures. *Not Applicable*

2) Dormers and roofline alterations should be designed as smaller elements; if more interior space is needed, a rear addition should be considered. *Not Applicable*

K. Lifting the foundation of a building should be avoided if it threatens the historic character of the building or area. *Not Applicable*

L. Additions should not usurp so much of the lot's open area as to preclude the traditional function of yards during the period of construction of the historical structure (see "Yards" provisions in Chapter 9). *The open rear yard area will be 1250.00 square feet.*

URBAN HISTORIAN SUMMARY COMMENTS. The proposal is minimally visible from the streetscape, but has some massing and modern material elements that are not compatible with the historic resource. The applicant requests HLC direction on the project, a Historic Structures/Sites Report may be required if the Commission finds that the addition has too much of an impact to the resource and the applicant does not wish to change the design.