



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 designated a Structure of Merit.**

ADDRESS: **600 North Milpas Street**

PROJECT: Proposal to add a new patio/bar and interior dining room to the existing on-site parking lot. The patio will be surrounded by stucco walls. Project includes only stucco walls with a pedestrian gate on the Cota Street elevation. The rear elevation of the interior dining area is set off the historic resource to the north with linear windows on the rear elevation. Paint colors to mimic the patina adobe paint on the Miranda Studios.



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 additions 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.

The Historic Landmarks Commission designated the building as a Structure of Merit on March 20, 2019. Originally designed in 1927, along with its neighbor at 606 North Milpas as a store, shop, and machinery building by noted local architect Keith Lockard. In 1931, the two buildings were converted to a laundry business. Through changes in ownership and use, the site has seen itself evolve from a humble laundry cleaners, to Uncle Sam's Hot Dog shop in 1976 and an ice cream shop in 1978, to La Tolteca Mexican restaurant in 1988, to its current tenant, Los Agaves Mexican restaurant in 2008. The building has never failed to provide a much enjoyed service to the residents of its neighborhood, all the while, retaining its integrity as a classic Spanish Colonial Revival style building. The building on the corner with its distinctive turret has been an anchor on East Cota Street and North Milpas since its construction in 1927.

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 project is set to the rear of the building, however, it is on a corner lot and the stucco wall of the patio addition will be on the Cota Street elevation where there is currently a low stucco wall surrounding the parking lot. The new stucco wall will be 7'8" high, lower than the height of the original building. It is not set back from the original structure, but differentiated in height, so that the historic building remains prominent. It will not obstruct or block views of the front of the original entrance.

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

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

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 mass and scale proportions of the patio enclosure are lower on Cota Street. The indoor dining addition is 15' and equal to the height of the original building. This indoor enclosure is set far to the north of the original structure with the patio structure in-between so it is compatible to the structure. The stucco material of the new walls is one element of the Spanish Colonial Revival style.

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

The project meets this guideline. The stucco walls of the enclosure will be treated with a patina adobe paint that mimics the paint on the Lugo Adobe, Meridian Studios that will differentiate the building from the Structure of Merit historic building in white, so as not to compete with it, yet using a traditional treatment found on a historic building. This treatment will differentiate the original building from the new building.

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. No second story proposed.

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

Siding: The project meets the evaluation design criteria: The project proposes stucco siding to match the original stucco siding.

Roofing: The project meets the evaluation design criteria: The project proposes flat roofing that matches the roofing on the rear elevations of the building.



Patina adobe of the Lugo Adobe, Meridian Studios.



Windows: **The project does not meet the evaluation design criteria:** The new windows in the interior dining addition have long, linear patterns that are not similar to the rounded windows and casement windows of the original building.

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

17.10 *Distinguish the addition from the original structure through simplified architectural details.*

The project meets this guideline: The simplified stucco walls on the Cota Street elevation distinguish it from the original elevation punctured with wood casement windows and round storefront windows.

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

The project does not meet the guideline: The new windows in the addition do not match the character of the existing building as they are long, linear windows. The windows of the existing building are rounded arch storefront windows and casement windows. The new windows do differentiate the addition from the original structure.

17.13 *Use a window-to-wall ratio similar to that of the historic structure.*

The project does not meet the guideline: The window and wall ratio of the addition on the rear elevation are long and linear and differentiated from the original historic resource.

URBAN HISTORIAN SUMMARY COMMENTS. Although the long, linear rear addition windows are different from the original windows and do not match the character of the original building, no Historic Structures/Sites Report is necessary at this time as all other aspects of the rear patio enclosure and dining addition to the restaurant do not have a negative impact on the designated Structure of Merit which will remain in-tact and the addition is subordinate to the original building. Should the HLC direct the windows to be compatible with the original building, the project may therefore qualify for a categorical exemption with a less than significant impact to the resource, if the HLC agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.