



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: May 12, 2021

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Architectural Historian

SUBJECT: Staff Evaluation of a project on a building that is eligible to be designated a Structure of Merit.

ADDRESS: 246 Canon Drive

PROJECT: Construct new 2-Car Garage attached to house at the existing driveway. Construct new Den at rear of new Garage that opens to rear yard. Construct new addition with two bedrooms and a shared bathroom over the new Garage and Den. Provide new balconies at new bedrooms. Permit the “as built” enclosure of the entry facing Canon Drive. Add garden fountain on new exterior walls.

The purpose of this staff evaluation is to evaluate the proposed project to the Secretary of the Interior's Standards for Rehabilitation when the Architectural Historian has not required a Historic Structures/Sites Report.

Secretary of the Interior’s Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposed project will not give the house a new use as it will still be used as a residence.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve the historic character of the property and the distinctive materials, features, spaces, and spatial relationships that characterize the house most notable of which are the large wood 2nd story balcony and wood, horizontally divided light windows. The property sits on a corner facing two streets. The new garage and addition will be located at the top of the existing driveway and will not conceal any character defining features.

The previous owner enclosed the entry that was facing Canon Drive. This was a character defining feature of the house, however minimally visible from the public right of way. The main

public view of the house is from Calle Fresno and is of the elevation with the large Monterey balcony. The house can still retain its historic integrity and convey its original appearance despite this alteration.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose adding conjectural features or elements that would create a false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no changes to the property that have acquired historical significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The large wood Monterey balcony, original entry French doors under the balcony; the sets of wood, divided light casement windows, the massing and terracotta roof will be preserved and if any repairs needed will be restored using the National Park Service's Preservation Briefs for appropriate treatment to historic resources.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposal does not propose replacement of any original features.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No proposed physical treatments of original character-defining features are proposed. If necessary, work will be coordinated through the City's Architectural Historian to ensure the gentlest means are being executed.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This is not applicable for this evaluation/ archeological work reviewed separately.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will not destroy any of the historical material. It will focus on adding a garage with a second story with iron balcony and den. The additions will be differentiated from the original in its new foot print and new materials and the use of iron in the balcony. The new work takes many of the original features as inspiration and echoes them in the new addition creating a compatible rhythm through the building such as the horizontally divided lights of the French doors. The new work will be compatible with the following elements to protect the integrity of the property and its environment:

Materials: The smooth stucco walls and terra cotta roof tiles are compatible with the Spanish Colonial Revival style building.

Features: The horizontally divided light French doors echo the original opening carrying the rhythm to the new addition. The garage doors are wood framed with traditional carriage style detailing to be compatible with the Spanish Colonial Revival house.

Size, Scale and Proportion: The scale of the addition is compatible with the original house and does not overwhelm the house. The character-defining features of the large Monterey style balcony and original elevations remain distinct. The new openings, hipped roof and iron balconies are in proportion to the original building and relate to the original building so that the addition remains subservient to the original elevations.

Massing: The massing of the two story addition with a hipped roof is compatible with the original building and does not overwhelm the original structure nor compete with the original structure so that the original elevation

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the addition were removed, the essential form of the original building would remain.

Conclusion: The project meets all the Secretary of the Interior's Standards for Rehabilitation and thus will have a less-than-significant impact, Class III, on the historic resource.