



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: June 23, 2021

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 2948 Serena Road, designed in 1925 in the Spanish Colonial Revival style

PROJECT: Proposal to revised the previously approved addition. (Note: the drawings of the front window to the south of the entrances illustrates a divided light window, the window is actually one piece of glass and this is proposed to remain)

This memo prepared by the Architectural Historian evaluates the proposed project on the historic resource by determining if the project follows 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 Phase 2 Historic Structures/Sites Report (HSSR) has been prepared and in order to guide applicants and Commissioners appropriately towards avoiding or lessening project impacts.



Compliance With the 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 property will still be used as a residence and the proposed addition and alterations require minimal change to distinctive features, so that it will still be able to convey its 1925 appearance so that the project meets Standard 1.

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 project meets Standard 2 as no distinctive features are proposed to be removed and all character defining features will be preserved.

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.

No conjectural features are proposed for the building.

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

No changes to the house have acquired significance in their own right.

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

The project is preserving and retaining the following distinctive materials, features.

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.

No original features are proposed to be replaced.

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.

All work proposed will be use the gentlest means possible to ensure no damage to historic materials.

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

This Standard is not applicable.

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 project meets Standard 9 as the addition is set toward the rear of the original house and will not destroy any historic materials and special relationships that characterize the property. The addition has a symmetrical gable that is differentiated from the asymmetrical gable of the original house and rises above the original roofline of the house that differentiates the addition from the original portion of the house. The use of the terracotta tiles and stucco walls are

compatible with the original house and the scale and proportion and massing of the addition do not obscure any original character defining features of the house, nor does it overwhelm the original house.

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 and integrity of the building and the environment would be unimpaired.

ARCHITCTURAL HISTORIAN SUMMARY COMMENTS. No Historic Structures/Sites Report is necessary at this time as the proposed addition does not have a negative impact on the 1925 Spanish Colonial Revival style house which will remain in-tact on the streetscape and meet the Secretary of the Interior's Standards for Rehabilitation. 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.