REVISED PHASE 2 HISTORIC SITES/STRUCTURES REPORT

for

208 De La Guerra Street, (APN 037-041-010), 809 De La Vina Street (APN 037-041-009) and 815 De La Vina Street (APN 037-041-008),

Prepared for

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1.0 INTRODUCTION AND REGULATORY SETTING

This Revised Phase 2 Historic Resources Report is for the properties at 208 De La Guerra Street, (APN 037-041-010), 809 De La Vina Street (APN 037-041-009) and 815 De La Vina Street (APN 037-041-008), Santa Barbara, California (Figures 1 – 3a), was prepared for 815 De La Vina LLP (Figures 1 – 3a). The purpose of this study is to evaluate the effect of a proposed project on a property that has previously been determined to be a significant historic resource for the purposes of environmental review. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the historical significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: Guidelines for Archaeological Resources and Historic Structures and Sites Reports) (January 2002). Prepared by Post/Hazeltine Associates, this Phase 2 HSSR follows the guidelines for historic property studies set forth in the City of Santa Barbara MEA. The revised report addresses a request for revisions made by the Historic Landmark’s Advisory Commission on November 14, 2018.
Figure 2, Assessor’s Parcel Map
Figure 3, Existing Site Plan (Sheet 0.0 in Appendix A)
2.0 PROJECT DESCRIPTION

The project encompasses the demolition of existing improvements at 208 West De La Guerra Street except for a sandstone retaining wall along part of the De La Vina and West De La Guerra Street frontages, the demolition of existing improvements on the lot at 809 De La Vina Street and the relocation of the Ott House at 815 De La Vina Street to the northwest corner of the project parcel at 208 West De La Guerra Street. As part of the project, a voluntary lot merger of the three parcels is proposed to create a single 29,275 square-foot (net) parcel. The proposed development 32 new units (10 studio apartments and 22 one-bedroom apartments ranging from approximately 400 square-feet to 900 square-feet in size are proposed and the six existing units in the Ott House would be retained for a total of 38 units. A total of 40 parking spaces are proposed for two garages and 40 bike spaces. The project’s new building would shelter ground-level parking and two levels of residential units with a maximum ridge height would be 35 feet, 8 ½ inches. The architect of record for the project is the Cearnal Collective and the landscape plan was prepared by Earthform Design. The Ott House and its setting will be photo-documented and recorded by detailed building plans and elevations prior to its relocation. The project description includes the preparation of a Historic Preservation Treatment Plan for the relocation of the house that are detailed in Section 2 of this report. The photographic documentation, archival plans and treatment plan will follow the guidelines established by the City of Santa Barbara prior to its relocation.
208 West De La Guerra Street

The applicant proposes the following alterations to existing improvements on the property:

Demolition:

- Demolish the existing apartment building (not a significant historic resource per the Phase 1 HSSR);
- Demolish the existing cottage (not a significant historic resource per the Phase 1 HSSR);
- Remove non-historic concrete walkways and other site improvements including asphalt paving that are not significant historic resources per the Phase I HSSR); and
- Remove the existing non-historic landscaping (not a significant historic resource per the Phase 1 HSSR) (see Figure 3).

Retain the following landscape features

- The sandstone walls along the street frontages of 208 West De La Guerra Street, which the Phase I HSSR determined were a significant historic resource, will be retained; and
- The sandstone hitching post in front of 815 De La Vina Street, which the Phase I HSSR determined was a significant historic resource, will be retained.

809 De La Vina Street

The applicant proposes the following alterations to existing improvements on the property:

Demolition:

- Demolish the existing commercial building (not a significant historic resource per the Phase 1 HSSR);
- Demolish the existing parking lot (not a significant historic resource per the Phase 1 HSSR);
- Relocate a section of the sandstone retaining wall on West De La Guerra Street; and
- Remove the existing non-historic landscaping (not a significant historic resource per the Phase 1 HSSR) (see Figure 3).

815 De La Vina Street

Demolition:

- Demolish a commercial building at the rear of the lot (not a historic resource per the Phase 1 HSSR);
- Demolish a shed located to the rear of the house (not a historic resource per the Phase 1 HSSR);
- Demolish existing hardscape including the driveway and parking area (not a historic resource per the Phase 1 HSSR); and
- Remove the existing non-historic landscaping (not a historic resource per the Phase 1 HSSR (see Figure 3).
Additions/Alterations to the Historic Structure

- Relocate the Ott House to the corner of the project parcel at De La Vina Street and West De La Guerra Street (Figure 4). The relocation of the house will be undertaken according to a historic preservation treatment plan approved by the City and will be undertaken prior to submittal and approval of a historic resources' documentation report by the City;
- The Ott House would continue to house four studio apartments, a one-bedroom apartment and a two-bedroom apartment; and
- The relocated house would be set on a new foundation. A shed-roofed, non-historic door and set of stairs on the house’s rear (west) elevation is proposed for removal. The relocation of non-historic exterior utilities to the maximum extent feasible is proposed. A pair of non-historic windows at the west end of the north elevation are proposed for replacement by period-appropriate wood windows and the non-historic railings are proposed for replacement by period-appropriate railings (designs for these two items have not been finalized);
- The relocated house would maintain its height when measured from street grade (no changes are proposed to the height of the raised foundation) (see Appendix A);

Figure 4, Proposed Site Plan Depicting Current and Proposed Location of the Ott House (Sheet A1.01 in Appendix A)
Proposed New Development at 208 West De La Guerra Street, 809 De La Vina Street and 815 De La Vina Street

New Residential Building (Figure 4 and Appendix A):

- Construct two detached three-story building housing 40 parking spaces on the ground level and 32 residential units on two residential floors set above the parking level;
- Install a new driveway and curb cut on West De La Guerra Street;
- Remove an existing curb cut and driveway at 809 De La Vina Street;
- The sandstone hitching post would be retained in place;
- A section of sandstone curb would be removed at the north end of 815 De La Vina Street’s frontage. The sandstone would be re-used on-site as a landscaping feature; and
- Relocate an existing curb cut and driveway at what is now 815 De La Vina Street.

Landscape Alterations (Figure 4a and Appendix A):

- Install new pathways and landscaping;
- Pathways would be brick and driveways would be concrete;
- Relocate a section of the sandstone retaining wall on West De La Guerra Street on-site;
- The landscaping would include a seating and an outdoor gathering area.

(see next page)
Figure 4a, Landscape Plan (Appendix A)

The project incorporates the following measures:

- Measured drawings of the house and photo-documentation following the guidelines for documentation set forth in the MEA shall be prepared prior to the relocation of the house;
- A Historic Preservation Treatment Plan for relocating and rehabilitating the Ott House shall be submitted to the City of Santa Barbara Urban Historian for review and approval;
• Historic preservation treatment plan notes shall be incorporated into the final plan set to guide the contractors;
• Relocation of the house shall be monitored by a City-approved historian and/or the City Urban Historian;
• Plaque commemorating the history and original location of the Ott House; and
• A memo outlining the completion of these tasks shall be submitted to the City of Santa Barbara Urban Historian.

3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDINGS

A Phase 1 Historic Structures/Sites Report for 208 West De La Guerra Street, 809 De La Vina Street and 815 De La Vina Street prepared by Post/Hazeltine Associates that was approved by the HLC on May 2, 2018, concluded the following:

208 West De La Guerra Street (includes 805 De La Vina Street)

The early 20th century apartment building and cottage located at 208 West De La Guerra Street does not meet any of the significance criteria that would make it eligible for listing at the local, state or national level (Figure 5). Therefore, 208 West De La Guerra Street is not a significant resource for the purposes of environmental review.

Figure 5, 208 West De La Guerra and 805 De La Vina Street, looking north, 2018
809 De La Vina Street

The Mediterranean style building at 809 De La Vina Street built in the 1970s is not a significant historic resource for the purposes of environmental review per the Phase I HSSR (Figure 6 and see Figure 3).

809 De La Vina Street

805 De La Vina Street

809 De La Vina Street

815 De La Vina Street

The Phase 1 HSSR determined the house at 815 De La Vina Street meets Significance Criteria a, c, d, e, g, & i and Additional Criteria 6 & 8 at the local level making it eligible for listing as a City of Santa Barbara Structure of Merit. It also meets State criteria 1, 2, 3b, and 3c necessary for listing in the California Register of Historical Resources and National Register Criteria b and c that would make it eligible for listing in the National Register of Historic Places (Figure 7). Except for the sandstone hitching post on De La Vina Street, the other improvements on the property including the landscaping and hardscape are not significant contributors to the property’s historic significance. Therefore, only the house 815 De La Vina Street and its hitching post are a significant resource for the purposes of environmental review and a Phase 2 Historic Resources Report is recommended.

Figure 6, 208 West De La Guerra, 805 De La Vina Street and 809 De La Vina Street, looking west

815 De La Vina Street

The Phase 1 HSSR determined the house at 815 De La Vina Street meets Significance Criteria a, c, d, e, g, & i and Additional Criteria 6 & 8 at the local level making it eligible for listing as a City of Santa Barbara Structure of Merit. It also meets State criteria 1, 2, 3b, and 3c necessary for listing in the California Register of Historical Resources and National Register Criteria b and c that would make it eligible for listing in the National Register of Historic Places (Figure 7). Except for the sandstone hitching post on De La Vina Street, the other improvements on the property including the landscaping and hardscape are not significant contributors to the property’s historic significance. Therefore, only the house 815 De La Vina Street and its hitching post are a significant resource for the purposes of environmental review and a Phase 2 Historic Resources Report is recommended.
4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 8):

City of Santa Barbara

Street and Planning Files for 208 West De La Guerra Street, 809 De La Vina Street and 815 De La Vina Street and adjoining properties including 817 De La Vina Street.

5.0 SITE DESCRIPTION

The following site description is derived from the Phase 1 HSSR prepared by Post/Hazeltine Associates that was reviewed and accepted by the HLC on May 2, 2018.

5.1 The Property at 208 West De La Guerra Street

This vernacular type apartment building with the street address of 208 West De La Guerra Street is a two-story wood frame building capped by a broken-pitch front gable roof with a stuccoed chimney (see Figures 3 & 5). The first floor is stucco-clad while the second floor is sheathed in wood clapboards. Fenestration is primarily composed of one-over-one and two-over-two wood sash windows and metal wood sash windows. The south elevation, facing West De La Guerra Street, is the building’s street façade. 805 De La Vina Street in a one-story cottage with an L-shaped footprint is located near the northeast corner of the parcel built in
circa 1903 – 1907. Set on a raised foundation it is capped by a complex gable and hipped roof covered in composition shingles. Fenestration is primarily metal slider types with a few one-over-one wood sash units. Exterior cladding is horizontal wood siding and stucco. The entrance faces De La Vina Street. The Phase 1 HSSR determined the apartment building and cottage are not significant historic resources for the purposes of environmental review.

5.2 The Property at 809 De La Vina Street

The property is developed with a two-story Mediterranean style concrete block commercial building constructed in 1976 which was extensively altered in 1997 (see Figures 3 & 6). The existing improvements replaced a two-story wood frame house built sometime between 1898 and 1907 that was demolished in 1975. The existing building features plastered walls, low-pitched hipped roofs covered in terra cotta tiles and other architectural details such as an arched entrance set at the base of a tower element, multi-light windows and tiled wall fountain in the Mediterranean style. Set towards the rear of the lot the building opens onto a paved parking lot delineated along the street frontage by a stuccoed wall. A metal radio tower is set off the northeast corner of the building. The Phase 1 HSSR determined the commercial building is not significant historic resources for the purposes of environmental review.

5.3 The Property at 815 De La Vina Street

This is a two-story wood frame building set on a raised foundation (see Figures 3 & 7). Designed in the Queen Anne style its exterior walls are primarily sheathed in tongue-and-groove horizontal siding and decorative bands of shingles separated by trimwork (an addition on the west elevation is sheathed in vertical boards and a shed-roofed addition at the northeast corner of the house is covered in wood clapboards. Like most houses in the Queen Anne style emphasis is placed on asymmetry, prominent roofs and porches and articulated surfaces such as scrollwork, fish-scale sheathing and elaborate trimwork including scrolled brackets which produce a rich decorative effect. The street façade (east elevation) is picturesque in its massing with a canted two-story bay at the south end of the elevation and a two-story porch element at its center. The steeply-pitched front-facing gables are embellished with fish scale shingles or ornamental strapwork and scrollwork (see Figure 7). Moldings and stringcourses introduce a horizontal element into the architectural composition. The stringcourse that separates the first and second floors is capped by a band of fish scale shingles. The elevated front porch with its decorative vertical board-sheathed raised foundation features an enclosed second floor with a one-over-one wash window. The porch’s second floor is supported by elaborate posts (the porch’s two plain wood posts are a later alteration, likely inserted to support the porch’s second floor). The porch’s second floor trimwork features dentil style moldings and cladding which does not line up with that of the house, clearly indicating the porch’s second floor (likely including its roof) is a later addition likely made sometime between 1892 and 1912. A flight of steps leads up to the shallow front porch sheltering the original glazed wood panel door. The porch’s existing steps and railings are not original. This elevation’s fenestration is composed of one-over-one wood sash windows with larger windows with divided-light upper sash set in the two-story bay at the south end of the elevation. On its north side the front porch is flanked by a shallow recession.
featuring a one-story shed-roofed element added in the 1940s. The Phase 1 HSSR determined the Ott House, which is listed on the City of Santa Barbara Potential Historic Resources List, is a significant historic resource for the purposes of environmental review excluding the non-contributing elements detailed in Figures 8 - 11). The property’s other improvements including landscaping, hardscape, paved parking areas and the commercial building are not significant historic resources for the purposes of environmental review.

5.4 Significant Historic Resources

The Ott House at 815 De La Vina Street

The Ott House’s Contributing and Non-Contributing Features

Contributing:

- The house its volume and complex roof, exterior elevations and materials including its complex roof, bracketed eaves, siding, windows, their sash and trimwork, exterior trimwork, doors and door trim, porch, skirting, excluding the alterations and additions listed below:
- The sandstone hitching post in the planter strip on De La Vina Street; and
- The sandstone curbing on De La Vina Street.

Non-Contributing:

- The one-story shed-roofed addition on the east elevation (Figure 8)
- The existing porch railing, steps and the two wood posts added to support the porch’s second floor on the east elevation (see Figure 8);
- The two porches and steps on the north elevation (see Figures 8 & 9);
- The additions off the rear (west) elevation (shed-roofed porch, steps and the elevation’s two flush panel doors, a second-floor metal railing. Two small second floor additions are not depicted on a 1930 Sanborn Fire Insurance map which suggests they are additions (see Figures 9 & 11); and
- The additions on the south elevation (see Figure 10).

(see next page)
Non-historic additions

Railing, steps and two wood posts are non-historic.

Non-historic metal railing

Figure 8, 815 De La Vina Street, East and North Elevations, looking southwest, 2018

Figure 9, 815 De La Vina Street, North Elevation, looking southeast, 2018
Figure 10, 815 De La Vina Street, West (rear) and South (side) Elevation, looking east, 2018

Non-historic or substantially altered additions

Non-historic metal railing
As noted in Section 7.3 of the Phase 1 HSSR a substantially intact streetscape is not present on the 200 block of West De La Guerra Street or the 800 block of De La Vina Street and the house at 817 De La Vina Street is not a designated historic resource, nor has it been determined eligible for listing by previous surveys or studies (Post/Hazeltine Associates 2018). Please see Section 6.2.1 of this report for a comprehensive description and characterization of the streetscape on the 800 block of De La Vina Street and the 200 block of West De La Guerra Street.

### 6.0 EVALUATION OF PROJECT IMPACTS

#### 6.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause
a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2)).

(3) Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The following direction for applying mitigation measures is found in Section 2.5 of the MEA Guidelines for Archaeological Resources and Historic Structures and Sites (2002: 65 - 70).

These include the following:

1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources.
2) Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and
3) Incorporating existing structures, sites and natural objects into planned...
As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource’s significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior’s Guidelines would apply to this treatment.

2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior’s Guidelines would apply to this treatment.

3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior’s Guidelines would apply to this treatment.

4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior’s Guidelines would apply to this treatment.

5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior’s Guidelines that would apply to this treatment).

6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior’s Guidelines would apply to this treatment.

7) Demolition of historic structures with recordation according to the Community Development Department’s “Required Documentation Prior to Demolition” standards.

8) Commemoration of the demolished structure with a display of text and photograph within the new building.

9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.

10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.

11) Salvage of significant materials for conservation in an historical display.

Secretary of the Interior’s Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

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.

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.

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

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

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.

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.

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

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 shall 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.

10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.2 Work Plan

The work plan focuses on identifying significant historic resources on or adjacent to the project property to provide a basis for evaluating the project’s impacts to the significant historic resources identified in this report. The evaluation applies the Secretary of the Interior’s Standards for Rehabilitation to determine the project’s impact on significant historic resources on and adjacent to the project parcel including the proposed Lower De La Vina Historic District.

6.2.1 Streetscape of the 800 Block of De La Vina Street and the 200 Block of West De La Guerra Street

800 Block of De La Vina Street

The west side of the 800 block of De La Vina Street is lined with a mix of residential buildings, commercial buildings and parking lots built or installed between the 1880s and the 1990s. Buildings range in height from one to three stories with the tallest building being 829 De La Vina Street, a contemporary concrete, brick and glass commercial building. Architectural styles include Queen Anne (815 De La Vina Street), early 20th century Vernacular (208 West De La Guerra Street), Eclectic (817 De La Vina Street), utilitarian early to mid-20th century commercial (205 West Canon Perdido Street), late 20th century Mediterranean style (809 De La Vina) and Contemporary (829 De La Vina Street). The east side of the block
includes the circa-1900 Queen Anne style commercial building at 800 De La Vina Street, Craftsman-Vernacular residential architecture (the three cottages at 816 De La Vina Street), French Empire (810 De La Vina Street) and early to mid-20th century utilitarian style commercial buildings (127 East Canon Perdido Street and 826 De La Vina Street). A characteristic feature of the block are surface parking lots that replaced residential housing on three of the block’s lots (APN 037-041-024, APN 037-042-015 and APN 037-042-037) beginning in the 1960s. The construction of commercial building beginning in the 1940s which replaced residential buildings contributed to the character of the streetscape by introducing new architectural types and setbacks that helped create the existing streetscape composed of an eclectic mix of late 19th and early 20th century residential architecture, commercial architecture constructed between the 1940s and the late 1990s and surface parking lots. Of the block’s 14 parcels only six still retain their late 19th and early 20th century residential or commercial buildings in varying states of preservation. Three of the remaining parcels have been converted to surface parking lots and five have been developed with commercial buildings built since the 1940s. Loss of early 20th century streetscape features extends to the curbing with only one small section preserved in front of 815 De La Vina Street and one hitching post in front of 815 De La Vina Street. These changes, which mostly occurred in the post-World War II period, substantially eroded the streetscape’s ability to convey its late 19th and early 20th century appearance by removing residential buildings, altering setbacks, replacing buildings with parking lots and introducing architectural styles and building types not in character with the block’s pre-war appearance. Today the 800 block’s streetscape best represents its post-1960s period of development. With its mix of residential and commercial development the block’s landscaping features both residential style plantings and lawns like those at 208 West Del La Guerra Street 815, 817 and 816 De La Vina Street and commercial type perimeter plantings designed to soften the appearance of parking areas such as those at 809 De La Vina Street, 829 De La Vina Street and 127 West Canon Perdido Street (see Figures 12 – 29). The street tree is a species of Podocarpus.

West Side of Block

208 West De La Guerra Street (APN 037-041-010), early 20th century apartment building and cottage;
809 De La Vina Street (APN 037-041-009), post-1960 commercial building;
815 De La Vina Street (APN 037-041-008), c. 1888 Queen Anne Style house converted to multi-residential (Potential Historic Resources List);
817 De La Vina Street (APN 037-041-007), late 19th century with alterations through the 1920s, Eclectic style house, converted to multi-residential;
No address: (APN 037-041-024), parking lot;
829 De La Vina Street (APN 037-041-025), Post-1960 commercial building;
205 West Canon Perdido Street (APN 037-041-005), pre-1960 commercial building;

East Side of Block

800 De La Vina Street (APN 037-042-026), Early 20th century commercial building (City of Santa Barbara Potential List);
810 De La Vina Street (APN 037-042-014), late 19th century French Empire house (fragment)
812 De La Vina Street (APN 037-042-015), parking lot;
816 De La Vina Street (APN 037-042-016), three early 20th century Craftsman/vernacular cottages;
101 West Canon Perdido Street (APN 037-042-037), parking lot and driveway for 101 West Canon Perdido Street;
127 West Canon Perdido Street (APN 037-042-002), driveway for commercial building on West Canon Perdido Street; and
826 De La Vina Street (APN 037-042-001), pre-1960 commercial building.

Figure 12, The 800 block of De La Vina Street
Blue = parking lots, yellow = 1960s commercial buildings, green = commercial buildings between c.1940-1960, red = Designated historic resources or potential historic resources, purple = residential pre-World War II, that are not designated or potential historic resources, taupe = 817 De La Vina Street (Please see Figure 30a for the remainder of the north and south side of the 200 block of West De La Guerra Street)
Figure 13, looking north towards the 900 block of De La Vina Street from the intersection of West Canon Perdido Street and De La Vina Street

Figure 14, looking southeast from the intersection of West Canon Perdido Street and De La Vina Street
Figure 15, looking southwest from the intersection of West Canon Perdido Street and De La Vina Street

Figure 16, looking south from the north end of the 800 block of De La Vina Street towards West De La Guerra Street
Figure 17, 826 De La Vina Street, looking east

Figure 18, 816 De La Vina Street, looking east
Figure 18a, 812 De La Vina Street (parking lot), looking east

Figure 19, 810 and 800 De La Vina Street, looking southeast
Figure 20, South end of the 800 Block of De La Vina Street at its intersection with West De La Guerra Street, looking south towards the 700 block of De La Vina Street

Figure 21, Intersection of De La Vina Street and West De La Guerra Street, looking west
Figure 22, South end of the 800 block of De La Vina Street, looking northeast

Figure 23, Looking north on the 800 block of De La Vina Street towards West Canon Perdido Street
Figure 24, 809 De La Vina Street and a partial view of 815 De La Vina Street, looking west

Figure 25, 815 and 817 De La Vina Street, looking west
Figure 26, 817 and 815 De La Vina Street, looking southwest

Figure 27, Parking lot on the west side of the 800 block of De La Vina Street, looking west
Figure 28, Commercial Building at 829 De La Vina Street, looking west

Figure 29, 829 De La Vina Street and 205 West Canon Perdido Street, looking west
Significance

800 Block of De La Vina Street

The Phase 1 HSSR prepared by Post/Hazeltine Associates determined the house at 815 De La Vina Street was a significant historic resource for the purposes of environmental review (Figure 25). The Phase 1 HSSR concluded the commercial building and shed at 815 De La Vina Street do not embody historic significance and was not a significant historic resource for the purposes of environmental review. The sandstone hitching post and sandstone curbing in front of 815 De La vina Street are significant historic resources for the purposes of environmental review. The Phase 1 HSSR prepared by Post/Hazeltine Associates determined that the existing improvements at 208 West De La Guerra Street and 809 De La Vina Street were not significant historic resources for the purposes of environmental review.

817 De La Vina Street was surveyed in 1978. It has not been added to the City of Santa Barbara Potential Historic Resources List and is not a designated or potential historic resource per previous studies or designations. The commercial building at 800 De La Vina Street was added to the City of Santa Barbara Potential Historic Resources List in 1978. The residential building at 810 De La Vina Street was added to the City of Santa Barbara Potential Historic Resources List in 1978. No other properties on the 800 block of De La Vina Street are designated or potential historic resources per previous designations or studies.

200 Block of West De La Guerra Street

The north side of the 200 block of West De La Guerra Street is lined with a mix of single-family houses converted to multi-residential built between the 1890s and the 1920s, multi-unit residential buildings built after World War II and commercial buildings (Figures 30 - 39). Buildings range in height from one to two stories. Architectural styles include Queen Anne (231 West De La Guerra Street), mid-19th century Folk/Vernacular (214 West De La Guerra Street), Eclectic (817 De La Guerra Street), utilitarian 20th century commercial (210 & 211 West De La Guerra Street), 1930s Spanish Colonial Revival (219 West De La Guerra Street) and multi-residential mid-20th century through late 20th century residential. A characteristic feature of the block is the multi-family residential most built after 1960 (203 West De La Guerra Street, 218 West De La Guerra Street, 224 De La Guerra Street and 227 West De La Guerra Street. The construction of commercial building beginning in the 1970s which replaced residential buildings contribute to the character of the existing streetscape by introducing new architectural types and setbacks that helped create the existing streetscape composed of an eclectic mix of 19th and early 20th century residential architecture, commercial architecture and two-story multi-residential buildings. Of the block’s 14 parcels seven retain their late 19th and early 20th century residential in varying states of preservation. Loss of late 19th and early 20th century streetscape features extends to the curbing most of which has been replaced. These changes, which mostly occurred in the post-World War II period, substantially eroded the streetscape’s ability to convey its late 19th and early 20th century appearance by removing residential buildings, altering setbacks, replacing buildings with street-facing parking areas and introducing architectural styles and building types not in character with the blocks pre-war appearance. Today the 200 block’s streetscape best represents its post-1960s period of
development (Figures 30 – 39). The street tree for the 200 block of West De La Guerra street is the Queen Palm.

North Side of Block

208 West De La Guerra Street (APN 037-041-010), early 20th century apartment;  
210 West De La Guerra Street (APN 037-041-011), 1970s commercial building;  
214 West De La Guerra Street (APN 037-041-012), c. 1867 McPhail Cottage (Potential Historic Resources List);  
218 West De La Guerra Street (APN 037-041-013), post-World War II multi-residential;  
226 West De La Guerra Street (APN 037-041-015), post-World War II multi-residential;  
APN 037-041-029205, post 1960 condominiums;  
230 West De La Guerra Street (APN 037-041-016), pre-1950 multi-residential; and  
802 Bath Street (at corner) (APN 037-041-017), 1942, multi-residential.

South Side of Block

203 West De La Guerra Street (APN 037-081-008), post-World War II multi-residential;  
211 West De La Guerra Street (APN 037-081-028), 1970s commercial building;  
219 West De La Guerra Street (APN 037-081-032), c. 1931 residential court (Structure of Merit);  
227 West De La Guerra Street (APN 037-081-030), post-World War II multi-residential;  
231 West De La Guerra Street (APN 037-081-002), house, Queen Anne style, Free Classic subtype, 1905 (Structure of Merit); and  
730 Bath Street (APN 037-041-001), pre-1950 multi-residential (Structure of Merit).

Figure 30, Aerial Photograph of the 200 block of West De La Guerra Street
Figure 30a, the north side of the 200 block of West De La Guerra Street

Yellow = 1960s/1970s commercial buildings, red = Designated historic resources or potential historic resources, purple = residential pre or post-World War II, that are not designated or potential historic resources

Figure 30b, The south side of the 200 block of West De La Guerra Street (see key above)
Figure 31, 208 and 210 West De La Guerra Street, looking northeast

Figure 32, 214, 218, & 226 West De La Guerra Street, looking northwest
Figure 228, 226 & 218 West De La Guerra Street, looking north

Figure 34, 802 Bath Street (corner) & 230 West De La Guerra Street, looking northwest
Figure 35, 203 & 208 West De La Guerra Street on the south side of West De La Guerra Street, looking west

Figure 36, 203 & 211 West De La Guerra Street, looking southwest
Figure 37, 219 West De La Guerra Street, looking south

Figure 38, 227 West De La Guerra Street, looking southwest
800 Block of De La Vina Street

Significance

The Phase 1 HSSR prepared by Post/Hazeltine Associates determined the apartment building at 208 West De La Guerra Street was not a significant historic resource for the purposes of environmental review.

The south side of the 200 block of West De La Guerra Street was surveyed in 2012. The survey concluded that an intact historic streetscape was not present on the south side of the block (Applied Earthworks 2012: 12). The Spanish Colonial Revival style residential court at 219 West De La Guerra Street was designated a City of Santa Barbara Structure of Merit on September 19, 2018. The Queen Anne, Free Classic style house at 231 West De La Guerra was designated a City of Santa Barbara Structure of Merit on September 19, 2018. The McPhail Cottage at 214 West De La Guerra Street was added to the City of Santa Barbara Potential Historic Resources List in 1978. The Queen Anne style house at 730 Bath Street was designated a City of Santa Barbara Structure of Merit on November 29, 2017. No other properties on the 200 block of West De La Guerra Street are designated or potential historic resources per previous designations or studies. Contributing properties in the nearby Lower De La Vina Historic District do not extend to the intersection of De La Vina and West De La Guerra Street (please see Section 6.4 of this report of a discussion of the proposed historic district).
6.3 Analysis of the Proposed Project

The following section of the report evaluates the proposed project’s impacts to significant historic resources by applying the Secretary of the Interior’s Standards for Rehabilitation. Projects that meet the Standards are considered to have a less than significant impact to significant historic resources. The following plans and elevations detail the proposed project.

Significant Structures and Features on the Project Property

- The house at 815 De La Vina Street excluding the additions identified in Section 5.3 of this report;
- The sandstone hitching post and sandstone curb in front of 815 De La Vina Street; and
- The sandstone retaining wall at 208 West De La Guerra Street that extends along the parcel’s De La Vina Street frontage and part of the West De La Guerra Street frontage.

Detailed Project Description

The applicant proposes the following alterations and additions (Figures 40 – 67d) and see full set of plans in Appendix A:

House at 815 De La Vina Street (Appendix A):

- Relocate the house at 815 De La Vina Street to the northwest corner of the intersection of West De La Guerra Street and De La Vina Street (Figures 40 - 52). After its relocation in one piece, the house would be set on a new foundation that would maintain its existing orientation to De La Vina Street while moving the house closer to the sidewalk, so that its east elevation (excluding the porch) would be 21 feet ½-inches from the sidewalk; the house is currently 36 feet, 10 inches from the street (see Sheet 0.0, Appendix A). As part of this project a non-historic porch, its railing and steps located on the first floor of the west elevation would be removed. The porch” non-historic flush panel door would also be removed. The existing vertical board cladding of the west elevation’s shed-roofed first floor addition is proposed for retention. An existing non-historic metal railing on the second of the west elevation would be removed leaving the code-compliant wood clad parapet in place (see Figures 40 - 52). Non-historic metal slider windows located at the west end of the north elevation’s second floor would be replaced with a pair of wood frame one-over-one windows matching the style and type of the house’s existing Queen Anne style windows and the non-historic porch railings on the north, east and west elevations would be replaced with wood railings inspired by the Queen Anne style (designs have not been finalized for this change). Non-historic windows identified on Existing exterior conduit housing utilities would be removed and relocated to the maximum extent feasible. The house would be repainted. No other alterations are proposed to the exterior.

The relocation plan will include the incorporation of historic preservation treatment plan notes on the project plans to guide the relocation and any alterations to the exterior of the building. Monitoring by a City-approved historian and or the City Urban Historian.
during relocation and the submittal of memos detailing the relocation of the house and the project’s consistency with the relocation plan and other project details outlined in this report (the treatment plan notes will be completed once the project has received conceptual approval and will be submitted to City staff for their review and approval) will be carried out with oversight by the City of Santa Barbara Urban Historian. As noted in the project description, the house and its setting will be photo-documented and documented via measured plans and elevations prior its relocation.

![Diagram of Ott House relocation](image)

**Figure 40, Existing and proposed location of the Ott House (Sheet A1.02 in Appendix A)**
Figure 41, The Ott House after its relocation to the corner of De La Vina Street and West De La Vina Street
Figure 42, The Ott House after its Proposed Relocation viewed from the Intersection of De La Vina Street and West De La Guerra Street (Sheet A9.0 in Appendix A)

Figure 43, The Ott House at its existing location (east elevation) (Sheet A2.01 in Appendix A)
Figure 43a, The Ott House at its existing location (east elevation) (Sheet A2.01 in Appendix A)
Figure 44, The Ott House at its proposed location (east elevation) (Sheet A2.02 in Appendix A) (02= replace with period appropriate windows, 03= replace non-historic railings with period appropriate wood railings)

Figure 45, The Ott House at its existing location (west elevation) (Sheet A2.01 in Appendix A)
Figure 45a, The Ott House at its existing location, west elevation, looking east.
Figure 46, The Ott House at its proposed location (west elevation) (Sheet A2.02 in Appendix A) (02 replace non-historic windows with period appropriate windows, 03= replace non-historic railing with period appropriate railing)

Figure 46a, Perspective View of the Ott House from the 200 Block of West De La Guerra Street at its proposed location (west elevation) (Sheet A2.02 in Appendix A)
Figure 47, The Ott House at its Existing location (north elevation) (Sheet A2.01 in Appendix A)

Figure 47a, The Ott House, West end of the North Elevation, looking southeast

Windows proposed for replacement with period appropriate 1/1 wood sash windows
Figure 47b, The Ott House, Steps near the West end of the North Elevation, looking south
Figure 47c, The Ott House, Second Floor Element at the West end of the North Elevation, looking south

Windows proposed for replacement with period appropriate 1/1 wood sash windows
Figure 47d, The Ott House, Central Section of the North Elevation, looking southeast
Figure 47e, The Ott House, Central Section of the North Elevation, looking southeast

Window proposed for replacement with period appropriate 1/1 wood sash windows
Figure 47f, The Ott House, North Elevation, looking southwest

Windows proposed for replacement with period appropriate 1/1 wood sash windows
Figure 47g, The Ott House, East end of the North Elevation, looking south
Figure 48, The Ott House at its proposed location (north elevation) (Sheet A2.02 in Appendix A)
(02 = replace non-historic windows with period appropriate wood windows & 3 replace non-historic railings with period appropriate wood railings)

Figure 49, The Ott House at its existing location (south elevation) (Sheet A2.01 in Appendix A)
Figure 49a, The Ott House at its existing location, East end of the South Elevation, looking west
Figure 49b, The Ott House at its existing location, East end of the South Elevation, looking north
Figure 49c, The Ott House, Central Section of the South Elevation, detail of upper part of bay, looking north

Figure 49d, The Ott House, Central Section of the South Elevation, detail of bay, looking north
Figure 49e, The Ott House, Central Section of the South Elevation, detail of the base of the bay, looking north
Figure 49f, The Ott House, West end of the South Elevation’s two-story element, looking northeast

Windows proposed for replacement with period appropriate 1/1 wood sash windows
Figure 49g, The Ott House, West end of the South Elevation, looking northeast
Figure 50, The Ott House at its proposed location (south elevation) (Sheet A2.02 in Appendix A) (02= replace non-historic windows with period appropriate window, 03= replace non-historic wood railing with period-appropriate wood railing)

Figure 51, Section of the Ott House at its proposed location (Sheet A2.02 in Appendix A)
New Construction (see Appendix A):

The applicant proposes construction of a three-level, 32-unit, 37,784 square-foot (net) free-standing building (with one commercial unit) on the project site (see Figures 53 – 67d) and see Appendix A). As noted above the project emulates early 20th century vernacular architecture with its simplified forms and minimal ornamentation. The project would be set back from the relocated Ott house and step up from two-stories on the De La Vina Street frontage to three stories at the rear of the property. Materials would include metal clad windows, stucco cladding and low-pitched hipped roofs. The massing of the development is modulated by dividing the new construction between two buildings, employing varied roof heights, shallow projections and recessions and porches. Landscaping would be informal in nature and feature materials such as brick pathways and the retention of the historic retaining wall at the intersection of De La Vina Street and West De La Guerra Street.
Figure 53, Proposed Ground Floor Plan (Sheet A1.01 in Appendix A)
Figure 54, Proposed Third Level and Second Level Floor Plans (Sheet A1.02 in Appendix A)
Figure 55, Proposed De La Vina Street Elevations (Appendix A, Sheet A2.03)
Figure 56, North Elevation of the Proposed New Buildings (Appendix A, Sheet A2.04)
Figure 57, Proposed West Elevations of the Ott House and Proposed New Buildings (Appendix A, Sheet A2.03)
Figure 58, South Elevations of the Proposed New Buildings and the Relocated Ott House
(Appendix A, Sheet A2.04)
Figure 59, Sections of Proposed Buildings (Sheet A3.0 in Appendix A)
Figure 60, Existing View along the west side of De La Vina Street (Sheet A9.01 in Appendix A)
Figure 61, View along the west side of De La Vina Street with proposed buildings (Sheet A9.01 in Appendix A)

Figure 62, View towards 809 & 815 De La Vina Street (Sheet A9.01 in Appendix A)
Figure 63, View towards 809 De La Vina Street with proposed new buildings (Sheet A9.01 in Appendix A)

Figure 64, View towards 815 De La Vina Street (Sheet A9.02 in Appendix A)
Figure 65, View towards 809 De La Vina Street with proposed new buildings (Sheet A9.02 in Appendix A)

Figure 66, View towards 208 West De La Guerra Street (Sheet A9.00 in Appendix A)
Figure 67, View towards 208 West De La Guerra Street with proposed new buildings (Sheet A9.00 in Appendix A)
Figure 67a, Eave detail for proposed new buildings
Figure 67b, Flashing detail for proposed new buildings
Figure 67c, Flashing detail for windows, proposed new buildings
Proposed Alterations to the Landscaping and Hardscape (Figure 68 & see Appendix A):

- Remove the existing hardscape and plantings within the project parcels;
- Retain all but one of the existing Podocarpus sp. street trees on De La Vina Street; a single tree that is in poor health on De La Vina Street would be removed to allow the construction of a new curb cut and driveway;
- An existing Queen Palm street tree on West De La Guerra Street would be relocated onto the project property;
- Maintain a hedge cut to a code-compliant height at the intersection of West De La
Guerra Street and De La Vina Street;
- Retain the existing sandstone hitching post in front of 815 De La Vina Street (Figure 21);
- Retain the existing sandstone curbs in front of 815 De La Vina street that are not located within the footprint of the proposed new driveways (Figure 69);
- Remove the existing driveway and curb cut at 809 De La Vina Street;
- Relocate a section of sandstone retaining wall on West De La Guerra street to allow for a curb cut and re-sued stonework on-site;
- Relocate 815 De La Vina Street’s driveway and curb cut on De La Vina Street;
- Install a new driveway and curb cut on West De La Guerra Street;
- Install new landscaping which would feature an informal scheme of trees, shrubs and smaller-scale plantings with a play area, bench seating, fountain and brick paving.

Figure 68, Proposed Landscape Plan
Application of the Secretary of Interior’s Standards for Rehabilitation

The following Standards apply to the project:

Standard 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

Relocation of the Ott House

While the Ott House originally functioned as a single-family property between its construction and the 1940s, it has been a multi-family residence since that time. Maintaining the multi-family use which would not require substantive changes to the exterior would not impair its ability to convey its Queen Anne style architecture or associations with the Ott family. Relocation of the house would alter its relationship to its setting and streetscape by moving the house south to the intersection of West De La Guerra Street and De La Vina Street. This would not substantially impair the setting of the house or the surrounding block for the following reasons:

- As detailed in Appendix A of the Phase 1 Report (the Development History of the Surrounding Neighborhood) and Section 6.2.1 of this report, the 800 block of De La Vina Street and the 200 block of De La Guerra Street does not retain their integrity of design as historic streetscapes as most of the blocks’ pre-World War I buildings were removed in the...
post-World War II period, hence the block does not embody a substantially intact streetscape dating to the late 19th and early 20th centuries. Consequently, the proposed relocation does not have the potential for substantially affecting a potentially significant streetscape;

- Relocating the house to the intersection of West De La Guerra Street and De La Vina Street would return this corner of the block to a closer approximation of its original appearance as the lot at 208 West De La Guerra Street was once the location of a substantial two-story Victorian era house that was demolished in the 1930s. The relocated Ott House with its prominent corner bay would then form an appropriate transition between the neighboring proposed Lower De La Vina Historic District and the more eclectic development that characterizes the 800 block of De La Vina Street and the north side of the 200 block of De La Guerra Street. Its proposed location was once the location of a two-story Victorian era house demolished in the 1930s, the Ott House’s relocation would re-establish a two-story residential building at this location. Moreover, with a more prominent position, two elevations of the Ott house would be clearly visible to the public;

- The project proposes the removal of a non-historic addition, steps and door on the first floor and a non-historic metal railing on the second floor of the west elevation and to replace non-historic fenestration on all four sides of the building with period-appropriate one-over-one wood sash windows as noted on Figures 43a, 45a, 47a-47g, 49c, 49f and 49G. Non-historic utility conduit on all four elevations is proposed for relocation to bring the elevations back to a closer approximation of their historic appearance. While other alterations would remain, such as two second floor additions on the west elevation, the proposed alterations would enhance the house’s ability to convey its appearance during the Ott family’s occupancy and would bring the west elevation, which will partially be within public view into greater consistency with the Queen Anne style;

- The west elevation is currently not visible to the public, implementation of the proposed project would bring this elevation partially into public view from the 200 block of West De La Guerra Street. As was common during the Victorian era, rear elevations which often housed kitchens, pantries or servants’ rooms, were reductive in design and often, like 815 De La Vina Street, featured little or no architectural embellishments. This was often the case even if the house was located on a corner lot. An example of this is the rear elevation of the Queen Anne Style house at 1703 Chapala Street whose reductive rear elevation has always been within public view. Therefore, exposing the house’s rear elevation into the public view would not impair the surrounding non-historic streetscape or impair the visual integrity of the Ott House since the almost utilitarian design of this part of the house is an historical and architectural feature of the building.

- Also, at its current location the house retains a low level of integrity of setting as most of the block has been redeveloped with commercial properties beginning in the 1930s. Only one other potentially historic building, the house at 817 De La Vina Street, which flanks the north side of the Ott House contributes to its immediate setting while the property to the south which was once residential is now the location of a commercial building.
constructed in the 1970s and later remodeled;

- The adjoining house at 817 De La Vina Street is not a listed or potential historic resource and has not been identified as a potential resource by previous studies. Therefore, relocating the Ott House does not have the potential for altering the setting of a designated or potential historic resource adjacent to the Ott House; and

- The Ott house after its relocation and the house at 817 De La Vina Street (not part of the proposed project) would flank either side of the proposed new building and would recapitulate through setbacks and massing the historic setting of this side of the block which originally featured one-story and two-story residences that shared similar alignments and orientations with the street. This would be a closer approximation of the block prior to its redevelopment with commercial buildings which emphasize features such as parking areas and architectural types characteristic of the post-World War II period.

New Buildings

The architectural scheme for the new buildings would feature stepped massing with the three-story volumes relegated to the rear of the property, a reductive architectural vocabulary featuring metal clad multi-light windows, shallow-pitched hipped roofs covered in asphalt shingles. The exterior would be clad in stucco. These design motifs while not mimicking a specific architectural style, emulate features of vernacular type residential buildings constructed in Santa Barbara between the teens through the early 1930s which were reductive in form and detailing.

The two-story massing of the buildings along the street frontage on De La Vina Street, which relegates three-story massing to the rear of the lot, would ensure that the streetscape retains its current character which features a mix of one, two and three-story buildings especially since the existing setback that characterized the street will be largely maintained. The vernacular-type design of the new buildings and the scale and massing of the new construction and their distance from the proposed historic district ensures the proposed project would not impair the setting of the proposed historic district or designated or potential historic properties located on the east side of De La Vina Street. The new landscaping scheme designed by Earthform Design, which would feature a range of Mediterranean and drought-tolerant, plants, shrubs and groundcovers, is consistent with a regional tradition of using this range of plants, which has been a characteristic feature of the California landscape since the late 1860s.

Because the proposed project would not substantially impair the ability of the Ott House to maintain its historic architecture or associations with the Ott family at its new location and would not impair the setting of other designated or potential historic resources identified by the City, the proposed project meets Standard 1.

Standard 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 Ott House

The removal of non-historic porch and steps from the rear elevation is proposed. Standard 2 is met because no significant historic fabric is proposed for removal and the house will maintain its existing visual and spatial relationship with the streetscape regarding its orientation to the street. Moreover, the removal of a non-historic metal addition that is out of character with the house’s Queen Anne style architecture would enhance the house’s integrity of design. Along the street frontage, the existing grade would be maintained to preserve the early to mid-20th century sandstone retaining wall and the overall relationship of the relocated house to De La Vina Street. The house would be set closer to the street but would maintain its existing orientation to De La Vina Street. The impact of this change is considered less than significant because the Ott House at its existing location is not part of an intact streetscape of houses and is not surrounded by a historic landscape as only one late 19th/early 20th century house survives on the north side of the Ott House. Moreover, relocation of the Ott House would allow two elevations of the house to be within the public viewshed, while preserving the building’s existing orientation and alignment. Consequently, the Ott House’s relocation closer to the street would not impair a historically significant spatial relationship composed of Ott House and other houses that share a similar spatial relationship to the street. Therefore, the proposed relocation of the Ott House meets Standard 2.

Proposed Construction of New Buildings

The proposed buildings are set a sufficient distance from the relocated Ott House to preserve the setting of the resource which historically was located adjacent to houses on either side of its original lot. The construction of the new buildings would not require the removal of historic features as the Ott House would be relocated nearby at the south end of the project parcels and other historic features such as the sandstone hitching post and the retaining wall at the intersection of West De La Guerra Street and De La Vina Street would be maintained. Therefore, the proposed construction of new residential buildings meets Standard 2.

Proposed Landscape and Hardscape

As detailed above, implementation of the proposed project would not remove distinctive landscape features or materials because the historic sandstone retaining wall and hitching post would be preserved. Therefore, the proposed project meets Standard 2.

Standard 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

Standard 3 does not apply because the project does not propose the addition of conjectural features or elements from other historic properties.

Standard 4: Changes to a property that have acquired historic significance in their own right will be
Standard 4 does not apply because the project does not propose changes to features that have acquired historic significance in their own right.

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

The Ott House

The applicant proposes the following alterations to the house:

- Remove the existing foundation and replace it with a new concrete foundation after the house’s proposed relocation;

- Salvage the sandstone foundation’s stone blocks and re-use them as a component of the new landscaping;

- Remove and replace the foundation’s existing wood piers when the house is relocated it the corner of West De La Guerra Street and De La Vina Street;

- Dismantle the existing non-historic exterior stairs on the east, west and north elevations and reinstall on the house after its relocation;

- Retain two wood posts on the east elevation that support a second-floor porch set on the roof of the original porch. This feature was added sometime between circa-1892 and 1927 according to a review of the Sanborn Fire Insurance maps;

- Remove a non-character-defining porch on the house’s rear elevation (added after the period of significance) prior the house’s relocation;

- Relocate exterior utility lines and conduit on all four elevations to the maximum extent feasible;

- Replace existing non-historic fenestration as depicted on Figures 45a, 47a-47g, 49c, and 49f & 49G with period-appropriate wood sash windows based on the house’s existing one-over-one wood sash windows. The design for these windows has not been finalized; and

- No existing exterior historic fabric has been identified as needing repair.

Analysis:

The existing foundation is composed of a perimeter foundation of roughly trimmed sandstone blocks with wood posts set on piers. The house’s raised foundation is sheathed in the same type of horizontal wood siding found on the main house. The foundation is not considered character-defining because almost all of it is set below grade and does not contribute to the house’s exterior appearance. Therefore, its replacement, which would not alter the house’s exterior appearance or remove construction fabric that makes a significant contribution to the house’s integrity of design.
and materials meets Standard 5.

Re-use of the existing exterior stairs and railings would not result in an impact to the house’s integrity of design and materials as these are existing architectural features that would be relocated rather than new construction. Therefore, this proposed alteration meets Standard 5.

Retaining the two posts that support the addition to the roof of the porch on the east elevation meet Standard 2 as the construction of the porch’s second floor and the addition of supports on the first floor were alterations made during the period of significance and occupancy of the Ott family. Their retention would not further impair the house’s integrity of materials or design. As earlier Sanborn Fire Insurance maps indicate the porch was. Moreover, removing the posts has the potential for requiring alterations to the porch’s Queen Anne style scrolled posts to support the existing second floor. Retaining the posts, which have been in place for approximately 100 years or more, in-place, would not impair the house’s existing level of integrity for materials or design. Therefore, the proposed retention of the posts meets Standard 5.

The porch on the west elevation that is proposed for removal and the windows proposed for replacement were installed after the period of significance and do not contribute to the house’s integrity of materials or design. Therefore, there removal and/or replacement meets Standard 5.

Proposed New Construction, Landscape and Hardscape

Construction of the proposed project would not require the removal of significant building fabric or landscape features as the section of sandstone retaining wall on West De La Guerra Street proposed for relocation (to allow the insertion of a driveway) will be re-used on site as part of the landscaping; moreover, more than 80 percent of this feature will remain in-situ. Therefore, the proposed project meets Standard 5.

Standard 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

Ott House

No existing exterior historic fabric has been identified as needing repair. The replacement of non-historic additions or alterations such as the existing railing, the porch posts added to the porch sometime in the late 19th or early 20th century is not proposed, consequently the retention of non-historic features that currently exist does not require further evaluation.

Analysis:

If existing historic fabric is identified as needing repair or restoration prior to, during relocation or after the relocation of the Ott House the following measures will be implemented by the applicant:

- A City-approved architectural historian shall be consulted to guide the restoration/repair process which shall implement guidance in the following documents:
• If repair or restoration work is required on the exterior it shall follow the guidance outlined in Preservation Brief #6 “The Dangers of Abrasive Cleaning of Historic Buildings and Preservation Brief #9 “The Repair of Historic Wooden Windows.” If repairs are required for the front porch, they shall follow the guidance outlined in Preservation Brief # 45, “Preserving Historic Wood Porches.” A plan for restoration or repairs shall be submitted to the City of Santa Barbara Urban Historian for review and approval.

Provided the above guidance is followed the propose project would meet Standard 6.

Standard 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

Ott House

The project proposes to relocate the Ott House in one piece from its current location at 815 De La Vina Street to the south end of the project parcel at the intersection of West De La Guerra Street and De La Vina Street, which is considered a physical treatment.

Proposed Relocation Plan:

The following moving plan for the Ott House developed by Brandt House & Building Movers is proposed by the applicant:

• The building will be set on a network of steel beams at the bottom of the first-floor’s floor joists and anything above that will be moved with the building in one piece;
• Anything below the first-floor joists as the wood cripple wall (raised foundation), will to be removed and salvaged for re-installed as per plans at new location, if required;
• The existing foundation will only be removed on the south side of the building to allow insertion of the moving dollies;
• Once the house has been moved, the remainder of the existing foundation will be removed by others;
• The house will be moved across the project parcels to its new location and De La Vina Street and West De La Guerra Street will only be used to move the moving equipment to and away from the site;
• The footing can be installed prior to the house’s relocation. New concrete stem wall’s and piers should be installed after the building is moved to ensure the accuracy of the foundation to meet the house dimensions; and
• Once the foundation and new shear cripple wall are built and house is set down on the new foundation, the salvaged siding from the raised foundation can be re-installed.

Analysis:

Loss of original building fabric would be confined to the stone foundation and possibly some of the foundation’s existing wood posts. These materials, most of which are not visible from the exterior of the building, (only a few inches of the stone foundation are visible along the base of the house’s north, south and part of the east elevations) are not considered character-defining since they do not
make a substantial contribution to the building’s exterior appearance. Therefore, their removal would not impair significant historic materials or design features that contribute to the house’s historic or architectural significance. Therefore, the proposed project to relocate the Ott House meets Standard 7.

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

The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 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 shall 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 Ott House

The applicant proposes a number of alterations to non-historic features to bring the building back to a closer approximation of its historic appearance by removing a non-historic one-story addition from the rear of the building (west elevation), replace two metal sliders at the west end of the north elevation with one-over-one wood sash matching the house’s Queen Anne style sash windows, removing a second-floor non-historic metal porch railing on the west elevation. The first floor’s non-historic wood railing (north, east and west elevations) would be replaced with period appropriate railings inspired by the Queen Anne style. Non-historic windows on all four elevations would be replaced with period-appropriate one-over-one wood sash windows emulating the appearance, materials profiles and design of the house’s existing Queen Anne style windows as depicted on Figures 45-49g and in Appendix A. Designs for the railings and replacement fenestration have not been finalized.

Analysis:

Remove non-historic porch on the west elevation’s first floor and a non-historic metal railing on the second floor of the west elevation: Because these additions are non-historic, these proposed changes, which would return the west elevation to a closer approximation of its historic appearance, meet Standard 9.

Removal and replacement of the non-historic metal frame windows and non-historic wood frame windows called-out on Figures 45a, 47a -47g, 49c, 49f & 49g. The windows proposed for replacement

Post/Hazeltine Associates
Revised Phase 2 Historic Structures/Sites Report
208 West De La Guerra Street, 809 De La Vina Street and 815 De La Vina Street, Santa Barbara
November 20, 2018
are a mid-20th century or later window type. Their replacement with a pair of one-over-one wood sash windows would enhance the north elevation’s integrity of design. The preferred window type is one-over-one wood sash windows that would match house’s dominant window type. This design detail would require review by the HLC.

The existing railings on exterior of the house are post-World War II replacements. Replacing these with a period-appropriate railing inspired by the Queen Anne Style would enhance the house’s integrity of design. This design detail would require review by the HLC.

As currently proposed the relocation scheme and the proposed alterations detailed on the plan sheets meet Standard 9. However, the design of the railings and windows proposed for replacement would require review by the HLC.

Proposed New Buildings

Standard 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 shall 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.

As noted in Appendix A of the Phase 1 HSSR multi-unit residential development became a common housing type in the neighborhood beginning the mid-to-late 1920s:

With the advent of the automobile Carrillo Street which connected downtown to the main highway began to develop in earnest as a commercial corridor of businesses including garages, service stations and other auto-related services. It was during this period that apartment buildings and residential/motor courts began to appear. Examples of motor courts near the project area include one in the 200 block of West De La Guerra Street and another at 825 Bath Street (Post/Hazeltine Associates 2018: Appendix B: 12).

The new buildings have been designed to emulate multi-unit residential buildings of the early 20th century which were often vernacular in type. This architectural scheme is expressed through the use of horizontal siding, multi-light windows, low-pitched hipped roofs and reductive architectural embellishments. This design strategy is appropriate for buildings in proximity to a historic building like the Ott House since the proposed buildings read as secondary structures recessed behind the historic structure. The scale and massing of the new buildings, which step-up from two-stories at the street to three-stories at the rear of the property and is setback from the relocated Ott House and West De La Guerra Street, is an appropriate treatment as it preserves the character of the streetscape which historically features one and two-story massing along the street frontage.

Materials

The materials proposed for the new buildings are stucco, metal frame windows, wood porch posts, porch railings fascia and rafters and composition shingles for roofing.
Analysis:

This assemblage of building materials is vernacular in type. Several of these materials including the stucco siding, wood porch railings and posts and wood fascia and rafters as the asphalt shingles are materials commonly found on vernacular style buildings during the 20th century between the 1920s and the end of the century and are therefore, appropriate for an infill development intended to emulate the simplified forms of 20th century vernacular type multi-residential buildings rather than the Queen Anne style motifs that characterize the Ott House or the eclectic range of Queen Anne motifs found on the multi-residential building at 817 De La Vina Street. The use of multi-light metal frame windows is not considered to detract from the setting of the relocated Ott House as it is not the intent of the Standards to precisely copy historic buildings types or materials especially on a city block that has lost its architectural cohesiveness due to extensive redevelopment in the post-World War II period. Instead, the intent is to emulate scale, massing and design features such as setbacks, eave lines and roof types as well as the overall repertoire of building materials to recall but not copy the design features and motifs of multi-family apartment buildings built in Santa Barbara during between the 1920s and the 1940s. The use of metal window types with divided lights is compatible because these materials and forms were used before the mid-20th century and are not a purely contemporary material or design.

Features

The design features of the building include modulating the massing from two-stories along De La Vina Street to three stories at the rear to emulate the two-story massing that historically characterized the west side of the 800 block of De La Vina Street and employing low-pitched hipped roofs, a traditional roof type that emulates but does not copy the roof types of 815 and 817 De La Vina Street. Incorporating design features such as front gable elements, breaking up the massing by incorporating several recessions and shallow projections with different roof types and porches reflects but does not copy design elements of 815 and 817 De La Vina Street. This design feature also conveys the new buildings’ residential character rather than the commercial type architecture that has typified the block since the 1940s. Incorporating parking within the building envelope allow the project to re-establish the original domestic scale of the streetscape by eliminating existing surface parking at 809 De La Vina Street and extending the landscaped area along the street frontage from the south end of the block to the north end of the existing lot at 815 De La Vina Street. This emphasizes the residential/pedestrian experience along the west side of the 800 block of De La Vina Street and provides a more seamless transition from the commercial corridor on West Carrillo Street to the proposed Lower De La Vina Historic District located on the 600 and 700 blocks of De La Vina Street.

Scale, Proportion and Massing

As noted above the scale and proportion of the proposed scheme is modulated from two-stories along the street to three stories at the rear of the project to emulate the existing massing on the 800 block of De La Vina Street which is primarily, but not exclusively, one and two stories in height. This design strategy minimizes visual impacts from the new development on the streetscape, the relocated Ott House and 817 De La Vina Street by maintaining an emphasis two-story massing.
Analysis:

The scale and proportion of the new project on West De La Guerra Street would be two stories in height with three story elements set behind existing buildings on adjacent parcels which minimizes impact on the streetscape of the 200 block of West De La Guerra Street and the 800 block of De La Vina Street. Roof ridges and heights are consistent with existing development and low enough that the ridge heights of the relocated Ott House and 817 De La Vina Street retain their visual prominence. The buildings are set a sufficient distance from the relocated Ott House and 817 De La Vina Street to allow these buildings to maintain their visual prominence.

Summary Statement for Standard 9

Therefore, the proposed design of the new buildings in regard to its architectural style, materials, features, scale, proportion and massing, is compatible with adjacent historic resources and meets Standard 9.

Proposed Landscape and Hardscape

The proposed landscape plan with its planting scheme which emphasizes Mediterranean type plants is consistent with the type of plants used in Santa Barbara landscapes since the last quarter of the 19th century. The removal of a section of the sandstone retaining wall at the west end of the West De La Guerra Street frontage is supportable because the blocks would be re-used as part of the hardscape around the relocated house and because most of this feature would remain in-place. Therefore, the proposed design of the landscape and hardscape meets Standard 9.

Standard 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

Ott House

Relocation of the Ott House would remove the building from its original location to the northwest corner of West De La Guerra Street and De La Vina Street. The form and integrity of the house as an example of the Queen Anne style would be unimpaired by the house’s relocation because it would preserve the building’s historic fabric and design features. If the proposed project improvements, such as the landscaping and new buildings, were removed in the future the Ott House would still convey the essential features of its architectural style and historic associations at its new location two parcels south of its existing location. The architectural integrity of the house at 817 De La Vina Street would be unimpaired, while its setting would be somewhat altered. However, since its primary significance is derived from its exemplification of an architectural style and not as a component of a historic streetscape (since an intact streetscape no longer exists on the 800 block of De La Vina Street) this would not so impair the house at 817 De La Vina Street that it would not convey the essential features of its eclectic architecture. The setting of the relocated house would be altered but would still maintain the essential features of its current location including its orientation to the street and character as a freestanding building surrounded by landscaping. Therefore, relocation of the Ott House meets Standard 10.
6.4 Impacts to Nearby Significant Historic Resources

The following contributing properties to the proposed Lower De La Vina Historic District are located on the 700 block of De La Vina Street, south of the project parcels on the 800 block of De La Vina Street same (Figure 69):

(see Figure 69, next page)

![Proposed Location of the Ott House]

The Proposed Lower de la Vina Historic District is located along De la Vina Street, between West De la Guerra Street and West Cota Street.

**Figure 69, Proposed Lower De La Vina Historic District**

The following contributing properties in the proposed historic district are located on the 700 block of De La Vina Street, south of the project parcels on the 800 block of De La Vina Street same (Figure 69 and Appendix B):

- 703 De La Vina Street;
- 707 De La Vina Street;
- 710 De La Vina Street;
• 711 De La Vina Street;
• 712 De La Vina Street;
• 715 De La Vina Street;
• 716 De La Vina Street;
• 719 De La Vina Street;
• 720 De La Vina Street;
• 725 De La Vina Street;
• 728 De La Vina Street; and
• 138 West Ortega Street.

The following properties located on the 700 Block of De La Vina Street, which are located at the north end of the 700 block facing towards the project parcels and the 800 block were determined to be non-contributors to the proposed De La Vina Historic District:

• 203 De La Guerra Street; and
• 728 De La Vina Street.

The following properties on the 800 block of De La Vina Street and the 200 Block of West De La Vina Street are designated or potential historic resources:

• 800 De La Vina Street, a circa-1890 Queen Anne style commercial building; and
• 810 De La Vina Street, a one-story fragment of an Italianate style house built in c. 1870. The main two-story part of the house is now located adjacent to the Bird Refuge;
• 214 West De La Guerra Street a mid-19th century Folk/Vernacular style house built in the late 1860s;
• 219 West De La Guerra Street a Spanish Colonial Revival style residential court built in 1931;
• 231 West De La Guerra Street a Queen Anne, Free Classic subtype house built in 1910; and
• 730 Bath Street a cottage built in 1924.

Evaluation of Impacts to Nearby Significant Historic Resources

The proposed project would relocate the Ott House to the corner of De La Vina Street and West De La Guerra Street, which is located across the street from the two-story Queen Anne style commercial buildings at 800 De La Vina Street, which is listed on the City of Santa Barbara Potential Historic Resources List. Visual impacts from the relocation are less than significant for the following reasons:

• The 800 block of De La Vina Street and the 200 block of West De La Guerra Street do not represent unified historic streetscapes which would be eligible for designation because of the loss of many of their historic buildings and alterations to the street’s historic spatial relationships due to the construction of commercial buildings, parking lots and multi-residential apartment buildings. The proposed Lower De La Vina Street historic district is located more than 100 feet from the project parcels and is separated from West De La Guerra Street by non-contributing parcels located at the north end of
the 700 block of De La Vina Street. Moreover, the proposed project’s scale and massing when viewed from the intersection of West De La Guerra Street and the 700 block of De La Vina Street is two-story in massing which is the block’s historic development pattern. Consequently, the proposed project including the relocation of the Ott House would have a less than significant impact on nearby historic resources including the proposed Lower De La Vina Historic District;

- The proposed location of the Ott House was for many decades the location of a substantial two-story Victorian era house, which was demolished in the late 1930s. Consequently, the relocation of the Ott House to this corner would emulate the historic massing and scale of a house which for approximately 60 years was located at this corner;

- Visual and spatial impacts from the proposed project to the proposed Lower De La Vina Historic District are not significant because the non-contributing parcels located at the north end of the proposed district and De La Guerra Street form enough of a buffer to minimize impacts to the proposed historic district from the proposed project; and

- The scale and massing of the proposed development which would step up from two to three stories at the rear of the lot and would maintain the historic setbacks that currently characterize the block which would maintain the overall scale, massing and setbacks of the existing streetscape which features two imposing two-story Victorian era houses set on substantial raised foundations and commercial buildings of similar scale and massing.

Therefore, the proposed project’s impacts to nearby significant historic resources including the nearby proposed Lower De La Vina Historic District are considered less than significant (Class III).

6.5 Evaluation of Cumulative Impacts to Significant Historic Resources

The cumulative impact analysis will focus on evaluating the effect of the proposed project at 208 West De La Guerra Street and 809 and 815 De La Vina Street and other past, present and reasonably foreseeable projects in the vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR §800 as amended). Specifically, Number § 800.5 (a) (1) states that: an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total
effects on a resource of that action and all other activities affecting that resource (CEQ 1987).

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property’s use or of physical features within the property's setting that contribute to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project and its contribution to cumulative impacts to the character-defining features of significant historic resources identified in this report.

817 De La Vina Street is located at the north end of the project property (see Figures 25 & 26). As noted in Appendix A of the Phase I HSSR:

The adjoining early 20th century house at 817 De La Vina Street is not listed on the City of Santa Barbara Potential Historic Resources List. Built sometime after 1898 and before circa-1912, 817 De La Vina Street is a very reductive version of the Free Classic subtype of the Queen Anne style. No designated landmarks are located on the west side of the 800 block of De La Vina Street. Because 817 De La Vina Street is not currently designated or identified as a potential historic resource it does not meet this criterion. (Post/Hazeltine Associates 2018: 59).

(please note that early 20th century date refers to the existing configuration of the house whose porch is an addition that appears to date to the early 20th century; a portion of the house may date to the late 18800s-1890s but the first floor of the street façade has been altered and encapsulated by later alterations; consequently it its current state it best represents its early 20th century appearance).

The Phase 1 HSSR also noted the following regarding the integrity of the surrounding streetscape and the house’s visual relationship with 815 De La Vina Street:

Moreover, the surrounding streetscape on the east and west sides of the 800 block of De La Vina Street does not form a substantially intact assemblage of late 19th or early 20th century buildings dating to the block’s period of significance because of the demolition of four of the five 19th and early 20th century houses that lined the west side of the block (208 West Canon Perdido Street and 803, 809 and 819 De La Vina Street). Consequently, while the adjoining houses at 815 and 817 De La Vina Street remain, they are only an isolated fragment of a much larger streetscape (Post/Hazeltine Associates 2018: 59).
Consequently, as isolated fragments of what was once a streetscape of late 19th and early 20th century streetscape on De La Vina Street and West De La Guerra Street, the houses at 815 De La Vina Street and 817 De La Vina Street, which no longer effectively convey the character or setting of the 800 block of De La Vina Street during the block’s period of significance. Therefore, the two houses do not represent an especially significant clustering of significant historic resources. Alterations to the setting of 817 De La Vina Street have been minimized by the design of the project which would relocate 815 De La Vina Street to the south end of the block where it would still be within the viewshed of 817 De La Vina Street and separated by new construction that would maintain the setbacks and overall massing of the relocated historic building. These measures when combined with the photo-documentation of 815 De La Vina Street and its setting including 817 De La Vina Street and the installation of a plaque commemorating the Ott House at its original location would preserve enough of a record of the building and its setting to minimize impacts to significant historic resources and 817 De La Vina Street.

No other projects are proposed for the immediate vicinity of the project parcels. Because the proposed project meets the Secretary of the Interior’s Standards for Rehabilitation, the project does not have the potential for substantially contributing to cumulative impacts to the nearby proposed Lower De La Vina Historic District. Therefore, cumulative impacts from the proposed project, which meets the Secretary of the Interior’s Standards for Rehabilitation, would result in a Less than Significant Cumulative Impact (Class III) to significant historic resources.

7.0 SUMMARY AND CONCLUSIONS

This Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has concluded that the proposed project’s impacts to significant historic resources on and adjacent to the project parcel at 208 West De La Vina Street, 809 De La Vina Street and 815 De La Vina Street and nearby historic resources on the 800 block of De La Vina Street and the proposed Lower De La Vina Historic District, are potentially Less than Significant (Class III). After implementation of the following measures which are part of the project description, the proposed project including the following, the Ott House would maintain its status as a Potential City of Santa Barbara Landmark.

- Return with final designs for the replacement railings and windows on the Ott house;
- Measured drawings of the house and photo-documentation following the guidelines for documentation shall be prepared prior to the relocation of the house;
- A Historic Preservation Treatment Plan for relocating and rehabilitating the Ott House shall be submitted to the City of Santa Barbra Urban Historian for review and approval;
- Historic preservation treatment plan notes shall be incorporated into the final plan set to guide the contractors;
- Relocation of the house shall be monitored by a City-approved historian and/or the City Urban Historian;
- Plaque commemorating the history and original location of the Ott House; and
- A memo outlining the completion of these tasks shall be submitted to the City of Santa Barbara Urban Historian.
8.0 REFERENCES

Published Sources and Professional Reports Consulted:

Andree, Herb and Noel Young.  

Applied Earthworks

2012  City of Santa Barbara West Downtown Historic Building Survey.

Clark, Clifford E.  

National Park Service

*The Secretary of the Interior’s Standards for the Treatment of Historic Properties.*

1991  Brochure, Preservation Assistance Division, Washington D.C.


Post/Hazeltine Associates

2018  Phase 1 Historic Structures/Sites Report for 208 West De La Vina Street, 809 De La Vina Street and 815 De La Vina Street.
Appendix A

Project Plans
# Proposal for a new residential project using the Average Unit

## Project Description

The project will comprise a voluntary lot merger of three parcels (APNs 037-008, 037-010, and 037-011) proposed to be relocated to the corner of De La Vina and Los Olivos Streets. The project will be an Average Unit Net (AUN) residential project, replacing a single-family residence and a one-story building. The construction of two new three-story residential buildings measuring a Gross Area of 37,784 SF (net) to about 900 SF (net).

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### Vicinity Map

[Image of Vicinity Map]

- **815 De La Vina Street**
- **208 De La Guerra Street LLC**
- **High Density (28 DU/ACRE)**

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PROPOSED PROJECT FOR:

08.13.2018      HLC SBMTL
08.22.2018      HLC SBMTL
09.18.2018      PC SUBMTL
10.17.2018      HLC SUBMTL
10.29.2018      HSSR HLC SUBMTL
11.19.2018      HSSR HLC SUBMTL

Similar view of De La Vina sidewalk looking towards site.

View on De La Vina street facing north.

Similar view across De La Vina leading towards the site.

View across De La Vina looking towards the project.

View across De La Vina sidewalk looking towards the site.

View on De La Vina street facing north.

Similar view across De La Vina leading towards the site.

View across De La Vina looking towards the project.

View across De La Vina sidewalk looking towards the site.
View from the De La Guerra looking onto relocated Ott House and proposed project.

View on neighboring property on La Guerra Street looking east toward neighboring houses.

Similar views of neighboring property on De La Vina Street looking west toward neighboring houses.

Please consider the environment before printing this.
APPENDIX B

Lower De La Vina Historic District
INTRODUCTION

The proposed Lower de la Vina Historic District is a residential district that was developed by merchants, bankers, businessmen, and capitalists from 1870-1910. The district has an important collection of Folk Victorian residences, but homes constructed in the Craftsman, Queen Anne, Stick, Italianate, and Spanish Colonial Revival styles are also represented. Originally, the majority of the properties were single-family residences, but many have now been converted to apartments, duplexes, or properties with multiple residential dwellings. Mature trees lining the streets, sandstone curbing, hitching posts, sandstone retaining walls, and sandstone landscape curbing contribute to the character of the district.
HISTORIC RESOURCE GUIDELINES: PROPOSED LOWER DE LA VINA HISTORIC DISTRICT

HISTORY
Period of significance: 1870-1910

This area developed as the result of the many people from the East Coast moving west following the induction of California into the United States. The City Common Council established the center of town just north of Ortega Street, between Santa Barbara and Chapala Streets, encompassing most of the existing Spanish core. As a result, new business development expanded along State Street south of Ortega Street, and residential streets rose on both the east and west sides of Santa Barbara and Chapala Streets. The area west of Chapala Street was well developed with residential properties by the turn of the century. De la Vina Street was popular for its proximity to lower State Street shops and the electric street railway. Homes were constructed in architectural styles that were popular throughout the Eastern United States. The first dwellings constructed, such as the Austin house at 707 De la Vina Street and the Roeder house at 719 De la Vina Street, belonged to merchant professionals. Eleven Folk Victorian style homes were constructed on the 600 and 700 blocks of De la Vina Street in the 1890s. These modest houses were likely home to middle-class workers holding clerical and government jobs. In 1893, these positions were paying an annual average wage of $900–$1,100, compared to other workers who received an annual average income of $420–$563 (Bureau of the Census 1965:91–92).

The Lower De la Vina Street Historic District is an area reflective of the architectural movements of the mid-to-late nineteenth century. This area was not created as part of a planned development but was the result of organic growth directly related to the commercial development of the businesses on State Street. Some of the properties still have sandstone hitching posts at the street, and sandstone curbing exists along many of the blocks.
# Appendix C-2(b): Potential Lower De La Vina Historic District

POTENTIAL HISTORIC RESOURCES LIST UPDATED JULY 2013

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### Appendix C-2(b): Potential Lower De La Vina Historic District

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</table>

26 Contributing, 3 Conditionally Contributing, 1 Non-Contributing. Total buildings in new district: 30