



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 4, 2007
AGENDA DATE: October 10, 2007
PROJECT ADDRESS: 710 Anacapa Street (MST2006-00312)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Suzanne Johnston, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of a new 4,031 square foot, two and one-half story, 42-foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot mixed-use structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will become a commercial condominium) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered accessible commercial parking space. A portion of the existing stone site wall will be preserved in place and a portion along the driveway will be rebuilt.

A 1934 permit for alteration shows the existing structure was developed as a single-family residence with a 162.5 square foot store in a front room. The property's previous owners had a history of construction without permit, as shown in the City's Records for the lot. It is unknown when or by whom the kitchen was removed from the residence portion of the structure and the entire structure was used as a commercial use without the required change of occupancy. At that time, the residence's required open yard began to be used as an unpaved parking area. With the approval of the proposed project, the building will become a commercial structure and be brought up to meet the current building codes and the zoning violations would be resolved.

II. REQUIRED APPLICATIONS

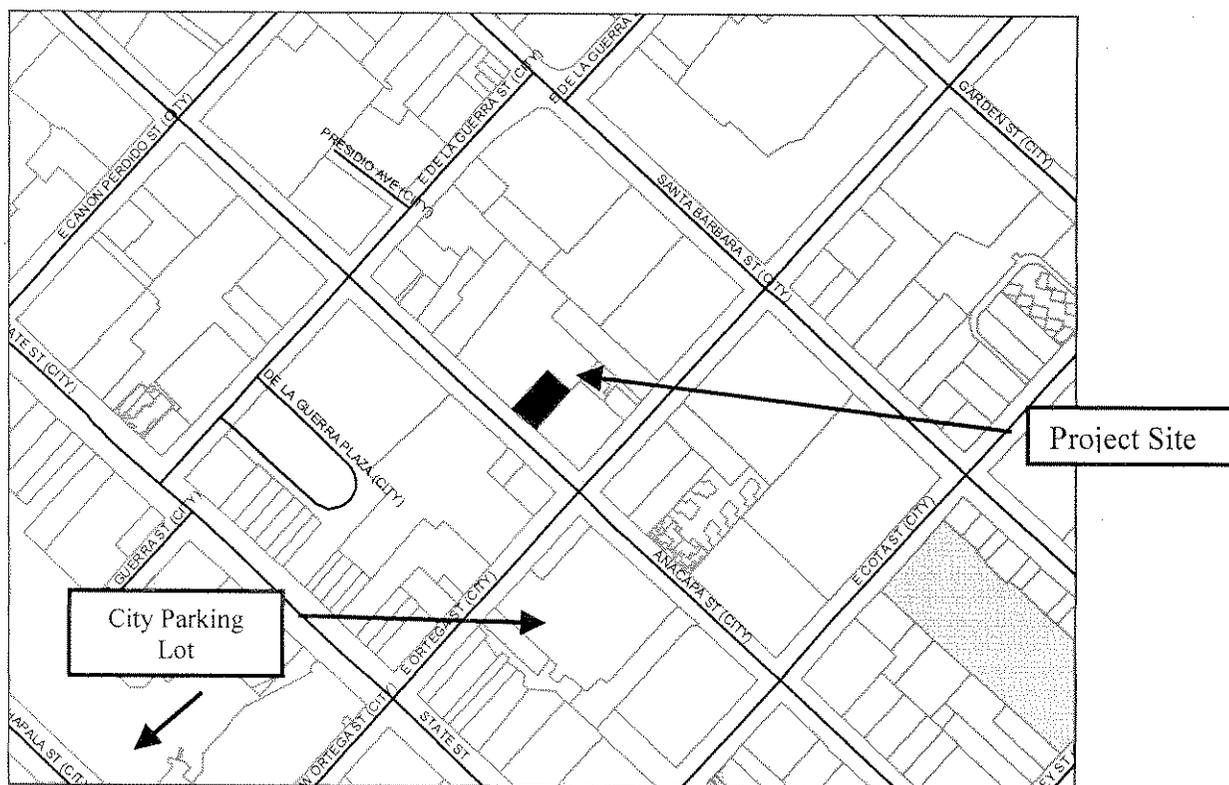
The discretionary applications required for this project are:

1. A Modification is required to allow a three-story residential structure to encroach into the required interior yard setback. (SBMC §28.45.008);
2. A Modification is required to allow a three-story residential structure to encroach into the required rear yard setback. (SBMC §28.21.060); and

3. A Modification to allow the distance between buildings to be reduced to 10' (SBMC§28.21.070).
4. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential and one commercial condominium units (SBMC §27.07 and §27.13)

III. RECOMMENDATION

The proposed project, with the approval of the required modifications, would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood and the project preserves a structure that is historically significant. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: August 17, 2007
DATE ACTION REQUIRED PER MAP ACT: November 5, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Lisa Plowman	Property Owner: Adame Trust
Parcel Number: 031-081-013	Lot Area: 5,782
General Plan: Residential and Office	Zoning: C-2
Existing Use: Residential	Topography: 4% slope
Adjacent Land Uses:	
North – Parking Lot /Commercial South – Commercial	East – Residential /Commercial West - Commercial

B. PROJECT STATISTICS

	Existing	Commercial Unit	Proposed Unit A	Proposed Unit B
Living Area	1,562	577	1,962	1,150
Garage	0	0	445	237
Total	1,562	577	2,407	1,387

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Commercial Unit	Proposed Unit A	Proposed Unit B
Setbacks *					
-Front	10' 1-2 stories	18'	8' 6"	43'	N/A
-Interior	6' 1-2 stories	2' 6"	3' 9"	0	0
-Rear	6' 1 st Story 10' 2 nd story	27' N/A	N/A	N/A	2 – 1/4'
* Setbacks are not required for commercial buildings.					
Building Height	4 stories & 60'	17' 6"	17' 6"	34' 6"	
Parking	1 space per residence 1 space per 500 sf floor area	0	1 Accessible	1 covered	2 covered
Lot Area Required for Each Unit (Variable Density)	1,840 sf (1 bd) 2,320 sf (2 bd)	N/A	4,160 sf		
10% Open Space	578 sf	> than 15% of lot area	1,585 sf		

Standard	Requirement/ Allowance	Existing	Commercial Unit	Proposed Unit A		Proposed Unit B
Private Outdoor Living Space *Requirement met	Ground Floor: 140 sf (2 bd) 160 sf (3 bd)	> than 579 sf	N/A	1 st flr	100 sf	180 sf *
				2 nd flr	119 sf	39 sf
	Above Ground Floor			3 rd flr	118 sf *	
	84 sf (2 bd) 96 sf (3 bd)			Total	337 sf	219 sf
Lot Coverage						
-Building	N/A	1,562 sf 27%		2,286 sf	40%	
-Paving/ Drive	N/A	1,694 sf 29%		2,225 sf	38%	
-Landscaping	N/A	2,526 sf 44%		1,271 sf	22%	

The proposed project would meet the requirements of the C-2 Zone, with the exception of the encroachment of residential units into the required interior and rear yard setbacks. See discussion below.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on three separate occasions and the Historic Structures Report was reviewed at two additional meetings (meeting minutes are attached as Exhibit C). At the HLC's last review on November 29, 2007, the HLC forwarded the project to the Staff Hearing Officer with the comments that the Commission supports the mass, bulk, and scale of the project; to simplify the building design details; and to provide more landscape wherever possible.

During the environmental review of the project, it was determined that the existing structure contained a small gothic Victorian era cottage. A historic structures report was prepared and a determination was made that 577 square feet of the existing structure was original and should be preserved as a historic resource and designated as a City Structure of Merit. (See Exhibit E) In addition, direction was given to the applicant to preserve the existing sandstone retaining wall at the front of the property line. A portion of the sandstone wall will be removed, relocated and reconstructed to provide the required driveway width and meet the accessibility requirements for a separate walkway. The report further elaborated that the proposed residential units should not be an addition to or connected to the existing structure.

B. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element

The project site is located in the Downtown neighborhood and has a General Plan designation of General Commerce and Office Uses, and houses a small number of City residents. The Downtown neighborhood is bounded on the north by Sola Street; on the south by Ortega Street;

on the east by Santa Barbara Street; and on the west by De la Vina Street. Since it is in the central core, the Downtown area is more intensively used than other parts of the City. Residences range from cottages, two-story apartments, and two-, three and four-story condominiums, to residential hotels and institutions. Plans for redevelopment envision high-density residential development on the periphery of the Downtown district.

The residential development would be subject to the requirements of the R-3 Multi-Family Residential Zone for the residential portion of the project and C-2 General Commerce Zones which allows for 12 units per acre. However, the General Plan Land Use and Housing Elements recognize that, in zones where variable density standards apply, development may exceed the limit of 12 units per acre without causing an inappropriate increase in the intensity of activities. The proposed project would result in a density of approximately 14 units per acre, which, based on the above discussion, would be consistent with the Land Use and Housing Elements of the General Plan.

Housing Element

Santa Barbara has very little vacant or available land for new residential development. Therefore, City housing policies support build out of infill housing units in the City's urban areas. The City Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The project would be consistent with the Housing Element as it will contribute two additional residential units to the City's existing housing stock. The Planning Commission has recently expressed concern about the large size of proposed condominium units. The Commission has established an informal "guideline" limiting condominium sizes to 85% of the lot area required under variable density. The mix of units in this project includes one two-bedroom unit, and one three-bedroom unit. The proposed living areas for both units are under this "rule of thumb" guideline which would be approximately 1,972 square feet for a two-bedroom unit and 2,380 square feet for three-bedroom units. On average, the three units and the attached garages are about 73% of the lot area required for the units under variable density.

Neighborhood Compatibility

In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be compatible in scale, size and design with the surrounding neighborhood. The surrounding neighborhood is comprised of a mix of office, residential and commercial buildings, with a wide range of heights. Along Anacapa Street, the uses are a mixture of institutional, offices and commercial uses with residential. The proposed two- and partial three- story building has been broken up to reduce the verticality of the structure. The third story portion of the building is setback to the rearmost corner of the lot. The project will make use of a common driveway which is shared with the property to the north (currently the Santa Barbara News Press Parking Lot). The driveway straddles the shared property line with each site providing a 4 foot by 98 foot reciprocal access agreement. The shared driveway provides relief to the streetscape by minimizing the interruption of sidewalk and provides additional opportunities for landscaping.

One of the goals of the Urban Design Guidelines is compatibility of new development with the character of the City, the surrounding neighborhood, and adjacent properties. The HLC considers the Urban Design Guidelines in reviewing development proposals. As discussed above, the HLC is supportive of the site plan, and the size, bulk and scale of the project. The retention of the historic structure will also leave a recognizable part of an older neighborhood in place.

Modifications

Interior and Rear Yard Modification: The project is located in the C-2 Zone. The project is mixed use, however, it is developed in two separate buildings, one residential and one commercial. Unless the buildings are connected, the residential building must observe the setbacks as outlined in the R-3 Multi-family residential zone.

With the direction from the historic structures report for the residential component to be separated and not connected to the existing structure, the project must comply with the setbacks and distance between buildings as outlined in the R-3 Zone, instead of benefiting from the requirements for mixed-use buildings which do not have setbacks. The lot is 60' feet wide with a 4' wide reciprocal access easement that runs the length of the property (98') on the northerly side. In order to provide the required parking and allow for maneuverability, the residential building as designed must encroach into the required side and rear setbacks and the buildings are proposed with a distance between buildings of 10'. The required distance between main buildings is required to be 15' unless the both structures are one-story. Then it may be reduced to 10 feet.

Staff can support this modification based on the existing pattern of development within the neighborhood, the neighborhood is a mixture of commercial, residential, and industrial uses and that the modification requests are offset by retaining the historic resource on-site and offering of designation of the structure as a City Structure of Merit.

C. ENVIRONMENTAL REVIEW

The applicant proposed a project which incorporated the recommendations of the Historic Structures report as discussed above including the preservation and restoration of the historic portion of the cottage, removal of the additions to the rear of the structure, the preservation of the sandstone retaining wall at the front of the property and the separation of the existing historic structure from the proposed new residential structure. Staff agrees that there will be no significant impacts to the historic structure.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction of Small Structures.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. INTERIOR AND REAR YARD MODIFICATION (SBMC § 28.21.060 AND §28.92.110.B)

The setback modifications at the interior and rear yard is consistent with the purposes and intent of this Title, and is necessary to:

1. Prevent unreasonable hardship: With the retention and designation of the existing cottage structure, the existing reciprocal access agreement, and the direction from the Historic Structures Report, it would not be possible to build a project which meets all zoning requirements and meet the parking design standard requirements; and
2. Secure an appropriate improvement on a lot: Mixed-use is encouraged in the downtown area and the project provides two additional residential units to the housing stock.

B. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map, with the approval of the Modifications, is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

C. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's

aesthetics, parks, streets, traffic, parking and other community facilities and resources.

6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated March 8, 2007
- D. HLC Minutes
- E. Historic Structures Report, prepared by Post/Hazeltine, dated September 10, 2006

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

710 ANACAPA STREET
MODIFICATIONS AND TENTATIVE SUBDIVISION MAP
OCTOBER 10, 2007

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall submit an executed "an Agreement Relating to Subdivision Map Conditions Imposed on Real Property," prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
 4. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall

EXHIBIT A

either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.

e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

5. **Parking Permits.** Residents will not be eligible for on-street parking permits through the Residential Permit Program.

B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.

3. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.

4. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.

5. **Anacapa Street Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Anacapa Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: approximately twenty (20)

feet of sidewalk, driveway apron modified to meet Title 24 requirements, approximately twenty (20) feet of curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, preserve and/or reset sandstone hitching post in parkway, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

6. **Land Development Agreement.** The Owner shall submit an executed "Agreement for Land Development Improvements," prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
 8. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed driveway, subject to the review and approval of the Public Works Director and City Attorney.
- C. **Design Review.** The following items are subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway to the units at the rear of the property from the sidewalk using a different walkway material.
 2. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
 3. **Structure of Merit Designation.** Owner shall submit an application to the Historic Landmarks Commission for designation of the building as a City Structure of Merit and shall waive their right to object to such designation. Such designation determination shall be completed prior to Preliminary Approval of the project.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Parcel Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.

2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
3. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.

E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
2. **Prepare a Structural Crack Survey and Video Reconnaissance.** At least twenty (20) days prior to the issuance of a building permit, Owner shall notify owners and occupants of the Casa De Covarubias Adobe (2 adobes), Santiago de La Guerra Adobe, and Lugo Adobe of the opportunity to participate in a structural crack survey and video reconnaissance of their property. Prior to the issuance of a building permit, Owner shall prepare a structural crack survey and video reconnaissance of the property of those owners or occupants who express a desire to participate in the survey. The purpose of the survey shall be to document the existing condition of neighboring structures consisting of the Casa De Covarubias Adobe (2 adobes), Santiago de La Guerra Adobe, Lugo Adobe and more than 150 years old. After each major phase of project development (demolition, grading, and construction), a follow-up structural crack survey and video reconnaissance of the property of those owners and occupants who have elected to participate in the survey shall be required. Prior to issuance of a certificate of occupancy, Owner shall meet with the owners and occupants who have elected to participate in the survey to determine whether any structural damage has occurred due to demolition, grading or construction at the project site. Owner shall be responsible for the cost of repairing any structural damage caused by project demolition, grading, or construction on properties that have elected to participate in the survey.
3. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Stone Archaeological Consulting, dated June 2007. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The

archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

4. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).

F. Building Permit Plan Requirements. The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission, outlined in Section C above.
2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further

subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

4. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including, at a minimum, an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings, or combustible roof eaves lines unless sprinkler coverage is provided.
5. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.

6. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
2. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
3. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September

Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
 3. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.

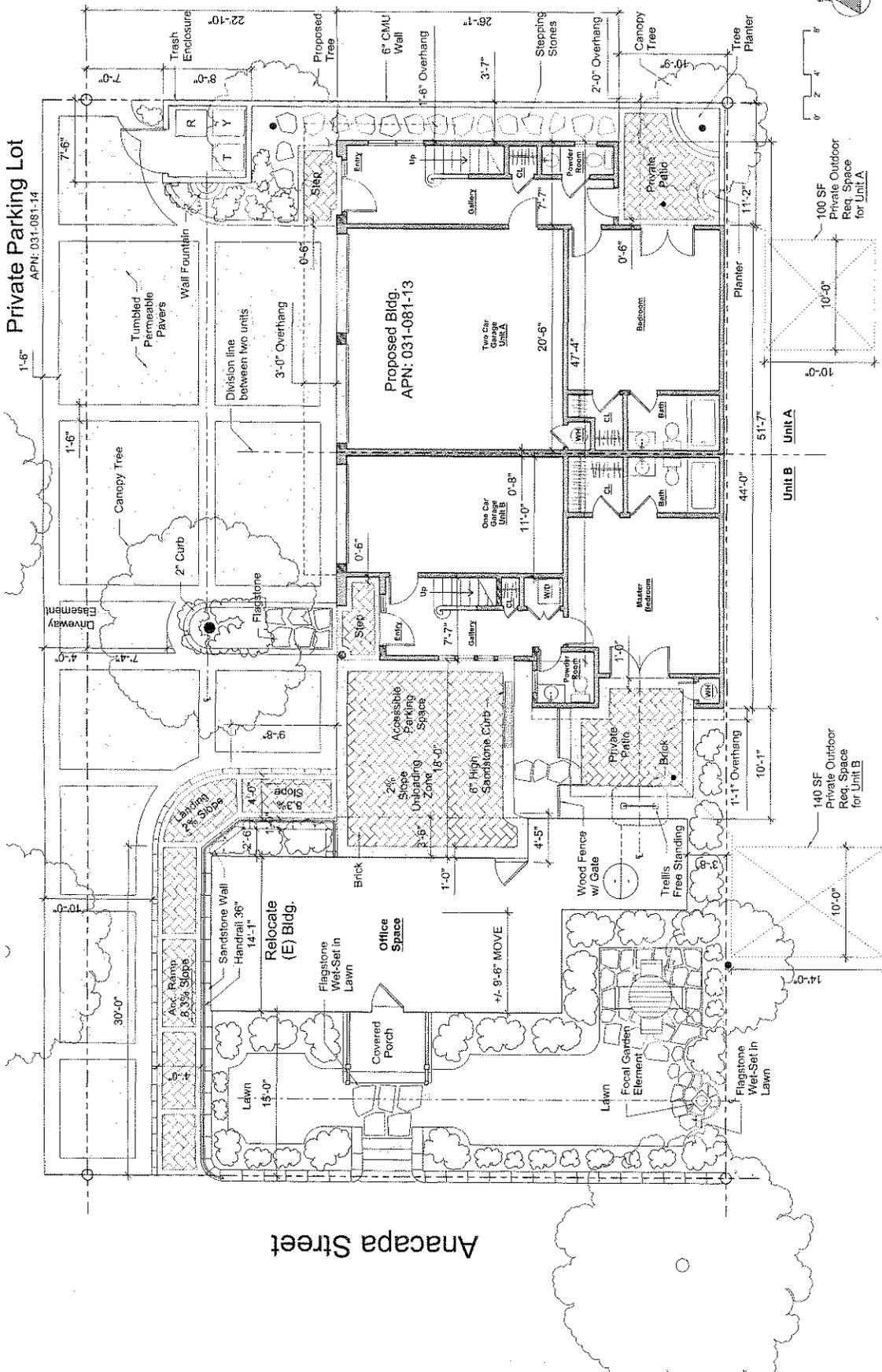
4. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Final Inspection, whichever is earlier.
 5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
 6. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map and Modifications shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

Private Parking Lot
APN: 031-081-14



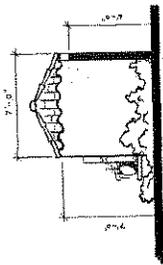
PGA

Peikert Group Architects, LLP
10 E. Figueroa, Suite 1
Santa Barbara, CA 93101
www.peikertgroup.com

Site Plan
Scale: 1/4" = 1'-0"

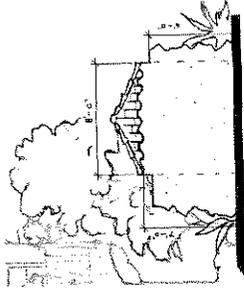
Villa Paradiso
710 Anacapa Street Santa Barbara, California
June 07, 2007

A2.1



South Elevation - Trash Enclosure

Scale: 1/4" = 1'-0"



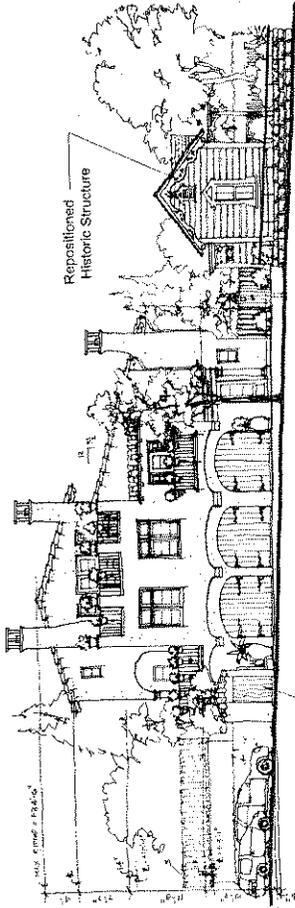
East Elevation - Trash Enclosure

Scale: 1/4" = 1'-0"



West Elevation - Trash Enclosure

Scale: 1/4" = 1'-0"

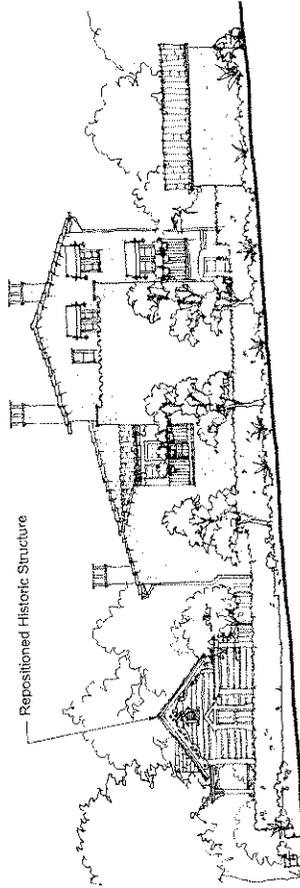
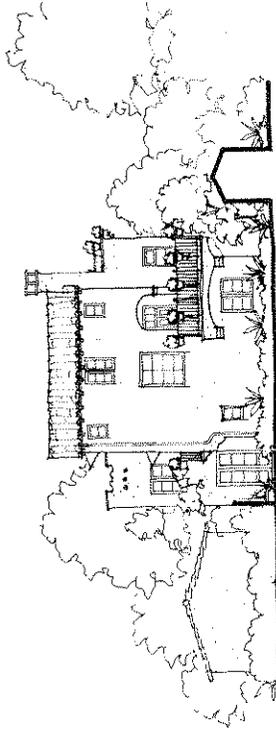


North Elevation

Trash Enclosure

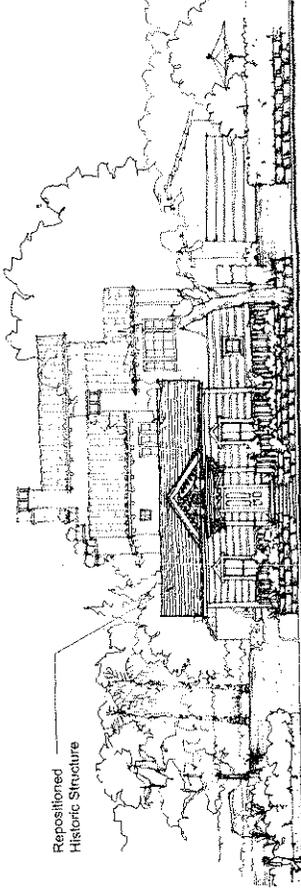
Repositioned Historic Structure

East (Rear) Elevation



South Elevation

Repositioned Historic Structure



West (Front) Elevation

Repositioned Historic Structure

Scale: 1/8" = 1'-0"
0 4 8 16 32

Elevations

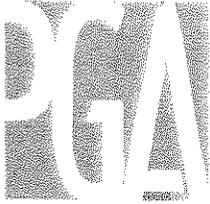
Scale: 1/8" = 1'-0"

Villa Paradiso
710 Anacapa Street Santa Barbara, California
June 07, 2007



Pelker Group Architects, LLP
10 E. Figueroa, Suite 3
Santa Barbara, CA 93101
www.pelkergroup.com

A4.0



PEIKERT GROUP ARCHITECTS, LLP

March 8, 2007

Ms. Bettie Weiss
Planning Director
Community Development Department – Planning Division
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: 710 Anacapa Street

Dear Ms. Weiss:

On behalf of Mr. Carlos Adame, Peikert Group Architects, LLC is pleased to submit this application package for a mixed-use project to be located at 710 Anacapa Street. This site and its neighboring parcels are zoned C-2 and have a General Plan Land Use designation of “Downtown.” The parcel size is 5,782 square feet or 0.13 acres.

We are requesting discretionary approval by the Staff Hearing Officer for a parcel map to create a one-lot subdivision with two residential condominiums (4,031 square feet) and one commercial airspace condominium (577 square feet), a modification to the setback requirements, and a modification to the required distance between commercial and residential buildings on a site.

Project Description

There is currently a 1,562 square foot single story building on-site. The proposed project would involve the preservation of approximately 577 square feet of the existing building and the development of two residential condominiums on the eastern portion of the site which total 4,031 square feet. The portion of the structure that would be preserved is proposed to be relocated approximately nine feet to the south to allow room for the proposed residential development. The residential condominiums would be located in a separate building. Existing and proposed on-site development would total 4,608 square feet. There will be an approximately 985 square foot net reduction in commercial development on-site and the applicant intends to transfer economic development rights to an offsite location.

As shown in the attached plans, the existing 577 square foot single story structure will be used as commercial space. As noted above the residential structure is comprised of two units. Unit A is 2,067 square feet, Unit B is 1,295 square feet (not including the garage), and the three car garage

is 669 square feet. The proposed square footage on each level of the residential building is broken down in the following table.

RESIDENTIAL STRUCTURE				
	Level 1	Level 2	Level 3	Total
Garage	669 S.F.	N/A	N/A	669 S.F.
Unit A	497 S.F.	962 S.F.	608 S.F.	2067 S.F.
Unit B	463 S.F.	832 S.F.	N/A	1295 S.F.

There are no significant trees or vegetation at the site and none will be removed by the project.

Access to the site is provided by an existing driveway off of Anacapa Street. The ten foot driveway provides ingress and egress for the project site as well as the adjacent News Press parking lot. The driveway is divided by the property line and the landowners have a reciprocal easement agreement for access. The existing asphalt driveway will be replaced with permeable pavers. The site has an average slope of approximately 2% from east to west. A limited amount of earthwork is anticipated and would result in approximately 86 cubic yards of exported fill.

A foundation exploration test was conducted by Coast Valley Testing to review the on-site soils and to obtain foundation recommendations. A copy of this report is attached. The civil engineer, Triad/Holmes Associates prepared a Preliminary Stormwater Study for the site. The report concluded that the redevelopment of the site would result in a reduction of stormwater run-off during a 25 year storm event. Please see the attached report for the detailed analysis.

The project site is surrounded by a commercial parking lot on the north and east, residential and commercial uses on the south and commercial uses on the west. The land use designation and zoning for the surrounding uses is General Commercial and C-2, respectively

The project site is located within the El Pueblo Viejo District and is subject to the design guidelines. However, the existing structure that is proposed for preservation is one of the few remaining examples of the Carpenter Gothic architectural style. In order to accommodate the preservation of the historic building and adhere to the District Guidelines, the project is comprised to two separate buildings with separate architectural styles. The historic portion of the Carpenter Gothic structure would be restored and the proposed residential development possesses a Spanish Revival architectural style.

As noted in the attached Historic Structures report for the project, the building which was formerly a residence has been identified by the City as a possible historic structure. The report also states that the front portion of the building, which as been modified over the years, was probably constructed in 1850s and would qualify for the Structure of Merit status. This portion of the structure is proposed for preservation and restoration. In addition, the existing sandstone

wall that fronts on Anacapa Street would be preserved. The report was accepted by the Historic Landmarks Commission on September 20, 2006, but they disagreed with the findings of the report. The HLC believed the building to be Landmark worthy and they are interested in pursuing the designation. This process has not progressed to our knowledge.

The project concept was presented to the Historic Landmarks Committee (HLC) on three occasions, August 23, 2006, November 15, 2006 and November 29, 2006, and received support for the proposed design. The Commission supported and greatly appreciated the relocation and restoration of the historic portion of the structure.

Requested Modifications

As noted above, the project site is zoned C-2 General Commercial. Where a mixed use project includes a separate residential building this zone district requires that the project meet specific requirements for yard setbacks and minimum distances between buildings. The code refers back to Municipal Code section 28.21, R-4 Hotel-Motel-Multiple Residence Zone. The R-4 zone district requires a 10 foot interior yard setback and a 10 foot rear yard setback (SBMC Section 28.21.060 – Yards), as well as a minimum of 15 feet between on-site buildings (SBMC Section 28.21.070 – Distance between Buildings).

In a typical mixed use project the residential and commercial spaces would be contained in a single structure which would eliminate the R-4 requirements. However, in an effort to preserve the historic integrity of the existing cottage and site to the greatest extent feasible, the two residential units are proposed in a separate structure at the rear of the site. This separation was encouraged by the Historic Landmarks Committee at conceptual review. As currently proposed, the project would require the following modifications:

REQUESTED MUNICIPAL CODE MODIFICATIONS		
Municipal Code Section	Required	Proposed
28.21.060 Yards		
Interior Yard - Southern Property Line	10 feet	0 feet
Rear Yard – Eastern Property Line	10 feet	3 1/2 feet
28.21.070 Distance B/W Buildings	15 feet	8 1/2 feet (at closest point)

Open Space and Landscaping

Outdoor living space will be provided for each unit at individual patios or balconies, in excess of the minimum area required by Code. The private open space for Unit A consists of two patios totaling 293 square feet. The private opens space for Unit B consists of a 152 square foot patio. The on-site common open space totals 834 square feet. The open space areas will be generously landscaped. The private on-grade patios will be planted with small flowering trees and native shrubs and herbaceous plantings. The common open space along Anacapa Street will be planted

Ms. Bettie Weiss
March 8, 2007
Page 4 of 4

with a mix of medium sized canopy and flowering trees, shrubs, herbaceous plantings and lawn. Please refer to the Preliminary Landscape Plan for more detailed information.

Vehicle Parking

As mentioned above, the project will be providing parking for all of the residents as well as the patrons of the commercial space. Two covered parking spaces will be provided for Unit A and one covered parking space will be provided for Unit B. One handicapped accessible parking space will be provided on-site to serve the commercial space. Since the project is located within the delineated areas of the Central Business District on Figure A of the Zoning Ordinance, and is a mixed-use development, only one parking space is required for each residential unit and one parking space for the commercial development.

Justification of Project

The justification for the project is that: 1) the site is located in the downtown area, an ideal location for multi-family residences, 2) this type of project is the essence of smart growth, providing real incentives for the use of alternative modes of travel, thereby reducing environmental impacts of traffic, air pollutant emissions, and the use of limited land area for parking, and 3) the project will remove non-historic additions to a historic building and result in the restoration of a structure that has been allowed to fall into extreme disrepair.

As noted above, the design is consistent with these types of developments, and has received positive remarks from the HLC during preliminary design review. In closing, we believe that this project provides for the preservation of an historic resource in the community as well as proving a needed housing opportunity in the heart of downtown Santa Barbara.

If you have any questions, please feel free to call me at your convenience.

Sincerely,



Lisa Plowman, Principal Planner
Peikert Group Architects, LLP

cc: Carlos Adame

ATTACHMENTS:

1. Foundation Exploration, Coast Valley Testing, March 1, 2007
2. Preliminary Storm water Study, Triad/Holmes Associates, March 2007
3. Historic Structures Report, Shelly Bookspan, September 10, 2006

f:\data\current projects\adame -710 anacapa\planning\application\submittal\dart submittal letter - adame final.doc



DESIGN REVIEW ACTIVITIES SUMMARY

710 ANACAPA ST (MST2006-00312)

M-MIXED USE

This is a revised proposal for a new 4,031 square foot, two and one-half story, 42 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.

Status: Pending

DISP

Date 3

HLC-Historic Structures Report

RECD

Historic structures report received.

HLC-Historic Structures Report

CONT

07/12/06

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

(2:05)

Present: Lisa Plowman, Agent
Detlev Peikert from the Peikert Group Architects
Shelley Bookspan, Agent/Historian
Carlos Adame, Owner

Public comment opened at 2:09 p.m.

Mr. Kellem DeForest, interested party, requested that approval of the report be postponed for two weeks until it can be reviewed and commented upon by Mary Louise Days, former City Historian.

Mr. Robert Maxim, interested party, expressed concern regarding the demolition of historic buildings such as the proposed Victorian and requested consideration by the Commission to either save the building or move it to a location within the downtown area.

Public comment closed at 2:12 p.m.

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, has reviewed the report and requested a change on Page 12 for the mitigation requirement of Item #3 of the report to be reworded from "...study the feasibility of preserving the front masonry in any new plans for the site.." to "...study the feasibility of preserving the sandstone retaining wall along the front property line in any new plans for the site...".

Motion: Continued indefinitely and to return to the Commission with the following conditions for acceptance: 1) On Page 12, Mitigation requirements #2 and #4 shall be stricken from the report. 2) Mitigation requirement #3 shall be amended from "...where feasible..." to "...to preserve to the greatest extent possible the existing sandstone retaining walls." 3) Second Mitigation requirement #4 shall be amended to strike the words "demolition" and "removal" from the first sentence to read as "...any alteration and/or restoration...".

Action: Boucher/La Voie, 7/0/0.

Mr. Jacobus commented for the record that the Commission and City may want to consider that other communities around the State have adopted a Demolition By Neglect Ordinance for situations of neglect by property owners who do not or cannot

maintain historic buildings.
HLC-Concept Review (New)

CONT

08/23/06

(COMMENTS ONLY; CONCEPT REVIEW REQUESTED. HISTORIC STRUCTURES/SITES REPORT NOT YET ACCEPTED AS OF THIS DATE. PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)

(4:36)

Public comment opened at 4:48 p.m.

Mr. Kellam De Forest expressed concern regarding preservation of the proposed project's cottage and historic stonework.

Mr. Fred Shriver expressed support of the proposed project since he had a similar project and was researching the City's review process.

Public comment ended at 4:50 p.m.

Motion: 1) The Commission does not support the proposed project; however, it does appreciate the applicant's efforts to preserve the existing building. 2) The Commission does not find the size, bulk, and scale appropriate for this particular neighborhood, and does not support the loss of the stone wall which was identified in the Historical Report as being desirous to be retained.

Action: Hausz/Hsu, 7/0/0, (Suding and Murray absent).

HLC-Historic Structures Report

APVD

09/20/06

(Review of revised Historic Structures/Sites Report prepared by Shelley Bookspan.)

(6:33)

Present: Lisa Plowman, Agent; Shelley Bookspan, Agent/Historian; and Carlos Adame, Owner

Public comment opened at 6:33 p.m.

Mr. Kellam De Forest, interested party, submitted comments and a list of interested parties into the record and summarized their concerns regarding the importance of the historic nature of the existing structure.

Mr. Todd Boehr, neighbor, expressed concern regarding preservation of the historic Gothic style structure of the proposed project.

Ms. Susan Chamberlin, local historian, expressed concern regarding preservation of the historic Gothic style structure of the proposed project.

Public comment ended at 6:38 p.m.

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, reviewed the report and clarified for the Board that the existing building was deemed Structure of Merit-worthy, but not deemed a landmark-worthy.

Motion 1: To initiate landmark designation proceedings for the existing structure.

Action: Rager/Boucher, 7/1/0. (Hausz opposed. Naylor absent.)

Motion 2: To accept the report but disagreeing with the findings and threshold of significance, and finding the building worthy to become a City Landmark reasoning that it is the last surviving example of this period of worker housing in size and scale representing an era in the El Pueblo Viejo district, particularly on Anacapa Street, and has been a visible neighborhood feature since its construction.

Action: La Voie/Hausz, 8/0/0. (Naylor absent.)

The report was accepted but the HLC disagreed with the findings and threshold of significance.

HLC-Concept Review (New)

CONT

11/15/06

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND STAFF HEARING OFFICER APPROVAL.)

(3:24)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects; and Carlos Adame, Owner

Public comment opened at 3:35 p.m.

Mr. Kellam De Forest, local resident, expressed appreciation for the applicant's efforts to preserve the Cottage and commented he would like to see the Commission reinstate the historic landmark process for this historic building. He asked if the placement of the condominiums behind the Cottage and the moving of the Cottage forward towards Anacapa Street would compromise the Cottage's historic integrity. He also requested a landscape plan to possibly have some of the condominiums screened.

Mr. W. David Walls, former tenant, commented that he was horrified at the prospect of the building being landmarked and finds nothing attractive about it. He would be delighted if the applicant was given the opportunity to develop a building on the site that is in character with the area.

Pamela Jameson Boehr, local resident, submitted a petition signed by nearly 250 local residents in support of preserving the Cottage.

Public comment closed at 3:39 p.m.

Motion: Continued two weeks with the following comments: 1) The majority of the Commissioners feel the rear building is too large in its mass, height and scale. 2) The Commission appreciates the owners' willingness to preserve and enhance the Myers Cottage. 3) The owner shall speak with the HLC Designation Subcommittee about designation and landmarking. The Commission feels strongly about the landmark designation of the building and the owner should be proud to be part of the history of this building. 4) The applicant is proposing too much hardscape, especially in the front yard. 5) The architecture needs refinement. 6) At least one Commissioner feels that the south elevation right on the property line should have more massing relief. 7) Provide topographic information for the site and adjacent properties.

Action: Boucher/Hausz, 9/0/0. Motion carried.

HLC-Concept Review (Continued)

CONT

11/29/06

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND STAFF HEARING OFFICER APPROVAL FOR DEVELOPMENT PLAN, A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM DEVELOPMENT AND A MODIFICATION FOR ENCROACHMENT INTO THE INTERIOR YARD SETBACK.)

(5:05)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects
Carlos Adame, Owner

Public comment opened at 5:24 p.m.

Kellam De Forest, expressed appreciation for saving the cottage, and asked whether approval of the project could be contingent upon Historic Landmark designation of the cottage.

Public comment closed at 5:25 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission supports the mass, bulk, and scale of the project. 2) The Commission supports the simplification; however, simplify some of the disparate elements, make less of them, and repeat them so that the structure looks even simpler. 3) Provide more landscape wherever possible. 4) Relocate the belt-line either lower or higher, or remove it entirely. 5) Study the chimney caps for simplification.

Action: Naylor/Hausz, 6/1/0. Motion carried. (Hsu opposed.)

HLC-Archaeology Report

APVD

08/08/07

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

(1:44)

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required. And, although outside of Dr. Glassow's purview, he commented that the existing structure on the property is a nice example of the Carpenter Gothic architectural style and hopes its essential qualities are preserved.

Motion: To accept the report as presented.

Action: Boucher/Sharpe, 8/0/0. (Naylor absent.) Motion carried.

Phase I Archaeological Resources Report, prepared by David Stone, M.A., dated June 2007, was accepted by the HLC 8/8/07.

Historic Structures Report

FOR

710 Anacapa Street
City of Santa Barbara, California

Assessor's Parcel Number: 031-081-013

PREPARED FOR

Carlos Adame and Peikert Group Architects

PREPARED BY

Shelley Bookspan, Ph.D.
1807 Lasuen Road
Santa Barbara, CA 93103
(805) 965-0429

September 10, 2006

RECEIVED

SEP 15 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

EXHIBIT E

PROJECT DESCRIPTION

The house under study is located at 710 Anacapa Street, in the City of Santa Barbara, Assessor's Parcel Number 031-081-013. While there is no development plan yet devised for the site, the prospective buyer proposes to design a project that does not incorporate the extant on-site structure. Thus, this report investigates whether demolition of the house would result in a significant impact on a historic resource, as defined by the City of Santa Barbara under the authority of the California Environmental Quality Act (CEQA), and, if so, offers measures intended to mitigate the impact.

RECORDS REVIEW

As required by the City of Santa Barbara's Master Environmental Assessment document (MEA), this study was prepared by a qualified historian, Shelley Bookspan, Ph.D. Also as required, I searched inventories of designated historic sites, or sites proposed for designation, maintained by federal, state or local agencies. These included the most current available versions of the following lists: National Historic Landmarks; National Register of Historic Places; California Registered Historical Landmarks; California Register of Historical Resources; and City of Santa Barbara Landmarks, Structures of Merit and Potential Historic Structures. The study property appears on the City of Santa Barbara's list of Potential Historic Structures.

In addition, I conducted research for this study at the following repositories of historical information:

City of Santa Barbara Community Development Department
Building and Safety Division (architectural plans; building permit street files)
Planning Division (designated sites lists; architectural survey reports; 1957 Sanborn map)
County of Santa Barbara, Recorder's Office
Microfilmed deed records
Santa Barbara Historical Museum, Gledhill Library (historic maps, clippings, biographical files, history volumes)
Santa Barbara Public Library (city directories, history volumes)
University of California, Santa Barbara, Library, Special Collections (historic maps, photographs, clippings)
Telephone interview with former resident, Frank Armendariz, March 3, 2006

FIELD INVENTORY

Neighborhood Description. The subject property is prominently located on the east side of Anacapa Street, between Ortega and De la Guerra Streets, in downtown Santa Barbara. It is the only remaining residential-type structure that retains street frontage on that block. To its immediate north (uptown side) and behind it, to the east (mountain side) is a makeshift parking lot, separated from the subject property by a chain-link fence. There is little setback on the south side of the house from the

property line; the neighbor on that, the downslope side, is a small driveway and then the Paradise Café restaurant, at the corner of Anacapa and Ortega Streets. Next to the parking lot on the north side is a warehouse-style building housing retail establishments, then, continuing up the block, a driveway and parking lot associated with small houselike structure containing a hair salon, and, at the corner of De la Guerra Street, a Spanish-revival structure containing attorneys' offices. Across Anacapa Street, on the west side, are, at the Ortega intersection, a two-story Spanish-revival structure containing retail and restaurant uses on the first floor and offices and a tattoo parlor on the second floor. Next upslope is a motor scooter dealership in a small single-story building, then a large expanse of parking lot, associated with the De la Guerra Plaza-based newspaper building and City Hall. At the corner of De la Guerra Street, the north entrance into City Hall faces Anacapa Street. In short, there are no remaining structures in residential use in this commercial area of downtown. [See accompanying neighborhood photographs.]

Subject Structure Description. The subject house at 710 Anacapa gives the immediate appearance of an old property allowed to deteriorate badly to which numerous ill-fitting additions have been made, and for which the landscaping has also become derelict. On scrutiny, the house reveals its possession of features and charm evocative of a Gothic Revival style popular in Victorian times, in particular, steeply pitched gable roofs, gingerbread bargeboard, and pointed arches. This style is often referred to as Carpenter Gothic because of the decorative, woodcut vergeboard (also called "bargeboard") attached to the eaves. The subject house is basically a cross-gabled, horizontally clad, wood-framed cottage with fairly high-pitched roof. Its front is aligned with Anacapa Street, separated from the sidewalk by a low stone wall, containing three rows of hand cut horizontal stone, probably original to the house. There is a brick chimney set behind the front gable, toward the middle of the original structure, and the roof all over is clad with composition material, in multiple layers in places, and deteriorating. Attached to the cross-gabled structure, not highly visible from the street, is a series of additions. These additions have apparently occurred over time, but most have not been permitted, otherwise documented, or well integrated. Unlike most Carpenter Gothic cottages, this one is not finished with board-and-batten siding, but rather, it is covered with horizontal wood siding. Some of the additions, however, feature vertical siding and some board-and-batten siding, so the cladding is not uniform. Fanciful distinctive vergeboard and other Carpenter Gothic scrollwork are visible from the street, but the additions use inexpensive machined materials, such as aluminum sliding windows. There are four entry doors into the structure, including two on the south end of the house, at right angles to each other, each accessed from the same concrete poured slab. In all, there is an appearance of porches having been added to the less visible sides, and having been enclosed inexpensively and at various, relatively recent times. Below are descriptions of each elevation:

West, or front, elevation. Characterizing the west, or street, elevation is small entry porch, bisecting the house, the placement of which is signified by a front gable, although the porch itself is overhung by a flat roof. The front gable is ornamented with vergeboard, carved in an upside-down, keyhole-shaped design. Although the porch supports are simply wood beams erected upright as columns, they are adorned at the top with attached woodworked rams-horn-shaped "capitals." The porch surround also has ornamental woodwork on each of its three sides, so that the observers' eyes see wood arches rather than the flat line of the porch overhang. The porch railings are turned wood, and the posts are paneled wood columns, atop each of which is a wood knob. There are three wood

steps to the wood porch leading to the front door, all of which are badly rotted. The doorway is simple, with a horizontal transom light the length of the door's width above the multi-paneled door.

To the south of the front porch is a two over two, double-hung, wood sash window. Decorative woodwork on the window frame includes a triangular, or gable-shape, above the window, and a half-teardrop bracketing the lower portion of each side of the window. Since pedimented windows were associated with Victorian Gothic style, it is possible that the angled shape above the window was intended to suggest pedimentation, or at least to suggest the pointed arch styling, but to do so in an affordable way. Now, there is an aluminum awning shading this window and a brick planter beneath it, extending from the porch to the corner of the house.

To the north of the front porch is a wood-framed bay window, with a sixteen-light window at its front and an eight-light window on either side. It is overhung by a low-pitched roof, ornamented by a wood scroll at the points where the roof and window meet the main wall. Additional scrolling surrounds the bottom of the window where there is a series of downward pointing triangles alternating with cut-out diamond shapes. Below this window is brickwork, extending from the porch to the corner of the house. The brickwork forms a planter on either side of the window, and follows the line of the window as its apparent support. Of note, this bay window, along with the brickwork and the turned porch rails and posts do not appear on earlier photographs of the house dated in the late 1970s, but do appear on a photograph taken in 1985.¹

The wall of square cut, regular coursed, horizontal sandstone separates and lifts the slightly sloping front yard from the sidewalk. There is no landscaping. Instead, the area that may have been lawn at one time has been covered in concrete, much of which is now cracked.

North elevation. The front part of this side of the subject house is visible to those traveling down Anacapa Street, a one-way street heading north to south. This may well be the part of the house that retains most of the original features. As one side of the original house, this part contains a single, centered, double-hung frame window and, above that, a slatted vent window with a pointed arch under the eaves. The vergeboard attached to the roof is in a wave pattern, with circles on each outside end and regular inset circles. At the highest point of the gable is a finial, a symmetrical wood carving. The vent window is framed so that there is an elongated gable above the point of its arch and wide footings at its bottom. The main window is framed much like the one on the south side of the front porch, with an ornamental wood pointed arch above, and small half teardrops below. Outside electric cabling stretches across this elevation, from a box near the front of the house, just below the window. It may be that this added feature required removal of another piece of wood ornamentation from beneath the window frame.

Behind the front portion of the north elevation are two sections that appear to have been added at different times. The forward section contains two double-hung frame windows, unadorned, and has a roofline lower than the rest of the house. This portion may have been a porch that had a

¹ See photograph in Survivors: Santa Barbara's Last Victorians (Santa Barbara Historical Society, 1979) and photograph in Conard and Nelson, Santa Barbara: A Walking Tour of El Pueblo Viejo (Capra Press, 1986), plate 113, based on photographs and inventory taken in 1979-1980. Compare with photograph dated 1985 on file in the Gledhill Library, Santa Barbara Historical Society "historic house" photographs.

low overhang, to which the gables were extended, resulting in a triangular piece of exterior wall between the two rooflines. Behind that addition is a windowless wall, one side of a low box-like building addition.

East, or rear, elevation. The rear of the structure appears to be a jumble of additions. From the north to the south, there is the boxlike addition described above, with a small aluminum sliding window, a small entry stairway, which appears to be rotting, ascending to a non-distinguished rear door, overhung by a small roof, supported by a wood post. Next to that is another boxlike addition with another aluminum slider, and next to that, jutting a bit further into the lot, is one side of another addition. These are all unattractive pieces, apparently built without permit. Of note on the rear elevation is the long horizontal window under the main gable. This window lights a small attic room.

South elevation. The rear portions of the south elevation consist of undistinguished additions, with framing, siding, rooflines, and windows (aluminum sliders) placed without consideration to the aesthetics of the whole. The first addition, the one nearest the front of the house, contains a multi-light entry door and is made of horizontal siding which does not match up with the original, although it close enough that such matching appears to have been intended.

The front portion of the south side, the one belonging to the original cottage, also contains an entry door. It is unornamented, although there are three horizontal boards atop the frame which appear to represent an alteration. The existing door contains a nine-paned window on the top half and a lower panel. Otherwise, this portion of the south side resembles its opposite on the north side. There is vergeboard here of the same wave and circle pattern, although the center elaboration is broken off. Here, too, there is a slatted vent window with the gabled-house framing, although there are no half teardrops on the lower part. Whether they were never there or were removed during a window repair or other circumstance is unknown.

SITE AND BUILDING HISTORY

Early property history. The area where the subject property sits is in the heart of Santa Barbara's El Pueblo Viejo; this is the City's downtown, originally settled district. Anacapa Street runs parallel to State Street, one block east. The even half of Anacapa's seven hundred block is across from the block that contains City Hall. County records show that property was on city block 191, as surveyed by Salisbury Haley under contract to the new City of Santa Barbara. William Foreman sold the property on this block to the City in 1852. James Gaffney purchased the portion containing the subject property from the City in 1863; in the decade that followed, the property changed hands several times.² It is unknown when the first building was constructed on the site, although the maps surveyed and drawn by Vitus Wackenreuder in 1853 show a series of small structures in the general area of the middle of the north side of the newly laid-out Anacapa Street side of block 191.³ The names associated with these five small structures, according to Wackenreuder's map number 1, were: Magdalena Cota, the southernmost structure; Valentin Cota Arellanes, the tiny middle three structures; and Lugo, the equally tiny single northernmost structure. The 1877 "Bird's

² Title chain reconstructed by Gayle Olson, 1979, reconfirmed by Bookspan, February 2006.

³ Map of City of Santa Barbara as surveyed by V. Wackenreuder, February 1853, number 1 and number 2.

Eye View of Santa Barbara," appears to confirm that there were structures at or very near the subject location.⁴

The Cota names that appeared on Wackenreuder's map also appear in the title records as property owners during the 1870s. It seems as if the Cotas deeded their property within the family, including a transfer in 1874 to Pacifico Cota, until Valentin Arellanes deeded it, or a portion of it, to Gabriel Ruiz in 1878. The next property record shows that Gaspar Orena, an owner of a significant amount of Santa Barbara property, was assigned title from creditors of Bernardo Llata and wife, Carmen Ruiz, while simultaneously Pacifico Cota granted property to Llata. In 1884, Gabriel Ruiz once again entered the chain. Gaspar Orena granted to him a sixty-foot square lot commencing at the northeast corner of the lot of Valentin Cota in block 191. In 1886, Pacifico Cota deeded additional property to Gabriel Ruiz.⁵ Ruiz remained on the title until 1898.⁶

Origins and Evolution of Subject Structure. Evidence suggests that the subject structure originated during Ruiz's ownership. This surmise derives from a review of historic Sanborn maps. The first, dated 1886, shows a rectangular dwelling unit facing Anacapa Street, at what was then the address of 21 Anacapa Street. This illustration does not represent the current structure; instead the depicted structure was located slightly to the north on the site, and it is shown as a one- and one-half-story dwelling. A single-story dwelling unit, rectangular, with a somewhat larger footprint, at the address of 21 ½ Anacapa, was located behind the front dwelling. Significantly, a Sanborn map dated two years later, 1888, shows distinctively different on-site structures. Rather than the one- and one-half story rectangular house, there appears a reverse L-shaped, single-story dwelling, with a small centered front porch and a wood shingle roof, located toward the southern side of the lot. This house was assigned the street address of 718 Anacapa.⁷ The shape, location, and size of this dwelling unit leads to the surmise that it was the original subject house. If the Sanborn maps are accurate, we are led to conclude that the core house dates from between 1886 and 1888, and was built by the property owner, Gabriel Ruiz, about whom little else was uncovered during the research.

By the time of the 1903 Sanborn map, a photocopy of which is attached to this report, there were already two small additions onto the house, both at its east end, one a small room off the long portion of the "L," extending to the southern boundary of the property, and the other perhaps a small porch at the rear. Immediately behind that was a small shed. The address of the house is shown as both 708 and 718 Anacapa Street, indicating that addresses were still in flux. Notably, another house appears on the same lot, to the north of the subject house about eighteen feet. It was another single story dwelling unit, almost square, but with a small cutout portion at the southwest corner. That house was identified by the old street address of 21. At the rear center of the property, there was

⁴ E.S. Clover, "Bird's Eye View of Santa Barbara," 1877.

⁵ Information compiled from microfilmed grantor-grantee records, Hall of Records, Santa Barbara County.

⁶ Frank Nardi acquired the property, January 29, 1898. Nardi was a hotelier with property also on the 800 block of Anacapa. He and his wife owned the property until 1915, when they transferred it to Peter and James Pomatto. The Pomatto family owned it until 1943 or 1944, when Jesus Pereyra became the owner. In October 1950, what was one lot became two, lots 68 and 60. Tom Poulos purchased the subject portion in 1950. Subsequent owners include James H. and Rose Milstead, then to Roberta Behr, and then, in 1978, to Victor Bartolome, the current landowner. The above is not a complete chain-of-title, but an identification of the principal landowners over time.

⁷ Rather than a larger, rectangular dwelling sitting behind the front house, there was a small, upside-down L-shaped house on the north end of the rear of the lot, apparently identified by the old street address of 21.

another dwelling unit, vacant, very small, bearing the address of 708 ½. The 1907 Sanborn map shows the same on-site configurations, but identifies the addresses as 708 for the subject house and 718 for the neighboring one.

The Sanborn maps dated 1917, 1921, 1927, and 1930 continue to show the front two houses almost as they were in 1903, although it appears that the porch behind the subject house may have been integrated into a rear extension. The back of the site, however, had become full of small dwellings and associated accessory buildings. By this time, the address of the subject house was its current address of 710, and the neighboring street frontage house was 718. Also on site were 712, a dwelling immediately behind the subject house, separated by an accessory building; 714, a dwelling centered at the rear of the property, flanked on either side by diagonally placed accessory buildings, and 716, a dwelling on the north side of the property, separated from 718 by an accessory building. Each of these units was separated from its nearest neighbor by about twenty or so feet. The circumstance of the site being occupied by several small rental properties accords with the memories of Mr. Frank Armendariz, who, as a child in the late 1920s and early 1930s, lived with his parents in both 710 and 718 Anacapa. Mr. Armendariz recalls that rooms were let throughout the site, and, indeed, the 1930 Sanborn map indicates that 718 was a rooming house. He believed that 710, the subject house, had either no kitchen or an inadequate one, because he remembers that his mother went next door to 718 to cook.⁸

A study of historic city directories to identify the names and occupations of inhabitants of the subject house over time confirms, too, Mr. Armendariz's recollections, insofar as there was a succession of occupants, many of whom appear to have working class occupations. So, for example, through 1944, there were listed individuals with such occupations as: tailor, bricklayer, plumber, laundry driver, baker, and salesman.⁹

The first uncovered record of a permitted alteration to the property is dated 1934, and also confirms that the site was not owner-occupied. Mrs. M. Pomatto, owner and resident of Goleta, applied for and received a permit to "install French doors, close up inside door, add porch and roof." The accompanying illustration shows that the intention of these alterations was to make a small space in the structure available for a "store." The proposed new porch was designed to be constructed at the same depth as the entry porch and apparently attached to it to the north. From there, there would be French doors leading into a 13 foot by 12 ½ foot room, closed off from the remainder of the structure and serving as a store.¹⁰ It is not known whether the porch was built or the interior room closed off, although extant moldings differing from the originals suggest as much. Certainly the French doors were installed, for they are shown in photographs predating 1985. It is also unknown what the French doors replaced since we have not located photographs or drawings of the house in 1934 or earlier. We can hypothesize, based on the style of the house, that there were symmetrical windows originally, so that there was likely to be a double-hung, ornamented window to the north of the entry, just as there was to its south.

⁸ Personal conversation, Bookspan with Armendariz, March 3, 2006.

⁹ City Directories, either of Santa Barbara Directory Company or Polk Directories, with street-indexed listings, began in 1912 and continued through the period of study. Research included review of two or three directories per decade.

¹⁰ City of Santa Barbara Archived Street Files. Photocopy of permit attached to this report.

In 1944, after Jesus Pereyra purchased the property, 710 Anacapa was divided into a duplex house, while the Pereyra family lived next door, at 718. Until about 1960 city directories listed addresses of 710a and 710b Anacapa Street and showed separate occupants. An undated plan entitled "Alter 1-Story Dwelling to Duplex" was uncovered in the City's plan archives, although no associated permit was found. The plan shows a bedroom where the store envisioned in 1934 was to be, and no front porch other than the original, centered entry porch. The front unit of the duplex consisted of an entry hall, with the bedroom to the left, the living room to the right, the kitchen and bath to the rear. The rear unit was entered through a door on the south side, leading into a living room, through which the kitchen at the rear was entered, and through that, toward the front of the structure, the bedroom and bathroom. There is an unidentified room pictured at the rear, adjacent to the kitchen, which seems to represent another bathroom, a surmise based on sketches showing the forms of bathroom appliances.¹¹

In 1950, the Pereyras accomplished a lot split so that, thereafter, 710 and 718 Anacapa Street were on distinct parcels. Tom J. Poulos, of West Ortega Street, received title to 710 Anacapa Street at the same time as the split. In 1954 Poulos applied for and received a permit to add a "side, screened entry porch" eight feet long and five feet wide, and to enlarge the kitchen window. This permit also contains the first indication that the roofing material was no longer wood shingle, as the Sanborn maps and as the 1934 permit indicated it was. Instead, it is identified as being composed of composition material. While the accompanying drawing shows the elevations of the proposed porch, it is believed that the view labeled "north" elevation is in error, and should be labeled "south" elevation; the drawing does not otherwise accord with the alignments on the site. If that is the case, then what seems to have been built in or around 1954 was the first portion of the recessed addition that remains extant on the south side of the house. That addition, however, was extended further to the south at a later, unknown date.

The above describes the extent to which alterations and additions to the subject property are recorded. The current owners purchased the property in 1978 and have either used it themselves or rented it throughout these intervening years as an antique shop or art gallery or the like. There is no record of the removal of any partitions that made the house into a duplex, but from 1960 on, only 710, not 710 a and b, was listed in the city directories. The interior of the house is now stripped, but inside it is one continuous unit, albeit one that exhibits the seams, differing ceiling heights, and varying materials that indicate distinct times and quality of construction. Undocumented alterations that have occurred are, at minimum:

- Enclosure of porch on north side
- Extension of structure from north side porch enclosure to rear
- Rear additions
- Extension and enclosure of porch on south side
- Addition of concrete slab at entryways on south side
- Removal of French doors and replacement with bay windows¹²

¹¹ Photocopy of plan attached.

¹² In 1986, owner Victor Bartolome applied for and received a permit to replace the existing bay window, although surely that window was relatively new, since French doors still appeared in photographs dated around 1979.

- Removal of front porch added in or about 1934
- Replacement of wood shingle roof with composition tile roof
- Addition of brick planter

In sum, the subject house is approximately one hundred and thirty years old. It was used primarily as a working class residence for the first one hundred years of its existence, although it has also had some commercial use during that time, as it had for the most recent period. The street frontage and near north side of the original structure remain intact with the important exceptions of the north fenestration and the porch railings and columns. The remainder of the structure has been seriously compromised by a jumble of alterations and additions over time; moreover, the entire structure has been poorly maintained in recent years resulting in visible deterioration and rot.

ASSESSMENT OF HISTORIC SIGNIFICANCE

Introduction. As presented in the Master Environmental Assessment document of the City of Santa Barbara, the City defines significant historical resources to include, but not be limited to, the criteria listed below. A structure generally, but not in all cases, must be fifty years old, retain its integrity, and qualify under one or more of the following criteria, to be considered a historically significant resource. According to the MEA, a significant historical resource is:

3. Any structure, site or object meeting any or all of the criteria established for a City Landmark and a City Structure of Merit, as follows:
 - a) It possesses character, interest or value as a significant part of the heritage of the city, state or nation.
 - b) It is the site of a significant historical event.
 - c) It is identified with a culturally or historically significant individual.
 - d) It exemplifies a significant architectural style or way of life.
 - e) It exemplifies the best remaining architectural type in the neighborhood.
 - f) It is the creation or design of a significant individual.
 - g) It embodies outstanding design, detail, materials or craftsmanship.
 - h) It is essential to the preservation of another landmark.
 - i) It is an important visual feature of a neighborhood.
 - j) It has the potential for archeological significance.
 - k) It has integrity as a natural environment.
4. Any structure, site or object meeting any or all the criteria provided for the National Register of Historic Places and the California Historical Landmark list, which are very similar to the City criteria.
5. It is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large, or it illustrates broad patterns of history.
6. It conveys an important sense of time and place, or contributes to the overall visual character of the neighborhood or district.
7. It is able to yield important information to the community or is relevant to research.

8. It has been determined by the city to be significant.

Integrity Discussion.

The house was evaluated for its integrity in seven areas:

First: Integrity of Design. Overall, the house possesses compromised design integrity, however, there are prominent portions of it that remain intact. The portion of the house behind the front side gable has been altered apparently with expedience in mind, without attention to design or style. Nevertheless, much of the north elevation under the front gable is likely nearly unaltered, still possessing original redwood siding, fenestration, and carved wood ornamentation. There is some doubt as to whether the vergeboard on this and the south side is original; the rounded wave pattern on these differs substantially from the pointed pattern in front. Certainly the one former resident located and interviewed did not remember the side vergeboard from his childhood, but, then, he was very young.¹³ No confirmatory documentation or depiction was located. The north elevation is seen from the street by motorists driving down Anacapa Street. The front elevation is known to have been altered. In particular, what was likely symmetrical fenestration on either side of an adorned entry porch has been destroyed, first by a series of French doors and, more recently, by a bay window. Some of the porch detailing has also been altered, although those changes are less important to the overall design. The center gable at the level of the porch remains intact as does, for the most part, the characterizing ornamentation.

Second: Integrity of Location. The house has high location integrity. It has not been moved from its original location.

Third: Integrity of Setting. The house has poor integrity of setting. The block was one of the City's original residential streets, supporting dwelling units possibly from at least the 1850s. While there were early uses of the block for commercial purposes, especially the portions near the corners, city directories confirm the transition of the block overall from residential to commercial occurred from the mid-1950s on. Rather than being one of numerous cottages on the block, the subject house is now the only such cottage with street frontage on the even side of the 700 block of Anacapa Street, and even this one has not been used for residential purposes for some time. Its setting thus is significantly changed.

Fourth: Integrity of Materials. The house has compromised integrity of materials, with important exceptions. Much of the front portion of the house, i.e., the portion under the front side gable, has good integrity of materials insofar as the original redwood siding, two of the windows, a transom window, two vent windows, possibly the doors, and much of the ornamental woodwork remain. Even so, the bay window in front added new materials, as did the fronting brick planter/apron, and the turned porch details. The additions made to the structure behind the front side gable were made without any attempt to use similar materials; for example, there are modern-era aluminum sliding

¹³ Personal communication with Frank Armendariz, March 3, 2006, who spent his early childhood at 710 and 718 Anacapa Streets in the late 1920s and the early 1930s before moving out of Santa Barbara.

windows and, some apparently plywood surfaces. The roof all over is composition material, in poor condition, whereas the original roofing material was wood.

Fifth: Integrity of Workmanship: The structure has compromised integrity of workmanship, with important exceptions. Where additions appear, on the sides and around the rear of the property, they are of low quality of construction so that they have an amateur, or jerry-built quality to them. The front portion of the house, that which contains the existing original elements appears to have been well crafted with attention to achieving a pleasant, well-made, Gothic revival style home, but even this portion has been allowed to deteriorate through lack of such basic maintenance as painting, termite control, and dry rot repair.

Sixth: Integrity of Association. The house has no known significant association with any specific event, organization, or person. The house does, however, have an association with the growth of Santa Barbara as a city, supplying shelter to individuals working in urban trades or businesses, rather than in agriculture. Such town development and urban growth in the west after the Civil War provided the foundations for larger regional settlement; it differed from much of the urban growth in the eastern part of the country which initially attended to the needs of surrounding agriculture. Nineteenth century growth of the City of Santa Barbara, in this light, could be characterized as a part of a historical "movement."¹⁴

Seventh: Integrity of Feeling. The house has poor integrity of feeling. It has been subject to random additions and been allowed to deteriorate to such an extent that the feeling it projects is of dereliction. Based on descriptions written in the 1970s and 1980s, this is a significant change from its former feeling of "charm."

Other than integrity of location, the subject house possesses few elements of complete integrity, and those which it does possess are limited to the portion of it underlying the front side gable. In that portion of the house, there is fair integrity of design, materials, workmanship, and association.

Applying the Criteria for Historic Significance

In applying the above criteria for significance to the study property, research and field inventories have shown that:

The house is on the City's list of potential historic resources.

Even so, the structure meets certain of the published criteria for determining historic significance. Below is an evaluation of the structure vis-à-vis each of the above criteria:

¹⁴ See, for example, John W. Reys, *Cities of the American West: A History of Frontier Urban Planning* (Princeton, 1979) pp. ix-xii.

Landmark and Structure of Merit Criteria:

- a) The house does possess qualities that are significant to the heritage of the city. The portion of the house that is most visible from the street is a nineteenth century working class house, suffering severe decline, but designed at one time to provide a pleasant, stylish, in-town home for members of an emerging class of urban workers. Such homes and workers were important to the growth of the City of Santa Barbara from a small settlement to a small, modern city with a diverse economy and population.
 - b) The house is not known to be the site of a significant historical event.
 - c) The house is not known to be associated with persons known to be important to the culture or development of the city, state or nation.
 - d) The house does exemplify a way of life. The house was built as a home for working class or middle class couples and small families over time, and probably was not owner-occupied for the most part. As space and amenity standards of residents changed during the 20th century, and as the neighborhood changed from primarily residential to primarily commercial, it too was converted to nonresidential use.
 - e) The house is not known to be associated with a significant architect.
 - f) The house does embody certain effective elements of design, detail, materials or craftsmanship. The house is a cottage which has some features associated with a style not common to Santa Barbara, called Gothic revival, or Carpenter Gothic. Again, these elements are limited to the portion under the front side gable. The steeply pitched roof, the front centered gable, the centered entry porch, and the bargeboard and other woodcut ornaments are characteristic of this style. The house gains its "carpenter" designation from its being a frame, rather than masonry, structure, and from the ornamental details that were associated with the nineteenth century development of the skill saw.
 - g) The house is not essential to the integrity of another landmark.
 - h) The house is a visual feature in the neighborhood, although not a dominant one. The scrollwork detail of this small house can catch the eye as one travels down Anacapa Street.
 - i) The potential for archaeological interest is not applicable to this report.
4. The house does not meet the criteria established for listing on the National Register of Historic Places, nor does it meet the criteria of the California Historical Landmark list.
 5. The house does illustrate a broad pattern of history. See discussion under "Integrity of Association."
 6. In its current deteriorated condition, the house does not contribute beneficially to the visual character of the neighborhood. Once the eye is attracted to the scrollwork detail, it sees predominately a derelict property rather than its former charm.
 7. The house is unlikely to yield important information to the community and to scholars.
 8. The house has not been determined by the City to be significant, but to have the potential to be significant.

All told, the subject house, or that front portion of it which retains any of its original form and character, meets the following interrelated criteria for historic significance: By exemplifying a way of life through certain elements of style and design, some of which are still visible, it possesses some qualities significant to the heritage of the city, the growth of which was part of a broad pattern of national history.

Although the numerous incongruous alterations and additions to, as the well as the poor overall physical condition of, this house have compromised integrity of this structure and thereby eliminated its potential to achieve landmark status, its continued embodiment of certain traits important to history render it qualified as a Structure of Merit.

MITIGATION DISCUSSION

Demolition of the subject structure would result in a CEQA Class II impact (adverse unless mitigated) to a historic resource. It is the goal of the City of Santa Barbara and the State of California to preserve historically significant properties whenever possible, thus it is imperative that measures be investigated in order to find one or more that would minimize the level of impact.

When planning new construction on sites on which historic properties are located, owners should consider, first, whether the structure may be left intact, or, second, if not, whether the structure can be integrated into the planned new development. In the case of the subject structure, only the front side-gabled portion, including the entry porch, retains any integrity and possesses any of the elements leading to the finding of significance. This portion, to be preserved, would require substantial restoration and rehabilitation work. Following the mitigation requirements outlined below will reduce the Class II impact to a Class III impact, adverse but not significant.

Mitigation Requirement I:

Study the possibility of incorporating the portion under the front side gable and the entryway of the existing house into the design of the new building on site. Rehabilitate and restore those portions.

Mitigation Requirement II:

If incorporation of the front side gable and entryway portion of the structure is not deemed feasible, advertise for the acquisition and relocation of the historically significant portion of the house with its subsequent rehabilitation/preservation at its new site. At minimum, advertisements should run for 60 days or 8 weeks, respectively, in local newspapers, *Santa Barbara News-Press* and *Santa Barbara Independent*.

In the event of receipt of multiple offers for new sites, preference should be given to residential settings of small homes and which afford passersby views of the structure. The City of Santa Barbara should consider issuing zoning variances, if necessary, to accomplish the goal of visibility at a worthy receiver site.

Mitigation Requirement III:

Study the feasibility of preserving the sandstone retaining wall along the front property line.

Mitigation Requirement IV:

If incorporation of the front side gable and entryway portion of the structure is not deemed feasible, and if not valid offer for relocation to and preservation at a new site is not forthcoming, then salvage significant materials, particularly the vergeboard, for conservation and display in accordance with a prepared Physical Conservation Program.

Mitigation Requirement IV:

Any demolition, removal, alteration, and/or restoration of any part of the structure must be recorded in accordance with the City's "Required Documentation Prior to Demolition" standards. Any data generated through such recordation must be submitted for subsequent research by the public to the Gledhill Library of the Santa Barbara Historical Society.

BIOGRAPHY

Maps and Plans

Childs, G. G., Map of Santa Barbara City, 1917.

Clover, E.S., Bird's Eye View of Santa Barbara, 1877.

County of Santa Barbara Tax Assessor Parcel maps.

McIsaac, Colin H., Map of City and Suburban Santa Barbara, 1917

Sanborn Fire Insurance Company maps, 1886; 1888; 1892 corrected to 1903; 1907 corrected to 1929; 1917 corrected to 1921; 1930; 1930 corrected to 1957.

V. Wackenreuder, Map of City of Santa Barbara, comprising the space between Anapanne and Gutierrez, Vineyard and Garden Street, February 1853, number 1 and number 2.

Primary Document Sources

City Directories (Santa Barbara/Schauer/Polk), 1895 forward, Santa Barbara Public Library; 1876 forward, Gledhill Library, Santa Barbara Historical Society Museum.

Deeds and Grantor-Grantee Indices, Recorder's Office, County of Santa Barbara.

Photo files, property inventory files, clippings, Gledhill Library, Santa Barbara Historical Society Museum.

Street files and Plan Archives, Community Development Department, City of Santa Barbara.

Secondary Sources

Andree, Herb, *Santa Barbara Architecture: From Spanish Colonial to Modern* (Santa Barbara: Capra Press, 1975).

City of Santa Barbara, Master Environmental Assessment: Guidelines for Archaeological Resources and Historic Structures and Sites, 2002.

Conard, Rebecca and Nelson, Christopher H., *Santa Barbara El Pueblo Viejo*. (Capra Press 1986).

Craven, Jackie, "Carpenter Gothic – Gothic Revival Style," About Architecture WEBSITE.

McAlester, Virginia and Lee, A Field Guide to American Houses. (New York: Knopf, 2004).

News clippings, Gledhill Library, Santa Barbara Historical Society Museum.

Reps, John W., *Cities of the American West: A History of Frontier Urban Planning* (Princeton, 1979)

Survivors: Santa Barbara's Last Victorians. (Santa Barbara Historical Society, 1979).

Thompson and West, *History of Santa Barbara & Ventura Counties California 1883* (reproduction, Berkeley: Howell-North, 1961).

Tompkins, Walker A., *Santa Barbara Neighborhoods* (Santa Barbara: Schauer Printing Studios, 1989).

Personal Communication

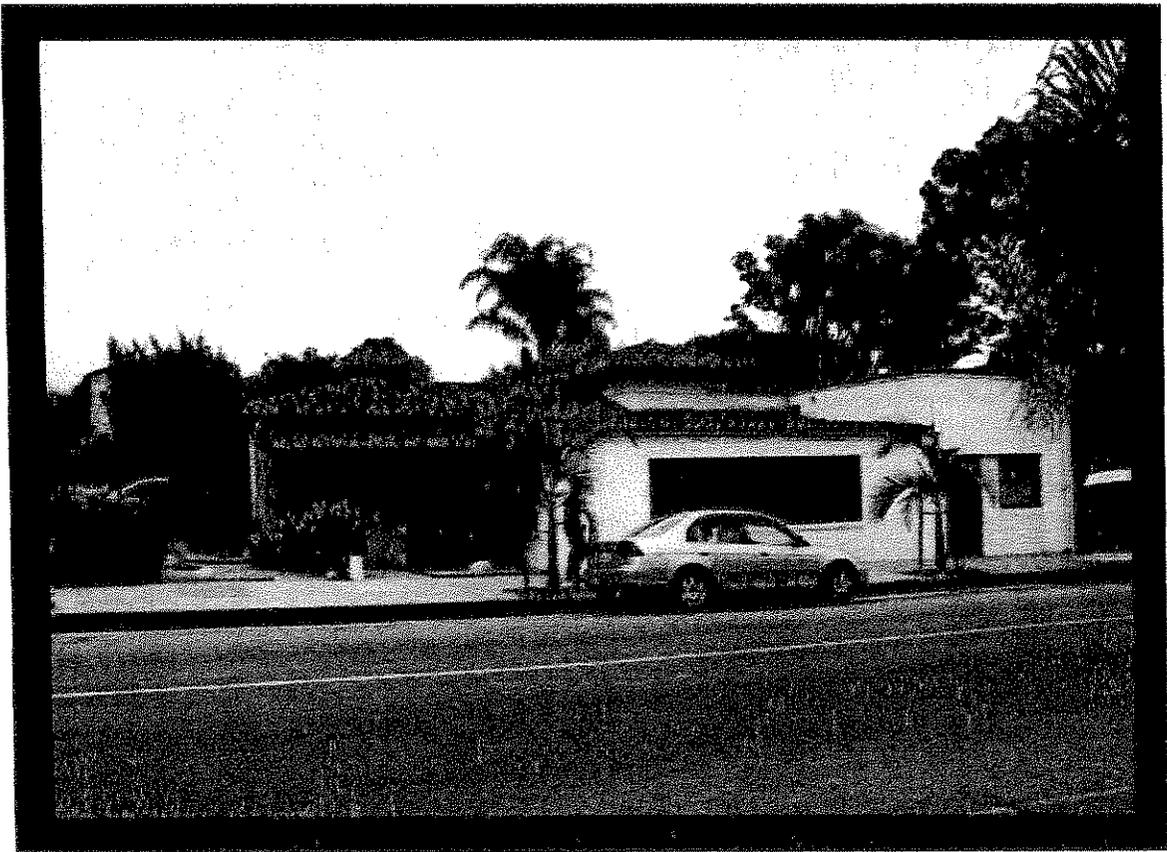
Telephone conversation with former resident and neighbor, Frank Armendariz, March 3, 2006.

NEIGHBORHOOD CONTEXT



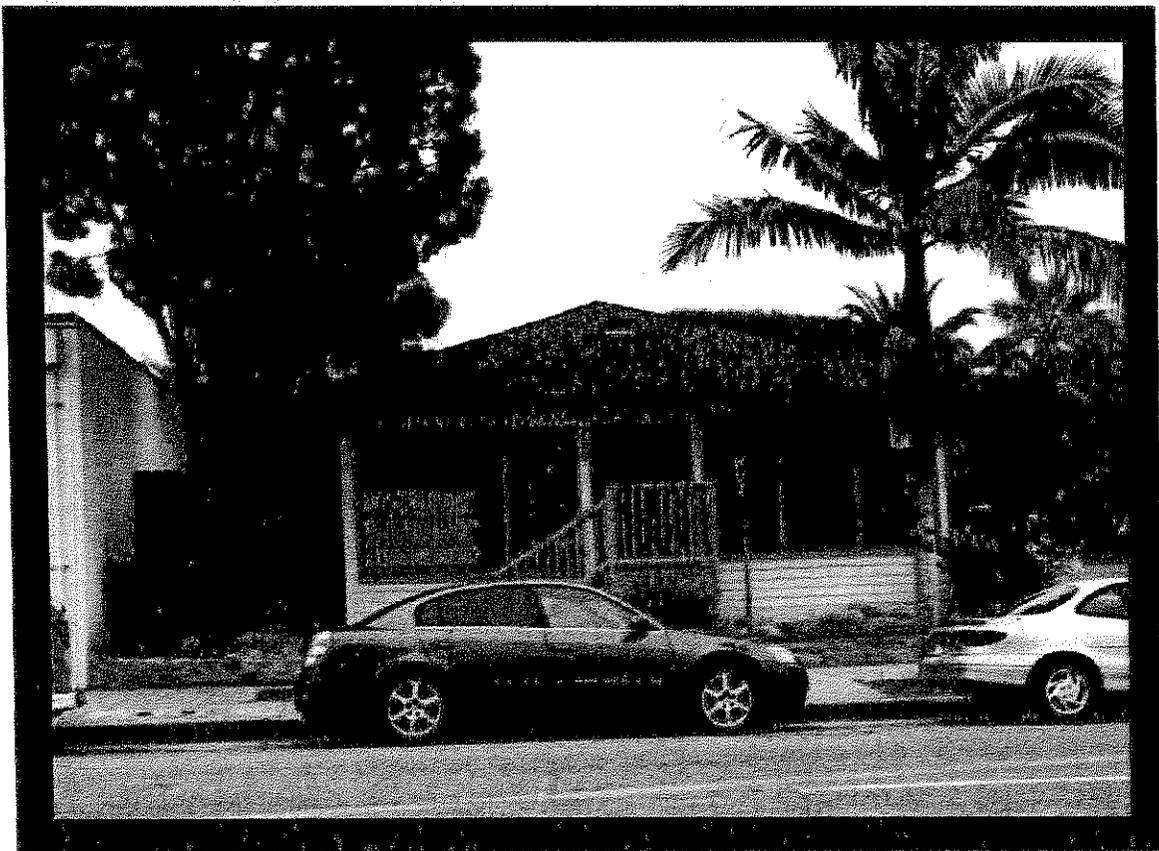
Architectural Reference

100 E. de la Guerra



Architectural Reference

730 Anacapa Street



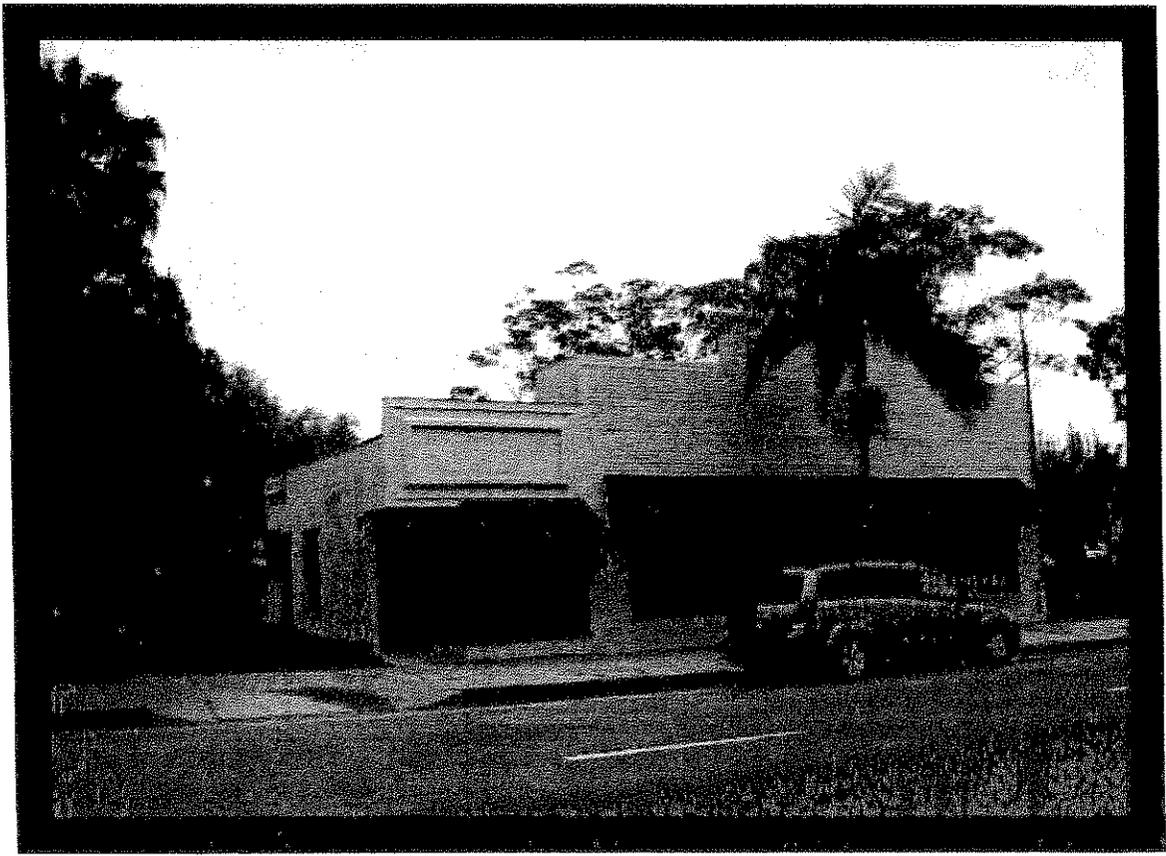
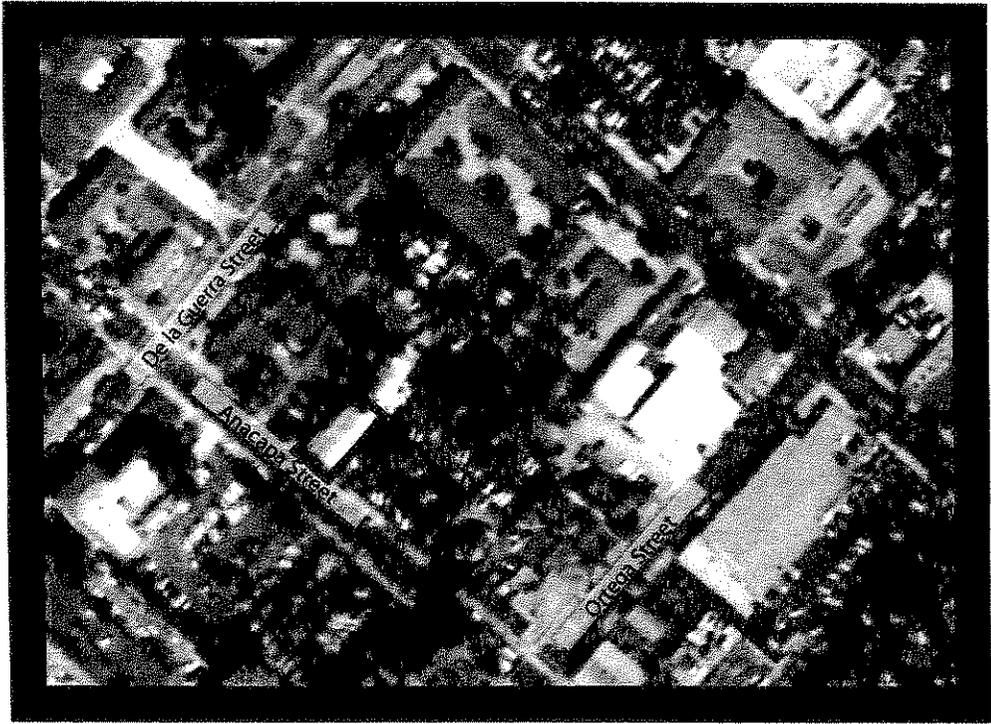
Architectural Reference

730 Anacapa Street Driveway



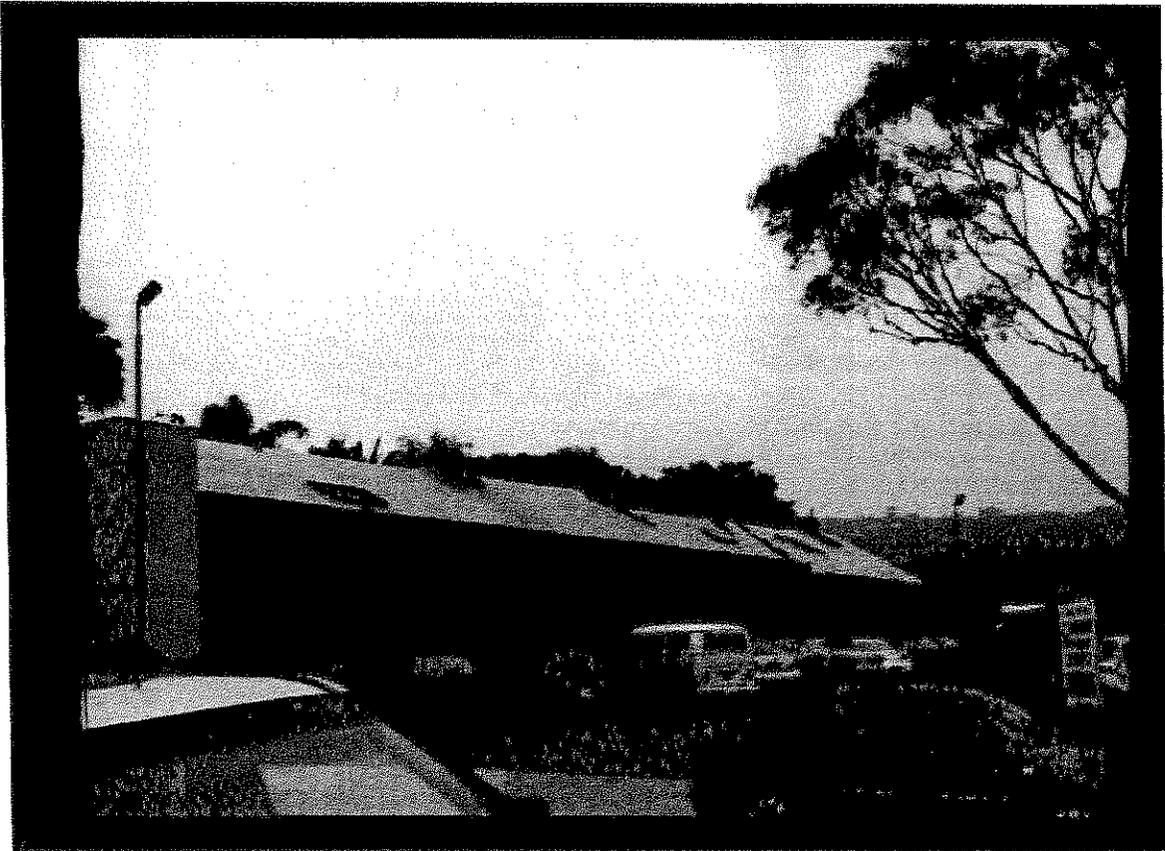
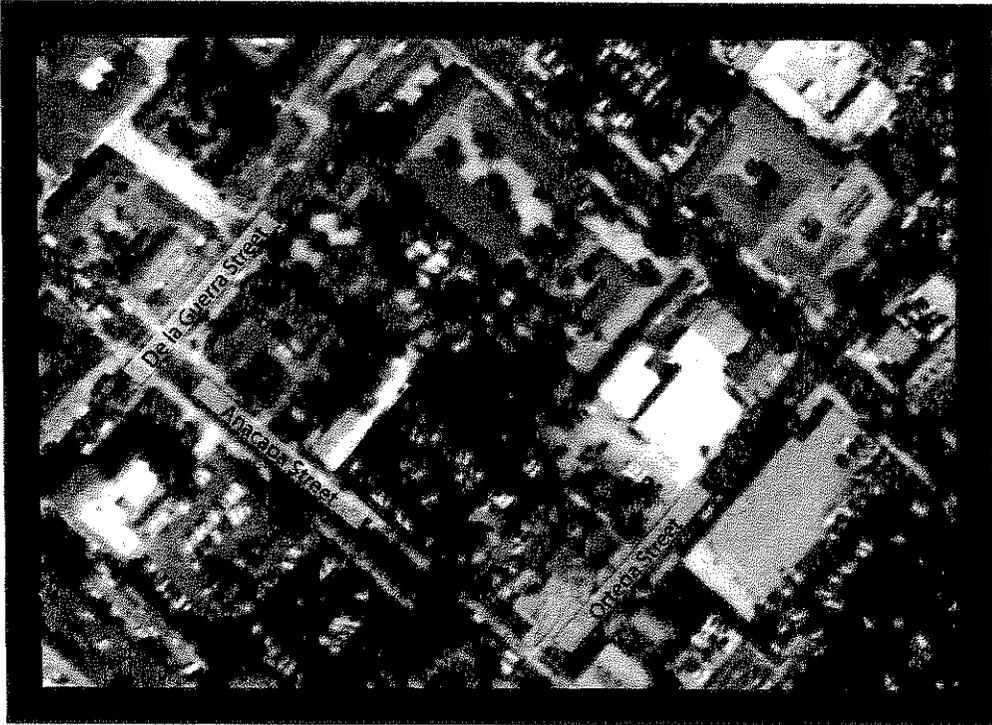
Architectural Reference

726 Anacapa Street



Architectural Reference

Parking lot between 726 and 710 Anacapa Street



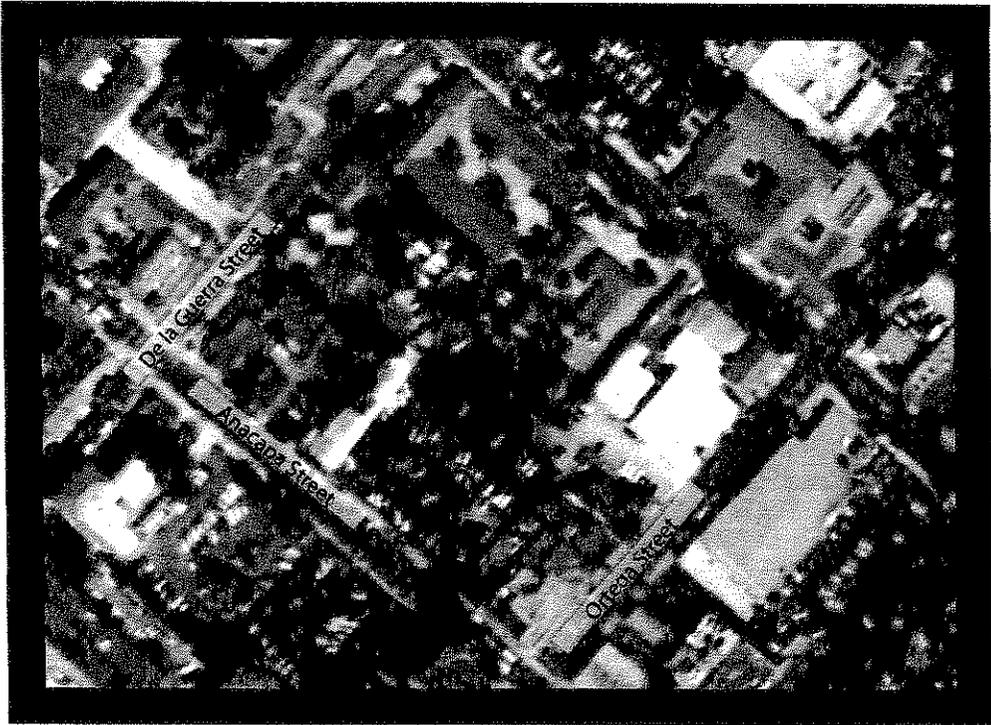
Architectural Reference

710 Anacapa Street



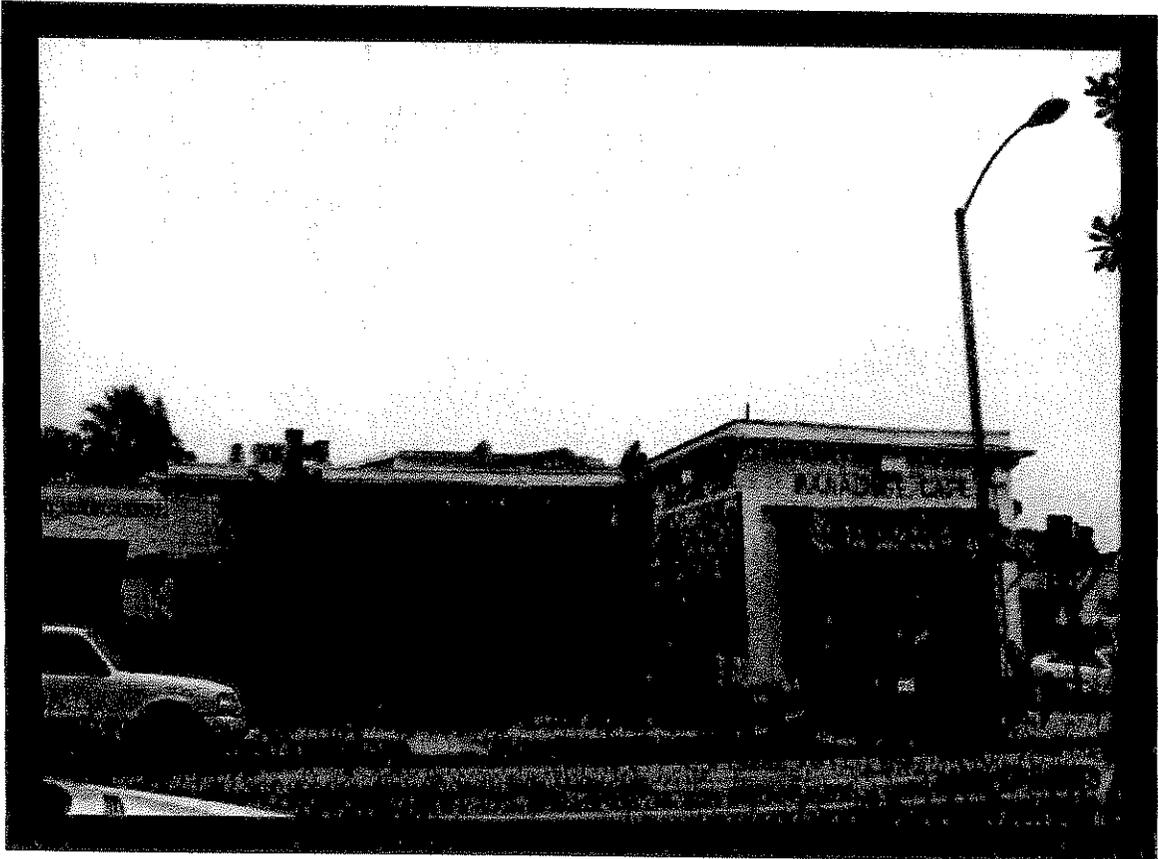
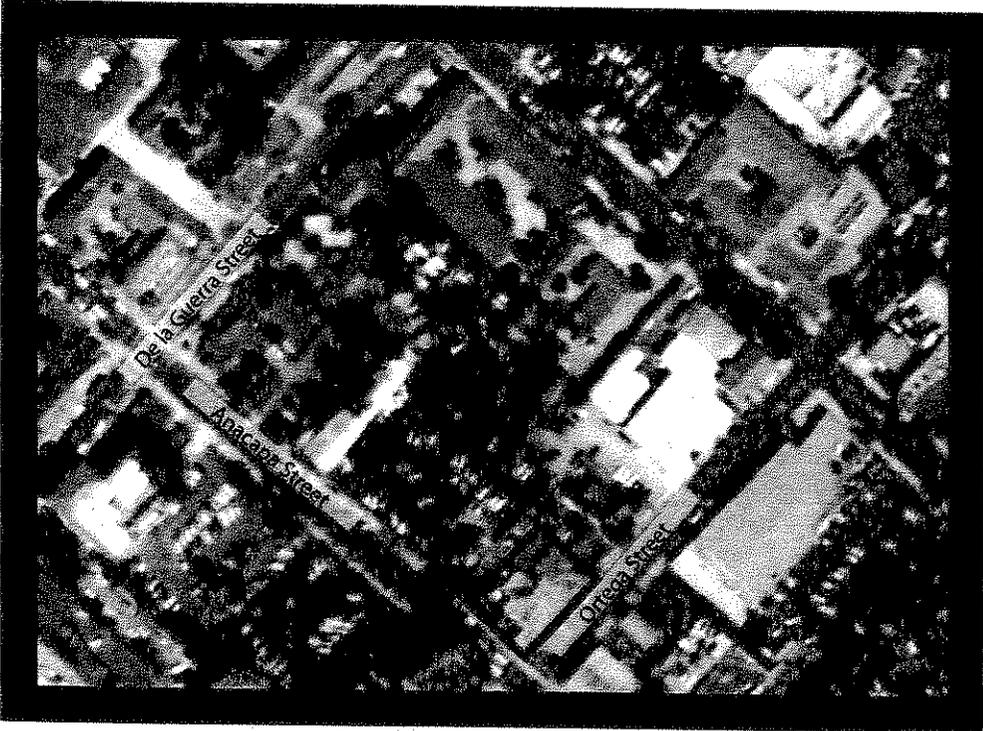
Architectural Reference

710 Anacapa Street (Adjacent Driveway)



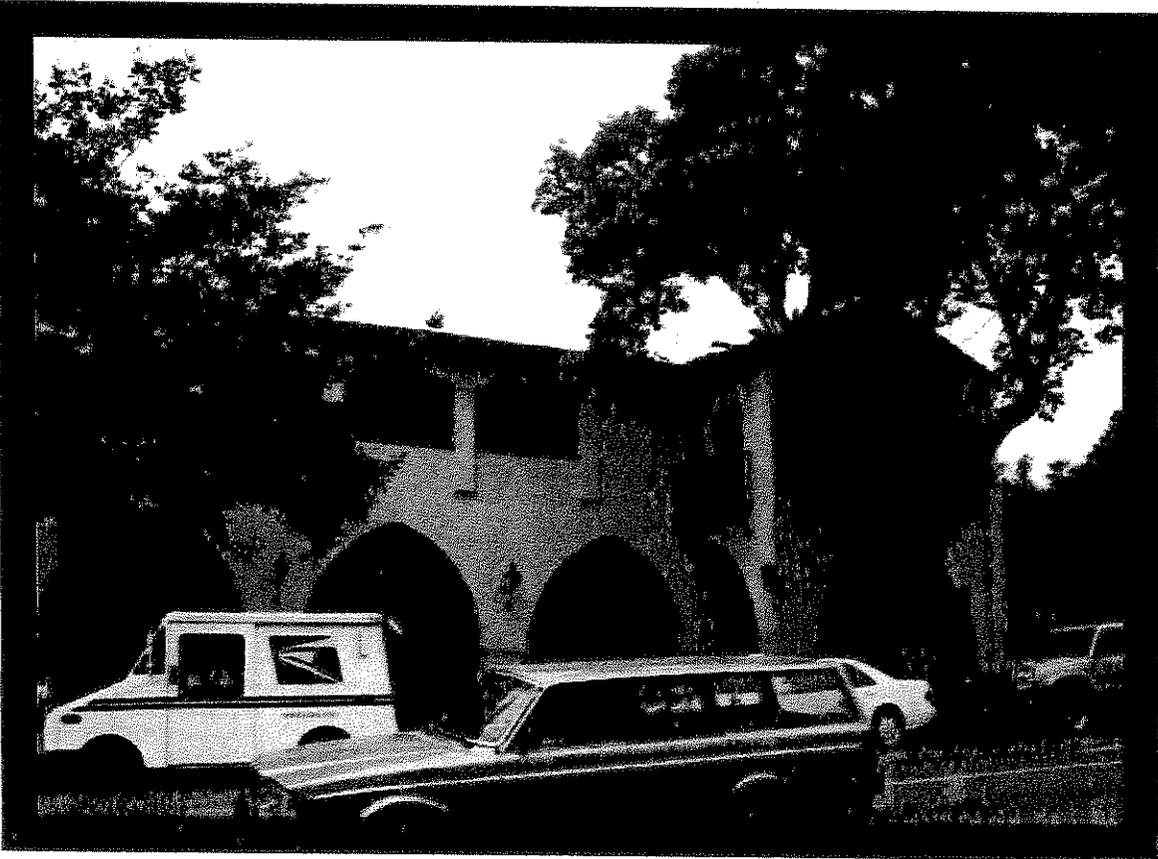
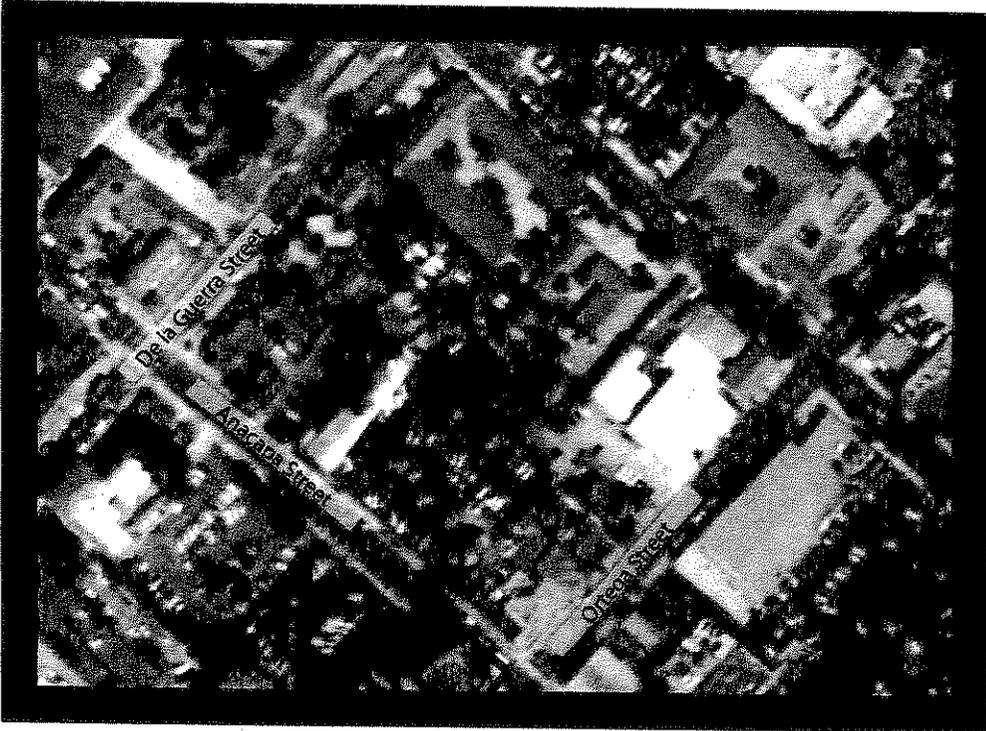
Architectural Reference

702 Anacapa Street



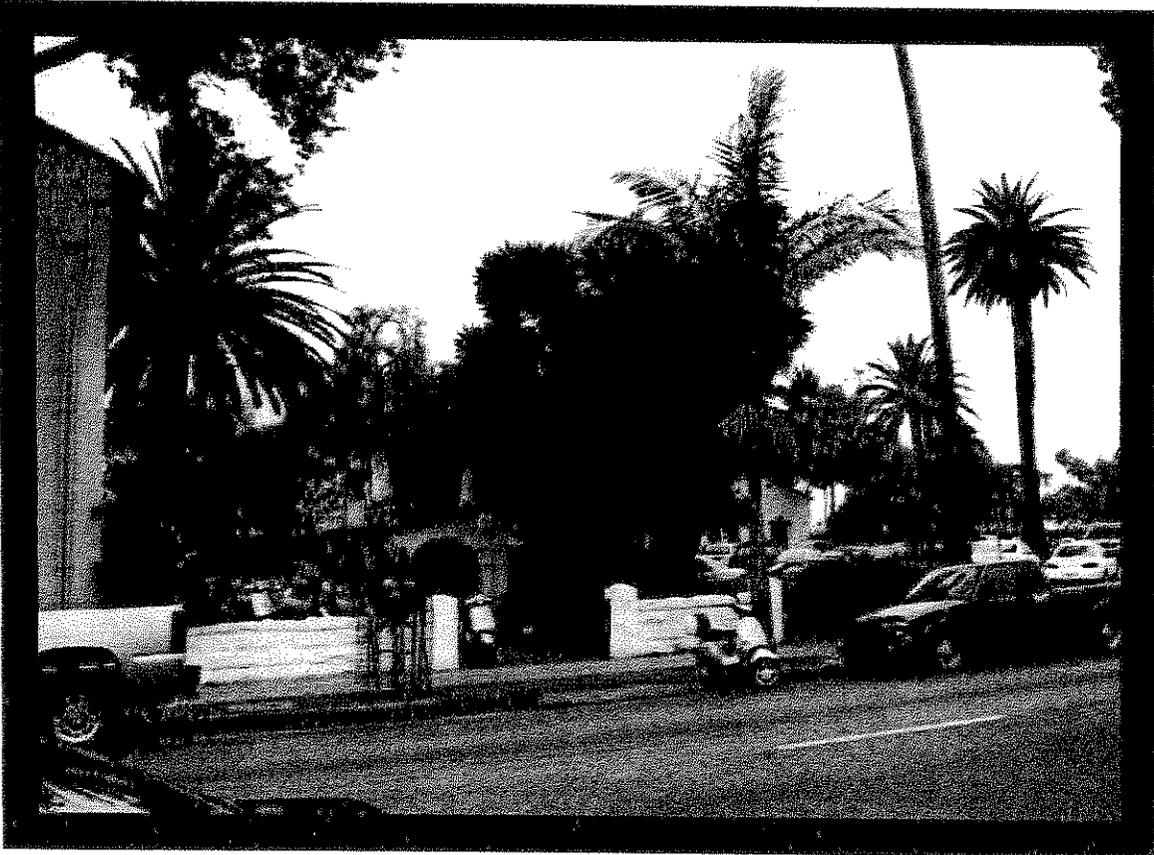
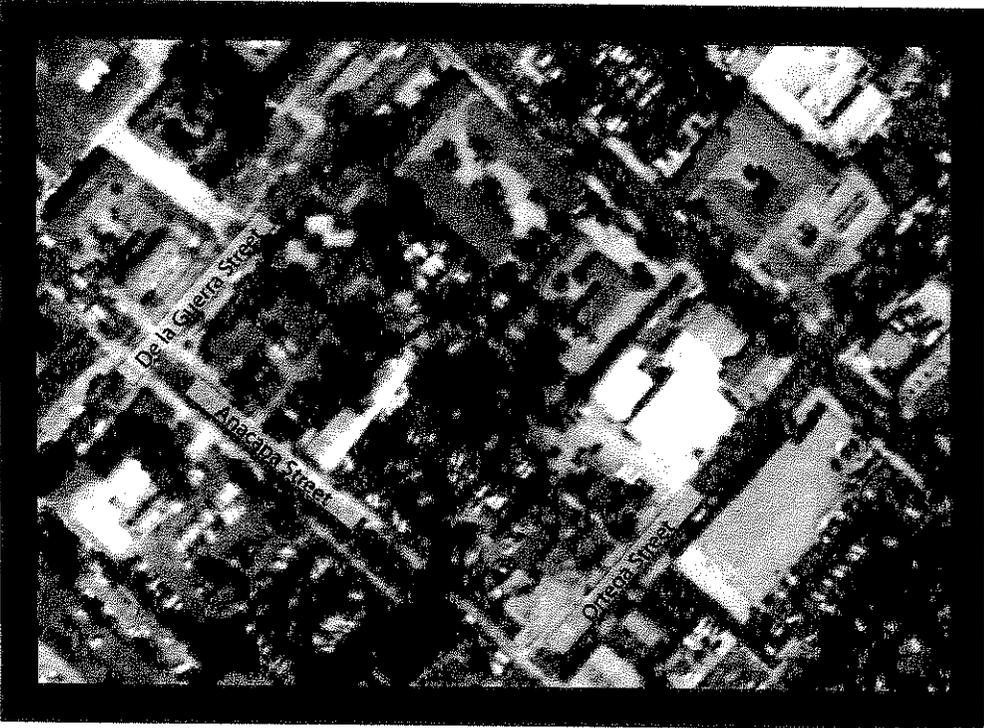
Architectural Reference

703 Anacapa Street



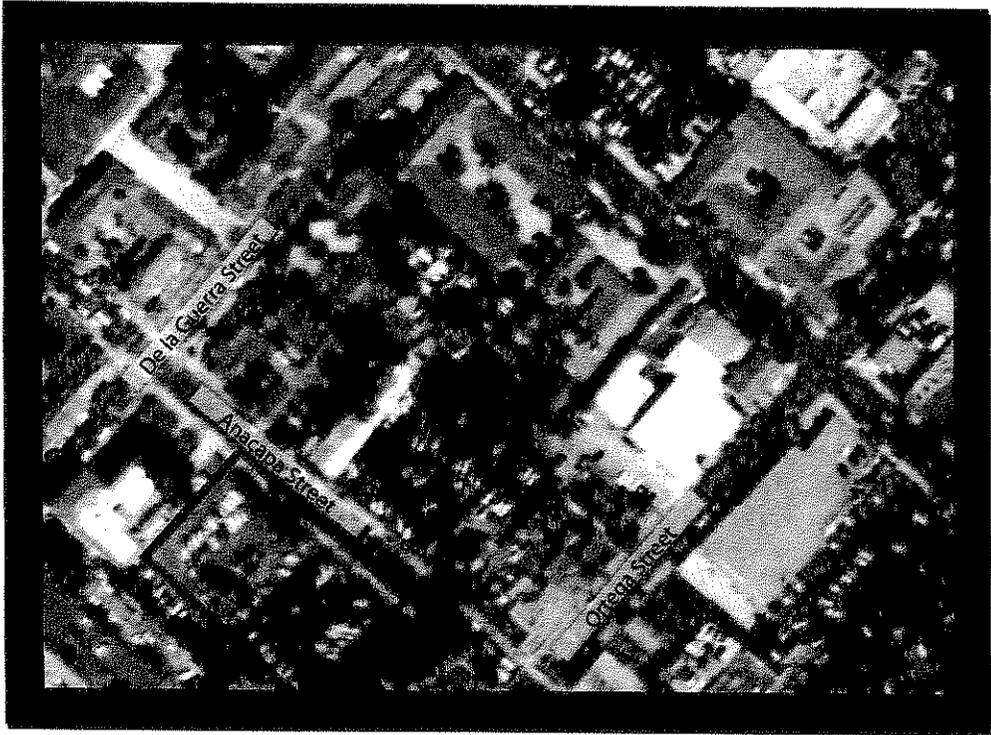
Architectural Reference

707 Anacapa Street



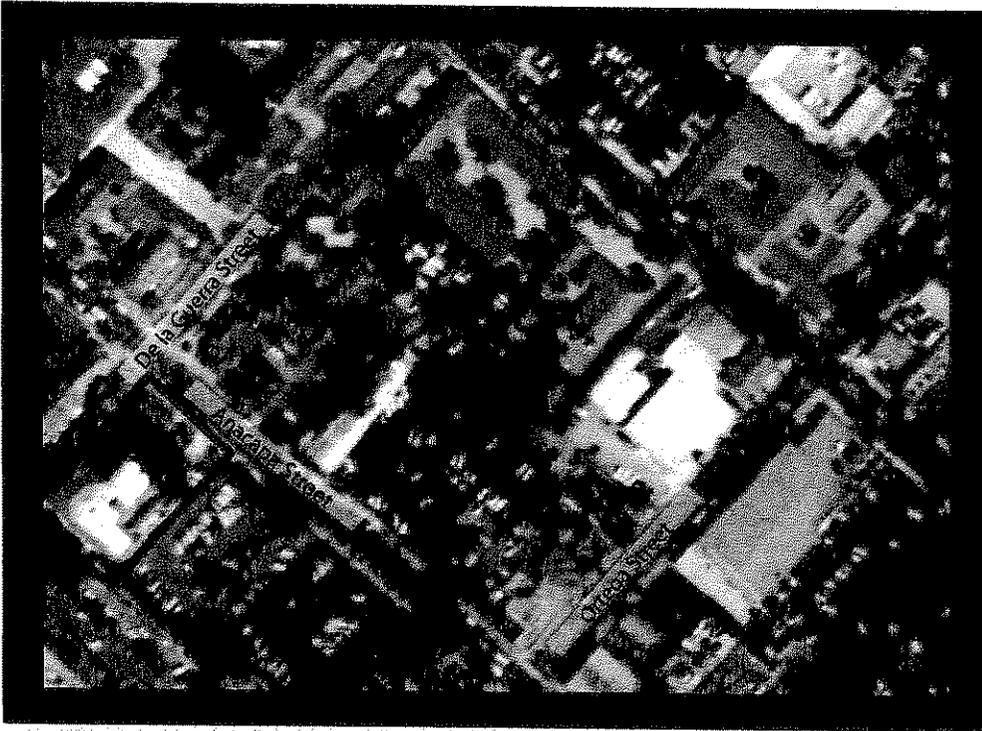
Architectural Reference

Parking lots between Santa Barbara News-Press and City Hall

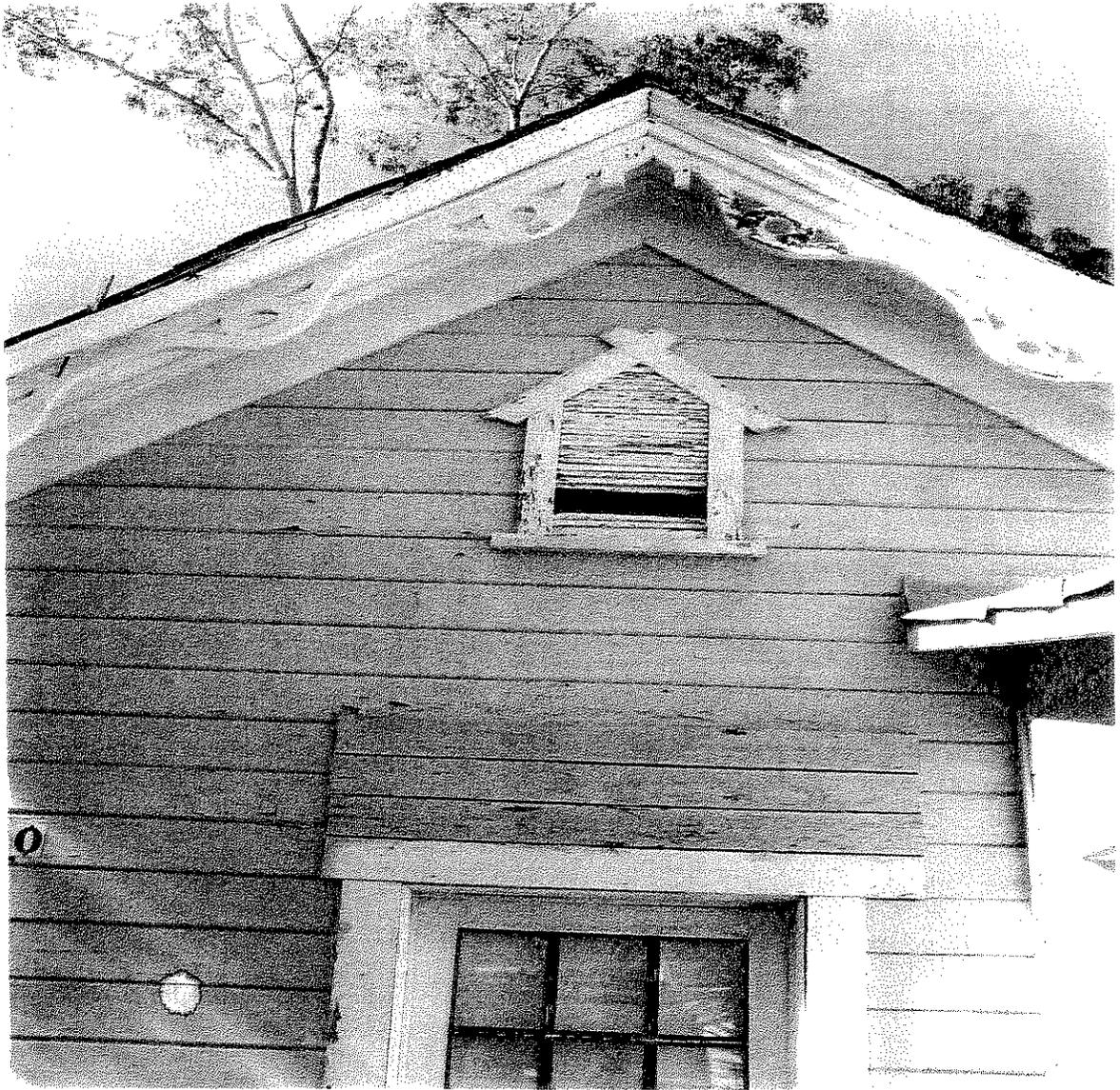


Architectural Reference

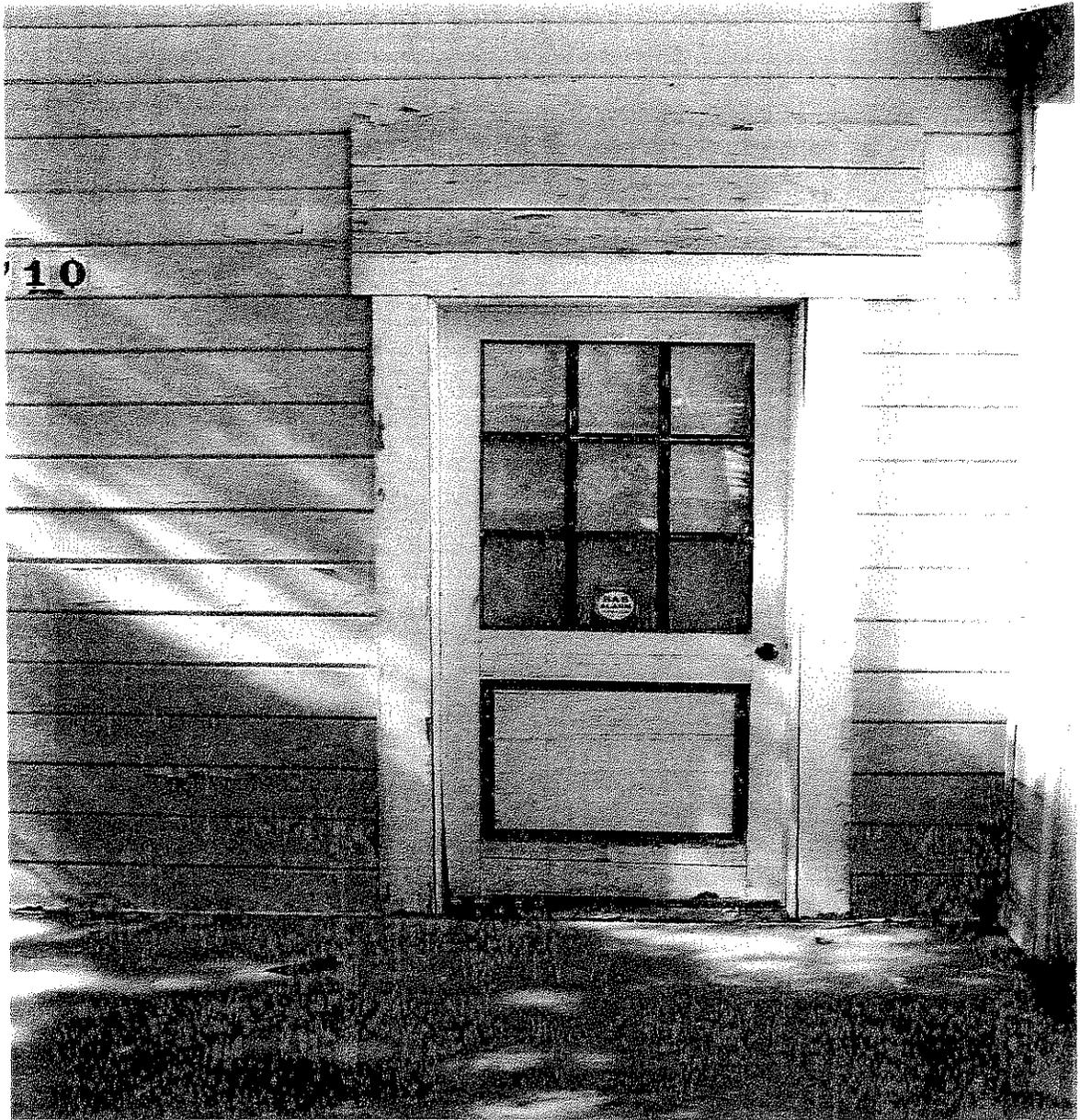
Entrance to City Hall



**710 ANACAPA PHOTOGRAPHS
AND DOCUMENTS**



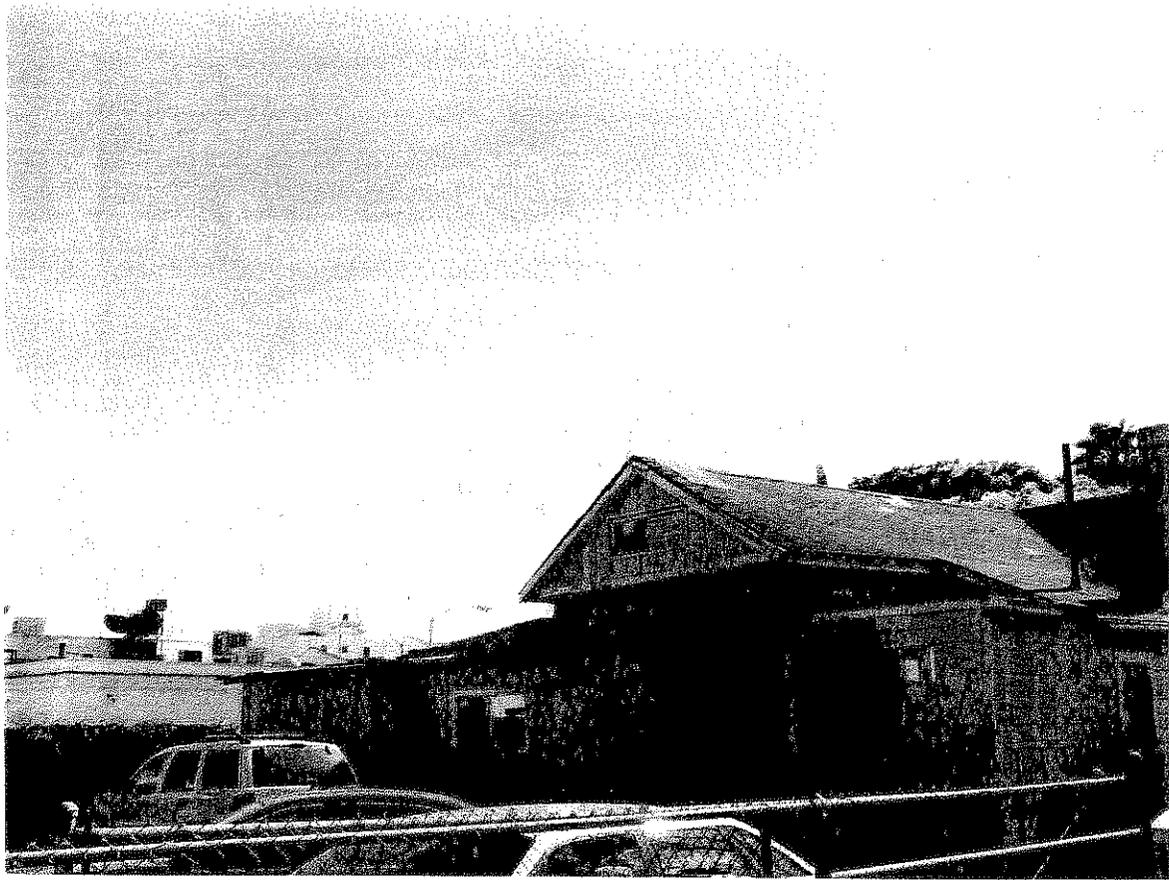
710 Anacapa Street. South elevation of original section of house, showing bargeboard on roof gable. Addition is evident. February 2006.



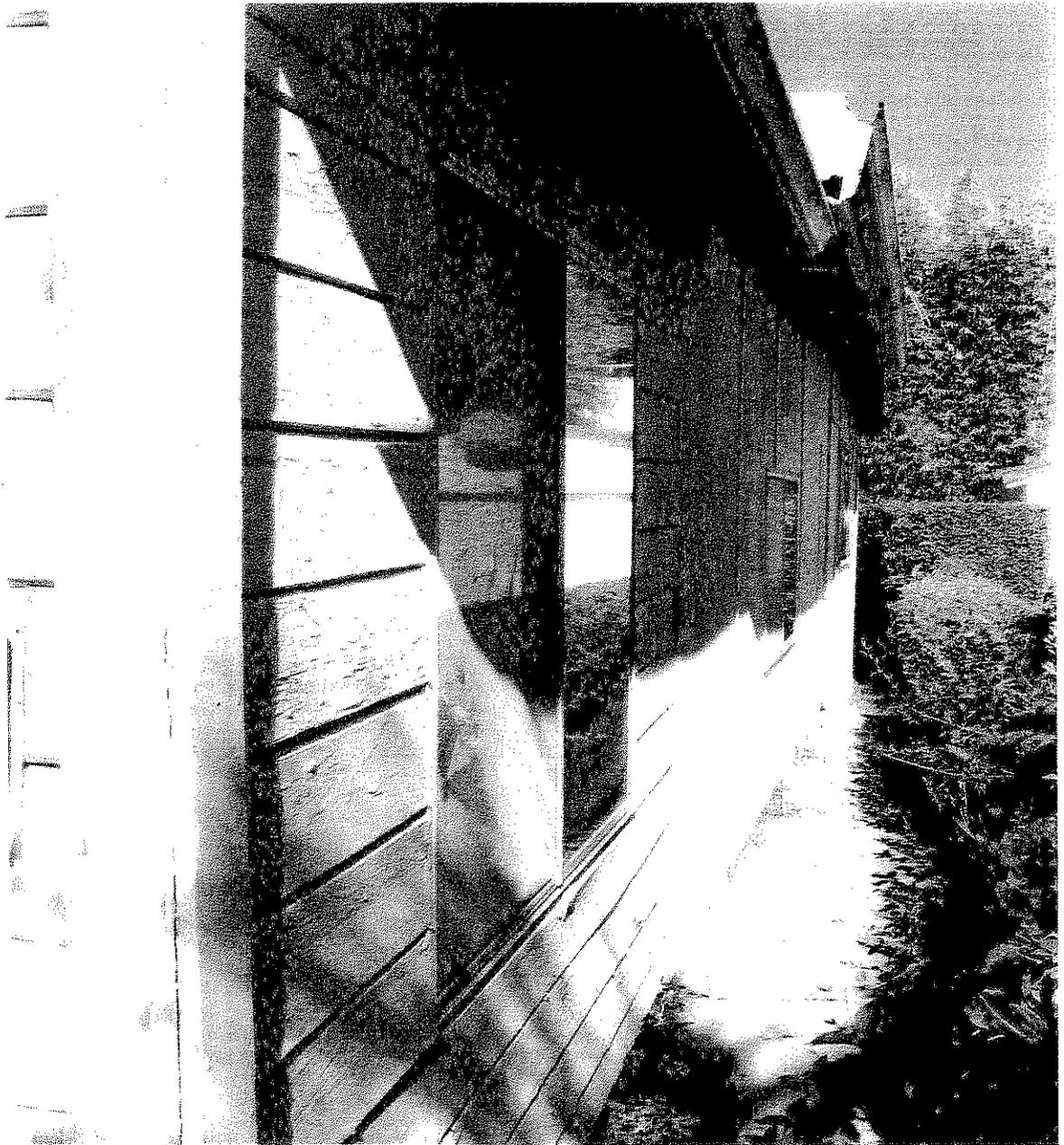
710 Anacapa Street. South elevation of original section of house, showing door into that section, as well as concrete slab in front. Addition is evident, to the right of the photo. February 2006.



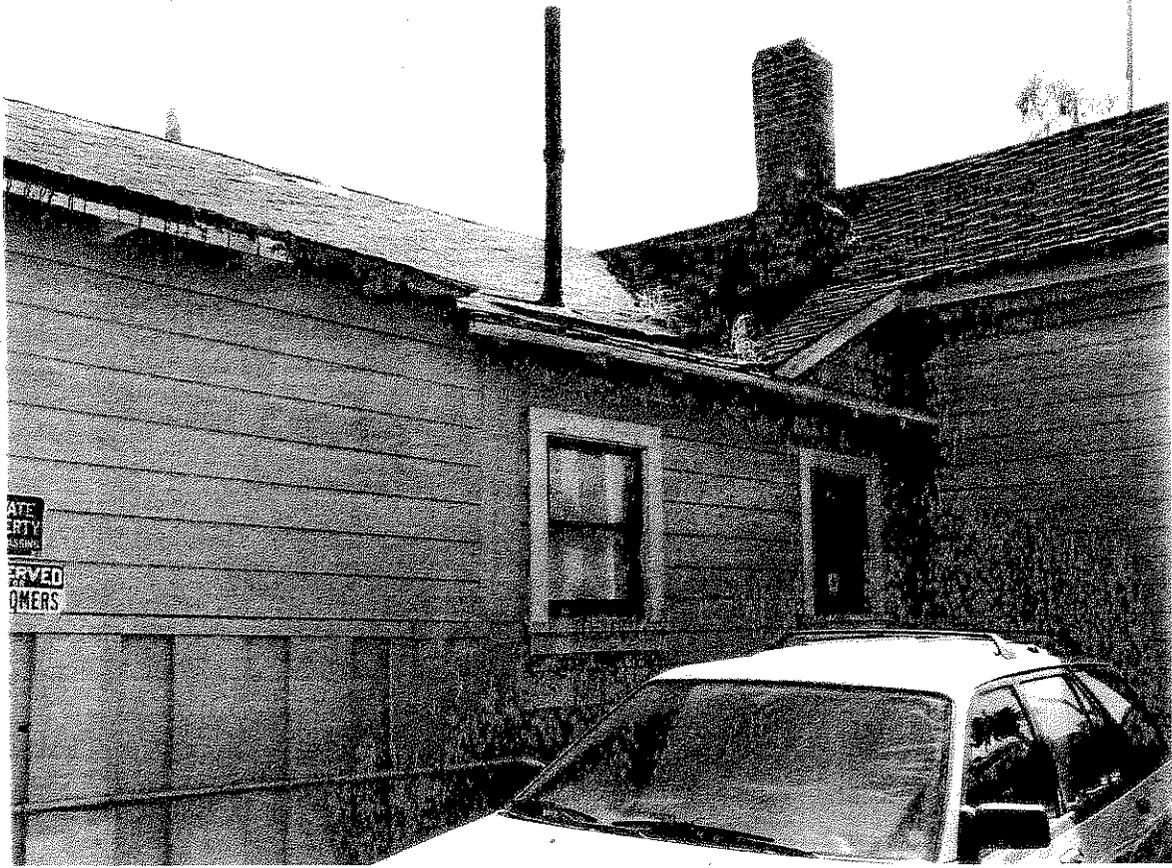
710 Anacapa Street. West elevation, showing door into the addition on the south side of house. Visible on the left is the point where the addition joins the original house. Note that horizontal sidings on the two portions do not quite line up. February 2006.



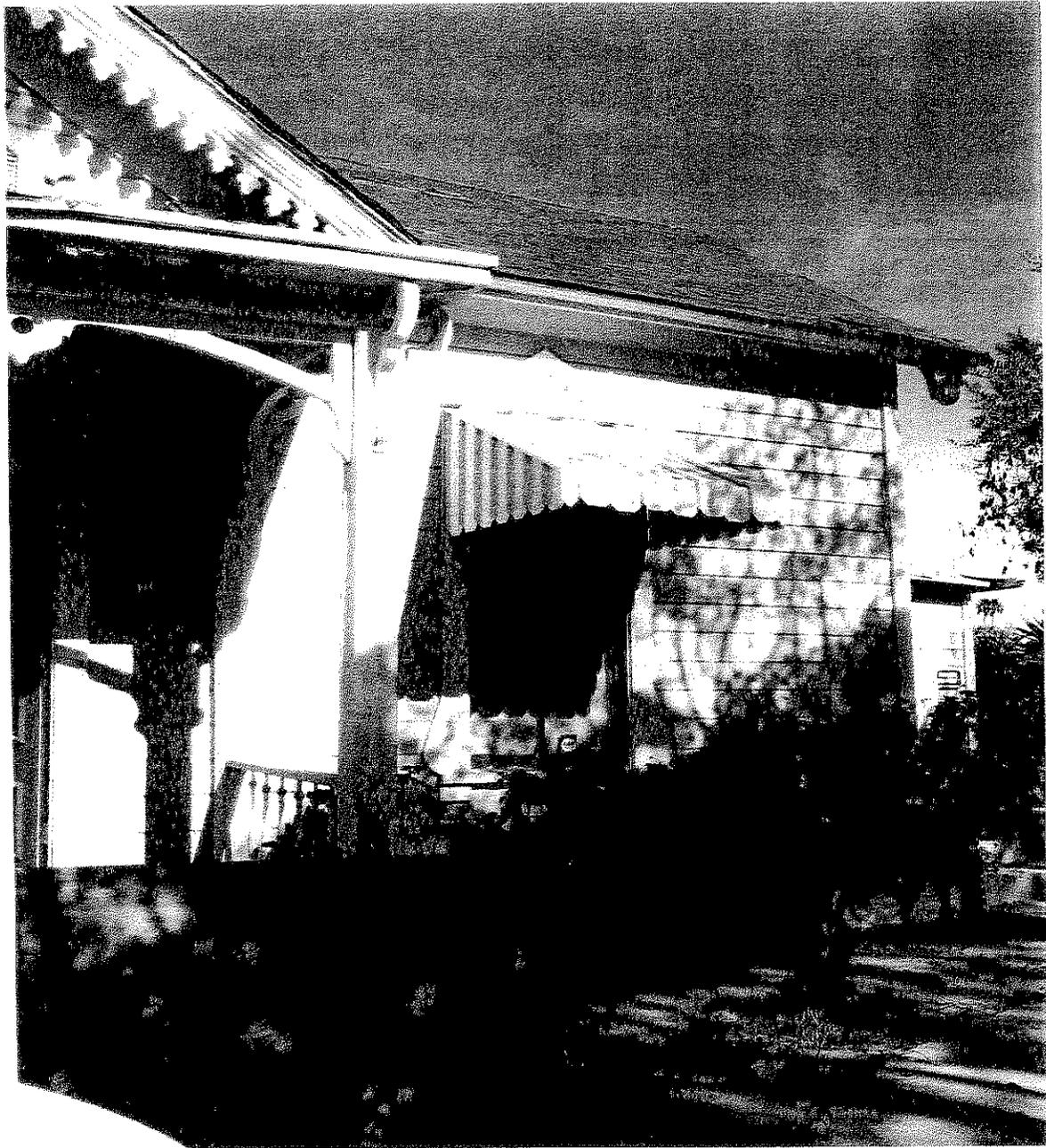
710 Anacapa Street. East (rear) elevation, from the north. Distinct additions are evident from absence of unifying themes, use of inconsistent, inexpensive, machined materials. February 2006.



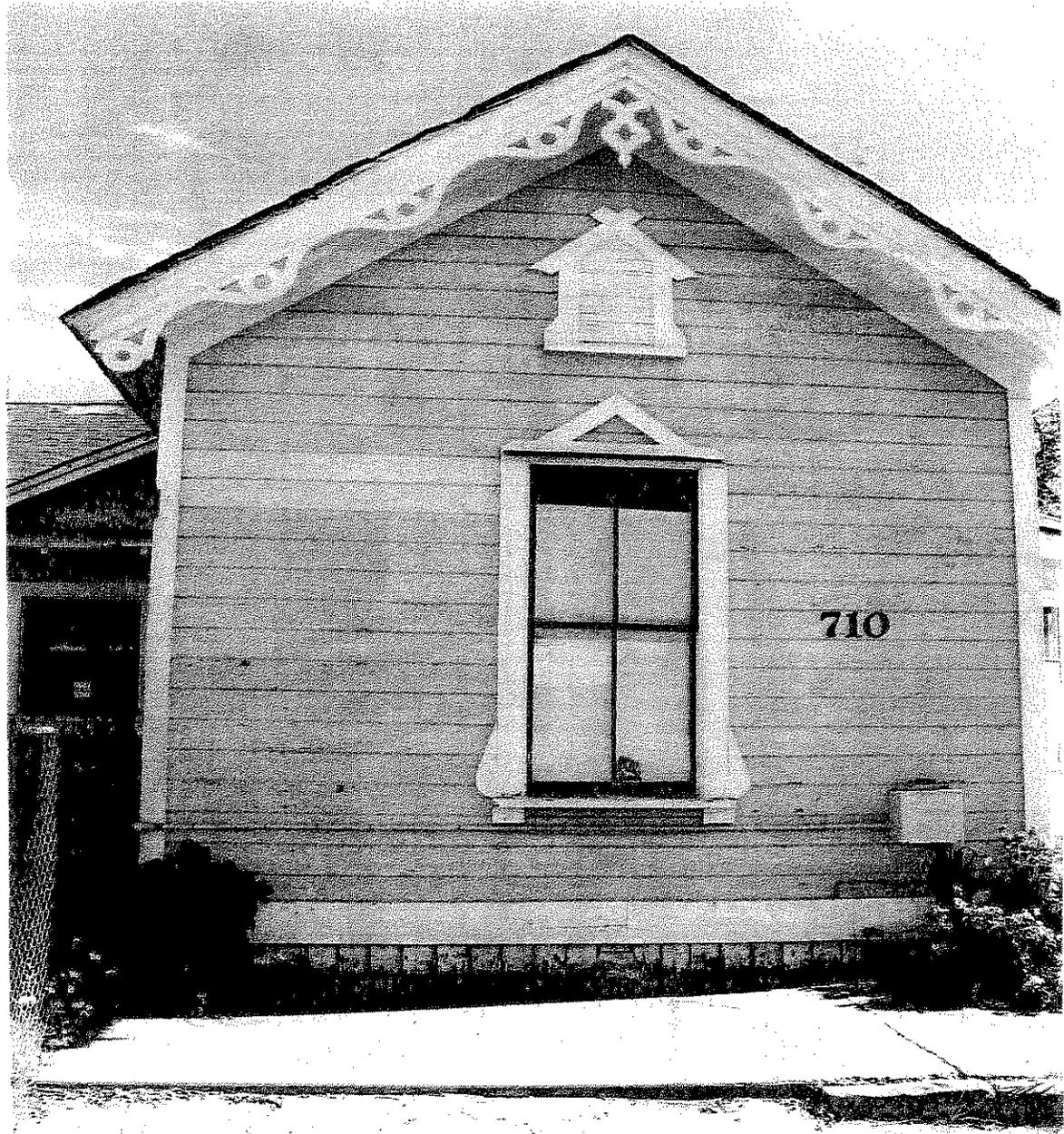
710 Anacapa Street. South elevation, revealing additions. ebruary 2006.



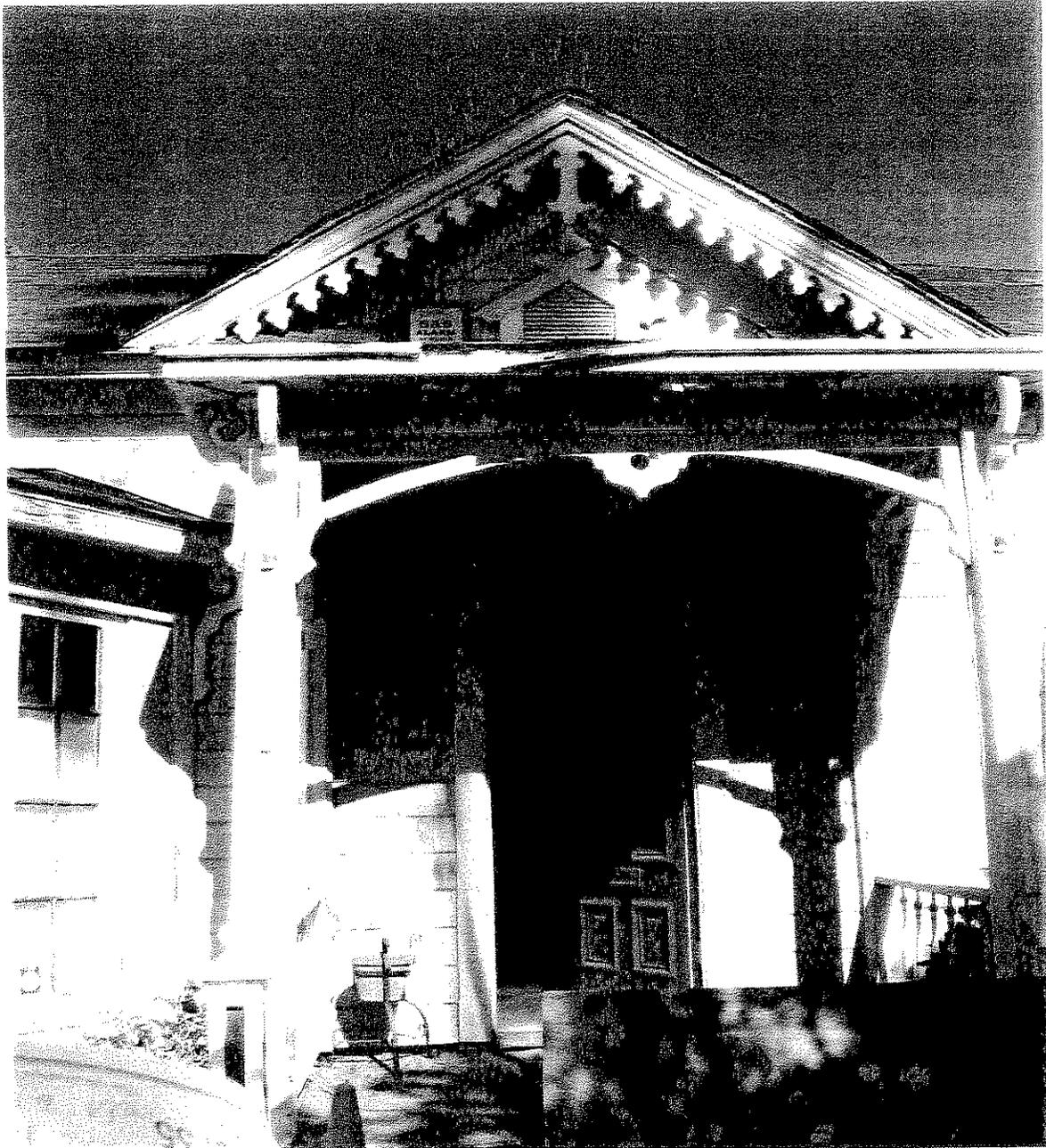
710 Anacapa Street. Portions of north and east (rear) elevations. Seaming representing distinct additions is evident. February 2006.



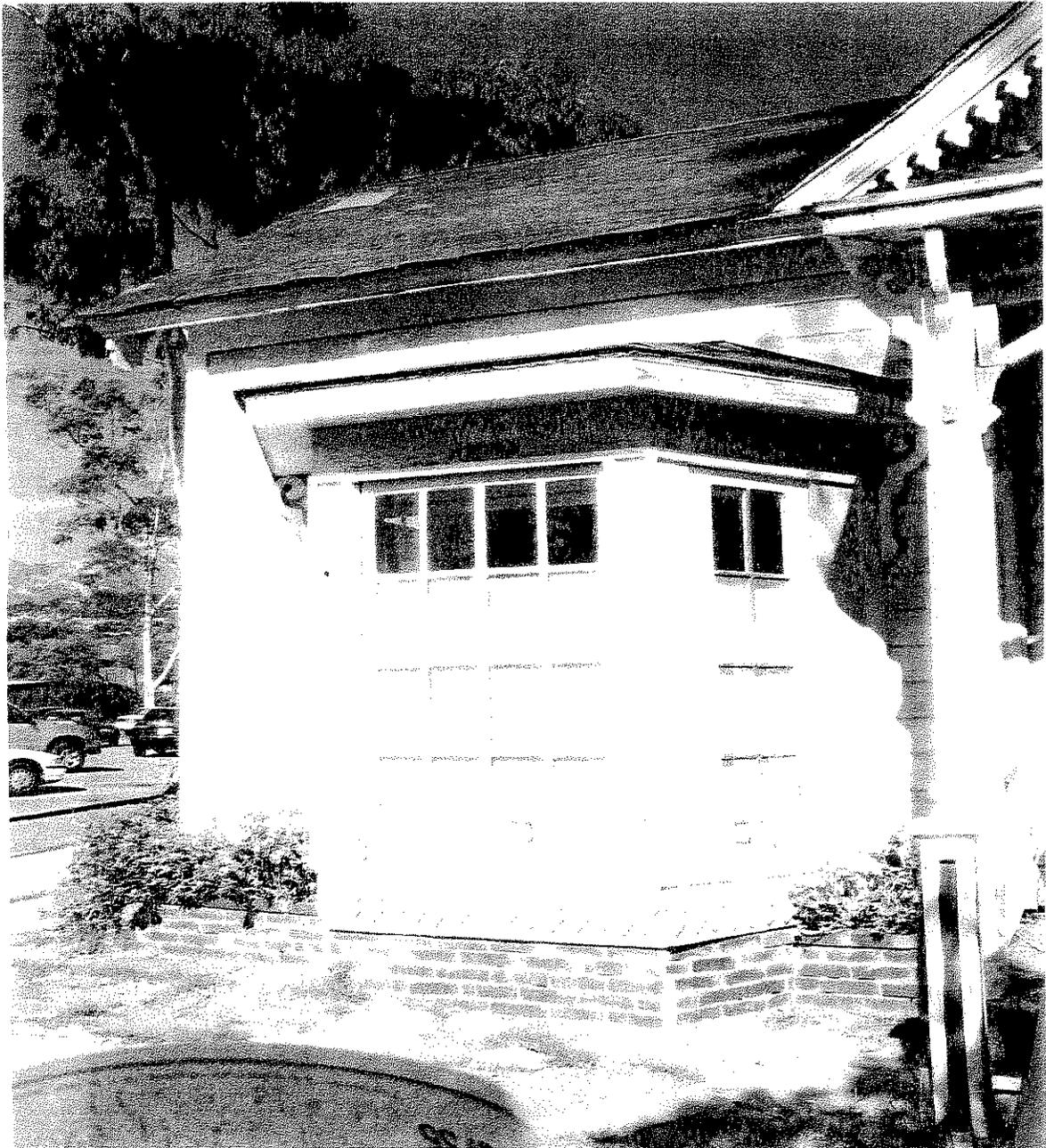
710 Anacapa Street. Front porch and south side of house, west elevation. Note peaked wood ornamentation over window, possibly designed to evoke pedimentation. Note scroll work under window, visible in photograph taken circa 1978 has been replaced. Note recessed addition and buckled composition tile roofing. February 2006.



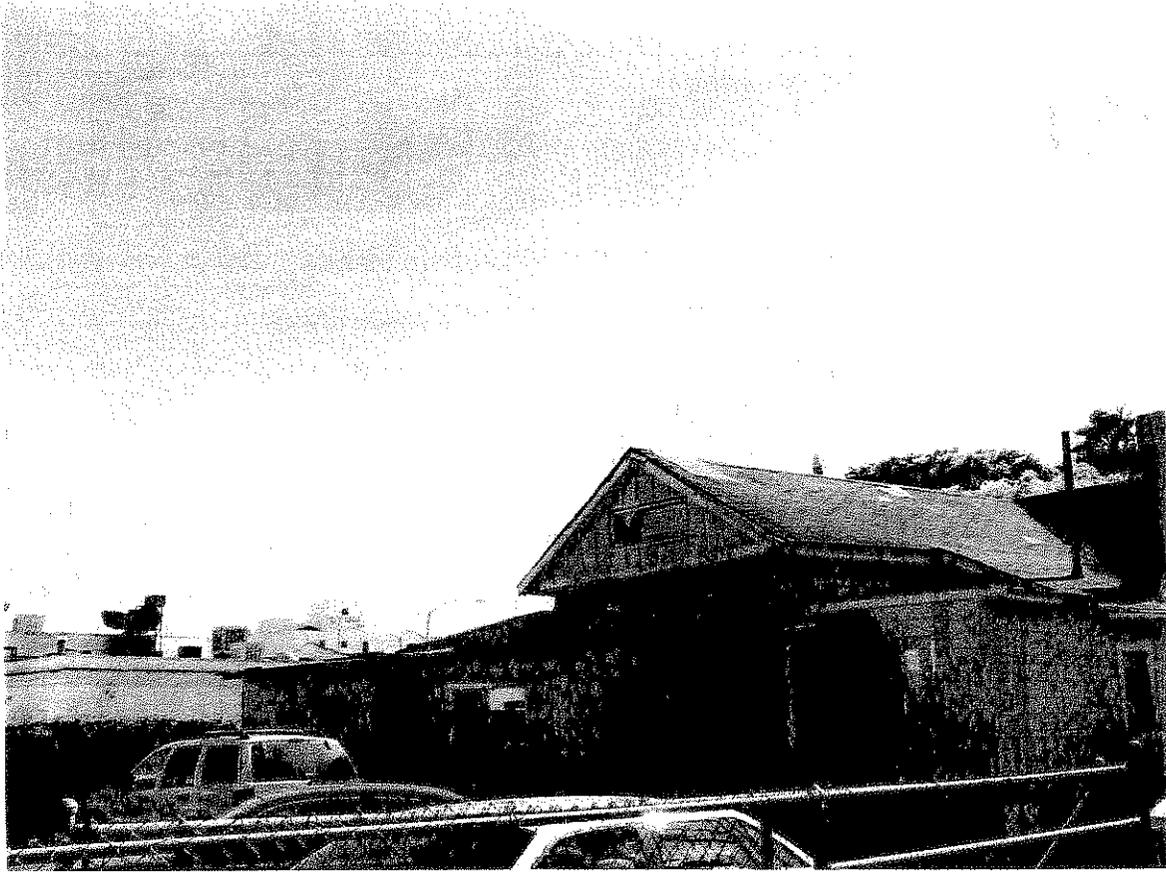
710 Anacapa Street. North elevation. Note scroll work and similar ornamentation at roof cornice and along or atop windows, mimicking pediment work, appears unchanged from the photo taken circa 1978. Note vertical wood slats covering foundation. February 2006.



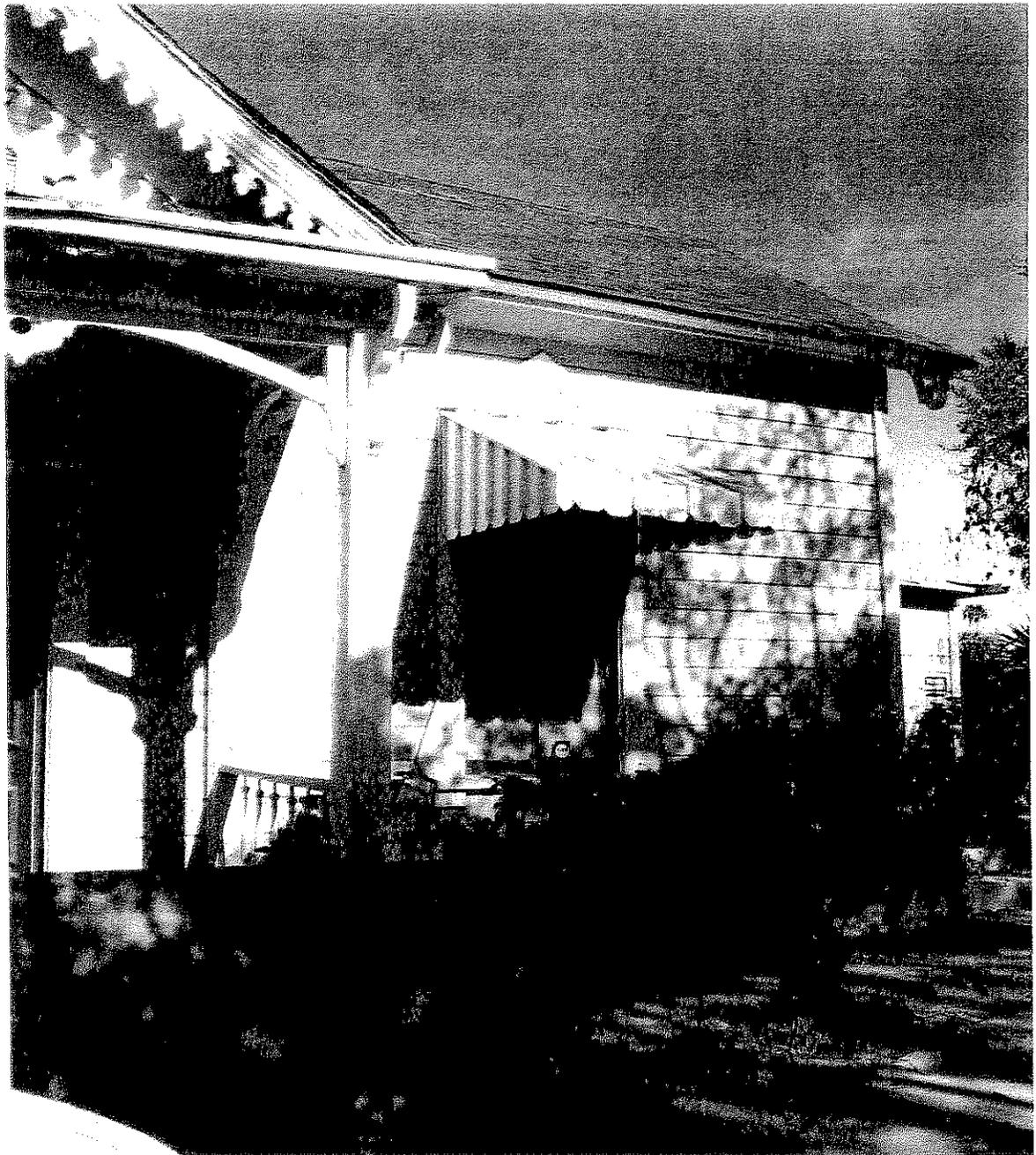
710 Anacapa Street. Front entry porch, west elevation. Note spindle or scroll work on porch surround and along front gable and vent. Note that carved porch railings and posts differ from the simple wood uprights and cross beams in the photo taken circa 1978. February 2006.



710 Anacapa Street. Edge of front porch and north side of house, west elevation. Note recently added features: multi-paned bay window with wood scroll work and underlying brick. February 2006.



710 Anacapa Street. East (rear) elevation, from the north. Distinct additions are evident from absence of unifying themes, use of inconsistent, inexpensive, machined materials. February 2006.



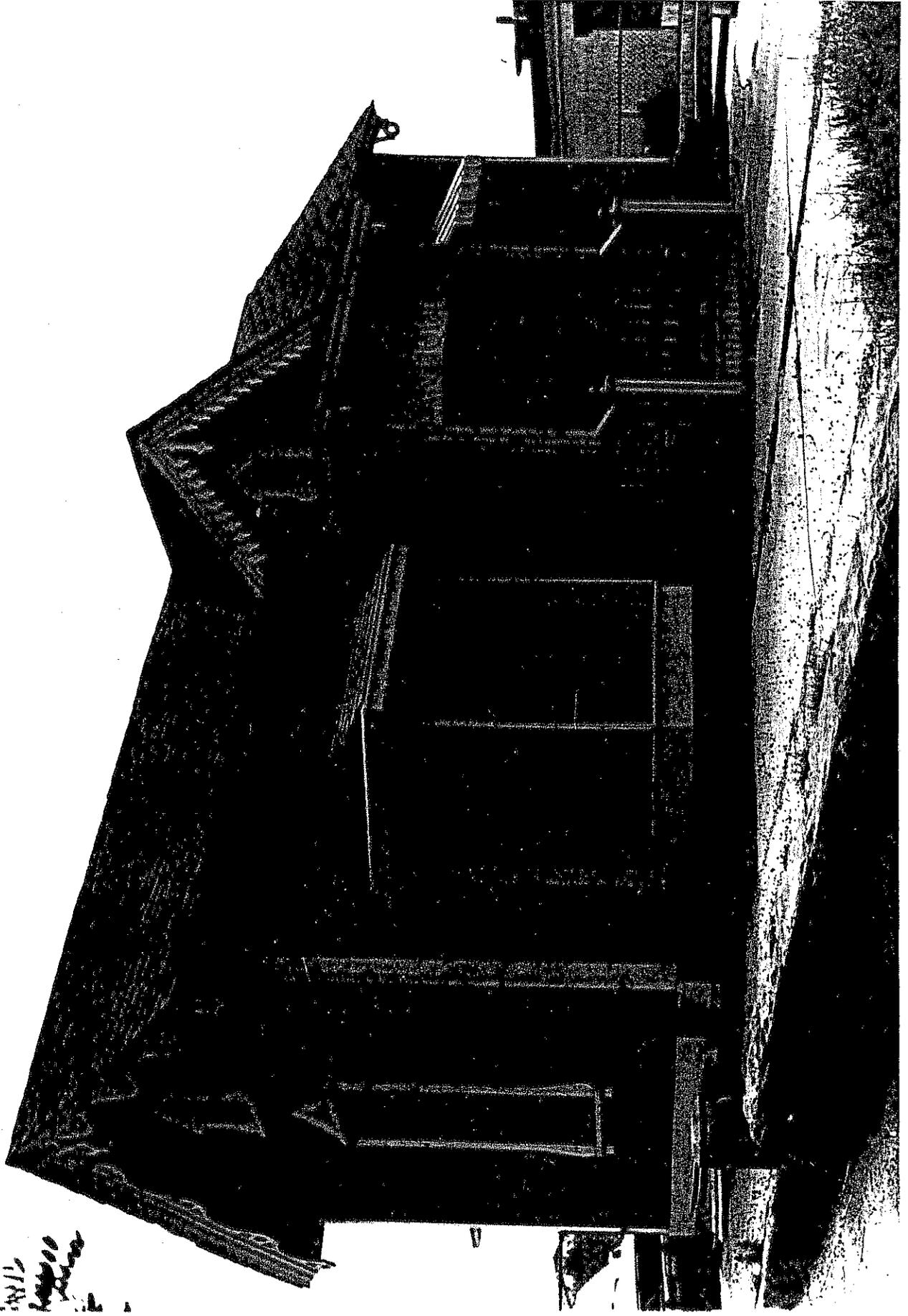
710 Anacapa Street. Front porch and south side of house, west elevation. Note peaked wood ornamentation over window. Note recessed addition and buckled composition roofing tiles. February 2006



113.
Gothic Cottage

710 Anacapa St.
1887

Although significantly altered and now surrounded by parking lots and commercial buildings, this quaint cottage exemplifies the middle class residential character of this area a century ago. The bargeboard in the gable ends and the steeply pitched roof establish its Carpenter Gothic character. Note also the fine sandstone wall in front.



11/11/11

Doñazar Ruiz
Alvaro Leiba
228
P. de Vera Cruz

Jayas
Loreña Soto
Jerónimo Ruiz
Joaquina Lugo
209

191
O. Xago

PRESDIO CHURCH 173

M. Pizarran
E. Welch 156
R. Cordero
Buena Vico

Jesus María Benzuola
Manuel
140

229
Thompson

210
Zuay
Inés de la Cruz
Valentín Lugo
Celia Arella
TOS

192
Tryce
Zalora Arella
NES

174
José Carrillo
José María Guevara
Ma. Carmen Ayala

141
Juan Wilson
Joaquín Carrillo

142

230
Bernardo Lugo

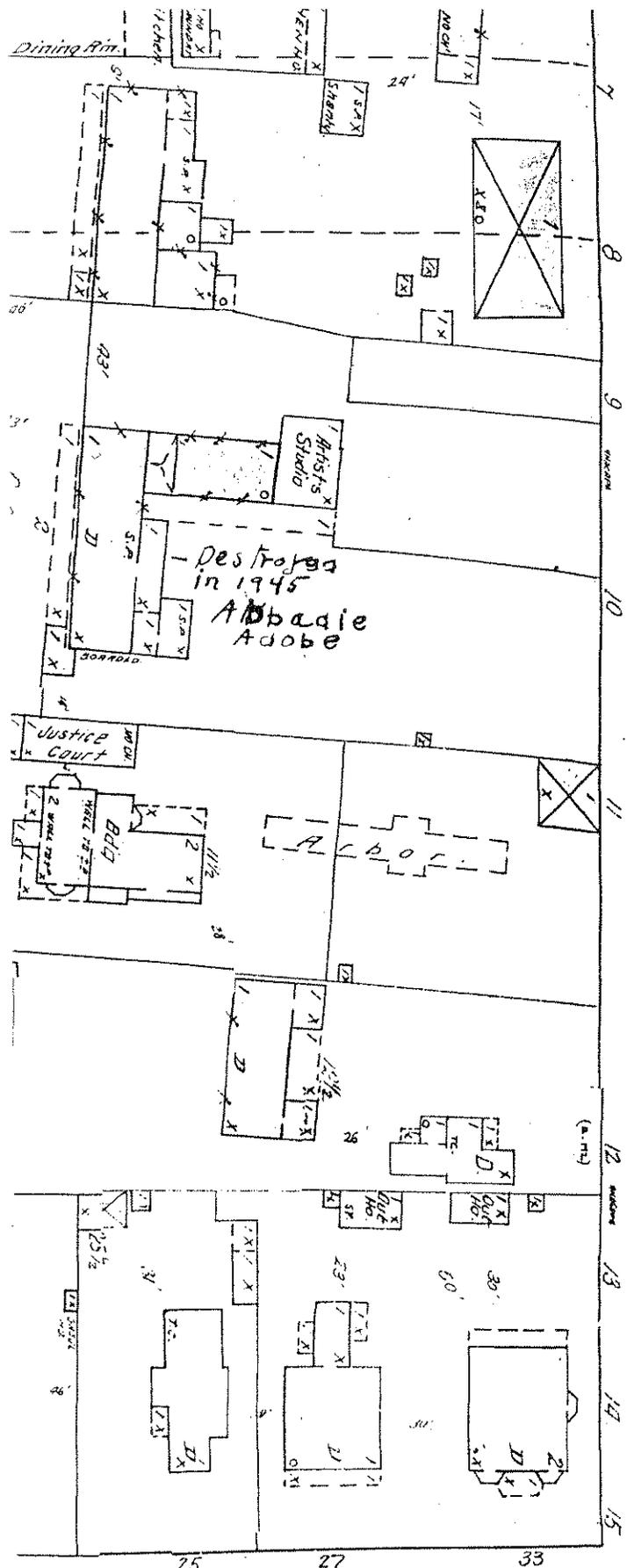
211
Rafael Leiba
Leónora Flores

193
Herbúcho
Ayala
Gaspar Ortega
Fela Carrillo

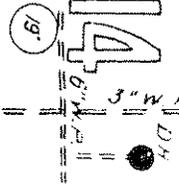
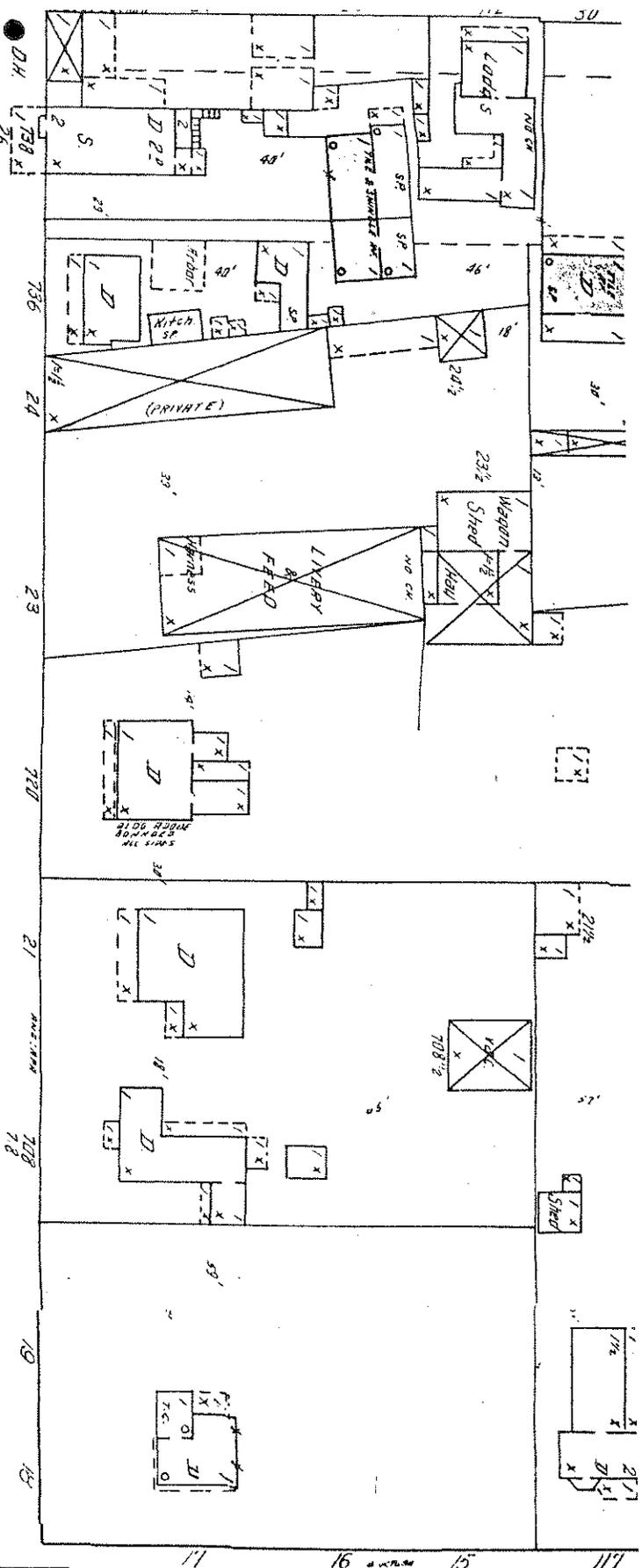
175
Bernardo Ruiz
Wm Pless
Mería

158
Luis Burton
Badillo

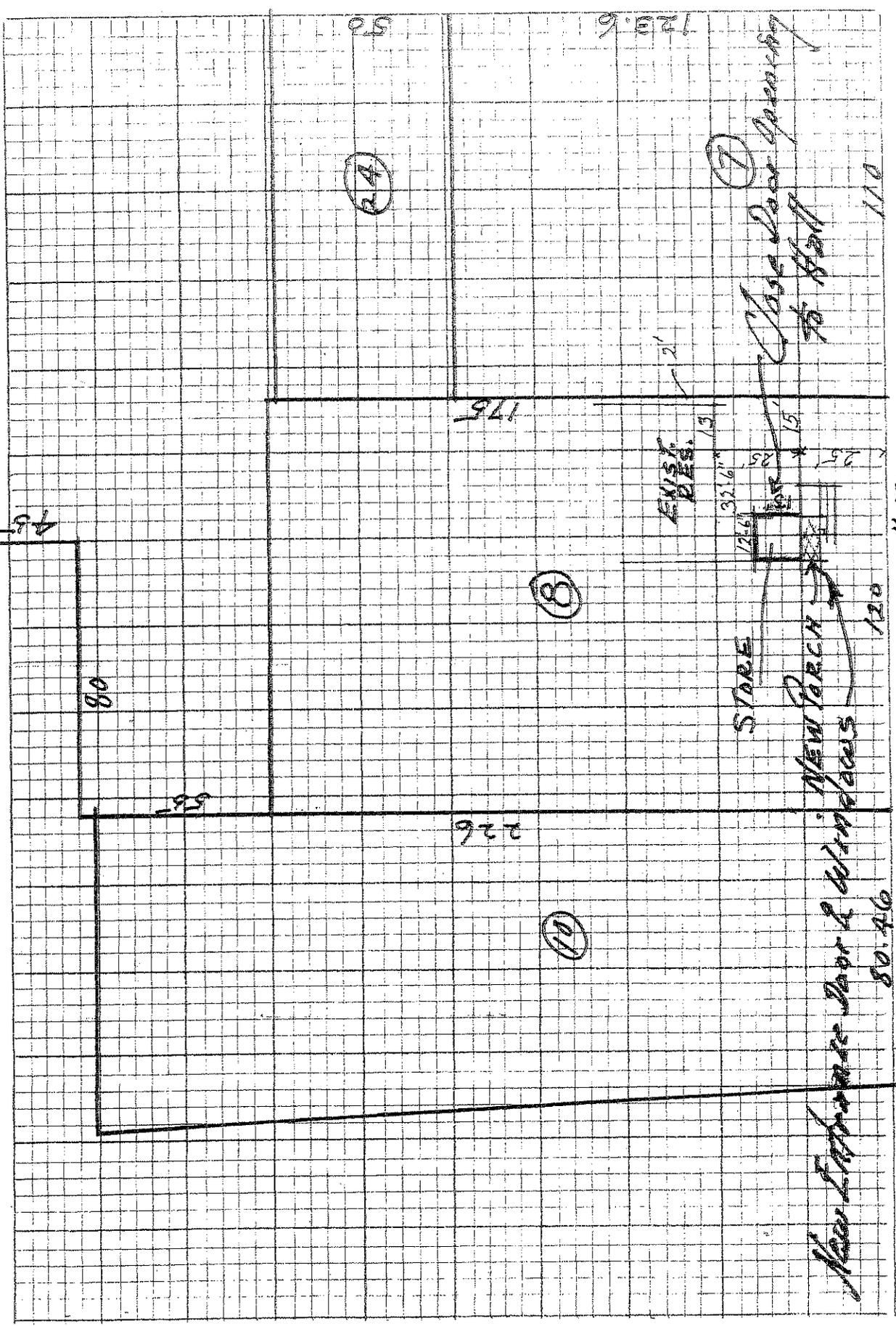
142



ANACAPA



191 ZONE C-1 - F.D. No. 1



#790

SHOW PLOT PLAN

ANACAPA ST

THIS APPLICATION SHALL BE FILLED OUT IN INK BY THE APPLICANT. DRAW LINES THRU ALL ITEMS BELOW THAT DO NOT APPLY TO YOUR APPLICATION. MARK "X" IN ALL SQUARES THAT DO APPLY.

4-8026
PERMIT NUMBER

APPLICATION FOR A BUILDING OR STRUCTURE PERMIT

IS HEREBY MADE TO THE BUILDING INSPECTOR OF THE CITY OF SANTA BARBARA IN ACCORDANCE WITH THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

HOUSE NO. 710 Anacapa St LOT NO. 8 BLOCK NO. 191
STREET Malcapa

NAME Mrs. M. Pomatto ADDRESS Gulsta, Calif.
SUBDIVISION

PROPERTY OWNER Mrs. M. Pomatto PHONE
ARCHITECT OR ENGINEER C.H. Thompson
DESIGNER
CONTRACTOR OWNER

DESCRIPTION OF WORK
Install French Doors
Close up inside door
add porch & Roof.

EXT. WALL COVERING
R. W. SIDING
STUCCO
BOARD AND BATT
METAL
ROOF COVERING
WOOD SHINGLES
COMPO. SHINGLES
TILE
COMPOSITION
IRON

USE	WIDTH	LENGTH	HEIGHT	NUMBER OF			AREA	COST	TOTAL COST	FEE	PD. BY
				STORIES	ROOMS	FAMILIES					
<u>Existing</u>											
<u>Main Building</u>	<u>32'6"</u>			<u>1</u>							
<u>Detached Building</u>											
<u>Accessory Buildings</u>											
<u>Adaptation</u>											
<u>Other Structures</u>											
							TOTAL	\$	\$		

I HAVE CAREFULLY EXAMINED AND READ THE ABOVE APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT, AND THAT ALL PROVISIONS OF THE ORDINANCES AND LAWS GOVERNING BUILDING'S CONSTRUCTION WILL BE COMPLIED WITH, WHETHER HEREIN SPECIFIED OR NOT.

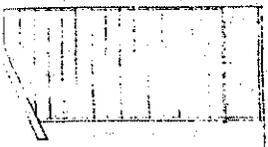
NATURE OF JOB		(SIGN HERE)		OWNER OR AUTHORIZED AGENT	
NEW		<u>Mrs. M. Pomatto</u>		<u>Sharon A. ...</u>	
ADDITION				PERMIT ISSUED	
ALTERATION	<input checked="" type="checkbox"/>	ZONE <u>C-1</u>		STRUCTURE CHECKED BY <u>A.C.</u>	
REPAIR	<input checked="" type="checkbox"/>	APPLICATION RECEIVED BY <u>A.C.</u>		DATE <u>2-8-34</u>	
MOVING	<input checked="" type="checkbox"/>	DATE <u>2-8-34</u>		DATE <u>2-8-34</u>	
ROOF SIGN		DATE <u>2-8-34</u>		DATE <u>2-8-34</u>	
BILLEBOARD		DATE <u>2-8-34</u>		DATE <u>2-8-34</u>	



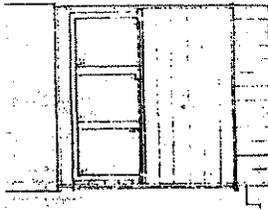
\$100.00
\$100.00

A.C.
DATE 2-8-34

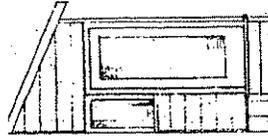
SHOW PLOT PLAN ON OTHER SIDE



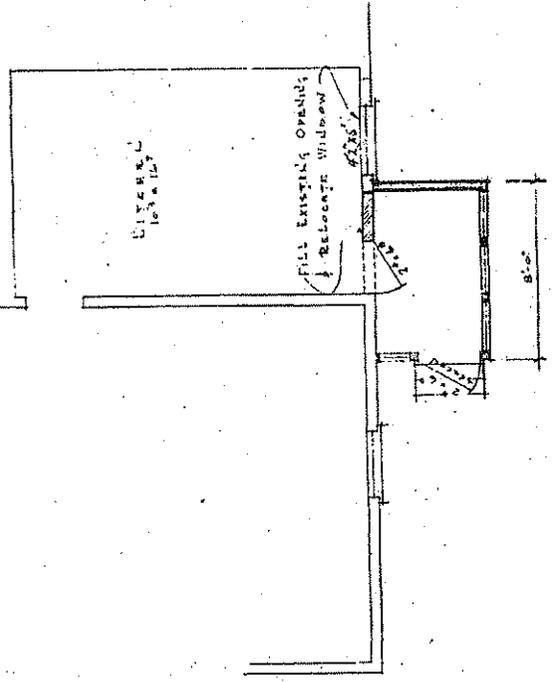
EAST ELEVATION



NORTH ELEVATION



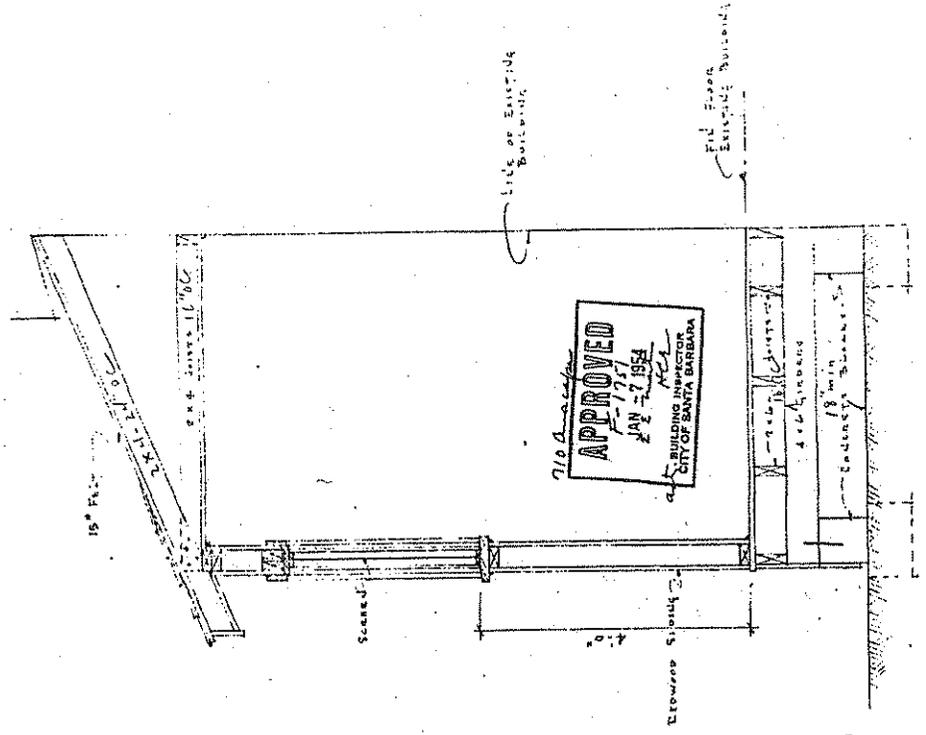
WEST ELEVATION



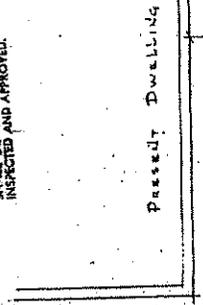
PLAN

SPECIAL NOTICE!
 PLUMBING, SANITARY AND ELEC-
 TRICAL WORK SHALL BE OBTAINED
 BEFORE ANY WORK IS STARTED.
 CHECK CITY SEWER FOR FLOORING
 AND LOCATIONS ANY PLUMBING UNITS
 SHALL BE INSPECTED AND APPROVED.

NOTICE!
 This approval does not
 permit the violation of
 any law or ordinance.



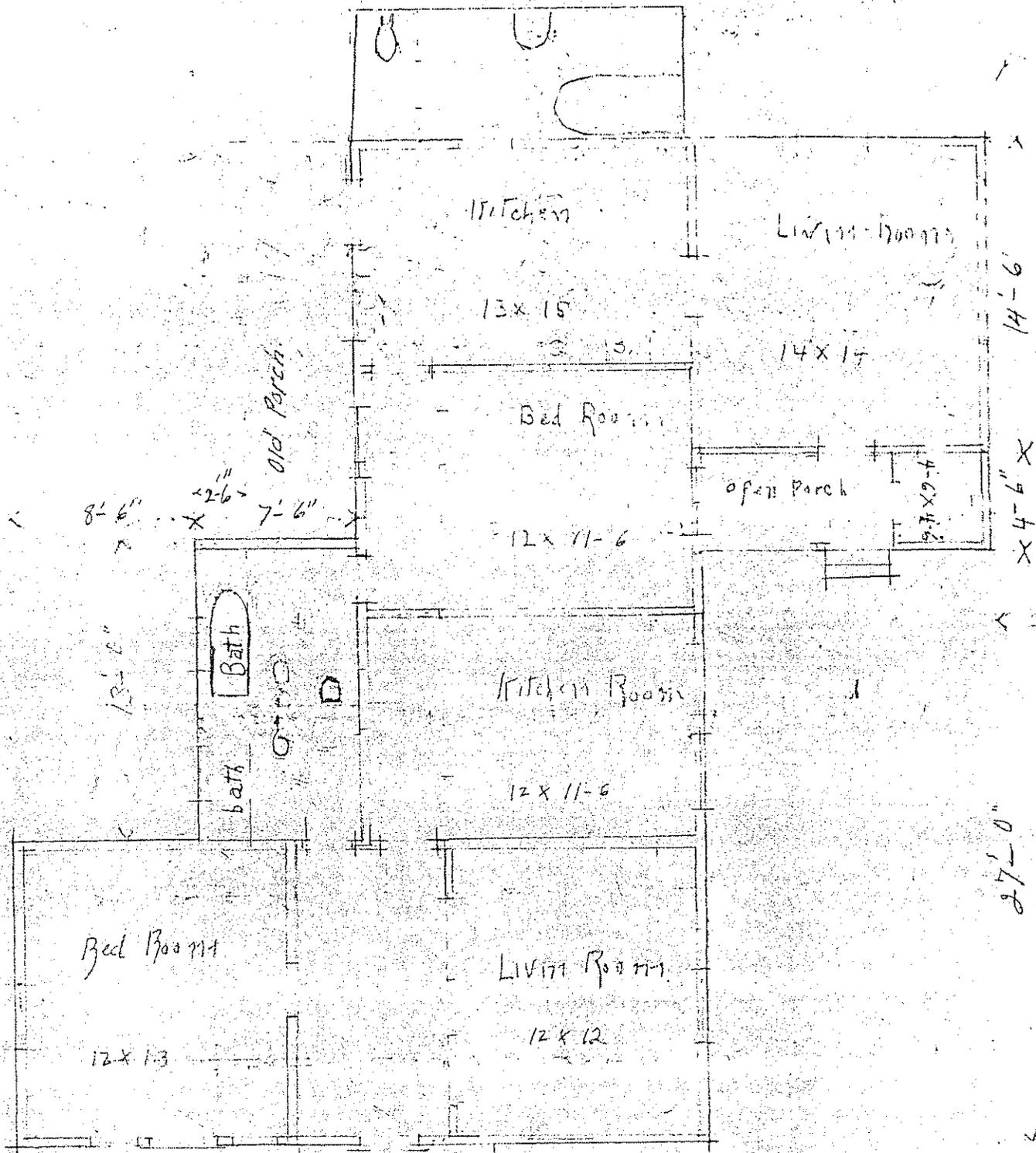
SECTION



Present Dwelling

PORCH ADDITION

AT



ALTER-1-STORY DWELLING TO DUPLEX

BLOCK-191 Lots 8 & 9. ZONE C-1 F.D.#1.

#710

ANACAPA ST.



CITY OF SANTA BARBARA

Building & Safety
1235 Chapala Street
[963-1663]

BLDG 30.00
BLDG 30.00
BLDG 15.00
INVG 15.00
CHK 30.00

PERMIT APPLICATION WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

PROJECT ADDRESS 710 ANACAPA ST		ASSESSOR PARCEL NO. 31-081-13		ISSUED BY: J. LIMON	
APPLICANT: <input checked="" type="checkbox"/> OWNER: <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> LEASEE					
OWNER'S NAME: VICTOR H. BARTOLOME		PHONE: 963-4116			
ADDRESS: 710 ANACAPA ST		CITY: S.B.		ZIP: 93101	
CONTRACTOR'S NAME: OWNER/BUILDER		PHONE: _____ CITY LIC. NO. _____			
ADDRESS: SAME		CITY: S.B.		ZIP: 93101 STATE LIC. NO. _____	
ARCHITECT/DESIGNER OR ENGINEER: _____		PHONE: _____ STATE LIC. NO. _____			
ADDRESS: _____		CITY: _____		ZIP: _____	
LENDER: _____					
CLASS OF WORK:		USE OF BLDG:			
<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION		<input checked="" type="checkbox"/> RETAIL <input type="checkbox"/> S.F. FAMILY <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> GARAGE			
<input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> REPAIR		<input checked="" type="checkbox"/> OFFICE <input type="checkbox"/> DUPLEX <input type="checkbox"/> APARTMENT <input type="checkbox"/> CARPORT			
<input type="checkbox"/>		<input type="checkbox"/> RESTAURANT <input type="checkbox"/> OTHER _____			
Flood Zone: NA	Fire Sprinklers Req. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Type of Const. V-N	Occup. Group B-2	Use Zone _____	No. of Stories 1
TYPE OF PERMIT (Describe proposed use and work)		No. of Units 1		No. of Bedrms. 1	
<input type="checkbox"/> BUILDING REPLACE EXT. BAY WINDOW & ROOF		SQUARE FOOTAGE		NEW BLDG.	
<input type="checkbox"/> ELECTRICAL		ADDN.		REMODEL OR FINISH AREA	
<input type="checkbox"/> MECHANICAL NA		ACCESSORY BLDG.		NA	
<input type="checkbox"/> PLUMBING NA		GARAGE OR CARPORT		A	
<input type="checkbox"/> GRADING		DECK OR PAVING		?	
<input type="checkbox"/> OTHER		NO. OF EXISTING BLDGS.			
<input type="checkbox"/> SPECIAL CONDITIONS:					

NOTICE (Please check appropriate box in each paragraph)

THIS PERMIT BECOMES NULL AND VOID if work or construction authorized is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days any time after work is commenced.

- (1a) I certify that I am licensed under the State Contractor's License Law and my contractor's license is in full force and effect; or
- (1b) I certify that I am exempt from Business and Professions Code # 7031.5 under: #7044—Owner/builder, #7048—Price of labor and material less than \$200, or Other _____

AND

- (2a) I certify that I have on file with the City of Santa Barbara—Building & Safety a certificate of workers' compensation insurance: Insurer _____, Policy # _____, Expiration date _____, or a Certificate of Consent to self-insure by the Director of Industrial Relations; or

- (2b) I certify that I am exempt under Labor Code # 3800 because: the permit is for work of \$100 or less, or that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

AND

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true, correct and complete. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes, I am the owner of the structure listed on this permit or I represent the owner and am acting with the owner's full knowledge and consent.

Executed at City of Santa Barbara on **2-20-86**

Victor H. Bartolome
Owner or Contractor

DEPARTMENT USE ONLY

APPROVALS	DATE APPROVED	APPROVED BY	REMARKS	PLAN CHECK
ENVIRONMENTAL REVIEW	?			DATE REC'D/FEE PD.
LANDMARKS / ARCH. BD. OF REVIEW	NA			NA
PLANNING COMMISSION	A			
FIRE DEPT.	A			
PUBLIC WORKS				PLANS APPROVED BY J. LIMON
ZONING	2-20-86	JL/LC		VALUATION: 800.00



THIS APPLICATION SHALL BE FILLED IN WITH INK BY THE APPLICANT
 DRAW LINES THRU ALL ITEMS BELOW THAT DO NOT APPLY TO YOUR APPLICATION
Application for A Building or Structure Permit

IS HEREBY MADE TO THE BUILDING INSPECTOR OF THE CITY OF SANTA BARBARA
 DESCRIBED AS FOLLOWS:

710 HOUSE NO. *Front - Anacapa* STREET
 PROPERTY OWNER *Tom Poulos -* SUBDIVISION *321 W. Ortega*
 BLOCK LOT NO. *191 83* ZONE *C-1* FIRE DIST. *1*
 PHONE

LESSEE
 ARCHITECT OR ENGINEER
 DESIGNER
 CONTRACTOR
 DAY WORK BY *Owner & Steve Poulos -*
 LIST EXISTING BUILDINGS ON LOT
5 - 1 story Dwellings
3 - 1 car Garages

CK. OCCUPANCY	WIDTH	LENGTH	HEIGHT	STORIES	ROOMS	FAMILIES	AREA SQ. FT.	COST SQ. FT.
NEW MAIN BUILDING								
ACCESSORY ATTACHED								
ACCESSORY BUILDING DETACHED								
<input checked="" type="checkbox"/> ADDITION <i>Side, Screened Entry Porch</i>	<i>5</i>	<i>8</i>	<i>8</i>	<i>1</i>			<i>40</i>	
<input checked="" type="checkbox"/> ALTERATIONS <i>Enlarge Kitchen Window</i>								
REPAIRS								
MOVING								
DEMOLITION								
SIGN BILLBOARD								
OTHER STRUCTURES								

LIST ITEMS PERTAINING TO THIS APPLICATION	AREA SQ. FT.	COST \$	VALUE \$	FEES \$	RD. BY
STUCCO					
BOARD AND BATT					
ROOF COVERING					
WOOD SHINGLES					
COMPO SHINGLES					
TILE METAL					
EXT. WALL COVERING					
CK. FEE					
TOTALS \$					

I HAVE CAREFULLY EXAMINED THE ABOVE COMPLETED APPLICATION AND I KNOW THE SAME IS TRUE AND CORRECT.
 AND THAT ALL ORDINANCES AND STATE LAWS GOVERNING BUILDING CONSTRUCTION WILL BE COMPLIED WITH.

INSPECTION REPORT BY DATE

FOUNDATION
 FRAMING
 SPECIAL

INSPECTION REPORT BY DATE

FRONT
 SIDE 10'
 SIDE
 REAR
 BET. BLDGS.

PLANS FILED
 PLOT PLAN
 DUPLICATE
 SINGLE
 DEPT.
 PENDING

OWNER OR AUTHORIZED AGENT
 STRUCTURAL CHECKED BY
 ZONE CHECKED BY
 APPLICATION RECEIVED BY
 DATE

CHIEF BUILDING INSPECTOR
 PERMIT DATE

PERMIT No. *7-1751*

"X" IN SQUARES THAT APPLY

TYPE OF STRUCTURE

FIRE RESISTIVE | OF || WOOD FRAME
 MASONRY
 ALL METAL
 CONTINUOUS FOUNDATION
 SOLID MASONRY
 CONCRETE
 HT. ABOVE GRADE
 THICKNESS
 DEPTH IN GROUND

STRUCTURE SIZE O.C. SPAN

R. W. PLATES 2X4 2X6
 GIRDERS 4X4 4X6
 FLOOR JOIST 2X6 2X8
 FLOOR JOIST 2X4 2X6
 BEARING WALLS 2X4 2X6
 BEARING WALLS 2X4 2X6
 CEILING JOIST 2X4 2X6
 ROOF RAFTERS 2X4 2X6

EXT. WALL COVERING

STUCCO
 BOARD AND BATT
 METAL

ROOF COVERING

WOOD SHINGLES
 COMPO SHINGLES
 TILE METAL

COMPOSITION

VALUE \$ *300.-*

FEES \$ *2.-*

RD. BY *Car*

CK. FEE \$

TOTALS \$

OWNER OR AUTHORIZED AGENT *Tom Poulos*

STRUCTURAL CHECKED BY *E. E. ...*

ZONE CHECKED BY *H. C. E.*

APPLICATION RECEIVED BY *H. C. E.*

DATE *1-7 1953*

CHIEF BUILDING INSPECTOR *...*

PERMIT DATE *1-7 1954*

FORM B-20-5-51-5M

SHOW PLOT PLAN ON OTHER SIDE