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CHAPTER 10 – ADDITIONS AND ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT

WHY DO WE HAVE THESE SPECIAL GUIDELINES?

Structures or sites that played an important role in the development of an area or community are important resources which provide a tangible link to our history. Many communities throughout the United States have goals, policies and other requirements that deal with the preservation of these types of structures and sites. Several community plans within the County of Santa Barbara contain policies that address preservation of such resources. The Summerland Community Plan was adopted in 1992 and contains the following policies and action items addressing preservation:

Policy HA-S-1: Significant cultural, archaeological and historical resources in the Summerland area shall be protected and preserved.

Action HA-S-1.2: Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.

The County's regulations supplement the California Environmental Quality Act (CEQA)¹, which is used to evaluate the effect of development on the "Environment" and "Cultural Resources." Cultural Resources, per CEQA, includes historical, architectural, archeological and paleontological resources. This discussion deals with the historical aspect of Cultural Resources, which defines the term "Historical Resource." A Historical Resource is a resource that meets the definitions found in Section 21084.1 of CEQA. A Historical Resource includes the following:

- Properties listed in or formally determined eligible for listing in the California Register of Historical Resources.
- Properties listed in an adopted local historic register.

¹ The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.

- The term “local historic register” or “local register of historical resources” means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance.
- Resources identified as significant in an historical resource survey meeting certain criteria.
- Properties which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. CEQA states that a resource may be considered a Historical Resource if it meets the following criteria for listing on the California Register of Historical Resources²:
 - (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (b) Is associated with the lives of persons important in our past;
 - (c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (d) Has yielded, or may be likely to yield, information important in prehistory or history.

The County's policies in combination with the intent of CEQA set the framework for early evaluation of sites and structures prior to considering redevelopment and additions to existing structures. The State of California and Santa Barbara County find that it is important to retain those structures that act as a link to our past and establish and define the character of a community or area.

HOW DOES THIS APPLY TO DEVELOPMENT?

This applies to those considering demolition and additions to existing structures over 50 years of age.³ It is important to determine if your property needs further review as this will impact the design and scope of a project. If your structure is over 50 years of age, you should consult with the County of Santa Barbara Planning and Development Counter to gather additional information regarding your property.

² Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852

³ This is a threshold commonly used in CEQA review. In some cases, structures constructed less than 50 years ago may be considered a “Historic Resource” pursuant to CEQA.

WHAT HAPPENS IF MY PROPERTY IS A CONSIDERED POTENTIAL RESOURCE?

Additions and alterations may occur as long as they do not result in a significant impact to the resource. Changes to existing structures are considered significant when they result in a significant effect on the environment, which means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance⁴.

CEQA further states that the significance of an impact may be reduced to a “less than significant level” if the project follows the Federally Adopted *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer.

WHAT ARE THE SECRETARY OF THE INTERIOR GUIDELINES?

The guidelines are general in nature and are intended to assist in the application of the Secretary of the Interior Standards. They provide general guidelines that, with consultation with a qualified professional, help to determine character defining features of the structure and the appropriate method to retain these existing features and allow for additions consistent with the Secretary of the Interior Guidelines.

WHAT ARE CHARACTER-DEFINING FEATURES?

Character-defining features are elements that convey a sense of time and place. Examples of these types of features include the following:

- A building’s location and orientation on the site
- Relationship to adjacent buildings or placement in a grouping of buildings
- Overall form of the building
- Materials, craftsmanship, and decorative details

Additions and alterations should avoid removing or altering character defining features of a building, especially those that are visible from the street or public way. When proposing to alter or add to an historic building, use the following guidelines to ensure that the character-defining features are maintained. The measures described below are based on

⁴ CEQA Section 15382 (PR Code 21083)

the “Secretary of the Interior’s Standards for the Treatment of Historic Properties”, the standards used for the review of alterations to landmarks and buildings in historic districts.

BUILDING FORM AND MATERIALS

The historic building form should be preserved by retaining the existing height, width, and architectural elements. If a building has a gabled roof, it should not be changed to a flat roof. Set additions back from the front facade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.

- Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian style gingerbread to a Monterey Style house would be inappropriate.
- Design the materials, detailing and form of an addition to be compatible with the historic building. However, it should be clearly distinguished from the original building so it can be understood as a more recent change. If possible, construct new additions so that if the addition is removed in the future, the form of the historic building is unimpaired.
- Maintain the historic finishes of exterior materials. If a wood sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted.

BUILDING COMPONENTS

Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property.

- Whenever possible, repair damaged and deteriorated building components. A building’s original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired. Use the same kind of materials and match the detailing of the deteriorated feature. If a substitute material must be used, match the appearance of the original material as much as possible.
- If an element is missing, replace it based on physical documentation or photographic evidence, if available. In some cases, it may be acceptable to copy a component from a similar building found in the neighborhood.
- Preserve historic landscape features, such as fences.
- Removal of non-historic building materials and additions is encouraged.

WINDOWS

Keep windows in their original location. Do not change the size and shape of window openings. Avoid adding new windows to the primary facade. Maintain the material, style, trim, and functional features of windows. If window replacement is necessary, replace only those windows that are deteriorated and cannot be repaired.

- Match the replacement windows to the material and design of the historic windows. If the original windows are missing, property owners are encouraged to use new windows that most closely match the size, design, type, and material that would have been used historically.

ADDITIONS AND ALTERATIONS TO HISTORIC STRUCTURE GUIDELINES

- 10-1 If your structure was constructed over 50 years ago, research the property history.
- 10-2 Consult with the Planning and Development Counter and the Historic Landmarks Advisory Committee (HLAC) when considering major additions, alterations or demolition.
- 10-3 If a structure is deemed historically significant by the County it is subject to the California Environmental Quality Act (CEQA).
- 10-4 Alterations, repairs, additions, or changes should comply with the Secretary of the Interior Guidelines.

HOW DO I GET MORE INFORMATION ON PRESERVATION WITH THE COUNTY OF SANTA BARBARA?

The Historic Landmarks Advisory Commission (HLAC) is an advisory body appointed by the Board of Supervisors. The purpose of this commission is to promote the economic welfare and prosperity of the county by preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historic or aesthetic character or interest, for the use, education and view of the general public and to provide a link for citizens of visitors to the County of our diverse and rich history. For further information regarding the HLAC contact the County Planning and Development Department, HLAC Secretary, located at 123 E. Anapamu Street, Santa Barbara. Call the office at (805) 568-2084 for further information on the County Landmark Program. A complete list of County Landmarks is available at

<http://sbcountyplanning.org/boards/hlac>