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HISTORIC RESOURCES MEMO

539 Periwinkle Lane (APN 011-220-003), Montecito, Santa Barbara County, California

This Historic Resources Memo provides a preliminary evaluation of revised plans for as-built and proposed alterations to a house at 539 Periwinkle Lane (Assessor's Parcel Number 011-220-003), Montecito, Santa Barbara County, California. In 2021 a Phase 1-2 Historic Resources Technical Report concluded the property was eligible for listing as a County of Santa Barbara Place of Historic Merit (Post/Hazeltine Associates 2021: 8). The 2021 report evaluation of an as built/in progress project concluded the project would meet the Secretary of the Interior's Standards for Rehabilitation provided the following measures were implemented:

To ensure the project meets Standard 5, the following measures shall be implemented:

- *Replacement board and batten siding shall match the original in material and appearance;*
- *Replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars; and*
- *Consider revising the water heater door to incorporate some board and batten siding.*

Provided these measures are implemented the proposed project meets Standard 5 (Post/Hazeltine Associates 2021: 22).

A subsequent letter report dated May 8, 2023, prepared by Post/Hazeltine Associates evaluated a revised plan set. After a site visit by the Montecito Board of Architectural Review (MBAR), the plan set was revised to address comments by MBAR. After reviewing the revised plan set, Post/Hazeltine Associates has reached the following preliminary conclusions:

- The proposal to replace a window in a non-historic addition at the west end of the north elevation (street façade) with a divided light window emulating the appearance of the house's original divided light windows meets the Secretary of the Interior's Standards for Rehabilitation;

- The replacement of a window in the non-historic addition at the west end of the south elevation with a door emulating the appearance of a traditional wood door, meets the Secretary of the Interior's Standards for Rehabilitation;
- The replacement of a window on the east elevation (the existing window is not original) by a set of French doors was evaluated in the 2021 Phase 1-2 Report. The report concluded the substitution was supportable. This finding has not changed;
- The placement of the non-historic utility closet's door is supportable;
- Raising the plate height several inches on portions of the south elevation to provide sufficient height for exit doors meets the Secretary of the Interior's Standards for Rehabilitation and is supportable as noted in the 2021 report;
- The replacement of a single light window on the non-historic bedroom wing (west elevation) with a divided light window emulating the appearance of the house's original fenestration meets the Secretary of the Interior's Standards for Rehabilitation; and
- The replacement of a non-historic window near the east end of the street façade (north elevation) with a with a divided light window emulating the appearance of the house's original fenestration meets the Secretary of the Interior's Standards for Rehabilitation.

This memo provides a summary of our preliminary review of the plan set and will be followed by a Phase 2 Historic Resources Technical Report Addendum.

References

Post/Hazeltine Associates

2021 Revised Phase 1 -2 Historic Resources Technical Report for 539 Periwinkle Lane, May 28, 2021.

2023 Phase 2 Historic Resources Technical Letter for 539 Periwinkle Lane, May 8 2023.