



**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL
DESIGNATE AS A CITY LANDMARK
THE SAN MARCOS BUILDING
1129 STATE STREET
(PROPOSED DESIGNATION WOULD INCLUDE: 1119-1137 STATE STREET AND
9-15 WEST ANAPAMU STREET)
ASSESSOR PARCEL NO. 039-231-037**

RESOLUTION 2015-3

JULY 15, 2015

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on May 20, 2015, the Historic Landmark Commission adopted a Resolution of Intention No. 2015-3 to hold a public hearing to consider a recommendation to City Council for the designation of the San Marcos Building located at 1129 State Street as a City Landmark; and

WHEREAS, historic research in the form of a Historic Architectural Survey Report prepared by Carole A. Denardo dated October, 2002 and accepted by the Historic Landmarks Commission on October 16, 2002, and summarized in a Staff Report has determined that the San Marcos Building located at 1129 State Street, qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the facades, State Street paseo, and courtyard of the 1926 building designed by noted California architects Myron Hunt and H.C. Chambers, are significant for their historical and architectural influence on the heritage of the City; and

WHEREAS, the building has retained a high level of historical integrity as its location, setting, association, footprint, design, materials, and workmanship have not been diminished by the previous alterations as the HLC has worked with the property owner to rehabilitate the property to the Secretary of Interior's Standards for Rehabilitation since 1990; and

WHEREAS, all exterior alterations, such as repairs, remodeling, restoration and rehabilitation work, to the historic portions of exterior facades are permissible, if the alterations 1) restore the appearance of the building to its original historic appearance; 2) are found compatible with the architectural character of the building; 3) repairs have no or minimal visible exterior change; or 4) replacement materials are deemed necessary in order to comply with any City or State mandated code standard; and

WHEREAS, all exterior alterations, such as repairs and alterations, to non-historic portions of exterior facades shall be designed to be compatible with the building not subject to the restoration standards but subject to review and approval of the Historic Landmarks Commission limited to architectural compatibility purposes only; and

WHEREAS, all roof repairs and reroofing material that match the existing color are permissible unless the roofing material color is required to be changed to meet other State mandated energy conservation or building code standards; and

WHEREAS, all new or replacement of existing roof mechanical, plumbing or heating equipment are permissible if adequately screened or the existing equipment is replaced in same location; and

WHEREAS, the boundary of the City Landmark designation will exclude the rear elevation and will be limited to the State Street and Anapamu Street facades, Courtyard Façade and State Street Paseo as per the site plan on page 4 of the Staff Report (exhibit A); and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of the San Marcos Building located at 1129 State Street as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmark Commission.

WHEREAS, in summary, the Historic Landmark Commission finds that the San Marcos Building located at 1129 State Street, Assessor's Parcel No. 039-231-037, meets the following City Landmark criteria listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E Its exemplification of the best remaining architectural type in a neighborhood.
- F. Its identification as the creation, design, or work of a person or persons whose effort significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;

NOW, THEREFORE, BE IT RESOLVED that on June 17, 2015, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the San Marcos Building located at 1129 State Street, Assessor's Parcel No. 039-231-037, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

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Adopted: