

## **POST/HAZELTINE ASSOCIATES**

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#### **1.0 INTRODUCTION AND REGULATORY FRAMEWORK**

The Santa Barbara Museum of Natural History's proposed Master Plan project was the focus of a Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates in April of 2014. The Phase 2 report was reviewed and accepted by the City of Santa Barbara Historic Landmarks Commission in 2014. This Letter Report Addendum evaluates final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan (see Appendix A for plans).

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development, including impacts to historic resources. The report follows the guidelines for Historic Cultural Resource Studies set forth in the General Plan of the City of Santa Barbara, as well as State and Federal guidelines pertaining to the assessment of impacts to historic resources. These include the State CEQA Guidelines, specifically Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, as well as the CEQA guidelines outlined in the City of Santa Barbara Master Environmental Assessment. The Phase 2 Historic Structures/Sites Letter Report Addendum includes the following:

- 1) An assessment of revised plans for the Butterfly Exhibit to determine its consistency with the Secretary of the Interior's Standards for Rehabilitation; and Implement the Historic Preservation Development Standards outlined in the Phase 2 HSSR for the Butterfly Garden Exhibit;
- 2) An assessment of revised plans for the "backyard" to determine its consistency with the Secretary of the Interior's Standards for Rehabilitation;
- 3) Implement the Historic Preservation Development Standards outlined in the Phase 2 HSSR for the "backyard;"
- 4) An assessment of the revised plans for the trash enclosure;
- 5) An assessment of minor changes to the pathways providing ADA access from the Museum buildings to the trash enclosure (adjacent to the parking area) and woodland;
- 6) An assessment of the final plans for the hardscape and landscape for Phase 1 of the project;
- 7) An assessment of plans for a pathway along the south side of Puesta del Sol Road; and
- 8) An assessment of the lighting plan has been prepared.

This assessment is an addendum to the 2014 Phase 2 HSSR, which determined that the proposed project would have a Less than Significant (Class III) impact to significant historic resources. This Letter Report Addendum has determined that the final plans evaluated in this document for

selected elements of the project are consistent with the original finding of “no impact” (Less than Significant impact) in the Phase 2 HSSR and the subsequent Notice of Exemption for the SBMNH Master Plan. Pamela Post, Ph.D., principal investigator and senior historian, and Timothy Hazeltine prepared this report.

## **2.0 EXECUTIVE SUMMARY AND PROJECT DESCRIPTION**

The final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan are consistent with the guidance set forth in the 2014 Phase 2 Historic Structures/Sites Report reviewed and accepted by the HLC. These potential impacts are evaluated in Section 6 of this report. Each impact under consideration is identified according to its level of significance as described below:

- Beneficial Effect (Class IV): An impact that would result in beneficial changes to the environment.
- Less than Significant Impact (Class III): An impact that may be adverse but does not exceed threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- Significant but Mitigable Impact (Class II): An impact that exceeds a threshold of significance but can be reduced to below the threshold level given reasonable available and feasible mitigation measures. Such an impact requires findings to be made under § 15091 of the State CEQA Guidelines.
- Unavoidably Significant Impact (Class I): An impact that exceeds a threshold of significance and cannot be reduced to below the threshold level, given reasonably available and feasible mitigation measures. Such impact requires a Statement of Overriding Considerations to be issued if the project is approved (per § 15093 of the State CEQA Guidelines).

This Letter Report finds that the proposed Butterfly Exhibit, “backyard,” landscaping and hardscape, sidewalk proposed for Puesta Del Sol, entrance plaza, trash enclosure and other elements of Phase 1 of the project enumerated below in Section 3.0 would not result in substantial impacts to significant historic resources including the significant cultural landscape.

## **3.0 PREVIOUS STUDIES**

In 1981, the City of Santa Barbara designated a portion of the Main Museum Complex of the Santa Barbara Museum of Natural History, the Museum’s Fleischmann Auditorium and the stone wall built for the former Hazard estate as a City of Santa Barbara Structure of Merit (see Appendix B). None of the other buildings or features on the Museum campus or non-institutional buildings or features owned by the Museum is a designated City of Santa Barbara Landmark or Structure of Merit, nor is any listed in the City of Santa Barbara Potential Historic Structures/Sites List. None of the buildings or features on the Museum’s campus or non-institutional buildings owned by the Museum is listed in the California Register of Historical Resources or on the National Register of Historic Places. In 2009, the MacVeagh House and cottage were determined eligible for listing as a City of Santa Barbara Landmark, as well as for listing in the California Register of Historical Resources and the National Register of Historic Places (the cottage was found not eligible for

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designation on an individual level, but was eligible for listings as a contributor to the setting of MacVeagh House) (Post/Hazeltine Associates 2009). In 2011, the property at 653 Mission Canyon Road (the former Herman H. Eddy House, now the Director's House) was evaluated by Post/Hazeltine Associates; this parcel is not within the current project area. The report determined that the house was eligible for designation as a City of Santa Barbara Landmark, as well as for listing in the California Register of Historical Resources and the National Register of Historic Places (Post/Hazeltine Associates 2011).

In 2011, a Phase 1 Historic Structures/Sites Report (HSSR) was prepared by Post/Hazeltine Associates for the following parcels owned by the Museum which are within the current project area: APN 23-250-039, APN 23-250-056, APN 250-066, APN 23-250-068, APN 23-271-003 and APN 23-271-004 (Post/Hazeltine Associates 2011). A number of other parcels located on the north side of Puesta Del Sol were evaluated in 2011 but are not located within the boundaries of the current project area. The methodology for determining whether potential historic resources met the eligibility requirements for listing as historic resources under City, State and Federal eligibility criteria was based on archival research to determine the historic context of the properties within the project area, as well as on-site evaluation of the physical and visual integrity of each building, structure, feature and landscape component. The Phase 1 HSSR was reviewed and accepted by the Historic Landmarks Commission (HLC) on August 11, 2011. A Phase 2 HSSR prepared by Post Hazeltine Associates was reviewed and accepted by the HLC in 2014. **The Phase 2 HSSR included an evaluation of conceptual plans for the Butterfly Pavilion, the plaza in front of Fleischmann Auditorium, improvements to the "Back Yard," parking area and trash enclosure, pathways and landscaping. The report evaluated the use of manufactured materials such as Trex and permeable pavers at certain locations and determined that these materials were supportable if appropriately designed and the following design measures outlined in the report were implemented: (Phase 2 HSSR, Post/Hazeltine Associates 2014: 56 (Section 1.1.1b); 58 (Section 10.1.2b); 61-63 (Section 10.1.2d); 66-68 (Section 10.1.2g); 68-69 (Section 10.1.2h); 69-71 (Section 10.1.2h and 2i); and 73-75(10.1.3k). In summary, the Phase 2 HSSR concluded the proposed project as detailed in the conceptual plans would meet the Secretary of the Interior's Standards for Rehabilitation provided the guidance summarized in Table 6 of the Phase 2 HSSR is implemented.**

#### **4.0 SITE DESCRIPTION**

The following provides a brief description of existing improvements in the vicinity of the proposed Butterfly Exhibit.

##### **4.1 Collections and Research Center**

Located to the west of the Main Museum complex, the Collections and Research Center (CRC) is composed of two distinct elements, a one-story building designed in 1962 by the architectural firm of Arendt, Moser and Grant and a large, two-story addition designed by the firm of Edwards-Pitman in 1989. Originally, the one-story, reinforced-concrete-block building was built to accommodate the zoology department. Capped by a flat roof and surrounded by a solid parapet, the building's architectural scheme employed Modernist detailing, including masonry screens, ribbon windows, flush panel doors and stuccoed canopies over ribbon windows that

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mimicked the design of a projecting ledge that ran beneath the ribbon windows. Initially, the north elevation of the building featured a centrally placed bay door. Its interior was symmetrical in design, with a central workroom flanked on the east and west by laboratories and offices. A central corridor, bounded on either side by storage rooms, extends through the building to a large bay door set at the center of the north elevation.

In 1989, the building underwent a major expansion to create the Collections and Research Center to house the Museum's vertebrate zoology, invertebrate zoology and anthropology departments. The addition's architectural scheme drew its stylistic references from the Spanish Colonial Revival style of the Museum's prewar buildings, including the use of arcades, tiled roofs and multi-light windows. As part of this scheme a two-story wing, designed in the Mediterranean style, was built off the north end of the original building and the exterior of the Hale-Rett wing was remodeled in a vaguely Mediterranean style. Changes included the removal of the concrete-block screens and other architectural details. The Phase 1 HSSR determined that the Collections and Research Center is not a significant resource for the purposes of environmental review.

#### **4.2 The Buildings at 2565 Puesta del Sol (MacVeagh House and Cottage)**

The MacVeagh House, located to the west of the Museum's Collections and Research Center, is a wood-framed house clad in a combination of vertical board siding, shiplap siding and wood shingles. The house's complex footprint is composed of four distinct elements surrounding a courtyard. The house's original wing, a small, one-story house that presently forms a wing that projects off the northeast corner of the main two-story block, was built sometime before 1888. Several features of the original house, including its vertical emphasis, steeply pitched roof, narrow windows and horizontal siding, identify it as an example of the Folk Victorian style. The architect of a late 19th-century, Arts and Crafts-style addition to the house is unknown. It is possible that Samuel Ilsley, who designed Glendessary for the Sherman Rogers family, may have played a role in its design (Ilsley was a friend of both the Rogers and MacVeagh families).

##### The Cottage Associated with the MacVeagh House

The cottage associated with the MacVeagh House is a one-story, wood-framed house set on a raised foundation. Its exterior is clad in narrow, horizontal tongue-and-groove siding. Fenestration is composed of rectangular, wood-framed sash windows of varying dimension. The cottage is capped by a hipped roof covered in composition shingles. The wood-paneled front door is located on the east elevation. Small additions, capped by shed roofs, are located on the north and west elevations. A Phase 1-2 HSSR prepared in 2011 determined the building was a significant historic resource for the purpose of environmental review (Post/Hazeltine Associates 2011). MacVeagh Cottage is a contributor to the significant cultural landscape.

#### **4.3 Cultural Landscape**

The Phase I HSSR identified a potential significant cultural landscape at the south end of Mission Canyon; its contributing resources are listed below. The significance of this landscape is derived from its concentration of natural features and vegetation and its inventory of significant historic resources dating from the late 18<sup>th</sup> century through the late 1930s, which range from Mission Santa

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Barbara and its waterworks to the Santa Barbara Museum of Natural History. Within the project area the streetscape along the 2500 block of Puesta del Sol is a significant contributor to the cultural landscape.

### **Contributors:**

#### 1) Natural Systems and Features:

- a) Mission Creek;
- b) Steep slope south of Mission Creek (most of which is not on SBMNH property);
- c) Overall pattern of sandstone outcrops.

#### 2) Spatial Organization and Existing Patterns of Land Use:

- a) Overall pattern of native vegetation, especially oaks and sycamores, which represents, primarily, a regenerated woodland. This is mixed with non-native vegetation;
- b) Semi-rural pattern of vegetation interspersed with residential and institutional buildings.

#### 3) Circulation:

- a) The existing circulation pattern of paved streets and the lack of paved sidewalks, especially around the residences on Mission Canyon Road and Puesta del Sol.

#### 4) Structures and Features (not on Museum-owned parcels):

- a) Garden Street Academy (former Saint Anthony's Seminary);
- b) Mission Santa Barbara and its waterworks;
- c) Order of the Holy Cross (former St. Mary's Retreat House);
- d) Stone Bridge;
- e) The house and wall at 609 Mission Canyon Road;
- f) Wall on Mission Canyon Road: A cut sandstone wall extending from the north end of the stone bridge to the intersection of Mission Canyon Road and Puesta del Sol;
- g) Rocky Nook Park;
- h) Oliver Memorial Trough (northeast corner of the intersection of Mountain Drive and Mission Canyon Road);
- i) The Santa Barbara Women's Club (670 Mission Canyon Road);
- j) Santa Barbara Museum of Natural History property, overall landscape;
- k) Santa Barbara Museum of Natural History (elements determined to be significant historic resources listed in Table 1);
- l) Stone walls (former Hazard Estate) built sometime after 1898 that define the south side of the 2500 block of Puesta del Sol. A less substantial stone wall partially surrounds the Morehouse Residence at the west end of Puesta del Sol;
- m) Streetscape on the 2500 block of Puesta del Sol and Mission Canyon Road.

#### 5) Views and Vistas:

- a) The views and vista from the SBMNH property towards the former St. Anthony's Seminary;
- b) View towards "Dial House" and "Mission Hill" to and from the SBMNH property.

## **Non-Contributors:**

- a) Existing lighting;
- b) Asphalt paving;
- c) Buildings, structures and features outlined in Table 1, Appendix C of the Phase 2 HSSR, as not eligible for listing as significant historic resources on the SBMNH property;
- d) Whale Skeleton on the SBMNH property;
- e) Non-native landscaping.

## **5.0 DETERMINING THE SIGNIFICANCE OF IMPACTS TO SIGNIFICANT HISTORIC RESOURCES**

### **5.1 Regulatory Setting**

Analysis of project impacts to significant historic resources is guided by the following:

#### City of Santa Barbara Master Environmental Assessment

Guidelines for the evaluation of potential project effects are found in Section 1.4 "Project Impact Evaluation Procedures, #10" of the City of Santa Barbara Master Environmental Assessment as follows:

*If the Historic Structures/Sites Report determines that historical structures/sites located at the proposed project site are significant historic resources, then the Historic Structures/Sites Report should include an analysis of the proposed project's potential effects on the resources. The Historic Structures/Sites Report should state the level of impact as significant and unavoidable (Class I), potentially significant unless mitigated (Class II) or less than significant (Class III). Potentially significant effects on significant historic resources are described in Section 2.3 Thresholds of Significance, Determining Significance of Impacts to Significant Historic Resources (MEA 2003: 63). In addition, potential direct, indirect and cumulative effects on overall site integrity and identified values should be considered. Effects on historic and architectural values are measured in terms of loss of exemplary or commemorative elements, structures and sites.*

*This evaluation of potential project effects on significant historic structures and/or sites should be based on overall site integrity and identified values should be considered. Effects on historic and architectural values are measured in terms of loss of exemplary or commemorative elements, structures, and sites.*

*This evaluation of potential project effects on significant historic structures and/or sites should be based on substantial information, and or should be presented in the Historic Structures/Sites Report in a well reasoned, defensible and logical manner. Conclusionary statements of potential project effects on significant historic resources are insufficient (City of Santa Barbara MEA 2002: 63).*

Mitigation measures are outlined in Section 2.5 of the MEA as follows;

*In-situ* preservation is the preferred manner of avoiding damage to significant historic resources.

1. Planning construction so that demolition or alteration of structures, sites, and natural objects are not required; and
2. Incorporating existing structures, sites, and natural objects into planned development whenever avoidance is not possible (City of Santa Barbara MEA 2002: 65).

As noted in the guidelines, the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (City of Santa Barbara MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.
- 2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.
- 3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.
- 4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.
- 5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior's Guidelines that would apply to this treatment).
- 6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.
- 7) Demolition of historic structures with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.
- 8) Commemoration of the demolished structure with a display of text and photograph within the new building.
- 9) Commemoration of the demolished structure with a display of text and photographs on the exterior of the new building.
- 10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.
- 11) Salvage of significant materials for conservation in an historical display (City of Santa Barbara MEA 2002: 66-67).

## **5.2 MEA Guidance**

The MEA includes the following under State CEQA guidance:

CEQA Guidelines §15126.4(b) provides the following direction relative to the development of mitigation measures for historical resources.

- (1) Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation

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or reconstruction of a historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant,

(2) In some circumstances, documentation of a historical resource, by the way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur (City of Santa Barbara MEA 2002: 65).

### **5.3 CEQA Guidance**

CEQA defines direct impacts as physical impacts that are caused by the implementation of a project and occur at the same time or place. Indirect impacts are visual or contextual impacts caused by the implementation of a project that are reasonably foreseeable, but occur at a different time or place (CEQA Guidelines, Section 15064 and 15355).

### **5.4 The Secretary of the Interior's Standards for the Treatment of Historic Properties**

Evolving from the Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards that were developed in 1976, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings were published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources." The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of an historic building and its site while allowing for reasonable changes to meet new needs. The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. These Standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project or new development or rehabilitation adversely impacts an "historical resource." The Secretary of the Interior's Standards for the Treatment of Historic Properties state (for rehabilitation):

1. A property shall be used as its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes

that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Infill and redevelopment projects that could affect historic resources may be subject to review based on Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which state:

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Therefore, in determining the impact of a project on a "historical resource," CEQA regulations require the application of the Secretary of the Interior's Standards to the question of whether the project results in a substantial adverse change to the resource and in particular those physical characteristics or character-defining spaces and features that convey its historical significance.

CEQA Guidelines Section 15064.5(b)(3) states: Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Secretary's Standards, Weeks and Grimmer, 1995) shall be considered as mitigated to a level of less than a significant impact on the historic resource.

While compliance with the Secretary's Standards indicates that a project may have a less than significant impact on a significant historical resource, the converse of this does not hold. Failure to comply with the Secretary's Standards is not, by definition, a significant impact under CEQA. CEQA recognizes that alterations that are not consistent with the Secretary's Standards may still not result in significant impacts on the historical resource. Therefore, the significance of project

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impacts on an historical resource can be evaluated by determining:

- Whether a project is in conformance with the Secretary's Standards (less-than-significant impact);
- Whether a project is in substantial conformance with the Secretary's Standards and does not result in material impairment (less-than-significant impact); or
- Whether a project is not in conformance with the Secretary's Standards and results in material impairment (significant impact).

The above criteria are important not only in determining whether the project would have a significant cultural resource impact but also in considering effective mitigation and alternatives.

## **5.5 Work Plan**

The work plan will focus on an evaluation of the final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan on nearby significant historic resources and the significant cultural landscape identified in the Phase 1 HSSR and the Phase 2 HSSR. This will include a detailed description of revisions for the Butterfly Garden Exhibit, final landscape plans, and improvements to the "backyard," alterations to pathways, the trash enclosure, iron gates on the Main Museum building, right-of-way improvements to pedestrian access on the south side of Puesta del Sol and a lighting program and an assessment of the potential impacts that the proposed project could have on nearby significant historic resources. The level of analysis in the report is consistent with that needed to make historic resource finding and to evaluate whether the Historic Resource Protection Measures outlined in the Phase 2 HSSR have been implemented. The Secretary of the Interior's Standards for the Treatment of Historic Properties developed by the Department of the Interior will guide the evaluation:

Rehabilitation is defined as: *the act or process of making possible a compatible use for a property through, repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

Schacht/Aslani Architects developed the architectural plans (see Appendix A). The landscape plans were prepared by Van Atta Associates and the lighting plan by LFA Lighting Design.

## **5.6 Revised Design for the Butterfly Garden Exhibit**

The following section of the report provides an analysis of the revised design for the Butterfly Garden Exhibit and is keyed to the architectural and landscape plans in Appendix A. The following Development Standard Measures outlined in the Phase 2 HSSR will be applied throughout the analysis:

1) *Final architectural plans for the proposed alterations to the historic resource shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and HLC.*

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2) If required to mitigate project impacts or document historic features prior to their alteration, recordation shall meet the requirements of Level 1 Documentation Photography and measured drawings as set forth by the City of Santa Barbara.

### Revisions to the Butterfly Garden Exhibit (Appendix A, Architect's Sheets & Landscape Architect's Sheets)

The project proposes to construct a permanent Butterfly Garden Exhibit at the location of the existing butterfly exhibit located off the south elevation of the Collections and Research Center (Architectural Sheets AD1.11, A1.10, A1.12, A2.20, A2.2.1, A2.30, A2.40, & A2.60 and Landscape Sheets L1.3 and L3.0). The new exhibit space would be composed of a netted enclosure, primarily used for exhibiting butterflies designed to meet the Federal Department of the Agriculture criteria for butterfly containment (the Department of Agriculture's criteria are intended to ensure that exotic butterfly species, are not inadvertently introduced to areas where they are not native). The location and use of the existing temporary butterfly exhibit were approved by the City Planning Division in 2003, but subsequent design review by HLC required that the exhibit be replaced with a new enclosure compatible with the design guidelines for El Pueblo Viejo Landmark District.

On its north side the proposed Butterfly Garden Exhibit would be set a minimum of 6 feet, 9 inches from the south elevation of the Collections and Research Center

The Butterfly Exhibit Garden would be 111 feet  $\frac{3}{4}$ -inches long, 34 feet wide; the height varies from 15 feet  $1\frac{1}{2}$ -inches at the east end to 16 feet  $9\frac{1}{4}$ -inches at the west end. The grade slopes down east to west at 2 percent but the top elevation of the Butterfly Garden Exhibit remains constant. It would feature rectangular vestibules with cmu walls whose exteriors would be clad in 2-inch thick rectangular rusticated sandstone veneer mimicking the appearance of sandstone blocks. The coursing of the sandstone would be graduated with the largest blocks at the base of the walls. Arched openings, 9-foot, 2-inches in height, would be set on the east, west and south sides of the vestibules. The arched openings' surrounds would be clad in 2-inch thick sandstone veneer emulating the appearance of voussoirs centered on a wedge-shaped keystone. The openings would be covered with metal gates embellished with butterfly motifs. The interior of the vestibules would be stucco-clad with an ornamental border of sandstone defining the edge of the openings. A cmu wall linking the two vestibules would form the rear wall of the exhibit space; the wall varies in height from 6 feet to 7 feet  $7\frac{1}{2}$ -inches at grade slopes from east to west. Its south side, which would face into the exhibit space, would be clad in sandstone veneer while the north side of the wall facing the Collections and Research Center would be clad in stucco. A copping course of sloped sandstone veneer would cap the vestibules and the sandstone-clad wall forming the north side of the exhibit space.

The vestibules would serve as control points for entering and exiting the exhibit space. This allows entry/exit access to change based on the requirements/desired function (i.e. Federal butterfly containment regulations requires a 90 degree turn upon entry/exit. Stainless steel mesh would cover the interior surface of the gates. The design of the gates, which features a butterfly motif, is

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inspired by the wrought-iron gate at the main entrance located on the north elevation of the main museum building's 1922 wing (Landscape Sheet: L1.3). The vestibules would be un-roofed with a covering of stainless steel mesh and black insect screen and the flooring material would be composed of permeable pavers.

Fourteen vertical posts composed of five-inch by five-inch HSS steel ribs covered by 16 x 16 per square-inch stainless steel mesh would span the exhibit space; the north ends of the ribs would be attached to vertical steel elements of the same dimension as the ribs while the south ends of the ribs would be attached to steel plate set on a concrete curb stained to match the color of the sandstone-clad walls would extend along the north side of the exhibit space. The curb maintains a constant top elevation but since the ground slopes east to west at two percent, the minimum height of the curb is 6 inches and the maximum height is 2 feet, 2 inches. The interior of the exhibit would feature biomorphic landscaped beds scattered with sandstone boulders and planted with butterfly friendly vegetation. A paved walkway with metal gates at either end paved with 60 mm thick decorative unit pavers set on a permeable base would extend along the rear of the new exhibit space. The paver type would be Pacific Interlock Paving Stone "Holland Hydro-Flo custom color #503018 MANUF." This paver type would also be used for the interior of the exhibit space as well as the surrounding walkways (Architectural Sheets: A2.20 and Landscape Sheet L1.3). Lighting fixtures would be composed of Spanish Colonial Revival style "carriage" style fixtures on the exterior of the vestibules, task/exhibit lighting on the interior and bollard style fixtures on the exterior south side of the exhibit (Sheet LT2.20).

Analysis:

### Final Design

The proposed Butterfly Garden Exhibit would be located off the south elevation of the Collections and Research Center and slightly southeast of the Gladwin Planetarium from which it is separated by a gated sandstone wall that is less than 30 years of age. The Phase 1 HSSR determined that the buildings located adjacent to the proposed exhibit including the Collections and Research Center and the Gladwin Planetarium are not significant historic resources for the purposes of environmental review. Consequently, while the proposed Butterfly Garden Exhibit would be abut the Collections and Research Center building and be in close proximity to the planetarium this would not impact views towards a significant historic resource or elements of the surrounding cultural landscape including Mission Creek which is located south of the proposed location of the Butterfly Garden Exhibit since it is built over what was an asphalt-paved parking area. The exhibit space would be set a sufficient distance from MacVeagh house and cottage, which are located to the west, to preclude substantial impacts to the setting of these buildings. Therefore, the placement of the proposed Butterfly Garden Exhibit would not result in significant impacts to significant historic resources or the cultural landscape.

The proposed scheme for the Buttery Garden Exhibit allows the exhibit to meet its programmatic requirements while providing a more nuanced transition between the Museum's built environment and the natural setting of Mission Creek by reducing the asymmetry of the exhibit's massing while maintaining sense of openness on the creekside elevation and detailing the vestibules to emulate traditional stone masonry. From the perspective of the Standards, detailing

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the structure to meld natural materials such as sandstone with steel for the support system and mesh covering is supportable since the proposed exhibit is not in close proximity to significant historic buildings, structures or features. Moreover, de-materializing the structure through the use of natural materials and the steel mesh covering to accentuate the structure's transparency helps minimize its visual impact on the riparian corridor along the north bank of Mission Creek and the surrounding cultural landscape. Therefore, the revised design for the Butterfly Garden Exhibit which would not directly or indirectly impact the significant historic resources identified in the 2011 Phase 1 Historic Structures/Sites Report or the 2014 Phase 2 Historic Structures/Sites Report, meets Standard 9. The proposed revisions also meet Standard 10 since the Butterfly Garden Exhibit could be removed in the future without substantially impact to significant historic resources or the surrounding significant cultural landscape.

The Phase 2 HSSR required the following measures be incorporated into the final design. The following analysis provides information to address these measures:

1. *Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape:*

Analysis: The proposed landscape plan provides for the maintenance of existing indigenous plants and the planting of additional native plants (Landscape Sheets L1.3, L3.0 and L3.3). The planting scheme would maintain and enhance views towards the creek by removing non-native vegetation and planting more native plants, which would enhance the integrity of the cultural landscape including the banks of Mission Creek by restoring native vegetation. Therefore, the landscape plan meets the guidance outlined in the 2014 Phase 2 HSSR.

2. *The use of roughly dressed sandstone veneer is supportable; however, the courses should be less random and the spring of the arches shall be detailed in a traditional manner to give the appearance that the spring of the archways are supported by the stonework:*

The coursing of the sandstone veneer has been revised to feature regular horizontal courses emulating the appearance of a late 19<sup>th</sup> or early 20<sup>th</sup> century stone wall. The veneer would be composed of 2-inch thick rectangular stones, with the coping detail and the arches' voussoirs and keystones are designed and detailed in a traditional manner.

Analysis: Because the spring of the arches and the proposed bedding scheme for the sandstone veneer is traditionally detailed, it meets the guidance outlined in the 2014 Phase 2 HSSR.

3. *Detailed plans shall be provided for the Butterfly Garden Exhibit's iron gates. These elements shall be traditional in design;*

The iron gates would feature a scheme of vertical pickets, a centrally-placed fan element and a boarder of stylized butterflies (Landscape Sheet L1.3). The design for the

gates is directly inspired by the entrance gate on the entrance gates of the original 1922 museum building, which is of wrought iron with vertical pickets and abstracted decorative details.

Analysis: The scheme for the gates, which would be of metal painted black, is traditionally detailed and referential to the architectural character of the Spanish Colonial Revival style main museum building. Because the gates would be made of wrought-iron and would reference but not copy the existing Spanish Colonial Revival wrought metal gates, the proposed design of the gates meets the guidance outlined in the 2014 Phase 2 HSSR.

4. *Detailed plans shall be provided for the enclosure's metal supports. The final plans for this element of the structure shall be more naturalistic:*

The design of the Butterfly Garden Exhibit has been revised to feature a regular grid of metal supports which is more architectural in character. The metal supports would be painted a traditional color.

Analysis:

The design for Butterfly Garden Exhibit no longer features metal armatures inspired by tree trunks. Moreover, the revised design is more architectural in character, which would provide a more nuanced transition between the built environment and the banks of Mission Creek. Therefore, the guidance outlined in the 2014 Phase 2 HSSR is no longer applicable.

5. *Details shall be provided for path edgings, signage, equipment storage and lighting (if proposed):*

- Path edging materials are not proposed as part of the final plans.
- A draft signage plan has reviewed and commented on by the HLC. A revised plan incorporating comments from the Commission is currently being prepared.
- Equipment storage will be accommodated within existing on-site storage facilities and will not require the construction of additional storage facilities. Outside storage within public view is not proposed as part of the current project.

Analysis:

Because exterior storage is not proposed for the Butterfly Garden Exhibit or its vicinity no potential impacts to significant historic resources exists.

Lighting would be composed of Spanish Colonial Revival style black metal fixtures on the exterior of the exhibit's vestibules, task and exhibit/task lighting on the interior and metal bollard style fixtures on the exterior south side of the exhibit

(Sheets LT2.20, LT2.30, LT2.40, LT-3.1 & LT-3.2). The design of the Spanish Colonial Revival style fixtures is inspired by but do not mimic the historic lanterns flanking the entrance to the Main Museum building. The interior fixtures would be 2.5-inch wide by 4-inch long, surface-mounted dimmable LED adjustable metal downlights finished to match color of the enclosure's steel tubing. Wall mounted LED cylinders within the vestibules (Sheet LT2.20). The ground-mounted metal bollards would be 36 inches tall by 6 inches in diameter, with a black finish intended to mimic the appearance of black wrought-iron (see Sheet LT2.20).  
Analysis:

“Carriage” Style Fixtures: Because the “carriage” style fixtures emulate but do not copy the design of the nearby historic buildings’ original Mediterranean style fixtures they meet Standard 9. Standard 10 is met because the fixtures could be removed in the future with no impact to significant historic resources.

“Interior Light Fixtures: Since this lighting is intended to illuminate the vestibules and exhibits and is set in a non-historic structure, it is not necessary that the lighting reference historic precedents. Instead, it is more important that the fixture be designed to minimize their visibility and reduce glare to the maximum extent feasible to reduce lighting impacts to the surrounding cultural landscape and creekside. Provided this guidance is implemented could be installed with no impact to significant historic resources or the surrounding cultural landscape.

Light Bollards: The proposed vertical bollard fixture is a 36-inch tall, six-inch diameter metal unit bolted to the ground. The warm white LED fixtures would feature a full cutoff to minimize light pollution and glare. The bollards would be painted to black to match the color and finish of the historic light fixtures on the adjacent Main Museum building constructed in 1922. They would be capped by a cap whose design has been inspired by the Spanish Colonial Revival style architecture of the Main Museum building (Sheet LT2.20).

Analysis:

Bollard style light fixtures are not a historic lighting type. Consequently, they have been designed to recede into the surrounding landscaping and the number of fixtures has been reduced to the minimum needed to safely light the pathway. While not intended to mimic the appearance of a historic light fixture, the bollards’ Mediterranean style decorative caps and paint finish would reference, in a very simplified manner, the Mediterranean style lighting of the adjacent exhibit. . Because the proposed bollard light fixtures are modest in scale and have been designed to recede into the surrounding landscape their installation would not substantially impair the setting of the adjacent significant historic resources. Moreover, the bollards could be removed in the future with no impact to significant historic Resources. Therefore, the proposed scheme for the bollards meets Standards 9 and 10.

6. *Final landscape plans shall provide sufficient detail to determine that they are complementary to the surrounding cultural landscape and nearby historic resources:*

The revised landscape design would feature pathways of permeable pavers in an earth tone. Landscaping would feature native plants outside of the butterfly enclosure while the planting in the enclosure would feature plants that provide sustenance to the butterflies (Landscape Architect's Sheets: L1.3, L3.0 and L3.3).

Analysis:

The proposed design for landscaping and hardscape features materials such as stone, permeable pavers and planting that either feature indigenous materials such as native sandstone and native plants (as detailed on Sheet L3.3) or materials such as permeable pavers designed to blend into the nearby riparian corridor along Mission Creek. **Permeable pavers are supportable in this location because their installation would not remove historic hardscape and landscape features. While the permeable pavers are a manufactured material the Secretary of the Interior's Standards for Rehabilitation allows for new materials in certain instances provided they are visually compatible with historic resources. Provided the pavers are naturalistic in color and confined to the areas identified in the proposed plans or the previous Phase 2 HSSR their installation does not have the potential for substantially altering the character or setting of significant historic resources or the surrounding cultural landscape.** The use of native plants for the landscape will ensure that the new planting scheme melds with the surrounding significant cultural landscape which historically featured mixed plantings of native and introduced plants. The paving could be removed in the future with no substantial impact to significant historic resources or the surrounding cultural landscape. Therefore, this proposed design element meets Standards 9 and 10 and the guidance outlined in the 2014 Phase 2 HSSR.

7. *The design and material type for the fencing and gates shall be detailed. Fencing and gates shall be compatible with the existing walls and gates found nearby:*

Analysis:

The design of the fencing and gates is detailed on sheet L1.3. As proposed the wrought-iron fencing (detail #6 on Landscape Sheet L1.3) would be three-foot, six inches in height and would feature a three-foot wide by four-foot tall gate with an arched top whose design motif is inspired by the main gate of the original 1922 building. The detailing of the fencing and gates draws its inspiration from the wrought metal gates of the museum's original 1922 building, which has been designed to emulate design features of the Museum's existing ironwork, is contextual in scale, materials and design with the wrought metal gates on the Museum's original 1922 building and Fleischmann Auditorium. Because the metal gates and fencing would be contextual in material and design with the institution's historic architecture, they would not adversely impact the setting of the nearby significant

historic resources, thereby meeting Standard 9. Standard 10 is met because the fencing and gates could be removed in the future with no impact to significant historic resources

8. *Final Plans shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties:*

The final plans which are part of this review have been submitted to the Urban Historian for review.

Because the guidance outlined in the Phase 2 report has been implemented, the construction of a new Butterfly Garden Exhibit would result in a less than significant (Class III) impact to significant historic resources and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

### **5.7 Revised Design for the Backyard (Appendix A, Landscape Sheets)**

Revisions to the "backyard" include (Appendix A, Sheets L1.5, L1.6 & L3.5):

- 1) Proposal to install an ADA-compliant boardwalk to and around "backyard" features (nature play activity areas). **The configuration and placement of the boardwalk has been revised to move it further away (between 8-foot, 5 inches and 10-foot, 8 inches) from MacVeagh Cottage so that its clearly reads as a landscape feature rather than as an architectural element of the cottage. As currently proposed the walkway would be set approximately 10 feet east of the cottage.** The new pathway would be built of recycled composite lumber, Trex fire-rated ASTM E84 Class A or B. Path edging would be confined to the east end of the section of ADA compliant boardwalk linking MacVeagh Cottage to the "backyard" where sections of tree trunks, boulders and berms would be used to confine the engineered mulch surface of the play area. The surface of the play area would be stabilized with an "egg crate" type material set beneath the engineered mulch layer (Sheet L1.5, details #2 & 3);
- 2) New deck at the "backyard clubhouse" (MacVeagh Cottage) built of recycled composite lumber, Trex fire-rated ASTM E84 Class A or B with a composite wood post-and-rail style railing which would feature an infill of trimmed Manzanita branches on the exterior side and a 2-inch by 2-inch vinyl coated welded wire mesh on the interior side to meet code requirements (Sheet L1.5, details #3 & #10 and Sheet L3.0);
- 3) Resurface portions of "backyard" with engineered wood fiber and mulch (Sheet L1.5, detail #4);
- 4) Alterations to an existing pond and re-circulating creek and new filtration system (existing 1,375 SF; proposed 1,200 SF). The creek is partially lined with sandstone boulders (Sheet L1.5 "existing backyard creek;")
- 5) Revisions to the scheme for overlook railings. The new railings and nature overlook would feature Trex type posts and rails. The space between the posts and rails would feature metal screening on their interior surface in-filled on their exterior surface with fire resistant Manzanita branches." The design intent is to provide a note of whimsy which recalls in its materials and design the surrounding landscape and (Sheet L1.5, detail #9);

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- 6) Finalized a scheme for wood fencing, which would feature a rectangular grid of wood latticework along the north side of the "Backyard" and a milled rail and post fences located west of MacVeagh Cottage and the Bird Mews (Sheet L1.5, details #7 & #8); and
- 7) A pathway of decomposed granite would be installed between MacVeagh Cottage and the Raptor Mews.

Within the last few years outdoor educational activities have been focused in the area between MacVeagh House and MacVeagh Cottage, the west elevation of the Collections and Research Center and the north bank of Mission Creek. Alterations to this area within the last few years included the installation of learning areas, the creation of an artificial creek lined with sandstone cobbles that is spanned by sandstone slab bridges, activity areas, an existing wood deck and the removal of non-native vegetation. The approved CUP permitted existing improvements including the re-circulating creek, outdoor deck and the use of the area as an outdoor educational area. The current design includes a boardwalk partially surrounding a number of learning activity areas an artificial creek enhancement, gathering area with a deck and a nature observation deck at the end of an elevated deck with an outlook that would extend off the southeast corner of MacVeagh Cottage. Access to the area would be regulated from the open space woodland to the west with fencing and gates. Fence types would include post-and-rail constructed of milled lumber and wood trellis fencing. Proposed materials include Trex decking, sandstone, decomposed granite and engineered wood fiber. Landscape plantings would feature an extensive array of native plants detailed on Sheet L3.5. Generally the intent of the scheme is to provide a number of loci for children's outdoor learning activities that are informal in nature and blend with the surrounding cultural landscape through the use of natural materials, minimal hardscape and the extensive use of native plants.

#### Analysis:

As noted in the Phase 2 HSSR, the area now used for outdoor activities was an informally landscaped area within the former grounds of MacVeagh House. The precise nature of the historic landscaping is difficult to determine as few early photographs of the house have survived. However, based on a review of surviving photographs taken since the early 20<sup>th</sup> century and a bird's eye map prepared in 1898, the area was characterized by a mix of native and introduced trees set amidst outcrops of native sandstone. With the exception of several surviving large trees, the landscaping dating to the MacVeagh period has disappeared. Most of the smaller scale plantings date to the last several years when the area was transformed into an outdoor learning area and the nearby Raptor (Bird) Mews located between MacVeagh Cottage and MacVeagh House was built.

The significant historic resources located in the vicinity of the outdoor learning area are MacVeagh House and MacVeagh Cottage and the significant cultural landscape identified in the Phase 1 HSSR. The features and visual qualities that contribute to the setting of MacVeagh House and MacVeagh Cottage and the surrounding cultural landscape include the open woodland, views towards the creek, outcrops of sandstone and the lack of extensive hardscape features, such as large-scale built structures or hardscape elements.

Several aspects of the proposed design, including the extensive use of native plants, the employment of natural materials including mulch, sandstone and wood for fencing as well as the naturalistic design of the area which employs ovoid and irregular forms rather than rectangles or grids, help ensure that the outdoor learning area can visually blend with the surrounding cultural landscape.

The design scheme for the overlook and railing with its employment of post and rail style railings inset with Manzanita branches does not recall a specific design type but is intended to meld with the surrounding semi-rural landscape. The use of this motif for the outlook and the fencing between the outlook and the vicinity of MacVeagh Cottage *is supportable since this element is set a sufficient distance from the cottage that it reads as a distinct and separate landscape feature rather than an architectural element associated with the cottage.* The use of a Trex material for the boardwalk was reviewed at a conceptual level in the Phase 2 HSSR. Therefore, this element of the proposed project would not substantially impact the design integrity of MacVeagh Cottage, the setting of MacVeagh House or the surrounding cultural landscape and would meet Standard 9. Moreover, the railing and overlook could be removed in the future without impacting historic fabric, thereby meeting Standards 10.

The final plans meet the following Historic Preservation Protection Measures outlined in the Phase 2 Report:

*1 Maintain the current proposal to use a limited number of surfacing materials including a composite material for boardwalks and a stage area and two kinds of mulch;*

The currently proposed design has simplified the number of surfacing materials thereby meeting this guidance.

*2 The paint color or integral color of the overlook posts and railings shall match the paint color of MacVeagh Cottage. The paint color shall be match the existing colors scheme of the building or be referential to the time period of MacVeagh Cottage and MacVeagh House. If a new color scheme is proposed it should be determined by an an analysis of the historic paint colors of MacVeagh House and MacVeagh Cottage or if this is not feasible, the use of period appropriate colors;*

The revised scheme for the overlook and boardwalk which has been moved further away from MacVeagh Cottage, would feature a railing composed of fire-rated Trex posts and rails with an infill of Manzanita branches. The interior side of the railing would feature metal screening to meet code requirements. Because this railing with its infill of branches would not read as a traditional architectural element the use of more natural paint color rather than the colors selected for MacVeagh Cottage would be supportable.

*3 Final plans shall provide details including perspectives for the activity area's different loci when viewed from MacVeagh House and Cottage, Mission Creek and the surrounding woodland;*

Perspective drawings are provided in the current set of plans. These drawings confirm

that the design scheme for this area maintains the character of the surrounding cultural landscape and the adjacent significant historic resources through its naturalistic design and the incorporation of extensive plantings of native plants which provides visual unity between the “backyard” Mission Creek and the oak woodland.

- 4 *Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;*

The currently proposed landscaping design detailed on Sheets L1.5 and L3.5 would enhance views toward Mission Creek by removing non-native vegetation and therefore meets this guidance.

- 5 *Provide details for path edgings, signage, equipment storage and lighting (if proposed);*

Path edging will be composed of narrow metal edging or fixed permeable pavers. The proposed edging materials would not form a visually prominent element of the designed landscape and would not because of its low visibility substantially impact the surrounding cultural landscape and could be removed in the future with no impact to significant historic resources. Therefore, this proposed design element would meet Standards 9 and 10.

A draft signage plan has reviewed and commented on by the HLC. A revised plan incorporating comments from the Commission is currently being prepared.

Equipment storage will be accommodated within existing on-site storage facilities and will not require the construction of additional storage facilities. Outside storage within public view is not proposed as part of the current project. Because exterior storage is not proposed for this vicinity no potential impacts to significant historic resources exists.

The final plans include bollard style lighting on the boardwalk between the Butterfly Garden Exhibit and MacVeagh Cottage. The locations and design for the light fixtures are detailed on Sheets LT1.10, LT1.12, LT-3.0, & LT-3.3. The proposed bollards would be a 3.5-inch diameter, 36-inch tall, powder-coated black, aluminum unit bolted to the ground. The pole would be 2-foot, 2-inch tall and would be capped by a Craftsman style-inspired lantern with faux-divided lights (see Sheets LT-3.0 & LT-3.3). Glazing would be ¼-inch frosted stabilized acrylic panels. The warm white LED fixtures would feature a full cutoff to minimize light pollution and glare

Analysis:

The bollards' lanterns have been designed to reference in a very simplified fashion the style of exterior Arts and Crafts style lighting fixtures. This decorative treatment is intended to be referential to the architecture of the adjacent MacVeagh House and Cottage. Standard 9 is met because the proposed fixtures are broadly referential to their setting without directly copying historic lighting types thereby maintaining a clear distinction between the non-historic bollards and adjacent historic buildings and

because the new lighting does not introduce a fixture type that is at odds with their historic setting. Standard 10 is met because the fixtures could be removed in the future with no direct impacts to significant historic resources or the surrounding cultural landscape.

- 6 *Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and historic resources.*

Detailed landscape plans including Sheets L1.1 through L3.8, which are evaluated in this report, provide sufficient information to characterize the proposed landscaping scheme.

Analysis:

The currently proposed design has a limited range of surfacing materials and fencing types that are either natural materials such as stone, wood or wood-like materials to visually meld with the surrounding landscape. Because the organizational scheme eschews linearity and rectangular shapes and spaces it melds effectively into the landscape that composes the setting of MacVeagh House and Cottage and the surrounding significant cultural landscape and thereby meets Standard 9. Standard 10 is met because the “backyard” could be removed in the future with no impact to significant historic resources or contributing elements of the significant cultural landscape.

- 7 *Final Plans, including material type for the fences and gates, their color and dimensions, shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Analysis:

Design schemes for the fences and gates have been revised to feature wood materials painted in earth tone colors; therefore, the proposed plans are contextual with the setting of MacVeagh House and Cottage. Therefore, the proposed design of these elements meets Standard 9. Standard 10 is met because the revised designs for fencing and gates could be removed in the future with no impact to significant historic resources or contributing elements of the surrounding significant cultural landscape.

Because the Historic Resource Protection Measures outlined above have been implemented, the retention of the as-built elements and construction of the proposed improvements to the “backyard” excluding signage and lighting which are currently being finalized, would result in a less than significant impact to historic resources (Class III) and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

## **5.8 Revised Design for the Trash Enclosure**

The trash enclosures would be located southwest of the existing parking lot (Sheets A1.10, A1.11 & Post/Hazeltine Associates  
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A4.10). The enclosure would feature stucco-clad cmu walls on its south, east and west sides and a double, swing-style, metal-frame gate (featuring traditional style operable hinges) with wood cladding on its north elevation and a wood panel man door on the west elevation. The northwest and northeast corners of the enclosure are designed as asymmetrical piers. The paneled door and gates would be painted an earthtone color and would feature vertical wood planks attached to a metal frame work that would not be visible from the exterior. The interior of the enclosure and the pathways leading to it would be paved with permeable pavers matching the permeable paver type selected for the "backyard" area.

#### Analysis:

The significant historic resources located in the vicinity of the proposed trash enclosure are MacVeagh House and MacVeagh Cottage and the significant cultural landscape identified in the Phase 1 HSSR. The tree approved for removal is a 14-inch non-native tree. The tree does not appear to be of sufficient trunk size or age to date to the MacVeagh family's occupancy. As currently proposed the installation of the trash enclosure would not result in a substantial change in use for the area since it abuts the currently paved parking lot. The trash enclosure, which would be 6-foot, 9 inches tall, would not create a significant visual impact since the surrounding landscaping is enhanced to minimize the visibility of this feature and the enclosure's wood clad gates and man door are of a traditional design and will be painted in a color that melds with the surrounding vegetation.

Therefore the final plans, which would not impact the setting of nearby significant historic resources or character-defining elements of the significant cultural landscape meets Standard 9. Standard 10 is met because the trash enclosure could be removed in the future with no impacts to significant historic resources or contributing elements of the surrounding significant cultural landscape. The revised design meets the following Historic Preservation Protection Measure outlined in the Phase 2 HSSR:

- *Final plans for the trash enclosure, including material type for the gate and color and dimensions of the planking, shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Therefore, installation of the proposed trash enclosure would result in a Less Than Significant Class III) Impact to significant historic resources and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

### **5.9 Alterations to the Pathways linking the Museum Buildings with the Trash Enclosure, Parking Lot and Woodland**

Revisions to the pathways would improve ADA and wayfinding for Museum visitors to the woodland and provide access for staff to the trash enclosure (Sheet L1.4). The proposed new pathway would feature permeable pavers that would match the design of the pavers recently installed at the observatory and would be illuminated by the same "Arts and Crafts" style bollard light fixtures proposed for the pathway linking the Butterfly Garden Exhibit with MacVeagh

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Cottage (LT1.12). The relocated section of an existing flagstone pathway would be relocated slightly east of its current location (see Sheet L1.4). Vertical bollard fixtures are proposed for the walkways linking the parking area to MacVeagh House and the trash enclosure. The bollard would be a 36-inch tall, six-inch diameter metal unit bolted to the ground. The warm white LED fixtures would feature a full cutoff to minimize light pollution and glare. The bollards would feature a cap whose design has been inspired by late 19<sup>th</sup>–early 20<sup>th</sup> century architecture of MacVeagh House (see Sheet LT1.12).

Analysis:

The bollards' lanterns have been designed to reference in a very simplified fashion the style of exterior Arts and Crafts style lighting fixtures. This decorative treatment is intended to be referential to the architecture of the adjacent MacVeagh House and Cottage. Standard 9 is met because the proposed fixtures are broadly referential to their setting without directly copying historic lighting types thereby maintaining a clear distinction between the non-historic bollards and adjacent historic buildings and because the new lighting does not introduce a fixture type that is at odds with their historic setting. Standard 10 is met because the fixtures could be removed in the future with no direct impacts to significant historic resources or the surrounding cultural landscape.

Pathways: While creating a more direct path of travel the new walkway has been designed to emulate the naturalistic pathways that currently exist in the area. The relocated flagstone pathway would not remove significant historic features or landscaping. Consequently, the installation of a new walkway would not impair the setting of MacVeagh House or the surrounding cultural landscape, thereby meeting Standard 9. Standard 10 is met because the walkways could be removed in the future with no impact to significant historic resources or contributing elements of the surrounding cultural landscape. Therefore, implementation of the proposed design would result in a less than significant (Class III) impact to significant historic resources.

## **5.10 Final Plans for Rehabilitating MacVeagh Cottage**

The proposed plans for the exterior of the cottage including the design of the new main door on the south elevation and paint colors have been finalized. The proposed railing type would match the railing type proposed for the Nature Overlook described in Section 5.7 of this report; the railing would not be attached to the cottage and would be confined the section of ramping located off the south end of the cottage's east elevation. The proposed paint scheme includes *California Paints-20<sup>th</sup> Century Colors 1900-1920, Arts and Crafts/Craftsman Collection: "Clam Shell"* for the body color and white trim to match the existing trim color for the trimwork. The new front door has been designed to match the style and detail of the existing door (Sheet A3.10).

Analysis:

- As noted above under Section 5.7, the proposed railing design meets Standard 9.
- The proposed color scheme for the cottage is sympathetic to the color scheme of the nearby Raptor (Bird) Mews building and MacVeagh House and would blend into the

woodland setting. Therefore, the proposed painting scheme meets Standard 9.

- As noted in the previous report, recapitulating the design of the existing door at a larger size to meet universal access requirements meets the intent of the Standards since it would maintain the building's design integrity.

### **5.11 Bioswale, Woodland Improvements and ADA Compliant Parking Stalls**

Final plans have been developed for site improvements in the woodland area including three ADA compliant parking stalls, an enhanced bioswale with ADA compliant pathways and an ADA compliant nature overlook (Appendix A, Sheets L1.6, L1.7, L1.8, L3.0, L3.6 & L3.7). The ADA compliant parking stalls would be composed of three stalls located adjacent to the southwest corner of the existing parking lot. The stalls would be paved with Pacific Interlock Paving Stone "Holland Hydro-Flo custom color #503018 MANUF." From the southwest corner of the parking lot an existing pathway would be paved with the same style permeable pavers to meet ADA requirements. This pathway would lead west to a set of removable metal bollards that would delineate the boundary between the permeable pavers and the next portion of the pathway which would be a boardwalk of Trex, fire-rated AST M E84, Class A or B that would lead south to a bioswale viewing deck composed of the same Trex material used for the boardwalk.

#### **Analysis:**

This part of the Museum property was part of the Hoffman estate between the 1920s and the 1950s; during the Hoffman family's occupancy the area was landscaped in a semi-naturalistic fashion with plantings of native oaks and introduced trees, shrubs and plants including a number of olive trees, as well as pathways and planter beds lined with sandstone cobbles. With the exception of a small garage, the buildings and features associated with the Hoffman family have either been removed or reduced to foundations and footings or fragments of garden hardscape. Today the landscaping is composed of a mix of native and introduced plants and trees transected by a number of unpaved pathways that extend from the Museum's parking lot to the west end of the Museum property fronting Las Encinas Road. While the area is part of a significant cultural landscape identified in the Phase 1 HSSR, the remaining fragments of the Hoffman estate gardens are not a significant designed landscape as noted in the Phase 1 HSSR.

The scheme for surfacing the pathways employs the same range of materials, including wood-like boardwalks and earth tone permeable pavers proposed for other areas of the Museum property. By using a restricted number of materials in a range of naturalistic colors the proposed scheme is intended to meld with the surrounding landscape, which would ensure that the insertion of ADA compliant pathways and boardwalks does not visually impair the surrounding landscape. Moreover, the pathways and nature overlook could be removed in the future with no impact to the physical or visual integrity of the surrounding cultural landscape. Therefore, the proposed design for the ADA compliant parking spaces, paved pathway, boardwalk and nature overlook meets Standards 9 and 10.

## 5.12 Parking Lot Landscaping Improvements

Phase 1 of the project includes alterations to the existing asphalt-paved parking area located north of the outdoor whale exhibit. The proposed alterations area confined to the removal of a planter island located near the west end of the parking area and its replacement by asphalt paving, the planting of a range of native trees off the northwest edge of the parking area and in the parking area's largest planter island and the removal of a temporary raised planter bed located off the north end of the parking area (see Sheet L1.7 & L1.8). A sound wall near the northeast corner of the parking area has been approved by HLC under a separate permit. This part of the Museum property was part of an estate owned by the Rogers family between the late 19<sup>th</sup> century and the early 1960s when it was acquired by the Museum who demolished a house and stable and installed the current paved parking area. Today the area's landscaping is composed of a mix of native and introduced plants and trees transected by a number of unpaved pathways that extend from the Museum's parking lot to the west end of the Museum property fronting Las Encinas Road. While the area is part of a significant cultural landscape identified in the Phase 1 HSSR, the remaining fragments of the Hoffman estate gardens are not a significant designed landscape as noted in the Phase 1 HSSR.

### Analysis:

Proposed changes to this area of the Museum campus are very modest in scale and are primarily confined to the removal of a non-historic planter island, a non-historic raised planter and the installation of additional native plants and trees. These changes would not remove historic features or plantings nor introduce landscaping or hardscape that is out of character with the existing setting of the Museum. Moreover, the improvements could be removed with no impact to significant historic resources including the surrounding significant cultural landscape. Therefore, the proposed alterations to the parking area meet Standards 9 and 10.

## 5.13 Entrance Plaza

The proposed scheme for the entrance plaza would feature a rectangular plaza extending north from the iron gates adjacent to Fleischmann Auditorium to a linear arrangement of metal bollards (classic bollard style with a ball cap and loops for two bikes) defining the north side of the plaza (Appendix A, Sheet L1.2). The plaza would link the existing parking lot to a new pedestrian entrance through the Hazard estate wall (the opening in the wall was approved by HLC in 2014) that would lead east, via a boardwalk, to the main entrance to the Museum. Other enhancements would include a bike parking area paved with permeable pavers and new landscaping along the east side of the plaza. As part of the project, an existing asphalt-paved pedestrian walkway set between the terminus of the Hazard estate wall and the Museum building would be converted to a landscape planter bed with a pathway of flagstones for use by museum staff. The pathway through the Hazard estate wall and the pathway linking the plaza to the existing pathway on the north side of the whale would match the paving pattern and materials of the plaza. The paving of the plaza features an orthogonal grid with Santa Barbara Sandstone banding and pavers set in concrete forming borders while grids "cells" would be paved with decorative traffic-rated permeable pavers set in basket weave and herring bone patterns. The permeable paver type is a 60 mm thick decorative unit pavers set on a permeable base. The

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paver type would be Pacific Interlock Paving Stone "Holland Hydro-Flo custom color #503018 MANUF."

Analysis:

Plaza Design: The asphalt was not identified as a character-defining element of the Museum complex in the Phase 1 HSSR and its removal was approved in the Phase 2 HSSR reviewed and approved by Historic Landmarks Commission in 2014. The plan for the plaza would substitute permeable pavers for the flagstone pavers previously proposed for this area. The substitution was necessitated by the needed to provide a traffic-rated surface for emergency vehicles and building maintenance and delivery vehicles which will occasionally park in this area. The proposed scheme, while it employs permeable pavers, has been designed to recall the type of paving schemes sometime found in the Mediterranean architectural tradition. The Secretary of the Interior's Standards for Rehabilitation do not mandate the employment of historic materials for new features such as the plaza paving. Instead, new materials can be employed provided they are sympathetic in color, appearance and dimension with their historic setting. The use of manufactured pavers is supportable because their dimension, color and texture is rustic in quality and with the same yellow-brown-beige color range of the adjacent Hazard Estate wall and because the plaza also incorporates sandstone banding that will provide a link to the historic Hazard estate walls as well as the extensive series of natural sandstone outcrops found in this part of Mission Canyon. Because the plaza is designed to recall traditional motifs of Mediterranean style architecture its installation would not impair the setting of the adjacent significant historic resources including the Hazard estate wall and the Museum building constructed between 1922 and the late 1930s. Moreover, these improvements could be removed in the future with no impact to significant historic resources. Therefore, the proposed design for the entrance plaza, meets Standards 9 and 10.

#### **5.14 Modifications to Hardscape and Landscaping off the North Elevation of the Main Museum Building**

Alterations are proposed to the existing hardscape and landscaping located off the Main Museum building's north elevation. These include installing a Trex boardwalk that would extend from the new plaza located north of Fleischmann Auditorium Gates to an existing flagstone walkway aligned with the main entrance to the Main Museum Building. Alterations to the landscaping are detailed on Sheet L-T1.11. Existing landscaping is composed of a canopy of native oak trees under-planted with non-native shade loving plants such as clivias, camellias and Australian tree ferns. During the 1920s this area was planted with a mix of succulents and a scattering of native oak trees. As the oaks matured the landscaping transitioned to plants suited to the semi-shady conditions created by the oak canopy. The redesigned landscape would incorporate existing non-native plants such as Clivias and Australian tree ferns with a selection of native plants suited to the existing conditions. As designed by Van Atta Associates the planting scheme would retain the existing oaks and many of the non-native specimen plants dating from circa-1930 through the 1950s and would retain the character of the existing scheme with its mix of native and non-native plants.

Analysis:

The installation of a boardwalk is proposed to allow universal access from the plaza to the main entrance. By incorporating a boardwalk impacts to the large trees and specimen plants would be minimized and this aspect of the project could be removed in the future with minimal impacts to historic landscaping. The use of a fire-rated Trex material for the walkway is supportable because the Secretary of the Interior's Standards allow contemporary materials to be employed for new features provided they are not visually obtrusive. The Trex material would emulate the appearance of wood planks in their dimension and color; moreover the boardwalk has been designed to eliminate the need for railings or other vertical elements which helps minimize its visibility. The boardwalk, which will be set within the existing landscaping and behind the Hazard Estate wall, would not require the removal of character-defining materials or features and has been designed to blend within the landscape and would not be visible from Puesta del Sol. The proposed planting scheme which would preserve the existing native oaks and most of the larger non-native specimen plants while varying the plantings with a variety of shade tolerant native plants would preserve the character of the existing landscaping that extends along Puesta Del Sol. Therefore, implementation of the proposed design, which would not require the removal of historic plantings and could be removed in the future with no impact to the setting of the Museum building or the surrounding cultural landscape, meets Standards 9 and 10.

#### **5.15 Add Egress Hardware to Fleischmann Gates and modify the Iron Gates embellished with Owls at the Main Entrance**

Fleischmann Gates

In order to meet to meet ADA and emergency egress code requirements egress hardware must be added to the metal gates adjacent to Fleischmann Auditorium. In order to minimize physical impacts to the historic gates the hardware has been reduced to the minimum requirements. The hardware would include an egress handle finished to mimic the **black color and finish** of the existing gates that would set on the interior side of the gate and a perforated steel kick plate set at the base of one leaf of the gates (Sheet A5.10).

Analysis:

Insertion of the egress hardware and kick plate would alter the appearance of the gates which currently feature a simple sliding latch and no kick plate. While it would be preferable from a preservation perspective to retain the existing gate latch, it does not meet code requirements and other alternatives for improving the gate's egress capabilities evaluated during the design process would have resulted in more extensive alterations to the gates, which would have more substantially impaired their integrity of design. Consequently, the proposed scheme, which would minimize to the maximum extent feasible, physical impacts to the gates and would maintain their feeling of transparency and historic materials, would meet Standard 9. Because the hardware could be removed in the future with minimal impact to the gate's physical integrity the proposed project meets Standard 10.

## Owl Gates

In order to meet to meet ADA and emergency egress code requirements egress hardware must be added to the metal gates embellished with owls set at the south end of the entrance corridor to the main Museum building. These gates, which were originally located at another Museum building, were relocated to their current location sometime within the last 30 years and do not form a historic feature of the building. However, because the existing gates are made-up, in part, of historic ironwork featuring owl motifs, the proposed plan that would convert the two gate leaves into a single leaf that would preserve the historic metalwork including the owl motifs. In order to minimize physical impacts to the gate the hardware has been reduced to the minimum requirements including an egress handle finished to mimic the **black color and finish** of the existing gates that would set on the interior side of the gate and a perforated steel kick plate set at the base of the remodeled gate panels (A6.10).

### Analysis:

The existing gates, which are composed in part of decorative ironwork originally at the Education Department's library, do not form a significant historic feature of the main building since they were modified and re-located to the main entrance less than 50 years ago. Consequently, the proposed scheme, which would preserve the owl motifs of the existing gate, which have been a visual feature of the museum for more than 50 years, in a new gate in the Mediterranean style, meets Standard 9.

## 5.16 Improvements on Puesta del Sol

Improvements along Puesta del Sol would include a 6 to 8-foot wide pathway extending along the south side of Puesta del Sol (Sheet L1.1). The pathway would be composed of the existing asphalt pavement would be defined by a 6-inch wide by 4-inch tall faux sandstone curb with six inch gaps; truncated dome would be installed to meet ADA requirements. Two tree planter wells, one planted with a single native oak and the other with two native oaks, would be set on the streetside. The planters, with their native sandstone boulders and irregular edges, have been designed to complement the semi-rural setting of this area of Mission Canyon. As required by the approved CUP the **existing cobra style street lights** on Puesta del Sol will be replaced with two street light fixtures. The City has selected Pole Standard type C-08 with Luminaire Standard Type C-08 for this block of Puesta del Sol. This cast aluminum fixture consists of a 14-foot tall pole with a post top and arm with a single metal pendant fixture.

### Analysis:

**Pedestrian Access:** The proposed scheme for the pathway is rustic in design and would enhance the visual integrity and setting of the Hazard estate wall by creating a buffer between the on-street parking and the historic wall. The scheme for the street trees which eschews a rigid planting scheme in favor of a more naturalistic and irregular layout would enhance the semi-rural setting of this block of Puesta del Sol and the adjacent historic buildings. **The use of a faux sandstone material for the edging is supportable as Standard 6 of the Secretary of the Interior's Standards for Rehabilitation allows the use of alternative materials to meet contemporary functionality provided**

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the substitute materials mimic the appearance, finish and color of a historic building or landscape material. It should also be noted that the edging material is not replacing an historic edging or curb which was not present in this area. Instead, the proposed edging is intended to be visually contextual with the adjacent Hazard Estate wall while providing the necessary separation between pedestrians and vehicles while maintaining a rustic appearance appropriate to its setting. The proposed walkway and edging could be removed in the future with no impact to significant historic resources. Therefore, the proposed scheme for the pedestrian access on Puesta del Sol meets Standards 9 and 10.

Light Standards: Because the selected light standards are simple in design and have been kept to the minimum number required by the approved CUP their installation would not impair the visual integrity of nearby historic resources including the Main Museum building, Hazard Estate wall, Hazard Carriage House or the surrounding Cultural Landscape and therefore meet Standard 9. Standard 10 is met because the light standards could be removed in the future with no impact to significant historic resources.

Lighting Program: The lighting plan for the Puesta Del Sol frontage includes the following components:

- Refurbish the Spanish Colonial Revival style light fixtures flanking the **primary** entrance to main museum building;
- **Refurbish the owl lantern located off the main entrance;**
- Install Mediterranean style bollard style light fixtures along either side of the boardwalk style pathway located between the entrance plaza and the walkway off the Museum's main entrance; and
- Install tree mounted downlights to the specimen trees located on the north side of the main museum building (see Section 5.14 for an analysis of this lighting element);

Analysis:

- Refurbish the Spanish Colonial Revival style light fixtures flanking the main entrance to main museum building:

Analysis: The refurbishing would encompass cleaning and repairing the metalwork and glass. If the glass is original it will be retained. If replacement glass is required it will match the historic glass in appearance. **If LED bulb types are installed their diffusing shades would be installed to meet the guidance outlined in the City of Santa Barbara Outdoor Streetlight and Design Guidelines. Therefore, implementation of the proposed refurbishment scheme, which would retain the light fixtures' historic materials and design, meets Standard 6.**

- **Refurbish the Owl Lantern**

**The 'owl' lantern is a freestanding wrought metal Spanish Colonial Revival style fixture with a circular lantern. The fixture, which is embellished with the image of an owl, features curvilinear motifs.**

Analysis: The proposed refurbishment is confined to new wiring and repair (if needed) of the metal work and glazing (if needed); the existing patina of the metal fixture will be retained. No alterations are proposed to the fixture's design motifs. It is intended to retain the existing glass. If new glazing is required the glass will match the existing glass in type, transparency and texture. If a florescent bulb type is installed, its diffusing shade will meet the guidance outlined in the City of Santa Barbara Outdoor Streetlight and Design Guidelines. With the implementation of this guidance, the refurbishment of the lantern, which would retain its historic materials, design and appearance, would meet Standard 6.

- Install bollard style light fixtures along either side of the boardwalk style pathway located between the entrance plaza and the walkway off the Museum's main entrance:

The locations and design for the light fixtures are detailed on Sheets LT1.11, LT-3.0, LT-3.2 & LT-3.3. The proposed bollards would be a 3.5-inch diameter, 36-inch tall, powder-coated black, aluminum unit bolted to the ground. The pole would be 2-foot, 2-inch tall and would be capped by a Mediterranean style-inspired lantern with faux-divided lights (see Sheets LT-3.0 & LT-3.3). Glazing would be ¼-inch frosted stabilized acrylic panels. The warm white LED fixtures would feature a full cutoff to minimize light pollution and glare

#### Analysis:

The bollards' lanterns have been designed to reference in a very simplified fashion the Mediterranean style lighting fixtures on the exterior of the Main Museum building. This decorative treatment is intended to be referential to the architecture of the Spanish Colonial Revival style buildings. Consequently, the proposed fixtures have been designed to recede into the surrounding landscaping and the number of fixtures has been reduced to the minimum needed to safely light the pathway. While not intended to mimic the appearance of a historic light fixture, the bollards' Mediterranean style decorative caps and paint finish would reference, in a very simplified manner, the adjacent building's historic light fixtures. Because the proposed bollard light fixtures are modest in scale and have been designed to recede into the surrounding landscape and vegetation, their installation would not substantially impair the setting of the adjacent significant historic resources, including the Hazard estate wall, **the main museum building or the surrounding cultural landscape**. Moreover, the bollards could be removed in the future with no impact to significant historic resources. Therefore, the proposed scheme for the bollards meets Standards 9 and 10.

- Install tree mounted downlights to the specimen trees located on the north side of the main museum building (Sheet LT.11).

These would be 2.5-inch wide by 4-inch long metal fixtures with a black finish emulating the appearance of black wrought iron. The light would be a warm white LED to simulate incandescent light. Guidance for landscape lighting is found in Section D of the City of Santa Barbara: *Outdoor Lighting & Streetlighting Design Guidelines*.

#### Analysis:

The guidelines mandate that landscape lighting should be subtle and shielded from view. Downlights are not a traditional light fixture type; consequently, they have been designed to be visually unobtrusive. Provided the use of this fixture type is very restrained, confined to a few select trees and low in wattage, its installation should not impair the integrity of setting for the adjacent historic buildings or features. In order to minimize impacts to the surrounding cultural landscape, the lighting should be of very low intensity and should not “spill” light onto the adjacent street or wash over large sections of the Main Museum building’s street façade. The fixture color should be a brown or earth-tone color to blend with the tree trunks. Provided this guidance is followed, the proposed scheme to provide downlighting of a few trees along the Puesta del Sol façade of the Main Museum building would meet Standards 9. Standard 10 is met because the downlight fixtures could be removed in future without any impact to significant historic resources or the surrounding cultural landscape, thereby meeting Standard 10.

### **5.17 General Landscaping Improvements**

The final landscape plan includes additional plantings of native plants, shrubs and trees along the west side of the property to enhance the buffer between the Museum property as well as the areas around the Collections and Research Center and MacVeagh House. The intent of the landscape scheme is to employ a similar range of native plants to create a sense of visual unity while still allowing individual areas of the campus to visual express their unique identities (see Appendix A, Landscape Sheets).

Analysis:

Implementation of the proposed scheme would not require the removal of significant historic plantings or hardscape, nor would it introduce plant species or varieties that are out of character with the cultural landscape since it would employ native plants characteristic of the Mission Canyon's existing vegetation. Moreover, the planting could be removed with no impact to historic resources including the surrounding cultural landscape. Therefore, implementation of the proposed landscaping scheme meets Standards 9 and 10.

## **6.0 SUMMARY OF FINDINGS AND CONCLUSIONS**

A Phase 2 Historic Structures/Sites Letter Report (Letter Report) was prepared by Post/Hazeltine Associates to evaluate final plans for Phase 1 of the Museum of Natural History Master Plan. An analysis of the revised project reveals that the project as proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties provided the design guidance in this report is implemented. Cumulative impacts to significant historic resources, including the cultural landscape, would then be considered less than significant (Class III) and are consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

## **7.0 LIST OF RESOURCES CONSULTED DURING THE PREPARATION OF THIS REPORT**

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## **Published Sources**

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2009 Historic Structures/Sites Report for MacVeagh House, Cottage and Garage. Prepared for the Santa Barbara Museum of Natural History.

2011 Phase 1 Historic Structures/Sites Report for the Santa Barbara Museum of Natural History.

2012 Historic Structures/Sites Report for 653 Mission Canyon Road. Prepared for the Santa Barbara Museum of Natural History.

2014 Phase 2 Historic Structures/Sites Report for the Santa Barbara Museum of Natural History.

Suzanne Elledge Planning and Permitting Services, Inc.

2014 Santa Barbara Museum of Natural History 2014 Master Plan Applicant Report. March 17, 2014.

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