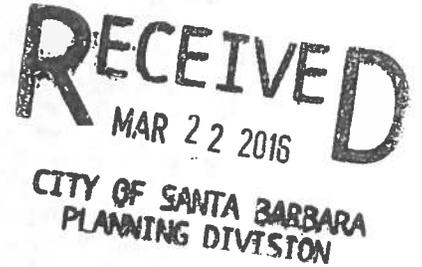


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1.0 INTRODUCTION AND REGULATORY FRAMEWORK

This Historic Sites/Structures Letter evaluates a revision to the approved plans for a project for the Santa Barbara Museum of Art located at 1120 State Street (APN 039-232-021) and 1130 State Street (APN 039-232-020). Preliminary plans for the project were evaluated in a Revised Phase 1-2 HSSR that was reviewed and accepted by the Historic Landmarks Commission in May of 2014. Subsequent revisions to the plans were evaluated in a HSSR Letter Report prepared by Post/Hazeltine Associates dated March 3, 2015.

The California Environmental Quality Act (CEQA) states that proposed projects are to be analyzed to determine potential effects to historic resources. Policy/Goal HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002). This HSSR Letter Report, prepared by Pamela Post, Ph. D (primary author) and Timothy Hazeltine of Post/Hazeltine Associates, fulfills the requirements outlined in the City of Santa Barbara Community Planning Department's Master Environmental Assessment (MEA) for historic resource studies.

The parcel's existing improvements include a 64,511 square-foot (net) building constructed in several phases between 1914 and 2002 and landscaping installed between 1941 and 2002. Prepared by Post/Hazeltine Associates, this HSSR Letter follows the guidelines for Historic Structures/Sites Reports set forth in the City of Santa Barbara Community Planning Department's Master Environmental Assessment (MEA).

2.0 PROPOSED REVISIONS TO THE APPROVED PROJECT

The applicant proposes revisions to the plans reviewed and approved by HLC in 2015. The approved project included the removal of a 45-foot section of cornice and rafter tails located on the south elevation of the original post office wing (Figures 1 – 3, Appendix A, Sheet 2AD1.20). The removed section of cornice and rafter tails was approved for re-use in an interpretive display located either onsite, offsite at the Ridley



Figure 1 Detail of Cornice and Rafter Tails, South Elevation, looking west

see next page

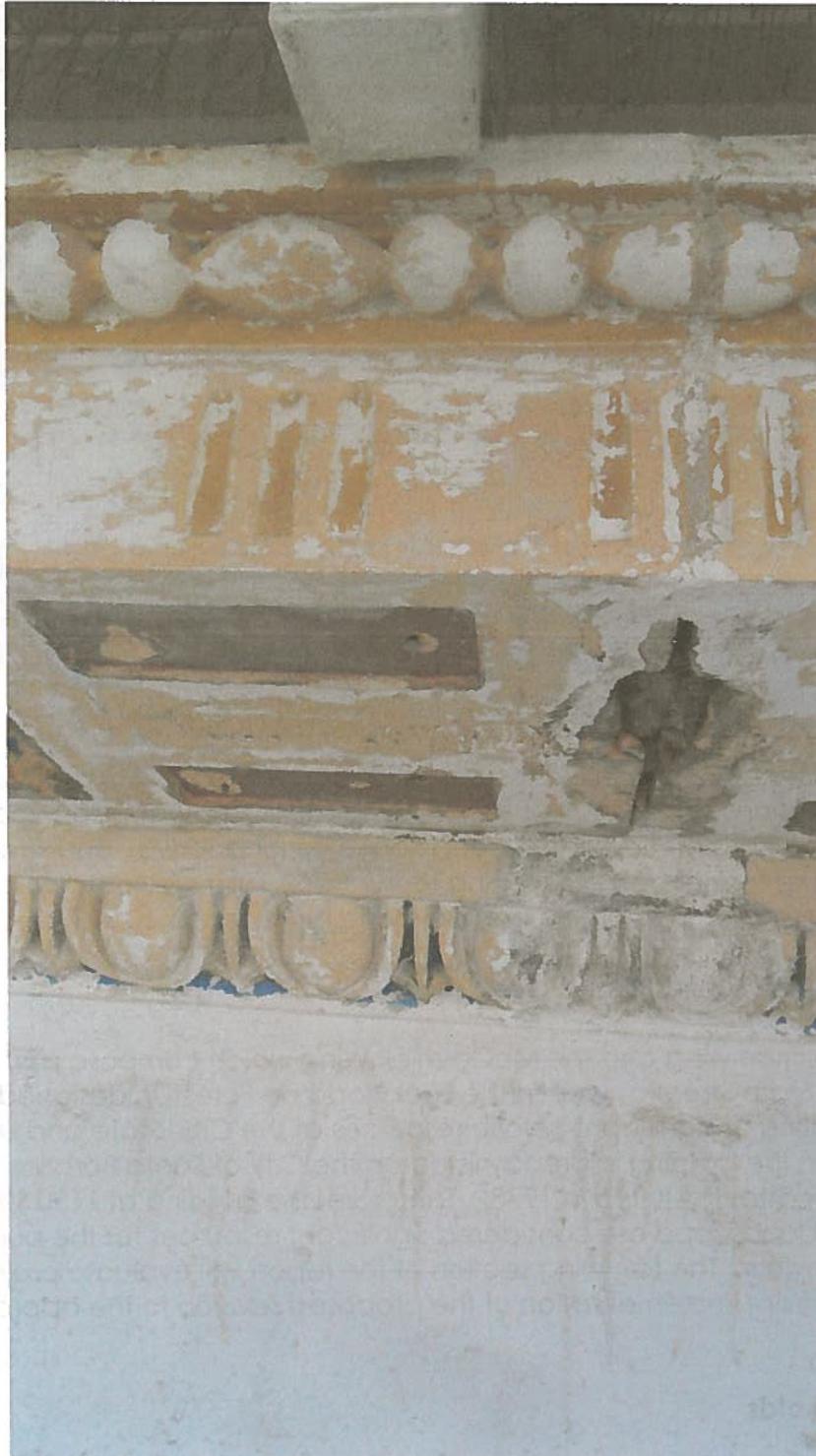


Figure 2, detail of cornice, south elevation, looking north



Figure 3, Detail of Cornice, south elevation, looking north

Tree Education Center or offered to the Santa Barbara Historical Museum for their permanent collection. The section of cornice and rafter tails was approved for removal to accommodate construction of a second floor exterior doorway and second floor addition linking the former post office wing to the Peck wing. Project plans for the relocation and re-use of the cornice can be found in Appendix A.

3.0 EVALUATION AND ANALYSIS

The former post office wing and the McCormick Wing which compose part of the building at 1130 State Street as well as the Lockwood de Forest Jr. designed landscape are eligible for listing as significant historic resources at the City, State and National levels. Moreover, the building is already listed on the City of Santa Barbara's Potential Historic Structures/Sites List (listed in 1978). Therefore, the building at 1130 State Street and its designed landscape are considered significant resources for the purposes of environmental review. The following section of the report will evaluate project impacts that could result from implementation of the proposed revision to the approved treatment plan.

3.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources.

The following direction for applying mitigation measures is found in Section 2.5 of the MEA Guidelines for Archaeological Resources and Historic Structures and Sites (2002: 65 - 70). These include the following:

- 1) *In-situ preservation is the preferred manner of avoiding damage to significant historic resources.*
- 2) *Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and*
- 3) *Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

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 (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 photograph 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.*

Secretary of the Interior's Standards (Standards):

The project proposes a revision to the approved plans to allow the re-use of the

dismantled section of cornice and rafter tails on the second floor of the Museum's south elevation (Appendix A). Under the Standards this project is defined as a rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values (<http://nps.gov/history/hps/tps/standards/rehabilitation.htm>).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed revision to the approved project:

Secretary of the Interior's Standards for Rehabilitation

- 1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3) Each property will 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 elements from other historic properties, will not be undertaken.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
- 10) New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

3.2 Revisions to the Approved Treatment Plan for the Re-use/Retention of Historic Construction Materials Outlined in the HSSR 2014

The Applicant is proposing revisions to the following approved treatment measure:

- *The salvaged architectural elements would be incorporated into an interpretative display on the Museum property, at the Ridley-Tree Center or in the public park between the Museum and Public Library.*

A 2013 Phase 1-2 HSSR concluded the proposed removal of a 45-foot long section of the cornice and rafter tails on the south elevation of the post office wing met the Secretary of the Interior's Standards for Rehabilitation since the section proposed for removal represented less than 20 percent of the original length of cornice and would not affect the portion of cornice that is visible from State Street (Post/Hazeltine Associates 2013: 63 - 65). The findings of the report were reviewed and accepted by the Historic Landmarks Commission in 2013. A revised HSSR evaluating changes to the proposed project reiterated the findings that the cornice and rafter tail removal treatment plan met the Secretary of the Interior's Standards for Rehabilitation (Post/Hazeltine Associates 2014: 61 - 66). The treatment plan for the section of cornice and rafter tails proposed for removal included photographic documentation, re-use of a section of cornice and rafter tails in an interpretive display and offering a section of the cornice and rafter tails to the Santa Barbara Historical Museum for their permanent collection (Post/Hazeltine Associates 2014: 61-66). The findings of the revised Phase 1-2 HSSR were reviewed and approved by the Historic Landmarks Commission in 2014. A subsequent letter report prepared in 2015 detailed the completion of the photographic documentation measures (Post/Hazeltine Associates: 2015). Subsequent to the approval of the Revised Phase 1-2 Historic Resources Report in 2014 and the Letter Report in 2015, the applicant has proposed the following revisions to the approved treatment plan:

The revision to the approved project proposes to relocate an approximately 36-foot, 7.5-inch section of the 45-foot section of cornice approved for removal from the south elevation of the post office wing to the west elevation of a new second floor gallery facing State Street (see Appendix A). The remaining approximately eight-foot section of the dismantled cornice will be offered to the Santa Barbara Historical Museum. Copies of the letter and the response of the Santa Barbara Historical Museum will be submitted to the City of Santa Barbara Urban Historian to document that this requirement has been fulfilled. The revised proposal to relocate the cornice and rafter tails on site would accomplish the following:

- Relocate the section of cornice and rafter tails that were approved for removal by the HLC from the south elevation of the post office wing to the west elevation of the new second floor gallery facing State Street (see Appendix A, Sheets 2AD1.20, 3A1.08 & A3A2.02). This would allow the cornice to continue to function as an architectural feature, which was its original function;

- the reinstalled cornice and rafter tails with an interpretive plaque would serve in lieu of the approved interpretive display because the cornice and rafter tails at their new location would maintain their design integrity and would continue to function as a architectural feature rather than as an interpretative display, which was not their original function (see below for the proposed text for the plaque);
- Allow the interpretive display to be confined to a plaque on the exterior wall of the new gallery noting that the cornice and rafter tails are a segment of the original post office architecture that has been relocated; and
- The relocation of the cornice and rafter tails, which would be located on a second floor terrace, would allow greater appreciation of this historic feature, which is currently not accessible to visitors.

Analysis

The proposed revision to the treatment plan for the roof and cornice structure would retain character-defining historic building materials to the maximum extent feasible, would re-use almost all of the section of cornice and rafter tails onsite close to their original location in a place that would allow visitors and Museum members to appreciate this architectural feature. Therefore, implementation of the revision would enhance the ability of this architectural element to convey its historic and architectural significance and would not impair the design integrity of the original Post Office wing and meets Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Analysis of the Means and Methods for Cornice and Rafter Tail Removal

The following "means and methods" for the removal and storage protocol for the cornice and rafter tails has been prepared by Diani Construction:

Rafter Tail Removal Procedure

The 1912 Post Office rafter tails extend from the fascia through a beam pocket in the exterior URM wall to approximately 18" beyond the inside face of the exterior URM wall. To minimize and/or eliminate any damage caused to the rafter tails during removals specific procedures for each step will be developed by removing the first few rafter tails and paneled soffits to determine the methods of attachment used during the original construction. The following steps will be performed to remove the rafter tails for re-installation:

1. Remove the existing clay roof tiles for re-installation.
2. Clay tiles to be stored at a facility off site. Location of storage facility will be determined by the Museum, the location will be secure.
3. Remove roof sheeting.

"This section of wood rafter tails and glazed, polychromatic terra cotta cornice was part of the 1912-1914 Post Office's architectural ornamentation designed by Oscar Wenderoth and Francis Wilson"

2) Text for Ridley Tree Center Plaque (if needed):

"This section of wood rafter tails and classical style glazed, polychromatic terra cotta cornice represents a portion of the 1912-1914 Post Office's architectural ornamentation. Located at the corner of State Street and Anapamu Street the building was designed by Oscar Wenderoth and Francis Wilson. It was built by the United States government to house federal offices including the Post Office. With its terra cotta ornamentation, bronze gates and lavish lobby covered by an operable skylight, the Post Office was the most important example of public architecture in early 20th century Santa Barbara. In order to preserve a record of this architectural feature a section of cornice and rafter tails was relocated to the Ridley-Tree Center" as part of a larger project to rehabilitate the Museum."

3.3 Summary Statement of Impacts

Implementation of the proposed revision to the approved project, which would retain and re-use almost all of the cornice and rafter tails onsite, would have a Less Than Significant (Class III) impact on significant historic resources.

3.4 Cumulative Impacts

The proposed revision to the approved project would enhance the interpretive value of the section of relocated cornice and rafter tails and is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed revision to the approved project does not have the potential for increasing cumulative impacts to significant historic resources. Therefore, cumulative impacts from the revised project continue to remain Less Than Significant (Class III).

4.0 SUMMARY AND CONCLUSIONS

This HSSR Letter Report was prepared to evaluate a revision to the approved plans for the Santa Barbara Museum of Art at 1120 -1130 State Street. An analysis of the proposed revision determined that it meets the Secretary of the Interior's Standards for Rehabilitation and would have a Less Than Significant Impact (Class III) to significant historic resources.

5.0 LIST OF SOURCES AND BIBLIOGRAPHY

Post/Hazeltine Associates:

2013 Phase 1-2 Historic Structures/Sites Report for the Santa Barbara Museum of Art (August 5, 2016).

4. Remove fascia components.
5. Chip grout at beam pocket as required for loosening the rafters.
6. Disconnect the rafter from the roof framing members.
7. Remove rafter tails.
8. Remove decorative panelized soffit installed between the exposed portions of the rafter tails.
9. Label fascia and rafters to identify removal locations for re-installation.
10. Store for re-installation.

Terra Cotta Cornice Removal Procedure

A segment of the 1912 Post Office terra cotta cornice located below the eave on the south elevation of the building was approved for removal to accommodate a doorway and exterior terrace. The section of removed cornice was scheduled for re-use in an interpretive display or donation to the Santa Barbara Historical Museum. It is now proposed to remove a. The Museum proposes to revise the proposed treatment plan in order to incorporate the section of removed section of cornice into the roof level addition. The following steps will be performed to remove the existing terra cotta cornice:

1. Remove the roof structure.
2. Locate joints in terra cotta cornice sections.
3. Confirm location of 2 ½" x 2 ½" x 5/16" tube steel supports shown at joints on 1912 detail.
4. Cut the joint with an angle grinder and diamond wheel.
5. Remove the cornice sections.
6. Number and store the cornice sections for re-use on the addition.
7. The cornice sections will be reinstalled on the addition.

Analysis

Implementation of the procedures outlined by Diani Construction for the removal and storage of the rafter tails, wood soffit and terra cotta cornice would preserve the physical integrity of these architectural elements and will ensure that they can be reinstalled to match the historic appearance and design of the wood rafter tails, soffit and terra cotta cornice. Therefore, the treatment plan for the removal and storage of the architectural elements meets the intent of the guidance in the 2013 and 2014 HSSRs.

Proposed Plaque Text

1) Text for Second Floor Galley Plaque:

- 2014 Revised Phase 1-2 Historic Structures/Sites Report for the Santa Barbara Museum of Art (May 13, 2014).
- 2015 Historic Structures/Sites Report Letter Report for the Santa Barbara Museum of Art (March 3, 2015).

APPENDIX A
Architectural Plans

OVERALL PLAN NOTES

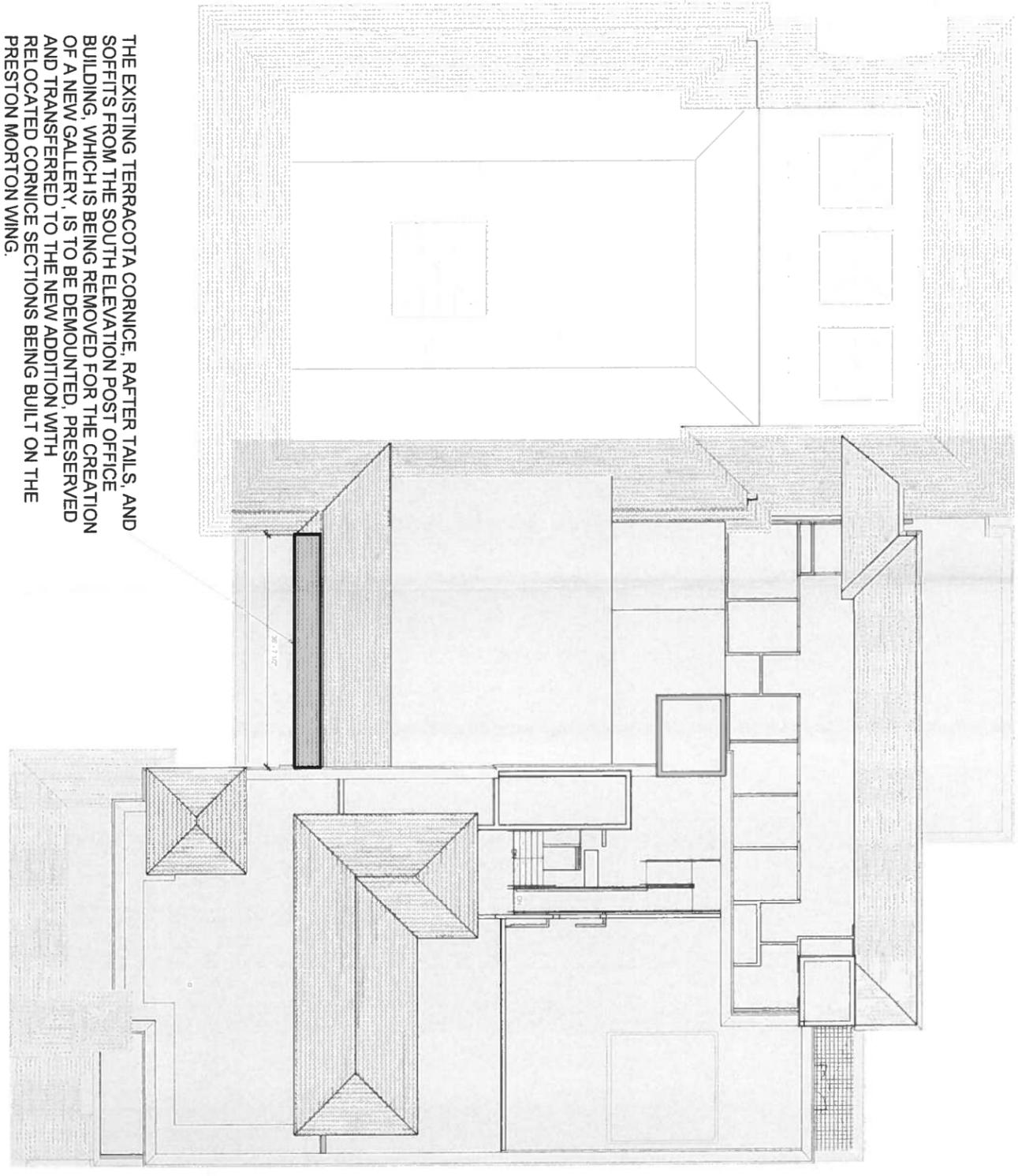
1 OVERALL PLANS SHOWN FOR CLARITY



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**Santa Barbara Museum of Art
 Phase 3**
 Building Renovation, Facility & Art Gallery Improvement Program
 1130 State Street
 Santa Barbara, CA 93101

Revision Schedule	
#	Date



THE EXISTING TERRACOTA CORNICE, RAFTER TAILS, AND SOFFITS FROM THE SOUTH ELEVATION POST OFFICE BUILDING, WHICH IS BEING REMOVED FOR THE CREATION OF A NEW GALLERY, IS TO BE DEMOUNTED, PRESERVED AND TRANSFERRED TO THE NEW ADDITION WITH RELOCATED CORNICE SECTIONS BEING BUILT ON THE PRESTON MORTON WING.

LEGEND

	EXISTING ITEM
	NEW ITEM
	AREA OF WORK

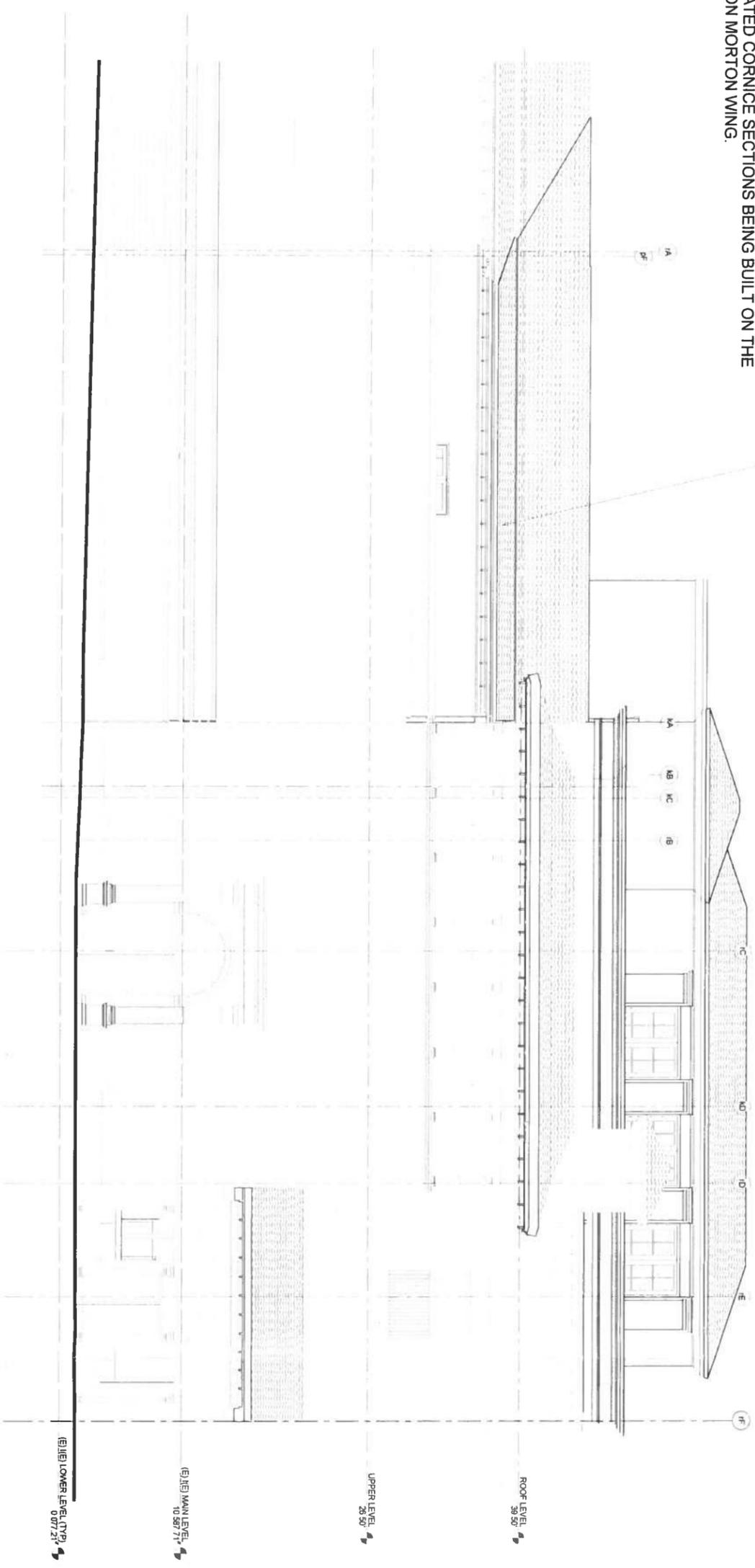
KEY PLAN

ROOF OVERALL PLAN 1
 1/8" = 1'-0" 3/11/16



3A1.08

THE EXISTING TERRACOTA CORNICE, RAFTER TAILS, AND SOFFITS FROM THE SOUTH ELEVATION POST OFFICE BUILDING, WHICH IS BEING REMOVED FOR THE CREATION OF A NEW GALLERY, IS TO BE DEMOUNTED, PRESERVED AND TRANSFERRED TO THE NEW ADDITION WITH RELOCATED CORNICE SECTIONS BEING BUILT ON THE PRESTON MORTON WING.



KEYNOTE LEGEND	
Key Value	Keynote Text



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Phase 3**
Building Renovation, Facility & Art Gallery Improvement Program
1130 State Street
Santa Barbara, CA 93101

Revision Schedule	
#	Description

WEST STATE STREET) EXTERIOR ELEVATION

3A2.02