

**HISTORIC STRUCTURES/SITES REPORT  
25 WEST COTA STREET  
SANTA BARBARA, CALIFORNIA  
APN: 037-171-011**

**FINAL**

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**1. INTRODUCTION**

The following Historic Structures/Sites Report for 25 West Cota Street was requested by Nicole Hernandez, City Urban Historian, because the building was listed as a City Potential Historic Structure (see Figure 1 for Vicinity Map). The report meets the Master Environmental Assessment requirements for a Historic Structures/ Sites Report. Alexandra C. Cole of Preservation Planning Associates prepared the report.

**2. PROJECT DESCRIPTION**

The following description of the project, which proposes to rehabilitate the Hendry building for office use is based on DMHA's architectural plans dated September 16, 2015, particularly the elevations on Sheet A201.

1. An L-shaped second floor will be added, set back 14' from the existing shed-roof of the Cota Street elevation and 12'2" from the gable-end roofline on Fig Avenue. A roof deck atop the second floor will be set back 12'2" from Fig Avenue and 50' from Cota Street. A square third story will be set back 58' from the Fig and Cota elevations.
2. The existing corrugated metal skin will be maintained and protected.
3. The new siding will be corrugated metal painted beige to match the existing siding. The windows to be added as part of the second and third story additions are multi-paned steel and glass which reference the industrial windows found on the former C. D. Reily Machine Works building at 427 North Salsipuedes Street. New lighting, green and white enamel shades hanging from pipe brackets, will be added by the entrances.
4. On the first floor of the Cota Street elevation, the existing openings and wood doors will be retained, with new steel and glass doors added behind them. The original triple six over six windows will be restored. The blocked-in window will be restored. The modern bathroom door will be removed.
5. On the first floor of the Fig Avenue elevation, the existing openings and wood doors will be retained. At the furthest south opening, which will service the parking, an addition of two industrial windows flanking the entrance will be added to meet the City of Santa Barbara Transportation Department code requirements for safety.

**3. DOCUMENTS REVIEW**

The following sources within the *City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002) were consulted to see if the building had already been declared an historic resource: “Designated Historic Structures/Sites” (Appendix B). They were not listed. The “City of Santa Barbara Potential Historic Structures/Sites List” (Appendix C) indicated that the building was considered a potential historic structure.

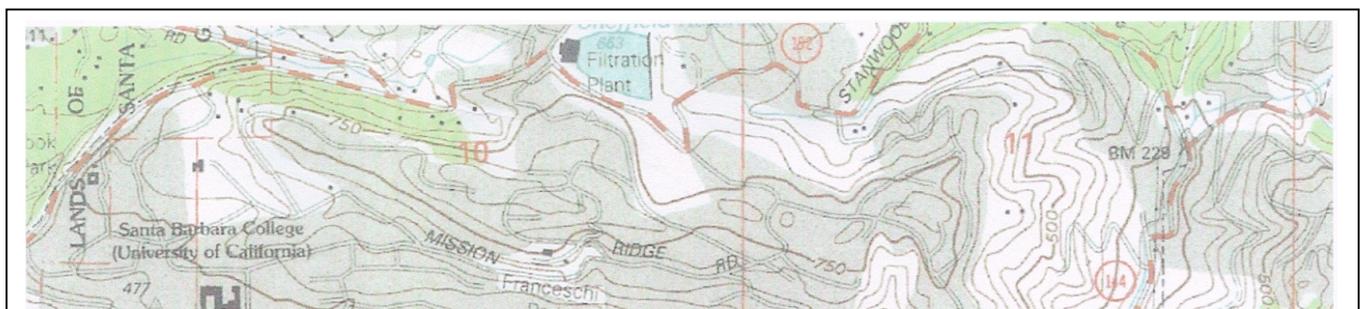
#### 4. SITE HISTORY

In prehistoric times, the Barbareño Chumash occupied the Santa Barbara waterfront, much of which was marshy, part of the Arroyo del Pedregosa (Mission Creek) estuary that connected to el Estero and then flowed into the ocean. The Chumash were hunters, seed-gatherers, and fishermen, traveling out to the Channel Islands in their *tomols*, long two-prowed pine-plank canoes, as well as up and down the coast. They traded food, implements and crafts with surrounding tribes. Their villages, centered near estuaries and sloughs along the coast, included clusters of conical tule-thatched houses, a sweat house, a granary, ceremonial grounds, playing fields, and sometimes a cemetery. Here food was prepared, crafts manufactured, sports and games played, and rituals undertaken.

During the time of European contact, the chief village was *syuxtun*, at the intersection of Chapala Street and West Cabrillo Boulevard, which housed between 500 and 600 inhabitants. The Chumash had place names for local landmarks, such as *mispu*, on the bluffs at City College, *‘amolomol*, at Burton Mound, and *swetete*, at the Bird Refuge. Groups of Chumash villages were organized under a high chief. Yanonali was one of the last high chiefs in the Santa Barbara area, governing the area from the Rincon to Goleta (Johnson 1986).

In the sixteenth century Spanish and Portuguese explorers traveled the California coast and came in contact with the Barbareño Chumash. Portuguese explorer Juan Rodriguez Cabrillo visited the Santa Barbara harbor in 1542, looking for a new route to China, and claimed the land for the Spanish crown. In 1602 Sebastian Vizcaino sailed from Mexico to explore the California coast and map potential harbors. Traveling through the Santa Barbara Channel on December 4, Vizcaino named the area in commemoration of St. Barbara’s feast day on the Catholic Church calendar.

These explorers were followed in the eighteenth century by British, Russian and American fur traders. Pressured by the presence of other countries in California, King Carlos of Spain asserted his sovereignty in 1769 by sending a land exploratory party to



**Plate 1. Vicinity Map. U.S.G.S. Map Santa Barbara Quadrangle. 1988**

New California, headed by Gaspar de Portolà, to establish the Spanish claim to California. When Spain began to colonize California with missions and pueblos, this land was granted to the Franciscan fathers when the Presidio and Mission were

founded in Santa Barbara between 1782-1786. The area became part of the Pueblo lands of Santa Barbara to be used by the Mission and the Presidio.

During the 1780s and 1790s, the Mission fathers converted many of the area's Chumash, who then moved from their coastal village sites to adobe longhouses constructed by them adjacent to the Mission. The waterfront, as well as the remaining land within the new pueblo, was held by the Mission fathers in trust for the Chumash. The oceanfront became known as *el rancho de la playa*. A Spanish gun battery, El Castillo (c. 1796-1843) was built on the Punta del Castillo landform (later known as Castle Rock), to guard the harbor (Conard 1986:27).

During this period, the Mission's economy consisted of agriculture, cattle and sheep raising. Hides, wool, and tallow were traded to companies on the East coast, opening the area to New England merchants. A number of these merchants, such as Daniel Hill, Alpheus Thompson, and Alfred Robinson, settled in Santa Barbara, marrying into the local Spanish families.

When Mexico became independent from Spain in 1822, the Missions were secularized and their vast land holdings were broken up and granted to presidio soldiers and early settlers. The Chumash were dispersed to become stockmen or hired servants at the large *ranchos* built on former Mission lands. The pueblo of Santa Barbara, settled by presidio soldiers, grew in a random pattern around the presidio, with adobe houses linked by winding foot and cart paths which also connected the Mission with the presidio and waterfront. Where Mission Creek meandered in a diagonal path across the town, wooden bridges were built to cross the water.

In 1850, with California statehood, the Santa Barbara pueblo became an American city and its lands became city-owned. The city government hired sea captain Salisbury Haley to lay out an American grid system of streets over the earlier Hispanic settlement pattern. Cota Street and Chapala Street were laid out as part of this Haley survey of 1851. A three-member committee consisting of Eugene Lies, Antonio Maria de la Guerra and Joaquin Carrillo was appointed by the mayor and Common Council to name the new streets created by the Haley survey. Because two of the members of this committee were Californios, many of the street names referred to names of early explorers, settlers, or events related to the history of Santa Barbara from its inception in 1782 until the survey in 1851.

In the 1850s, the heart of the old Presidio pueblo was Casa de la Guerra with the plaza in front of it. After Santa Barbara became an American town, a number of Easterners, Midwesterners, and Europeans came to settle there, lured by the advertising of journalist Charles Nordhoff, working for the *New York Tribune*, who visited Santa Barbara in 1872 and then wrote *California - A Book for Travelers and Settlers*, which introduced the benefits of the Santa Barbara climate. The Spanish and Mexican Californios did not wish to mingle with the new arrivals or have them build in the old pueblo area, so these new

settlers were forced to develop businesses along State Street in the vacant areas below Ortega Street.

As a result, the three blocks along State Street, from Gutierrez to Ortega Streets became the new center of town, filled with brick commercial buildings housing all the services a fledgling town needed, such as hotels, boarding houses, restaurants, grocery stores, billiard parlors, saloons, variety stores, livery stables, dry goods shops, millinery shops, a post office, liquor stores, drug stores, butcher shops, barber shops, cigar stores, and lumber yards. As more American settlers arrived in Santa Barbara in the 1870s, the blocks to the west of State Street began to be settled with houses for the business owners whose shops were on State Street.

## 5. ARCHITECTURAL AND SOCIAL HISTORY

The land where the building at 25 West Cota is now located lies in Block 203 of the City, bounded by State, Cota, Chapala, and Haley Streets. The 1878 Greenwell Map shows the one-half block bounded by Cota, Fig, Haley and Chapala Streets well settled with residences. The 1886 Sanborn Map shows a two-story wood frame house and a one-story wood frame house on the site at 25 and 27 West Cota Street that would become the Hendry Brothers Welding and Blacksmith shop. (see Figure 2).

In 1915, the residence at 25 West Cota was torn down for the construction of the corrugated metal Hendry Brothers building (Smith 1975). The Hendry Brothers - William, Allen, Nicol, and Bruce - were the offspring of William Nicol Hendry who emigrated from Scotland in 1872 to work on the Ellwood Cooper Ranch in Goleta, and settled on a 360-acre farm below Veronica Springs in the Arroyo Burro area, where he grew hay, oats, and barley which he sold to the local stables (Tompkins 1966: 171-2; Redmon 1996:66).

William had been fascinated with the blacksmithing trade and occasionally helped out at Harry Hawcroft's blacksmith shop at 20 West Cota Street. In 1906 he was able to purchase Hawcroft's establishment and with his brother Nicol specialized in ornamental iron work as well as blacksmithing. In 1915 he moved across Cota Street and built the corrugated metal shop at 25 West Cota Street. His brother Allen joined him in 1918, and later Bruce joined them as well. They did work for the ranches, making farm tools, brands and gates and putting iron tires on wagon wheels. One of the employees made fancy Spanish bits for the cowboys (Smith 1975).

As wagons were replaced by automobiles, the Hendry Brothers made auto and truck springs and created ornamental iron work (Redmon 1996:66). A one-bay addition to the south along Fig Avenue was added before 1925. The residence at 27 West Cota remained a single family home housing first a dress-making business belonging to Mrs. R. J. Renfro, who also offered furnished rooms. In 1925, it was torn down and replaced

with a corrugated metal garage, with a party wall to the Hendry building (see Figure 4). It was run by Rich McDonald. After being vacant for two years from 1928-1930, it was occupied by the Tanner Auto Tours Garage. In 1933 it was occupied by Anthony Safina who had an auto repair business,. He remained there until 1948 when he moved across the street to 18 West Cota Street (City Directories). Presumably the Hendry Brothers took over this bay of the building as well, for it is not mentioned as a separate business after 1948 until 1962, when it became the home of Earl Johnson Brake Shop (City Directories).

The Hendry Brothers operated the firm until 1975, at which time the two surviving brothers Allen and Bruce sold off the machinery and sold the building to the Dal Pozzo family, owner of 530 Chapala Street (Smith 1975). Ron Chase Welding became the next tenant. In 1991, George's Automotriz, an auto machine shop, was also located at 25 West Cota Street. 27 West Cota Street became the home of J. B. Stoner Polish and Detail (City Directories). Today the shop has multiple tenants: two welders, a lamp store, and a custom car repair shop.

Two other ornamental iron works and steel fabrication businesses were located in Santa Barbara at this same time, the Craviotto Brothers welding shop, at the corner of Anacapa and Ortega Streets, established in 1914 (see Plates 8-9) and the C. D. Reily Machine Works at 427 North Salsipuedes Street, established in 1924 (see Plates 10-11). Both of these industrial buildings were clad in corrugated metal. The earlier Craviotto Brothers building had 6/6 wood frame double-hung windows, mirroring those found on barns and other vernacular buildings of the nineteenth century. The Reily building, on the other hand, had bands of large steel-sash sash multi-paned windows, more in keeping with the industrial style of the early twentieth century.

## **6. FIELD INVENTORY**

### **Setting**

The Hendry Brothers building is located within the half-block bounded by Cota, Fig, Haley and Chapala Streets. It anchors the northeast corner of the lot, with no set back. It is set within a mixed use neighborhood, with parking lots for State Street businesses on the east side of Fig Avenue and small residences on the west side, the adjacent Dal Pozzo building to the west, the Firestone Tire Company building on the corner of Haley

W. COTA = Project location

3/4" W.P.

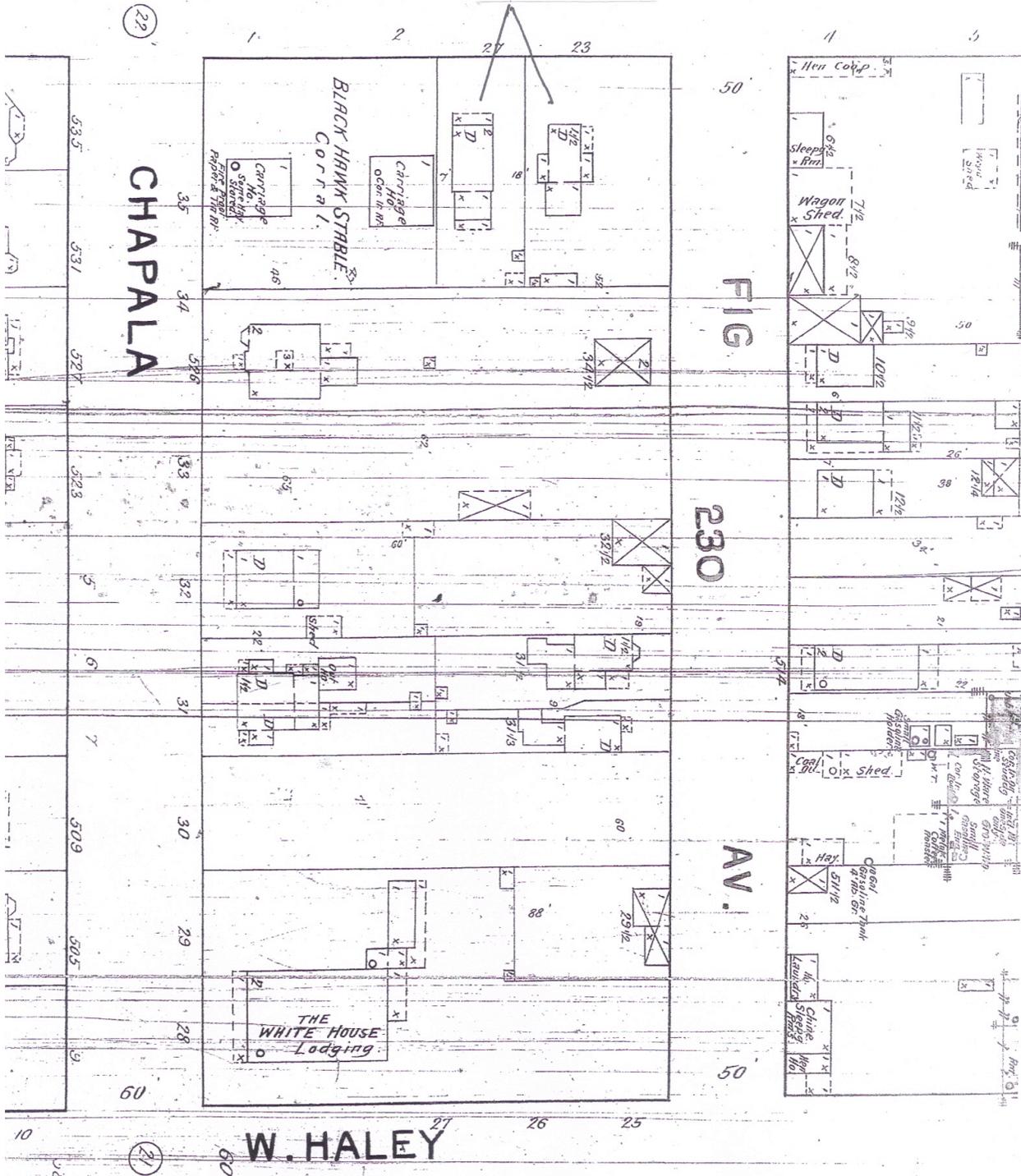


Figure 2. 1892 Sanborn Map showing two residences on site of 25 West Cota Street



and Chapala Streets, a series of one and two story residences along Chapala Street, and the Bronfman Center to the south.

## **Description**

The Hendry Brothers building at 25 West Cota Street is square, with wood frame construction clad in corrugated metal siding painted beige. Its three bays are topped by shallow-pitched corrugated metal gabled roofs oriented east/west. Four large sliding wood doors with beaded tongue and groove boards supported on 1' x 6' board framing provide access on Fig Avenue. The paired wood doors farthest to the south facing Fig Avenue are taller than the remaining three. Large painted wall signs saying Hendry Brothers, Steel & Supplies, Auto Repairs, Welding, and Hendry Machine Works are still on the building along the Fig Avenue elevation.

On Cota Street are three additional doors, one matching the three Fig Avenue doors with beaded tongue and groove boards with 1" x 6" board framing, and two taller sliding doors of beveled tongue and groove boards with 1" x 6" board framing. The former garage at 27 West Cota Street, built in 1925 with a party wall to 25, has become incorporated into the Hendry Brothers building. It is wood frame, also clad in corrugated metal siding, has a gabled roof oriented north/south. Its paired doors have beveled tongue and groove boards with 1" x 6" board framing.

## **Alterations**

In 1932, the wood floor was replaced with concrete and fill (Permit A7167, January 8). In 1938, the roof was repaired and a wire glass skylight installed (Permit B2817, November 14). In 1944, the two tall doors on Cota Street at 25 and 27 were replaced (Permit C-118, July 22). In 2004, the building was reroofed with corrugated metal and the two monitors were removed (Permit Bld 2004-01052). At some date post-1979, the row of three windows on the Cota Street elevation was altered, with the central window being removed and corrugated metal siding covering the remaining two windows. The wood door was sheathed in metal. A large window was covered with a display board, and a bathroom door was added.

## **7. DETERMINATION OF SIGNIFICANCE**

### Criteria of Significance

To judge whether a building is significant, the City's Master Environmental Assessment *Guidelines* uses criteria provided by CEQA and City Guidelines. Under CEQA Guideline §15064.5(a) historic resources include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.)
- (2) A resource included in a local register of historical resources, as defined in §5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of §5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, providing the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historic Resources (Pub. Res. Code §5024.1, Title 14 CCR,

Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - (B) Is associated with the lives of persons important in our past;
  - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historic Resources, not included in a local register of historical resources (pursuant to section 5020.1 (k) of the Public Resources Code, or identified in an historical resources survey (meeting the criteria in §5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Under City of Santa Barbara Guidance, a significant historic resource includes but is not limited to:

1. Any structure, site or object designated on the most current version of the following lists: National Historic Landmarks, National Register of Historic Places, California Registered Historical Landmark, California Register of

Historical Resources, City of Santa Barbara Landmarks, City of Santa Barbara Structures of Merit.

2. Selected structures that are representative of particular styles including vernacular as well as high styles, architectural styles that were popular fifty or more years ago, or structures that are embodiments of outstanding attention to architectural design, detail, materials, or craftsmanship.
3. Any structure, site or object meeting any or all criteria established for a City Landmark and a City Structure of Merit (Municipal Code, Chapter 22.22.040, Ord. 3900 ¶1, 1977), as follows:
  - A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
  - B. Its location as the site of a significant historic event;
  - C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
  - D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
  - E. Its exemplification as the best remaining architectural type in its neighborhood;
  - F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
  - G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
  - H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
  - I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
  - J. Its potential of yielding significant information of archaeological interest;
  - K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.
4. Any structure, site or object meeting any or all of the criteria provided for the National Register of Historic Places and the California Historical Landmark list, as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

  - A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
  - B. That are associated with the lives of persons significant in our past; or
  - C. That embody the distinctive characteristics of a type, period, or method of

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or  
D. That have yielded, or may be likely to yield, information important in prehistory or history.

5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15064.5(a)(3)].

## 8. FINDINGS OF SIGNIFICANCE

### Summary

Hendry Brothers. The building is not designated on the most current version of the following lists: National Historic Landmark, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, a City Landmark or Structure of Merit. It is listed as a City Potential Historic Structure through the 1978 architectural survey. It is my professional opinion that the building is eligible as a Structure of Merit under Criteria A, C, D, E, I, 2, 4, 5, and 6.

### Analysis of Significance

#### City of Santa Barbara Landmark or Structure of Merit

The building retains integrity of location, materials, and design. It retains integrity of location because it has not been moved. It retains integrity of materials, such as corrugated metal siding and large wood industrial sliding doors. Because the façade retains its character-defining industrial features, it retains integrity of design. Because

its site has not been altered, it retains integrity of site. Because it has anchored the site for the last 99 years, it retains integrity of setting.

Criterion A. The building is eligible under Criterion A as a significant part of the industrial heritage of Santa Barbara. In the late nineteenth and early twentieth centuries, there were a number of commercial and industrial buildings in downtown Santa Barbara, serving as stables, horse barns, hay barns, and welding shops. As the City developed with its Spanish Colonial Revival style, these non-conforming buildings for the most part were torn down. With the Craviotto Brothers welding shop at the corner of Anacapa and Ortega Streets, and the C. D. Reily Machine Works at 427 N. Salsipuedes Street, this corrugated metal industrial building style is rare.

Criterion B. The building was not the location of a significant event. It is not eligible under Criterion B.

Criterion C. The building is significant for the Hendry family, who owned and operated this iron works for fifty years. The father William N. Hendry emigrated from Scotland in 1872, answering an advertisement from Ellwood Cooper of Goleta to provide labor to plant eucalyptus and walnut trees. After farming for Cooper, and working for W.W. Hollister, Hendry leased 360 acres at Arroyo Burro, raising hay, oats and barley which he sold to the stables in Santa Barbara. His children learned to swim in the Pacific at the mouth of the Arroyo Burro Creek, thereby lending their name to the beach, still known by the locals as Hendry's Beach (Redmon 1996; Tompkins 1966: 171).

Four of William's sons entered the welding business: William, Nicol, Al and Bruce. Although they started with blacksmithing, as the automotive era took over, they moved into machining and car repairs as well. Because of their contribution to the blacksmithing trade from 1906 to 1975, the family is significant in the industrial history of Santa Barbara.

Criterion D. The building is eligible under Criterion D as a rare example of the type of industrial building found in Santa Barbara in the early twentieth century.

Criterion E. This building is eligible as the best remaining architectural type in its neighborhood. In fact with the Craviotto Brothers ironworks shop and the former C. D. Reily's Machine Works, it is a rare example of this early industrial corrugated metal building in Santa Barbara.

Criterion F. The building is not significant under criterion F, as its builder is unknown.

Criterion G. As a turn of the century industrial building, it does not embody elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship. It is not eligible under Criterion G

Criterion H. This building is not immediately adjacent to any City Landmark. It is not eligible under Criterion H.

Criterion I. It is a familiar and established feature of the neighborhood. Its high one-story massing anchors the Fig Avenue-West Cota Street corner. It is eligible under Criterion I.

Criterion J. This criterion is not applicable under the purview of this report.

Criterion K. This criterion is not applicable under the purview of this report.

Criterion 1. The building is not eligible under Criterion 1 because it is not listed on the National Register of Historic Places and the California Register of Historic Resources.

Criterion 2. The building is eligible under Criterion 2 as a representative of an early twentieth-century corrugated metal industrial building. The 1978 architectural survey, when determining that it was a potential Structure of Merit, indicated that it is "one of the few examples of industrial architecture still remaining in Santa Barbara from the second decade of this century to be clad in corrugated tin" (Provan 1979).

Criterion 4. The building is eligible under criterion 4 because it was determined eligible in 1979 for the California Register of Historic Resources under Criterion C, as one of the few early twentieth century corrugated metal industrial building remaining in Santa Barbara.

Criterion 5. The building is eligible under Criterion 5 because it illustrates the type of building used by the blacksmithing/welding industry at the turn of the century, spanning both the horse and wagon era and the automotive era.

Criterion 6. The building is eligible under Criterion 6 because it conveys an important sense of time and place and contributes to the overall visual character of the neighborhood. Its corrugated metal siding and the faint "Hendry Brothers" sign bespeak an industrial era no longer in existence. Its high one-story massing anchors the Fig Avenue-West Cota Street corner.

Criterion 7. The building is not eligible under Criterion 7 because it is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

Criterion 8. The building is not eligible under Criterion 8 because it is not listed on the CRHR.

## 9. ASSESSMENT OF IMPACTS OF THE PROJECT

### CEQA Guidelines for Determining Project Effects

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the CRHR or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1,2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The *Standards* are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, 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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Analysis of Proposed Project According to CEQA Guidelines**

The building is considered an historic resource according to CEQA.

Standard 1 states that *a property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The use of the building will change from industrial to office use. However its character-defining corrugated metal siding, metal roof, and large wood sliding doors will be retained. The project therefore meets Standard 1.

Standard 2 states that *the historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

None of the character-defining features of the building will be removed in this rehabilitation. The distinctive corrugated metal cladding and wood frame sliding doors will be retained. The project therefore meets Standard 2.

Standard 3 states that *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 elements from other historic properties, shall not be undertaken*

No conjectural features or elements from other historical properties will be added as part of the project. The project therefore meets Standard 3.

Standard 4 states that *changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

The two doors along Cota Street, which were replaced in 1944 are considered character-defining and will be retained. The project therefore meets Standard 4.

Standard 5 states that *distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The character-defining features which include the corrugated metal siding and wood doors will be preserved. The project therefore meets Standard 5.

Standard 6 states that *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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

Deteriorated historic features will be repaired where possible. If new features are required to replace some of these elements, they will match the original in design, color, and materials. The project therefore meets Standard 6.

Standard 7 states that *chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

There will be no abrasive treatments used. This Standard is therefore not relevant.

Standard 8 states that *archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*

This Standard is not applicable under the purview of this report.

Standard 9 states that *new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

This Standard is addressed per area as noted below:

**1. An L-shaped second floor will be added, set back 14' from the existing shed-roof of the Cota Street elevation and 12'2" from the gable-end roofline on Fig Avenue. A roof deck atop the second floor will be set back 12'2" from Fig Avenue and 50' from Cota Street. A square third story will be set back 58' from the Fig and Cota elevations.**

The second and third floors are set back from the existing building, allowing the original first floor to retain its spatial integrity and thereby being compatible with its scale and proportion. The new industrial design elements such as the corrugated metal siding and parapet wall are compatible with the industrial style of the existing building. The maintenance of the existing siding and wood doors in existing openings maintains the historical materials. This part of the project therefore meets Standard 9.

**2. The existing corrugated metal skin will be maintained and protected.**

Because the existing character-defining corrugated metal skin will be retained, the historic character-defining feature of this building will be maintained. This part of the project therefore meets Standard 9.

**3. The new siding will be corrugated metal painted beige to match the existing siding. The windows to be added as part of the second and third story additions are multi-paned steel and glass which reference the industrial windows found on the former C. D. Reily building on N. Salsipuedes Street. New lighting, green and white enamel shades hanging from pipe brackets, will be added by the entrances.**

The new cladding will match the existing siding in material and color. The windows to be added are industrial windows in keeping with the industrial style of the building and referencing those on the C. D. Reily industrial building, which is an early twentieth century contemporary of the Hendry building. The new lighting, green enamel shades with white enamel interiors, is compatible with historic industrial lighting of the period. This part of the project therefore meets Standard 9.

**4. On the first floor of the Cota Street elevation, the existing openings and wood doors will be retained, with new steel and glass doors added behind them. The original triple six over six windows will be restored. The blocked-in window will be restored. The modern bathroom door will be removed.**

The existing openings and wood doors will be retained, thereby preserving character-defining features. The restoration of the windows and the removal of the modern door will be a benefit.. This part of the project therefore meets Standard 9.

**5. On the first floor of the Fig Avenue elevation, the existing openings and wood doors will be retained. At the furthest south opening, which will service four parking spaces, an addition of two industrial windows flanking the entrance will be added to meet the City of Santa Barbara Transportation Department code requirements for safety.**

The existing openings and wood doors will be retained, thereby preserving character-defining features. Although it is an intrusion to add the windows adjacent to the existing opening as a code requirement, because they are industrial in nature and are removable, and the existing opening is being maintained, this part of the project therefore meets Standard 9.

*Standard 10 states that new additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In the unlikely event that the proposed additions were to be removed in the future, the character-defining features of the building would remain. The proposed project therefore meets Standard 10.

### Conclusion

Because the proposed alterations meet the relevant Secretary of the Interior's Standards, the impacts are considered less than significant (Class III).

### **Recommended Action/Mitigation Measures**

Because the proposed project's impacts are considered less than significant (Class III), there are no required mitigation measures.

### **Residual Impacts**

Because the proposed project's impacts are considered less than significant (Class III), there are no residual impacts.

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## **Maps**

1878 Greenwell Map  
1886 Sanborn Fire Insurance Map  
1888 Sanborn Fire Insurance Map  
1892 Sanborn Fire Insurance Map  
1907 Sanborn Fire Insurance Map  
1930 Sanborn Fire Insurance Map

## **Archives Consulted:**

City of Santa Barbara Public Library  
City of Santa Barbara Street files  
Gledhill Library

## **11. PLATES**



Plate 1. North (Cota Street) elevation. Facing southwest.



Plate 2. East (Fig Avenue) elevation. Facing southwest.



Plate 3. East (Fig Avenue) elevation. Facing northwest.



Plate 4. Detail of 27 Cota Street door replacement dating from 1944, modern bathroom door at left, and window covered by display board at right. Facing south.



Plate 5. Detail of Cota Street showing metal clad door, windows covered with corrugated metal. Facing southwest.



Plate 6. Detail of window when open. Facing southeast.



Plate 7. Detail of Fig Avenue elevation showing opening at left to service four interior parking spaces.  
Facing southwest.



Plate 8. Craviotto Brothers Welding Shop. Ortega and Anacapa Streets. Facing southeast.



Plate 9. Craviotto Brothers Welding Shop. View of windows. Facing southwest.



Plate 10. Former C. D. Reily's Machine Works. 427 N. Salsipuedes Street. Facing northwest.



Plate 11. Detail of windows, C. D. Reily's Machine Works. Facing northwest.

## 12. APPENDIX

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