

PRESERVATION PLANNING ASSOCIATES

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March 15, 2016

Members of the Historic Landmarks Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re; *530 Chapala Street letter addendum for minor revisions*

Dear Members of the Historic Landmarks Commission:

In September 2015 Preservation Planning Associates wrote an Historic Structures/Sites Report for the property at 530 Chapala Street. This report was reviewed and approved by the Historic Landmarks Commission on October 7, 2015. Since that time the architects DMHA have made three minor revisions to the plan. This letter addendum reviews these three revisions according to Standard 9 of the Secretary of the Interior's Standards for Rehabilitation.

Findings of Significance

It is my professional opinion that the building is eligible as a Structure of Merit as a significant part of the commercial development of Chapala Street in the late 1920s-early 1930s with L-shaped buildings in the Spanish Colonial Revival and Art Deco styles being constructed. It is significant as well for its exemplification of the Spanish Colonial Revival style important to Santa Barbara, its association with the noted local architect Roland Frederick Sauter, who with his partner E. Keith Lockard was a major practitioner of the Spanish Colonial Revival style in the 1920s, and for its outstanding attention to architectural design and detail.

Project revisions

1. Because of structural concerns on the west elevation, the rightmost storefront was reduced, and a new structural wall was introduced from the corner, approximately 8' of solid wall between the corner and the new storefront.
2. The second story patio along Cota Street was removed. The fenestration changed from doors to windows.
3. Because of storm water requirements of the City, permeable pavers were added to the pedestrian pathways and the parking area on site.

Analysis of impacts of proposed work

The relevant Secretary of the Interior's Standard for assessing the impact of these changes is Standard 9 which 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.

1.Reduction of storefront and addition of a new structural wall on west elevation.

This third bay, originally open, was at some unknown date enclosed as an office. Because of structural concerns, a part of this bay now will be infilled with a structural wall. Because the proposed work takes place on an altered area, it will not destroy spatial relationships characterizing the property. Therefore this part of the project meets Standard 9.

2.Removal of second floor patio on Cota Street elevation and alteration of French doors to windows.

The replacement of the French doors with windows was part of the new design which will not alter spatial relationships. It will match the proposed other new windows on the project, which were determined to not have a significant impact. Therefore this part of the project meets Standard 9.

3.Addition of permeable pavers in the pedestrian pathways and the parking lot.

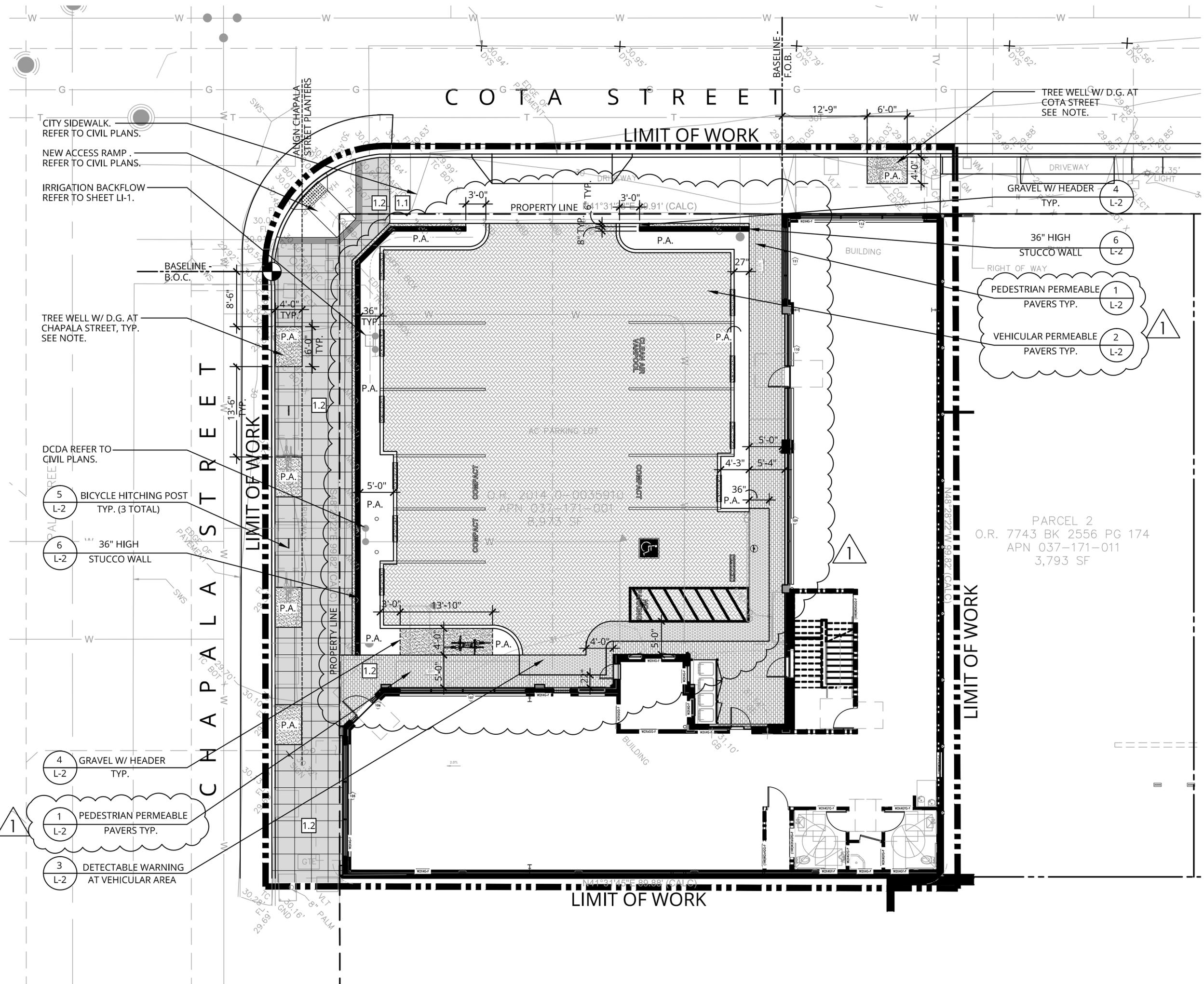
The addition of permeable pavers in the parking area of the project will not affect the character-defining features of the building. They will be added in a non-character-defining area of the building and will be a buff color to complement the colors of the building. Therefore this part of the project meets Standard 9.

If you have any questions, please call me at 805 450-6658.

Sincerely,

Alexandra C. Cole





C O T A S T R E E T

C H A P A L A S T R E E T

PARCEL 2
 O.R. 7743 BK 2556 PG 174
 APN 037-171-011
 3,793 SF

CITY SIDEWALK.
 REFER TO CIVIL PLANS.
 NEW ACCESS RAMP.
 REFER TO CIVIL PLANS.
 IRRIGATION BACKFLOW
 REFER TO SHEET LI-1.

TREE WELL W/ D.G. AT
 CHAPALA STREET, TYP.
 SEE NOTE.

DCDA REFER TO
 CIVIL PLANS.

5 BICYCLE HITCHING POST
 L-2 TYP. (3 TOTAL)

6 36" HIGH
 L-2 STUCCO WALL

4 GRAVEL W/ HEADER
 L-2 TYP.

1 PEDESTRIAN PERMEABLE
 L-2 PAVERS TYP.

3 DETECTABLE WARNING
 L-2 AT VEHICULAR AREA

36" HIGH
 L-2 STUCCO WALL

1 PEDESTRIAN PERMEABLE
 L-2 PAVERS TYP.

2 VEHICULAR PERMEABLE
 L-2 PAVERS TYP.

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