

PRESERVATION PLANNING ASSOCIATES

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September 18, 2017

Ms. Nicole Hernandez, Urban Historian City of Santa Barbara
Members of the Historic Landmarks Commission
630 Garden Street
Santa Barbara, CA 93102

Re: Letter Addendum to Historic Structures/Sites Report for 113-117 West De la Guerra Street, APN 037-082-003, 037-082-027/Mixed Use A.U.D. Development

The Historic Structures/Sites Report for 113-117 West De la Guerra Street, prepared by Alexandra C. Cole of Preservation Planning Associates and dated March 2005, was presented and accepted at the Historical Landmarks Commission's meeting on March 16, 2005. The 2005 report analyzed a condominium project consisting of demolition of the existing one-story commercial buildings and the construction of a mixed use three-story building containing commercial space, a parking garage, and nine residential units.

Since that time, a new site and building design has been developed by DMHA Architects, consisting of 23 one and two bedroom residential units totaling 16,907 net s.f. and one commercial unit of 1,637 net s.f. The project utilizes the City's Average Unit Density Incentive Program (AUD). This report addresses the new AUD project on the subject property.

Findings of Significance for 113-117 West De la Guerra Street

As the previous Historic Structures Report for the commercial buildings at 113-117 West De la Guerra Street determined, the existing structure at 113-115 West De la Guerra, designed in 1928 by Edwards, Plunkett & Howell, was considered significant as a City Structure of Merit under Criteria D, E, F, G, and 8, because of its architects and for the unusual brick detailing in the front arched facade. As a result of the 1978 survey, 115 W. De la Guerra Street was placed on the Historic Resources Inventory as a "very fine example of Spanish Colonial Revival architecture" (Orias 1979). Therefore it was considered an historic resource according to CEQA guidelines. Because of the various alterations to the sides and rear, only the front façade was considered significant.

117 West De la Guerra, built in 1923, is a generic 1920s commercial building with later modern additions, which is not significant for its architectural style, architect, design elements, or street presence. Therefore it is not considered an historic resource according to CEQA and the City Master Environmental Assessment guidelines.

Analysis of the Proposed Project (see attached drawings dated March 3, 2017)

CEQA Guidelines for Determining Project Effects

CEQA defines a potential significant effect as one that would cause a substantial adverse 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 the proposed project

The project proposes to demolish the existing three one-story commercial buildings on the site and replace them with a three-story building with a fourth floor section offset to the east and south consisting of 23 one and two bedroom residential units totaling 16,907 net s.f. and one commercial unit of 1,637 net s.f. The project utilizes the City's Average Unit Density Incentive Program (AUD). This report addresses the new AUD project on the subject property.

The project is configured as a long three-story rectangle with a fourth story section offset to the east and south, set between two modern three and four-story mixed use buildings, at 121 West De la Guerra Street, designed in 2008 by Brian Cearnal (Cearnal Collective) and 105 West De la Guerra Street, Paseo Chapala, designed in 2007 by Detlev Peikert (RRM Design Group). The ground floor will include an approximately 1600 square foot commercial space fronting on West De La Guerra Street, storage, and a parking garage serving both the residents and commercial components of the project. The façade will retain the character-defining historic arched Edwards and Plunkett portion of the existing building at 113-115, including the brick arches, wooden rafter-tails, red tile shed roof and stucco chimney tops. The modern engaged utility addition will be removed from the west wall.

The building at 113-115 is considered an historic resource according to CEQA standards.

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.* For the purposes of this analysis, it is my professional opinion that the front section is the only significant part of the building and retains the historic character for which this building is considered significant. Its character-defining features are its Spanish Colonial Revival elements, which include the red tile shed roof, elaborate rafter tails, double chimney, arches with brick surrounds, and fenestration pattern within the arches. These distinctive materials are being preserved. Therefore the project 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. For the purposes of this analysis, it is my professional opinion that the front section is the only significant part of the building and retains the historic character for which this building is considered significant. Its character-defining features are its Spanish Colonial Revival elements, which include the red tile shed roof, elaborate rafter tails, double chimney, arches with brick surrounds, and fenestration pattern within the arches. The rear of the building has been compromised by various additions over the years and is not considered of architectural significance. Because the project proposes to retain the front with its character-defining features, the historic character of the property will be retained and preserved. Therefore the project 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.*

There will be no conjectural features or elements from other historic properties added to the building. 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.* There are no changes to the property that have acquired significance in their own right. This Standard is not applicable to the project.

Standard 5 states that *distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.* Because the project proposes to retain the front with its character-defining features, the historic character of the property will be retained and preserved. Therefore the project 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.* The deteriorated elements on the front of the building will be repaired. Therefore the project 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.* The project does not use treatments causing damage to historic materials. The project therefore meets Standard 7.

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 outside the scope of the historic 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.* The proposed new construction will not destroy the front section, with its historic materials and features, and its Spanish Colonial Revival details of stucco material, terra-cotta tiles and deeply recessed window openings complement the 1928 bay to be retained. It is differentiated from the existing building, and is compatible with the historic materials and features of the existing building. The new building is set behind the existing building to the extent that the setting along the streetscape is retained.

Although the size of the proposed design is large, it is compatible with the size, scale, proportion, and massing of the two modern three and four-story mixed use buildings which flank it, at 121 West De la Guerra Street, designed in 2008 by Brian Cearnal (Cearnal Collective) and 105 West De la Guerra Street, Paseo Chapala, designed in 2007 by Detlev Peikert (RRM Design Group). Because these two large-scale buildings define the block on West De la Guerra Street, the proposed building will not alter the context of the streetscape. 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.* The historic front section, including the red tile shed roof, stucco walls, and arched openings, will be retained. The construction of the new building attached to this historic section will be undertaken in such a way that the structural integrity of this historic portion remains. If the proposed building were to be removed in the future and a new building added on in its place, the integrity of the historic section and streetscape would be unimpaired. The project therefore meets Standard 10.

Evaluation of Potential Effects

Because the proposed project meets the relevant Secretary of the Interior's Standards, the impacts will be less than significant (Class III). Because the front historic section will be retained, there will be no direct, indirect, or cumulative project effects on the historic character-defining features and site.

Recommended Mitigation Measure

Because the building is considered eligible as a Structure of Merit, it shall be documented according to the City's "Required Documentation of Buildings Prior to

Demolition" prior to the partial demolition. Two copies of the archival photographs shall be prepared, one for the City archives and one for the Gledhill Library.

Residual Impacts

After implementation of the recommended mitigation measure listed above, the residual impact level will be less than significant.

Sincerely,

Alexandra C. Cole, Principal

Attachments:

Plates

Architectural drawings



Plate 1. 113-115 and 117 West De la Guerra Street. Facing south. *Courtesy DMHA 2017*



Plate 2. View of west wall of 113-115 West De la Guerra Street, showing smooth wall below chimney.
Facing southeast. A. C. Cole 2004



Plate 3. View of west wall of 115 West De la Guerra Street showing new utility bump-out. Facing southeast. A. C. Cole. September 2016



Plate 4. View of NE corner showing 105 West De la Guerra Street at left. Facing southeast.
Courtesy DMHA 2017



Plate 5. Rear of 113-115 West De la Guerra Street, with 105 West De la Guerra Street mixed use property at right. Facing northeast. A. C. Cole, September 2016



Plate 6. View of NW corner showing 117 and 121 West De la Guerra Street at right.
Facing southwest. *Courtesy DMHA 2017*



Plate 7. Rear of 117 West De la Guerra Street with 121 West De la Guerra Street
mixed use property at left. Facing northwest. *A. C. Cole, September 2016*



Plate 8. Modern building at rear of 117 West de la Guerra Street to be demolished.
Facing southwest. A. C. Cole, September 2016