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To: Members of the Historic Landmarks Commission
From: Alexandra C. Cole
Re: 428 Chapala Street review of the potential Structure of Merit
Date: November 21, 2017

I wish to comment on the proposed inclusion of the property at 428 Chapala Street on the List of Structures of Merit. It was declared potentially eligible as a Structure of Merit in an HSSR prepared in 2005 by Post/Hazeltine Associates. They concluded that the building retained sufficient integrity of design and workmanship, even though hidden behind modern additions, to be a Structure of Merit as a "rare surviving example of a circa-1870 brick and sandstone Italianate Style house". I wish to contest that evaluation.

Because the building was altered with two brick wings to the façade in 1966 which hid the original front of the house, the replacement of the original Victorian door and sandstone steps in 2004-2005, and the addition of concrete block additions at the rear, the building no longer retains the requisite integrity to be considered a Structure of Merit.

1. *Integrity of location.* The building has not been moved and retains integrity of location.
2. *Integrity of Design.* Because of the encapsulation of the original brick house behind the 1969 brick wings to the front, and the removal of the nineteenth-century front door and sandstone steps, the building no longer retains integrity of design.
3. *Integrity of Setting.* The original residential setting of the house is no longer in place. The Chapala streetscape is marked by the side of the 1926 YMCA building, several parking lots surrounding 428 Chapala, and three commercial establishments, an office, the Honda motorcycle store, and a small building adjacent to Sonos parking. As a result the building no longer retains integrity of setting.
4. *Integrity of materials.* Because of the alterations, the original materials are no longer evident, with the exception of the stone elevation on the south. As a result, the building no longer retains integrity of materials.
5. *Integrity of workmanship.* Because of the alterations, the original workmanship is no longer visible. As a result, the building no longer retains integrity of workmanship.
6. *Integrity of Feeling.* Because of its alterations, the building cannot express its 1870s time and place. As a result the building does not retain integrity of feeling.
7. *Integrity of association.* Because of its alterations, the building no longer is associated with its period of significance. As a result it no longer retains integrity of association.

Post/Hazeltine also determined that the building was significant under Criteria:

a. *Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;*

Post/Hazeltine determined there was sufficient integrity to make the building an important and early example of masonry architecture in Santa Barbara. I disagree. The original

integrity has been lost through the modern brick wings and replacement of the original door and steps.

c. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;

Post/Hazeltine determined that the building was significant for its owner Antonio Egus, who started the restaurant Casa de Sevilla and held it from 1926 to 1957. I agree.

d. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

Post/Hazeltine determined that the brick and sandstone portions of the building were significant as one of the few remaining examples of brick construction and dressed sandstone masonry from 1870-1877. I disagree. Because the brick portion of the building has been encapsulated by the modern brick wings, the building no longer is identifiable as a nineteenth century building.

e. Its exemplification as the best remaining architectural type in its neighborhood;

Post/Hazeltine determined that the building was significant as the only remaining example of brick and stone masonry in the neighborhood. I disagree. Because of its alterations, there is no visible way to view this building as a nineteenth century brick and masonry building.

g. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;

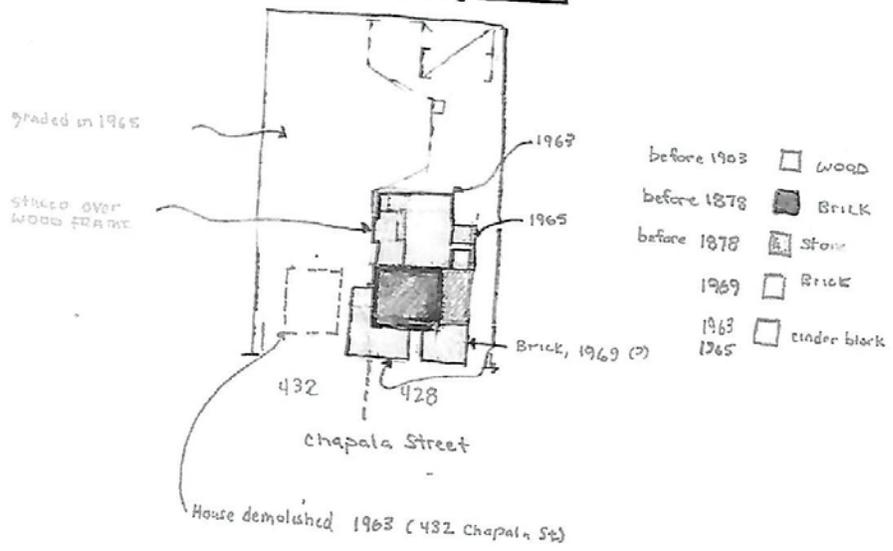
Post/Hazeltine determined that the sandstone elevation on the south was an outstanding example of the Italian style masonry construction. The south elevation remains as an example of its nineteenth century origins. I disagree. Although the south elevation retains integrity, because the rest of the building has been altered, the building as a whole does not embody elements representing outstanding attention to architectural design.

i. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

Post/Hazeltine determined that the masonry wing was an established and familiar visual feature of the neighborhood. I disagree. The sandstone elevation on the south elevation is not visible from Chapala Street and is hidden behind a wrought iron gate.

As a result, it is my professional opinion that the building at 428 Chapala Street lacks requisite integrity to be considered under the various criteria listed above, and should not become a Structure of Merit.

***Please note that this drawing is not to scale**



Ground Plan, Number 1
(depicting sequence of construction at 428 Chapala Street
from circa 1870 to 1969)
Information derived from City Planning Department's Street File for 428 Chapala
Street

Post/Hazeltine Diagram showing how the modern alterations
encapsulated the original house