

MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

21 East Canon Perdido Street
City of Santa Barbara



Project	Proposed Project
Project 1	Exterior painting entire exterior including wrought iron, façade, window trim, corbels and eaves.
Project 2	Replace building plumbing lines and repair framing from leaking pipes. Replace with copper pipes. New plumbing infrastructure for new first floor bathrooms, kitchen sinks in restaurant spaces. New bathroom fixtures. Repair all structural damage to floors and walls associated with leaking water and pipes
Project 3	HVAC new system
Project 4	Repair 21 original windows to become operable and replace broken glass. Replace inappropriate aluminum windows

	with wood windows to match original. Add new windows on ground floor suites and on the rear where previously covered
Project 5	Replace 12 interior doors to suites that did not match original- including replacing aluminum doors
Project 6	Roof Repairs and replacement
Project 7	Restaurant tenant improvement #1. Includes new floors, plumbing for bar, paint, concrete work, electrical, drywall and kitchen infrastructure
Project 8	Restaurant tenant improvement #2, includes electrical, carpentry, paint, concrete work, framing, bathroom flooring, drywall and new window
Project 9	Re-roof the house, replace gutters and downspouts
Project 10	Install lobby bathrooms including all framing concrete work and flooring
Project 11	Interior paint
Project 12	Treat and /or replace deteriorated wrought iron
Project 13	New flooring on the 3 rd floor. Treat and replace flooring throughout the 2 nd floor
Project 14	Replace existing breezeway walk way to add a concrete slab to ADA standards. Install new patio with slab and brick for tenant
Project 15	Remodel two bathroom son the 2 nd floor including framing, infrastructure and flooring
Project 16	Update electrical- repair all sub slab electrical due to decayed pipes and potential hazard
Project 17	Install new fire sprinkler system.
Project 18	Add new footings and seismic supports to ground floor

Project 19	Replace terra-cotta tile roof along East Canon Perdido and replace the roof over the machine room and tower that houses the elevator equipment.
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To be attached to the Historic Property Preservation Agreement (Mills Act Contract) as Exhibit B.

Projects may be interior or exterior, but must utilize all of your tax savings. All projects that affect the exterior of the residence are subject to Historic Landmarks Commission/Staff review and approval before work begins. Work must meet all City requirements and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Restoration Plan may be amended or altered by mutual agreement. Retain copies of all receipts and permits for submittal with the required annual reports.

21 E. Canon Perdido St

Structure of Merit Nomination

Prepared by: Nicole Hernandez, Architectural Historian.

Designation Status: Listed on the Potential Historic Resources List

Assessor Parcel Number: 039-322-038

Historic Name: El Centro Building

Constructed: 1927

Architect: Edwards, Plunkett, and Howell

Architectural Style: Spanish Colonial Revival

Property Type: Office Building, Shops

Original Use: Commercial

Property Description: The Spanish Colonial Revival style, two-story building with a low pitch roof composed of terra cotta tile. The front entry of the building features three arches supported by four, thick columns. The balcony is support by massive wood corbels and the protruding clay tile roof is supported by large, wood, square posts. The balcony features a turned wood balustrade. The first floor fenestration is comprised of deeply recessed, fixed, wood windows under the arches. The second floor features a row of narrow, double-hung windows with a stucco return and wood trim separated by turned columns. The Spanish Colonial Revival style features smooth, whitewashed, planar, stucco walls. The stair to the second floor is adorned with colorful tiles on the risers. The building also features an iron Juliette balconies on the side elevations and large corbels under the 2nd floor stucco. Towards the center of the building is a square tower with round arches.

Significance:

The building qualifies to be designated a Structure of Merit under the following criteria provided by the Municipal Code, Section 22.22.040.



Criterion A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation:

The minimally altered 1927 Spanish Colonial Revival style building is important to the heritage of Santa Barbara as the details that are found on the building constitute a resource valuable for its ability to exemplify methods of construction, craftsmanship, attention to detail and artistry reflective of the Spanish Colonial Revival style. The building illustrates social and aesthetic movements, and conveys a sense of place and time of 1927.



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

The building exemplifies the Spanish Colonial Revival style which emphasizes the interplay of cubic volumes, patios, pergolas, and verandas; each interpreted and redefined by local architects or regions in their own oeuvre of the form, massing, and decorative treatments. Santa Barbara has examples of the Spanish Colonial Revival style throughout the city from the distinct commercial buildings on State Street, to large homes and estates on the Riviera, to multi-family housing and hotels in the West Beach neighborhood along the waterfront. Spanish Colonial Revival architecture will always be key to Santa Barbara's identity.



Criterion 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;

This building was designed by the notable architects Edwards, Plunkett, & Howell, who were among the most famous of Santa



Barbara's Spanish Colonial Revival practitioners. William Edwards was born on May 4, 1888 in Santa Barbara, then a small town with Victorian buildings and horse-drawn streetcars. He attended the University of California at Berkeley, then transferred to the University of Pennsylvania where he received a degree in architecture in 1912. He opened his Santa Barbara office in 1919 and practiced alone until the disastrous earthquake of 1925. On that day he formed a partnership with Joseph Plunkett, a master of design and rendering. Plunkett was born in Rome, New York, in 1900. He entered Syracuse State University in 1919. During his junior year in 1922, he and some friends took a trip to California. Plunkett never returned east and never completed his degree. Instead, he associated himself with an architect in Santa Maria, where he engaged in design work for the Santa Maria Inn.

Plunkett's designs are characterized by their remarkable attention to detail, namely window treatments and ornamental iron and tile designs. After marrying in 1923, Plunkett and his wife settled in Santa Barbara where, following the earthquake of 1925, he was faced with an incredible architectural opportunity as the city decided to rebuild and unify Santa Barbara under the aesthetics of the Spanish Colonial Revival style.



On the day of the Earthquake, Edwards and Plunkett obtained a permit to tour the rubble of the downtown area and were immediately available to design reconstruction. They were flooded with commissions and were influential in promoting the Spanish revival style in the rebuilding of Santa Barbara. Edwards' talent and experience gave the firm the technical excellence required by the newly-formed Architectural Board of Review. A third partner, Henry Howell, joined them in 1926 as the firm became fully established as commercial architects. Notable examples of their work then were the Red Cross Drug Store, the East Sola Fire Station, the Copper Coffee Pot, and the Cold Springs School. Howell left the firm in 1928 to establish his own practice.



Criterion G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship

The building embodies elements that demonstrate an outstanding attention to design, detail, materials, and craftsmanship with the massive stucco arches supported by the thick columns, the smooth stucco walls, and projecting pergola on the second story supported by massive corbels and wooden posts that add a defining touch to the Spanish Colonial Revival style.

Historic Integrity: The building retains most of its original features and most of the surrounding neighborhood is intact so that it has high historic integrity of location, feeling, setting, design, materials, workmanship and association. The building can convey its c. 1927 original appearance.