



**City of Santa Barbara**  
Planning Division

## Memorandum

**MEETING DATE:** January 20, 2021

**TO:** Historic Landmarks Commission (HLC)

**FROM:** Nicole Hernandez, City Urban Historian

**SUBJECT:** Staff Evaluation of proposed alterations to property listed on the Potential Historic Resources List

**ADDRESS:** 530 State Street

**PROJECT:** Proposal for a change of use from existing retail to restaurant and remodel of the 10,954 square foot interior. Exterior changes include:

- extend parapet to hide rooftop equipment
- remove glass from front two arched windows to be open doors (transoms to remain)
- remove non-original wood door system and install new doors at the original location, retaining 1951 iron surround
- install new wrought iron for outdoor seating area for protection when restaurant is closed.

The urban historian prepared this evaluation to assist the Historic Landmarks Commission in the review of the proposed project when a Historic Structures/Sites Report (HSSR) is not required.

### **Compliance With the Secretary of the Interior's Standards for Rehabilitation**

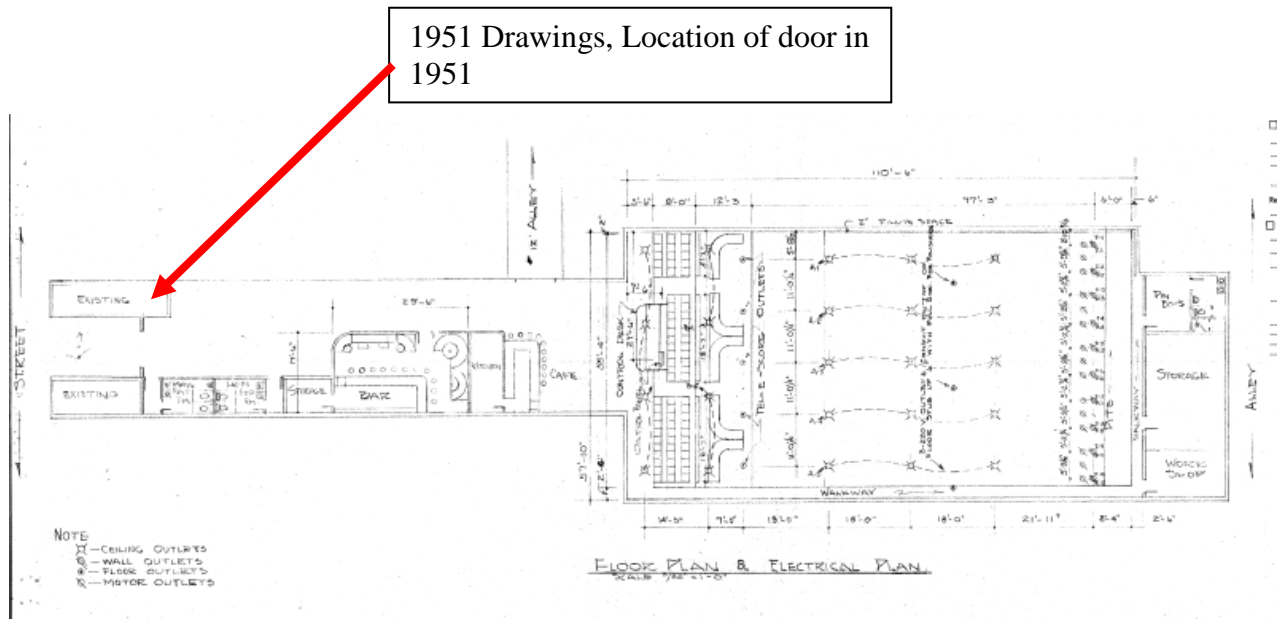
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*The property will be given a new use but the proposed alterations require minimal changes to the distinctive façade. Although the glass and tile under the first floor, arched windows will be removed to allow access to the dining patio, the arches and distinctive divided light transoms will remain. The non-original front entrance will be removed and the entrance relocated to its original location as noted on 1951 drawings. The spatial relationship of all the openings on the front façade will remain. The distinctive iron surrounding the entrance installed in 1951 when the building was used as a bowling alley will remain.*

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

*The historic character of the property will be retained. Although the glass and tile under the first floor, arched windows will be removed to allow access to the dining patio, the arches and distinctive divided light transoms will remain. The*

*spatial relationship of all the openings on the front façade will remain. The distinctive iron installed in 1951 when the building was used as a bowling alley will remain.*

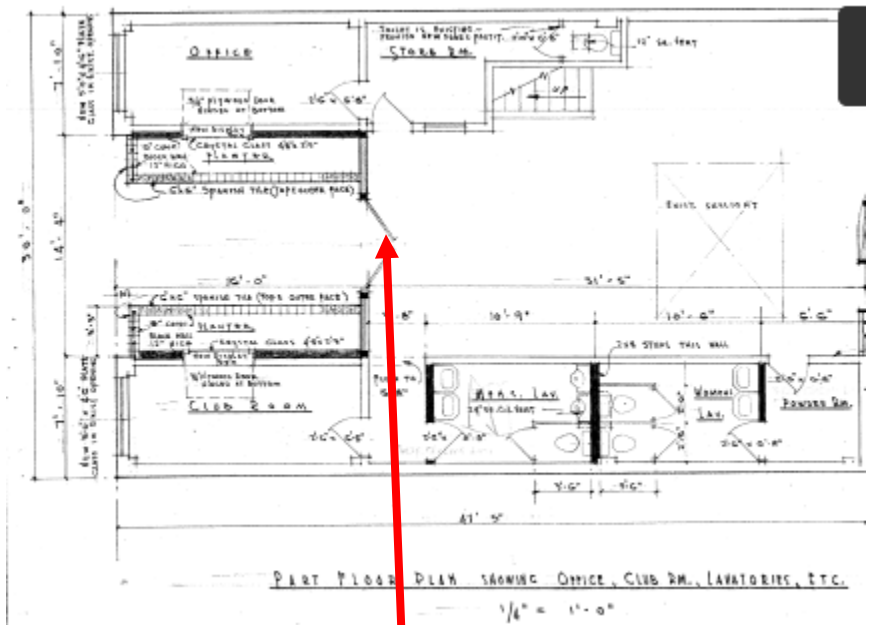


3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The project does not propose any conjectural features for the building.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*The iron entrance surround on the front of the building was added in 1951 when a bowling alley occupied the building. The entrance surround acquired historic significance in its own right and will be retained and preserved. The non-original doors were added after 1951 and has not gained historic significance.*



1951 Drawings, Location of door in 1951

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*The project preserves and retains the distinctive materials, features, and finishes of the 1951 façade configuration. Although, the proposal includes removal of the glass and tile under the windows to become open access to the patio, the character defining wood frames and wood transoms will be retained. The front entrance wood doors were added later and are not character defining.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*No deteriorated features are being replaced as part of the project.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

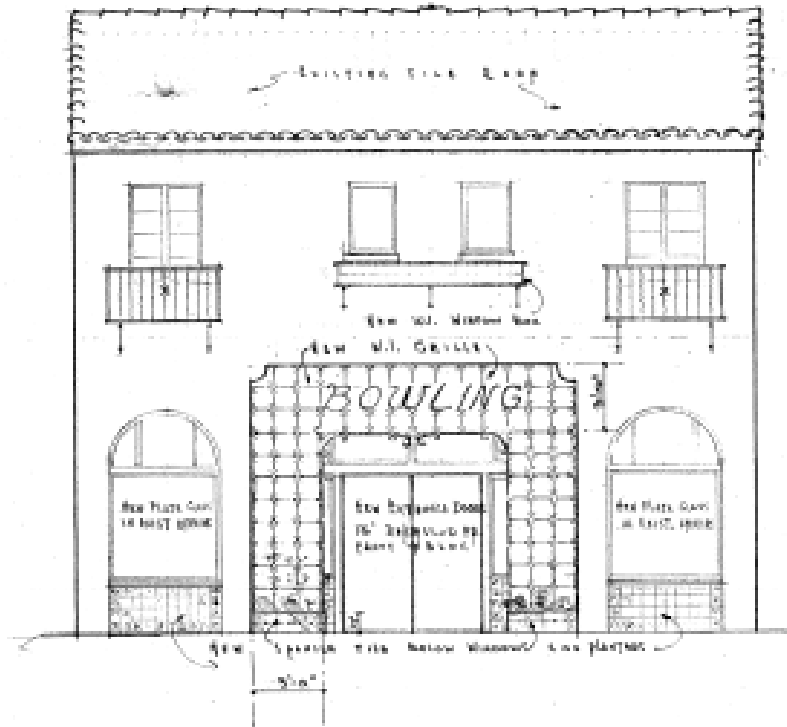
*All work proposed will be taken using the gentlest means to ensure no damage to historic materials.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*This Standard is not applicable.*

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

*The exterior alterations include the glass and tile under the first floor, arched windows will be removed to allow access to the dining patio, the arches and distinctive divided light transoms will remain. The non-original front entrance will be removed and the entrance relocated to its original location as noted on 1951 drawings. The spatial relationship of all the openings on the front façade will remain. The distinctive iron surrounding the entrance installed in 1951 when the building was used as a bowling alley will remain. The work will not destroy historic materials, features or spatial relationships that characterize the property. The iron gates proposed for protection of the patio when the restaurant is closed do not destroy any historic materials and differentiated from the original iron.*



10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Should a new tenant or owner wish to reinstall the glass in the windows under the transoms, the essential form and integrity of the property and its environment will remain.*

**URBAN HISTORIAN SUMMARY COMMENTS.** No Historic Structures/Sites Report is necessary at this time as the proposed alterations do not have a negative impact on the 1929 building. The character-defining front facade on State Street will remain in-tact on the streetscape. The project may therefore qualify for a categorical exemption with a less than significant impact to the resource, if the HLC agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.