



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: February 3, 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: 225 State Street

PROJECT: Removal of existing rooftop equipment, removal of refrigeration units (240 sf) and equipment at rear patio, restoration of the existing brick and mortar joints, restoration of the arched storefronts along State Street, replace the existing, deteriorated windows along the parking lot with fixed, aluminum clad windows with profile and configuration similar to original, restoration of the existing clerestory windows, replace the existing low roof, paint, and new fencing, landscaping and hardscape at rear patio.



View of building after 1925 Earthquake.



225 State Street original drawings dated August 21, 1925

The City Architectural 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 will not remove a distinctive or original feature.

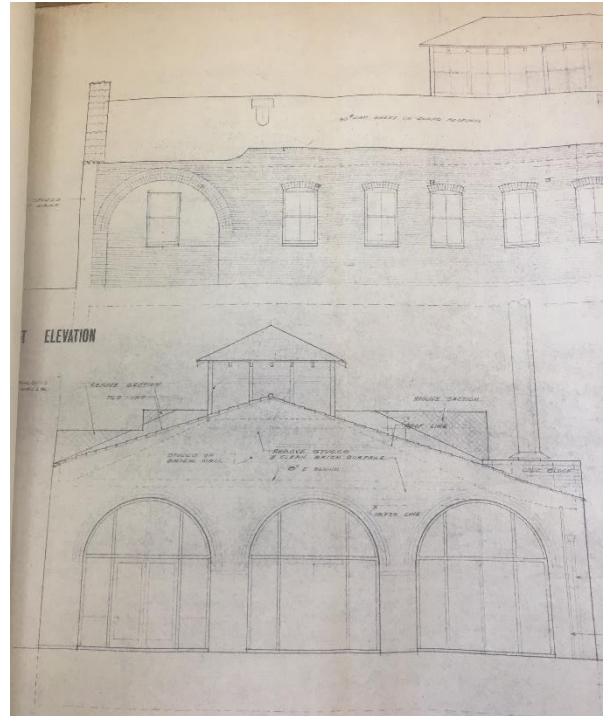
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The brick façade with large arch openings on State Street and the terra-cotta coping are the distinctive features of the building that 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.



C. 1970 photograph of the building.



The removal of the stucco in 1977, was a change to the building that acquired historic significance in its own right and will be retained and preserved.

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 brick façade, the terra-cotta coping, and the three large openings facing State Street.

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.



The proposal includes replacement of the distinctive two-over-two windows on the parking lot side elevation. The windows have suffered severe deterioration. The new windows will match in profile and configuration, but the material will be aluminum clad and the windows will be fixed. The new windows will have the same appearance as the original windows.

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. Restoration of the brick will follow the National Park Service's "Preservation Briefs Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings" Robert C. Mack, FAIA, and Anne E. Grimmer And "Preservation Brief 2 Repointing Mortar Joints in Historic Masonry Buildings" Robert C. Mack, FAIA, and John P. Speweik

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.

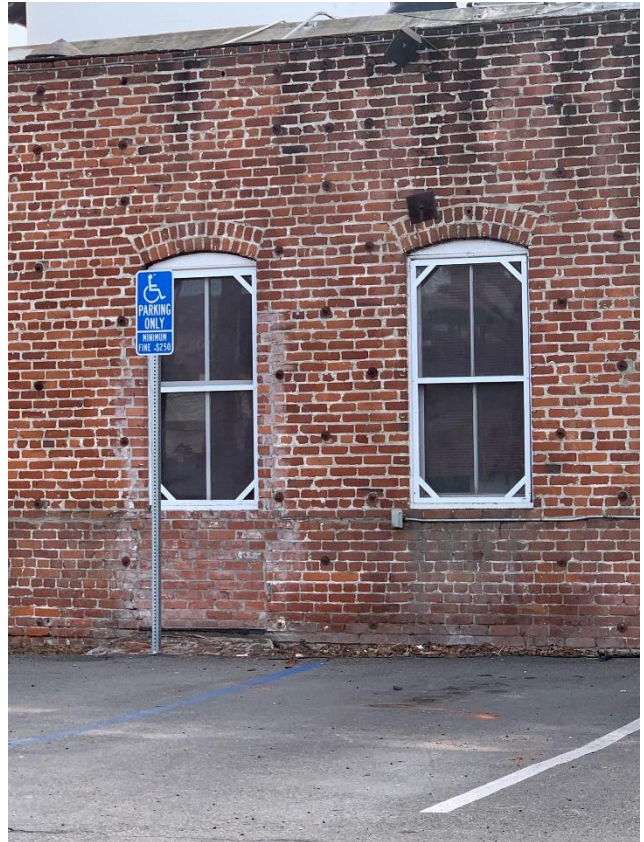
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

The project meets Standard 9 for the following reasons:

The addition of the rear patio fencing and landscaping will be compatible with the historic materials, features, size, scale, proportion and massing of the building.. The area is minimally visible from the front elevation and side elevation and will not impact the historic integrity of the building.

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 remove the patio the essential form and integrity of the historic property will be unimpaired.



ARCHITECTURAL 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 1925 building. The character-defining three large openings on State Street will remain in-tact on the streetscape, and the addition of the rear patio and landscaping will not impact the resource. 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.