



**City of Santa Barbara**  
Planning Division

**Memorandum**

**MEETING DATE:** May 26, 2021

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

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

**SUBJECT:** Staff Evaluation of proposed alterations

**ADDRESS:** 26 East Gutierrez Street, Second Baptist Church

**PROJECT:** Proposal to replace 4 front elevation textured stained glass windows installed in the 1950s to match stained glass on the side elevations that dates to the construction dates of the 1920s stained glass, and to install new ironwork grilles and planter boxes on existing windows in the tower.

For historic significance of the church, see the Historic Significance Report. The Architectural Historian prepared this memo to evaluate the proposed project on the historic resource by determining if the project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. The purpose of this staff evaluation is to assist the Historic Landmarks Commission, in the review of a project when no Historic Structures/Sites Report (HSSR) has been prepared and in order to guide applicants and Commissioners appropriately towards avoiding or lessening project impacts.

**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 church building was converted to commercial use in 2000 when the congregation moved to another location. The church building is now being rehabilitated for another commercial use as a design studio. The project proposes to remove the textured colored stained glass estimated by stained glass specialist, Tanya Stevenson of Holroyd Studios, not to be original, but was installed in the 1950s. Stevenson estimated the opaque glass on the side elevations was installed in the 1920s near the time of the original 1925 construction as that glass was commonly used for Baptist churches from that time period. The project proposes to install opaque glass to*



*match the 1920s windows in the existing openings where the textured glass will be removed. Because the glass to be removed is not original, it meets Standard 1 as there will be no removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property.*

*The new use requires minimal change to the exterior distinctive materials, features, spaces and spatial relationships.*

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 project proposes to remove the textured colored stained glass estimated by stained glass specialist, Tanya Stevenson of Holroyd Studios, not to be original, but was installed in the 1950s. Stevenson estimated the opaque glass on the side elevations was installed in the 1920s near the time of the original 1925 construction as that glass was commonly used for Baptist churches from that time period. The project proposes to install opaque glass to match the 1920s windows in the existing openings where the textured glass will be removed. Because the glass to be removed is not original, it meets Standard 2 as there will be no removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property.*

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 church was designed as a simple Baptist Church with simple gothic arched windows with opaque glass. In order to keep the simplicity of the building, no conjectural features are proposed for the building.*

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

*The windows in the front elevation are not original and estimated to be installed in the 1950s, because of the differing textures and style, the front windows are not significant in their own right. Restoring the 1920s glass in the front windows will restore the building to its 1920s appearance.*

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

*The most distinguishing features of the building are the massing of the front facing gable and the front tower which give the building the distinguished church quality, and the 1920s stained glass windows in the side elevations. The project is preserving the buildings massing and footprint, and retaining the distinctive 1920s opaque glass windows on the side elevations that are an excellent example of 1920s craftsmanship.*

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 most distinguishing features of the building, including the 1920s glass on the side elevations will be repaired rather than replaced.*

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 used the gentlest means possible 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 installation of the iron grills under the tower windows will not destroy any historic materials, features and spatial relationships that characterize the property. The installation of opaque stained glass to match the 1920s glass will be compatible with the historic windows in material, features, size, scale and proportion of church's vocabulary.*

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.

*If the ironwork grilles and planter boxes were removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.*

**ARCHITCTURAL HISTORIAN SUMMARY COMMENTS.** No Historic Structures/Sites Report is necessary at this time as the proposed project does not have a negative impact on the building which will remain in-tact on the streetscape and the minor alterations meet the Secretary of the Interior's Standards for Rehabilitation. The project may therefore qualify for a CEQA 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.