



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: August 17, 2022

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, Architectural Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 813 Anacapa Street

PROJECT: Expansion of the two patio spaces in the courtyards of El Paseo, City Landmark.



This memo prepared by the Architectural Historian evaluates the proposed project on the historic resource by determining if the project follows 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 Phase 2 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 project meets Standard 1. The property will still be used as a business and the proposed alteration will require minimal change to distinctive features, the paving of El Paseo and the design of the courtyards so that it will still be able to convey its c. 1911 - 1929 (date completed) appearance.

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 meets Standard 2. The paving and design and spatial relationships that characterize El Paseo will be retained and preserved as the expansion of the patio will only include stanchions posts, handrails and freestanding furniture.

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 meets Standard 3. No conjectural features are proposed in this project.

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

The project meets Standard 4. No changes to the site that have acquired significance in their own right will be altered.

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

The project meets Standard 5. The project is preserving and retaining the distinctive materials, features, finishes and construction techniques of the property including the distinctive paving and fountain in the courtyard.

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.

This Standard is not applicable as no features are proposed for repair or replacement.

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.

The project meets Standard 7. The project specifies that contractor shall practice extra care when pre-drilling holes into existing paving surface so as to prevent any cracks or damage. If paving is cracked or damaged during pre-drilling of holes, the contractor shall repair paving in kind at no extra cost to the owner. 2. Anchor bolts are to be installed as close as possible to mortar joints in paving

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. The minor alterations to expand the dining space will not destroy historic materials, features, or spatial relationships that characterize the property. The furnishings are modern yet the wrought iron materials and wood furnishings are compatible with the Spanish Colonial Revival style of El Paseo.

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.

The project meets Standard 10: If the patio furnishings and stanchions were removed the essential form and integrity of the property would be unimpaired.

ARCHITCTURAL HISTORIAN SUMMARY COMMENTS. No Historic Structures/Sites Report is necessary at this time as the proposed expansion of the patios will not have a negative impact on the historic Landmark, EL Paseo, which will remain in-tact and the project meets the Secretary of the Interior's Standards for Rehabilitation. The project may therefore qualify for a categorical exemption with a less than significant impact to the resource, if the HLC consent reviewer agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.