



**City of Santa Barbara**  
Planning Division

**Memorandum**

**MEETING DATE:** TBD

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

**FROM:** Nicole Hernandez, City Architectural Historian, MFA

**SUBJECT:** Staff Evaluation of proposed alterations to Secretary of the Interior's Standards for Rehabilitation

**ADDRESS:** 22 East Carrillo Street, Contributing to El Pueblo Viejo Landmark District; Historic Resources Inventory, Spanish Colonial Revival constructed in 1926/27 by Associated Architects of Santa Barbara as Chamber of Commerce

**PROJECT:** Proposed adaptive reuse to include restoring the central window on the front façade to match what is on the original drawings and adjacent original windows and create accessible entrance in the rear and add a covered vestibule. Reconstruct trash area.

This memo, prepared by the City's 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 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 was originally a commercial building constructed to house the Chamber of Commerce structure. The building will be adaptively reused for housing that requires minimal change to distinctive materials, features, spaces and spatial relationships as all distinctive features are being restored to match the original drawings. In fact the project will remove an inappropriate door in the central bay of the front elevation and enclosed window to match the original drawings.*

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 historic character of the property will be retained and preserved and no distinctive materials, features, spaces or spatial relationships that characterize the property will be altered.*

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.

*No conjectural features are proposed for the building. The project meets standard 3.*

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

*No changes have acquired historic significance in their own right.*

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

*The project **meets** Standard 5. All distinctive materials, features, finishes and construction or examples of craftsmanship that characterize a property will be preserved*

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 project **meets** Standard 6. The deteriorated features are proposed for repair rather than 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. As the project will use the gentlest means possible in restoring the original windows to ensure they are not damaged.*

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 proposed new windows and rear alterations **meet** Standard 9. The replacement of the non-original middle-bay doors and enclosed window on the front façade will match the original drawings and adjacent original windows and restore integrity to the front façade. The rear alterations are not visible from the public right-of-way, and it is compatible to the historic stucco materials, size- in that they are smaller than the main building, scale and proportions and massing to protect the integrity of the property. The arch doors, punctured grills and iron balcony are all characteristics of the Spanish Colonial Revival style and compatible with the original 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.

*The project meets standard 10 as if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**ARCHITCTURAL HISTORIAN CONCLUSION.** The project meets the Secretary of the Interior's Standards for Rehabilitation. The project, therefore, does qualify for a California Environmental Quality Act (CEQA) categorical exemption as per section 15064.7 of the CEQA Guidelines. If the HLC concurs that the project meets the Secretary of the Interior's Standards for the Rehabilitation, they may find the project qualifies for the Categorical Exemption.