

PRESERVATION PLANNING ASSOCIATES

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February 17, 2016

Historic Landmarks Commission
630 Garden Street
Santa Barbara, CA 93101

Re Letter Addendum to Historic Structures/Sites Report for Cabrillo Pavilion, 1118 E. Cabrillo Boulevard

Dear Chair Suding and Members of the Historic Landmarks Commission:

On September 10, 2014, the Historic Landmarks Commission reviewed and approved the Historic Structures/Sites Report for the Cabrillo Pavilion prepared by Preservation Planning Associates and dated September 10, 2014. At that time, the proposed project had not been fully developed, and a number of project elements were awaiting further refinement. The report indicated that if future design changes were made they were to be analyzed in a letter addendum according to the Secretary of the Interior's Standards. Additionally, as plans accepted by the HLC through acceptance of the September 10, 2014 report were more fully developed, they too would be analyzed according to the Standards, but in this case, using only Standards 9-10. This letter addendum addresses the following elements:

Design changes

1. Removal of 1988 alterations at the northeast corner and restoration of the original tile shed roof and casement window at the north facade facing Cabrillo Boulevard. Enclosure of the electrical equipment with a roof extension at the northwest corner; the adjacent low wall blocks from view the pressure reducing valve assembly and gas meters
2. Lowering of the portico ceiling and addition of heaters recessed into the portico ceiling
3. Addition of promenade gates at the east and west entrances to the promenade
4. Addition of an electrical transformer at the west parking lot set within a sloped concrete wall

Design Refinements

- 5a. Alteration of the roof line of the enclosed terrace
- 5b. Alteration and change in proposed windows and doors at enclosed and outdoor terrace
- 5c. Alteration of second floor roof
6. Refining of the design of the walls of the promenade
7. Addition of a tile roof over the trash enclosure

CEQA Guidelines for Determining Project Effects

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that

justify its eligibility for the California Register of Historic Resources (CRHR) or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1, 2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)).

The Secretary of the Interior's Standards are as follows:

1. A property shall 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.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall 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, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis of Impacts of the Proposed Projects

The following discussion analyzes the impacts on historical resources of the proposed changes using the Secretary of the Interior' Standards.

1a. Removal of the 1988 alterations at the northeast corner and restoration of the original tile shed roof and casement window at the north facade facing Cabrillo Boulevard (see Sheets DD.101, DD.300, DD.301 (M)).

Northeast side: Since last presented it has been determined that the service entrance and sloped walk up to the second floor Special Events Room is no longer required. Removal of the walk and restoration of the original tile shed roof over the Fitness Room are being newly proposed as well as the restoration of the original window at the current service door location. The roof will be slightly altered from the original 1926 design by continuing it to the north façade rather than stopping short by approximately 9 feet.

The removal of the service entrance allows for the main entry east and west ramps to shift in towards the Cabrillo Entry Terrace thus reducing each ramp in width. The west ramp can now become a sloped walk without the previously required railings, until the lower portion where it must remain a ramp with railings.

1b. Enclosure of the electrical equipment with a roof extension at the northwest corner (see Sheets DD.101, DD.301 (J)).

Northwest side: The existing tile roof over the Fitness Room will be continued to the north façade as per the Northeast side to allow for new electrical equipment to fit below the bottom edge of the roof. The extended wall below the roof will be flush with the existing building wall. Two large wood plank doors to the electrical room will be located in this extended wall of the building. The exterior equipment enclosure area is smaller than the earlier design (14'-3" east-west by 12'-0" north-south). The L-shaped enclosure wall has also been reduced in height to roughly 5-feet high from enclosure level. The west end of the enclosure is open (no wall/gate). There is a lower 2.75-foot high retaining site wall extending west from the short leg of the enclosure wall.

Standard 1. A property shall 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 Cabrillo Pavilion will continue in its historic use. The proposed changes are compatible with the original building and in many instances return the building to its original configuration. Therefore this part of the proposed project meets Standard 1.

Standard 2. The historic character of a property shall 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 Cabrillo Pavilion will be retained and preserved. Distinctive materials include plaster walls, terra cotta clay roof tile, cast concrete faced with plaster decorative railing on the second floor south terrace, cast concrete decorative insert with ship design, Tuscan style concrete columns, ceramic tile with ship design, wood frame windows and wrought iron light fixtures. No distinctive materials will be removed and no features, space, and spatial relationships that characterize the Pavilion will be altered. Therefore this part of the

proposed project meets Standard 2.

Standard 3. Each property shall 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, shall not be undertaken.

No conjectural features or elements from other historical properties will be added. Therefore this part of the proposed project meets Standard 3.

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

The 1988 alteration by Carberry has not acquired significance in its own right, and its removal will not have a significant impact. Therefore this part of the proposed project meets Standard 4.

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

The distinctive materials, features, finishes and construction techniques that characterize the property, as itemized under Standard 2 are being preserved. Therefore this part of the proposed project meets Standard 5.

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

Because this part of the project entails removing non-historic architectural elements and recreating the 1926 plan with new materials to match the existing, this Standard is not relevant to this part of the proposed project.

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

This Standard is not relevant to this particular proposed alteration.

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

This Standard is outside the purview of this report.

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

1a. The new construction at the northeast corner removes a non-historic element and replaces it with a design from the 1926 plan. As a result, the north elevation becomes more symmetrical with the removal of the service entrance door/sloped walk and restoration of the tile shed roof and casement window. Because the new design references the 1926 plan and will match the existing historic materials, features, size, scale, proportion, and massing, this part of the proposed project meets Standard 9.

1b. The enclosure of the electrical equipment room at the northwest corner will not cause a significant impact because it extends an existing roof in the same slope using materials to match existing and is located in a recessed corner of the building. The design of the wood double doors makes reference to the wood doors on the south elevation.

The exterior equipment enclosure area is smaller than that accepted in the 2014 report, and its L-shaped screen walls will match the existing color of the building. It is set back a number of feet from the northwest corner of building. Because the new design will match the existing historic materials, features, size, scale and proportion, and massing, this part of the proposed project meets Standard 9.

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

Because the new construction at the northeast corner is replacing modern 1988 alterations, this Standard is not relevant to this part of the proposed project. If the proposed alterations to the northwest corner were removed in the future, the essential form and integrity of the building would remain. Therefore this part of the proposed project meets Standard 10.

2. Lowering portico ceiling and adding heaters recessed into the Portico Ceiling (see Sheet DD.185).

Fire sprinklers and utilities as well as recessed heaters need to be added to the Portico ceiling. The proposed plan is to frame a new cement plaster ceiling directly below the existing concrete pan deck to conceal the utilities (electrical, speakers, fire sprinklers, etc.) and provide a space to recess ten new stainless steel patio heaters. The new ceiling will replicate the width and spacing of the existing joists, but the depth from the bottom of the joists to the bottom of the pan will be reduced from 8 inches to approximately 6-1/2 inches. The new ceiling is about 9 inches below the existing structure, but there will still be close to 11 feet of ceiling clearance to the bottom of the beams

Standard 1. A property shall 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 Cabrillo Pavilion will continue in its historic use. The underside of the portico ceiling was not identified as a character-defining feature, yet its architectural features, including the regular spacing of ceiling joists, are noteworthy. Because the proposed change will replicate the spacing

of the joists, therefore this part of the proposed project meets Standard 1.

Standard 2. The historic character of a property shall 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 Cabrillo Pavilion will be retained and preserved. Distinctive materials include plaster walls, terra cotta clay roof tile, cast concrete faced with plaster decorative railing on the second floor south terrace, cast concrete decorative insert with ship design, Tuscan style concrete columns, ceramic tile with ship design, wood frame windows and wrought iron light fixtures. No distinctive materials will be removed and no features, space, and spatial relationships that characterize the Pavilion will be altered. The underside of the portico ceiling was not identified as a character-defining feature, yet its architectural features, including the regular spacing of ceiling joists, are noteworthy. Because the proposed change will replicate spacing of the joists, therefore this part of the proposed project meets Standard 2.

Standard 3. Each property shall 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, shall not be undertaken.

No conjectural features or elements from other historical properties will be added. Therefore this part of the proposed project meets Standard 3.

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

This Standard is not relevant for this part of the proposed project.

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

The distinctive materials, features, finishes and construction techniques that characterize the property, as itemized under Standard 2, are being preserved. Therefore this part of the proposed project meets Standard 5.

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

The portico ceiling is in disrepair with chunks of concrete missing from the joists. Because of requirements for fire sprinklers and utilities, as well as the desire for recessed heaters, the present proposal is to create a dropped ceiling below the existing, with the new ceiling to match the existing in design and texture. The membrane structural wrap will still be added to the ceiling for additional structural strength and stabilization. Therefore this part of the proposed project meets Standard 6.

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

This Standard is not relevant to this particular proposed alteration.

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

This Standard is outside the purview of this report.

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

The present proposal is to create a dropped ceiling below the existing ceiling, matching the original in design and texture. The joist depth will be reduced from 8 inches to 4 ½ inches, yet because the original spacing of the joists will be maintained, and the ceiling is approximately 12 feet high, this alteration will not have a significant visual impact. The addition of ten new heaters flush with the bottom of the joists will not have a significant impact because they are only a small element within the ceiling and are spaced sufficiently far apart that the spatial relationship of joists to ceiling will not be impaired. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event this new ceiling were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore the proposed project meets Standard 10.

3. Addition of promenade gates at the east and west entrances to the promenade (see Sheet DD.181)

To control stroller and bike access onto the Promenade, metal gates at the east and west ends are proposed. The gates will mainly remain shut but can be opened when required for emergency vehicle access. A similar solution is installed at Chase Palm Park.

Standard 1. *A property shall 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 Cabrillo Pavilion will continue in its historic use. The metal gates are designed in a style compatible with the Spanish Colonial Revival style of the Cabrillo Pavilion and are a sufficient distance from it to not impact the building. Therefore this part of the proposed project meets

Standard 1.

Standard 2. *The historic character of a property shall 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 Cabrillo Pavilion will be retained and preserved. No distinctive materials will be removed and no features, spaces, and spatial relationships that characterize the Pavilion will be altered. Therefore this part of the proposed project meets Standard 2.

Standard 3. *Each property shall 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, shall not be undertaken.*

No conjectural features or elements from other historical properties will be added. Therefore this part of the proposed project meets Standard 3.

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

This Standard is not relevant to this part of the proposed project.

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

The distinctive materials, features, finishes and construction techniques that characterize the property are being preserved. Therefore this part of the proposed project meets Standard 5.

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

Because the proposed gates are new and set at a distance from the building, this Standard is not relevant to this particular proposed addition.

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

This Standard is not relevant to this particular proposed addition.

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

This Standard is outside the purview of this report.

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

The present proposal is to create new gates at the east and west ends of the promenade. Because the metal gates are designed in a style compatible with the Spanish Colonial Revival style of the Cabrillo Pavilion, they are compatible with the historic features and scale of the building. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event the new gates were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

4. Addition of an electrical transformer at the west site set within a sloped concrete wall (see Sheets DD.101, DD.184)

An SCE-required transformer will be located at the north edge of the west parking lot. Set within an existing sloped planter, extending from the sidewalk along Cabrillo Boulevard, it will be surrounded by a sloped concrete planter and protective bollards.

Standard 1. A property shall 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 Cabrillo Pavilion will continue in its historic use. The proposed addition is sufficiently far removed from the building that its distinctive materials, features, spaces, and spatial relationships are unchanged. Therefore this part of the proposed project meets Standard 1.

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

No distinctive materials will be removed and no features, space, and spatial relationships that characterize the Pavilion will be altered. Therefore this part of the proposed project meets Standard 2.

Standard 3. Each property shall 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, shall not be undertaken.

No conjectural features or elements from other historical properties will be added. Therefore

this part of the proposed project meets Standard 3.

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

This Standard is not relevant to this part of the proposed project.

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

The distinctive materials, features, finishes and construction techniques that characterize the property, as itemized under Standard 2 are being preserved. Therefore this part of the proposed project meets Standard 5.

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

This Standard is not relevant to this part of the proposed project.

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

This Standard is not relevant to this part of the proposed project.

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

This Standard is outside the purview of this report.

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

The placement of the required transformer, set within the context of the non-historic parking lot, is sufficiently distant from the Pavilion building that its presence will not destroy historic materials, features, and spatial relationships that characterize the property. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event this transformer were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

5a. Alteration of the roof line of the second floor enclosed terrace (see Sheet DD.303).

The hipped roof design has been modified since last presented to accommodate roof drainage and to comply with minimum tile roof slope requirements. The following modifications combine to achieve this approach:

- a. The roof pitch has been changed from 1:12 as last presented to 2.5:12 to meet code. A 2-foot wide level area acts as a transition between the new roof of the enclosed terrace and the bottom edge of the existing roof. The increased pitch allows for raising the window head height an additional 12-inches from what was previously presented.
- b. The glass line is set back 7.5-inches from the face of the columns to express the exterior depth of the columns.
- c. The chamfer at the columns increased from $\frac{3}{4}$ -inch to 1-inch. After studying the suggested 2-inch it was felt that anything over 1-inch was too heavy proportionally.

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

The alterations to the proposed hipped roof match the character-defining features of the Cabrillo Pavilion design and are compatible with its historic materials, features, size, scale and proportion, and massing. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event the above alterations were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

5b. Alterations to proposed windows and doors at the enclosed and outdoor terrace (see Sheets DD.303)

The side walls remain pulled in as previously presented, allowing for the restoration of the original windows at the second floor level. A proposed modification since last presented is to change the proposed window on the east side to a French door. This would be utilized by catering staff to better access the enclosed and exterior terraces while activities such as presentations are taking place in the Special Events Room. As well, the doors leading onto the exterior terrace on the west and east sides are proposed to change from a single door set alongside the existing building wall to a centered double door flanked by windows.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 project to construct a French door on the east end of the south elevation will not have a significant impact because it is designed to match the window on the west end. From the vantage point of those looking from the beach to the second floor, the decorative railing hides the lower part of the door, so the door will be perceived as another window, maintaining a visual symmetry. The proposal to center double doors between windows on the east and west elevations provides for a more balanced elevation by centering the doors on the terrace. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event the above alterations were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

5c. Alteration of Second floor roof (see sheet DD.300)

The existing roof deck at the Special Events Room is exposed on the underside within the interior space. In order to provide needed roof insulation and to create a space for running sprinkler piping and electrical conduits, a proposed solution is to add approximately 4" of rigid polyisocyanurate insulation on top of the existing T&G decking. The north and south walls of the Special Events Room already have a double stepped plaster detail; an additional plaster step will be added at the top of those walls to maintain the proportion between the top of the reveal and the bottom of the re-installed tile roofing.

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

The alterations to the proposed raised roof match the character-defining features of the Cabrillo Pavilion design and are compatible with its historic materials, features, size, scale and proportion, and massing. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event the above alteration were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

6. Refining of the design of the walls of the promenade (see Sheets DD.101, DD.180, DD.181, DD.182)

The proposed low walls along the sloped walks leading up to the Portico level are designed to relate to the design of the original building. The walls would be constructed in a similar manner to those found on the original building of concrete faced in cement plaster and painted in colors to match. The shape of the wall top cap draws from the existing top cap at the second floor concrete rail and the exterior stairs. Detailed insets and grilles of cast concrete will be included following the same size and spacing as those found on the upstairs concrete rail. The cast inset is proposed to be of a shell rather than the ship found on the existing rail. The concrete cast shell is inspired by shells found on the column capitals at the first floor lobby. The shell motif is being proposed as an identifying motif for use at the newly renovated facility.

The proposed low seat wall between the Promenade and sand is designed in a similar manner as other low walls found between the sand and public walks further down Cabrillo Boulevard. The wall would be cast-in-place concrete in a natural grey. The wall profile shape is slightly curved to provide for a comfortable place to sit.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 low wall along the sloped walks leading up to the Portico level is designed to relate to the design of the original building, with the cast concrete insets taken from the second floor concrete rail. These two low walls at the two gable-front ends of the south elevation set off the new sloped walks and make reference to the details on the existing building. They are compatible with the historic materials, features, size, and scale of the existing building, Therefore this part of the proposed project meets Standard 9.

The proposed new low seat wall between the promenade and the sand is modeled on existing low walls along Cabrillo Boulevard and thereby make reference to the existing visual context along the beach walkway while being differentiated from the Cabrillo Pavilion building. Therefore this part of the proposed project meets Standard 9.

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

In the unlikely event the walls were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

7. Addition of a tile roof over the trash enclosure (see Sheet DD.184)

A tile roof is proposed in order to accommodate the height of the trash containers and help

screen the trash that would be visible from the Cabrillo Boulevard sidewalk. The previously proposed trellis was too low and would not screen trash containers.

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

The replacement of the existing trash enclosure with a new trash enclosure was reviewed and accepted in the 2014 report. The addition of a tile roof rather than a trellis is compatible with the style of the Cabrillo Pavilion, and will have the added benefit of screening the trash from the Cabrillo Boulevard sidewalk. Therefore this part of the proposed project meets Standard 9.

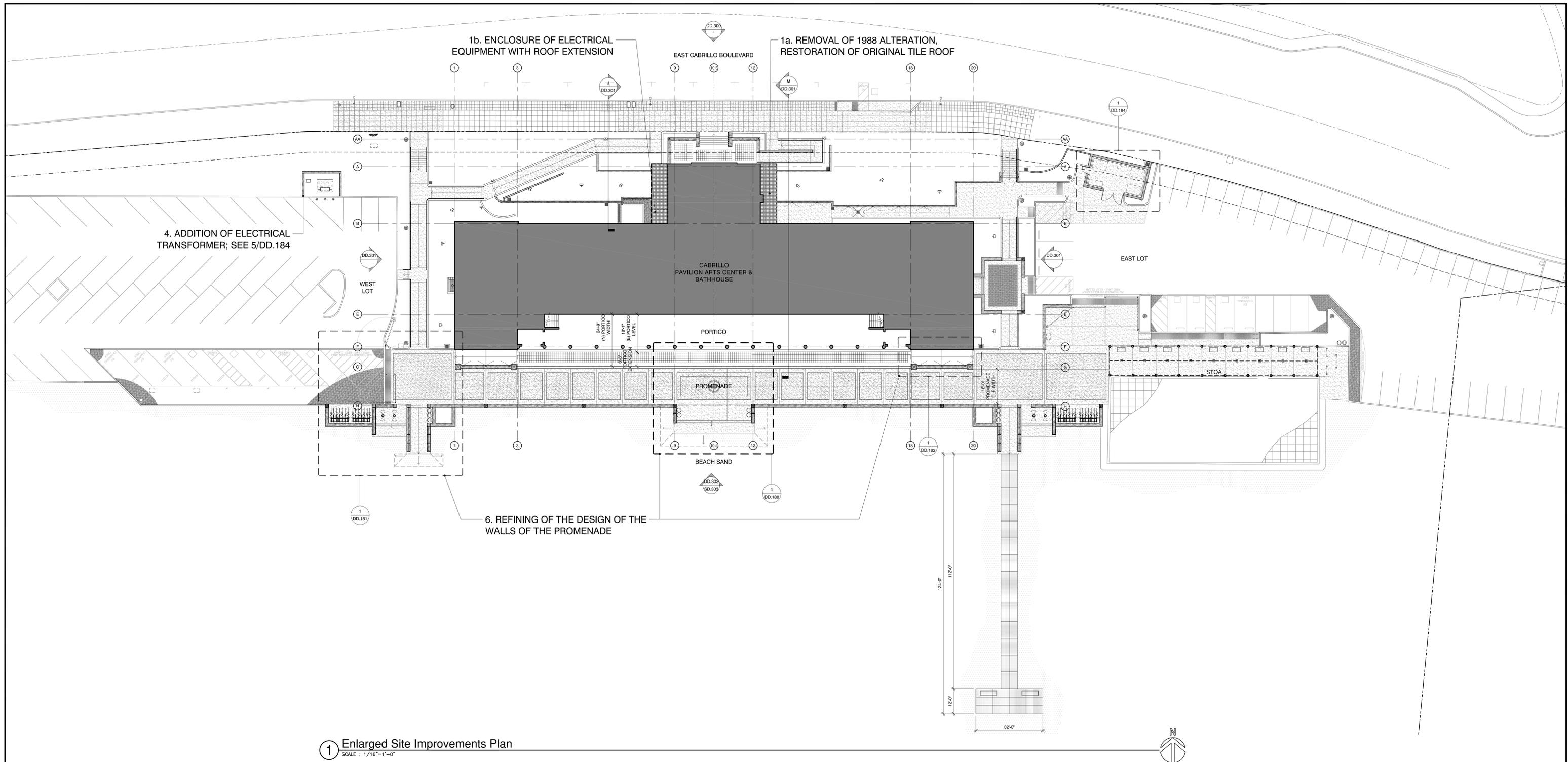
Standard 10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event the trash enclosure were removed in the future, the essential form and integrity of the Cabrillo Pavilion and its environment would be unimpaired. Therefore this part of the proposed project meets Standard 10.

If you have any questions, please do not hesitate to call me at (805) 450-6658.

Sincerely,

Alexandra C. Cole



1 Enlarged Site Improvements Plan
SCALE : 1/16"=1'-0"

NO.	DESCRIPTION	DATE	APPROVED

DESIGN	KBZ
DRAWN	-
CHECKED	-
TRAN. PL.	-
TRAN. ENG.	-
ATLAS	-

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT ARCHITECT _____ DATE _____ PROJECT ENGINEER _____ DATE _____



CONSULTANT

RENOVATION OF THE
CABRILLO PAVILION ARTS CENTER & BATHHOUSE
1118 EAST CABRILLO BLVD
SANTA BARBARA, CA 93103

CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION

APPROVED: _____ DATE: _____ 20____

CITY ENGINEER



Enlarged Site Improvements Plan	
SHEET NO. DD.101	PROJ. NO. _____ DATE: 03.23.2016
ARCH. NO. 11.041	DWG. NO. _____