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1.0 INTRODUCTION AND REGULATORY FRAMEWORK

The Santa Barbara Museum of Natural History's proposed Master Plan project was the focus of a Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates in April of 2014. The Phase 2 report was reviewed and accepted by the City of Santa Barbara Historic Landmarks Commission (HLC) in 2014. Conceptual plans for the Phase 1 component of the Museum's approved Master Plan were reviewed by Post/Hazeltine Associates in a letter report dated January 14, 2016 that was included in the package of material that accompanied the revised plan set reviewed by the HLC on January 27, 2016. This Letter Report Addendum evaluates revised final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan (see Appendix A for plans).

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development, including impacts to historic resources. The report follows the guidelines for Historic Cultural Resource Studies set forth in the General Plan of the City of Santa Barbara, as well as State and Federal guidelines pertaining to the assessment of impacts to historic resources. These include the State CEQA Guidelines, specifically Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, as well as the CEQA guidelines outlined in the City of Santa Barbara Master Environmental Assessment. The Phase 2 Historic Structures/Sites Letter Report Addendum includes the following:

- 1) An assessment of revised plans for the Butterfly Exhibit to determine its consistency with the Secretary of the Interior's Standards for Rehabilitation; and Implement the Historic Preservation Development Standards outlined in the Phase 2 HSSR for the Butterfly Garden Exhibit;
- 2) An assessment of revised plans for the "backyard" to determine its consistency with the Secretary of the Interior's Standards for Rehabilitation;
- 3) Implement the Historic Preservation Development Standards outlined in the Phase 2 HSSR for the "backyard;"
- 4) An assessment of the revised plans for the trash enclosure;
- 5) An assessment of minor changes to the pathways providing ADA access from the Museum buildings to the trash enclosure (adjacent to the parking area) and woodland; and
- 6) An assessment of the final plans for the hardscape and landscape for Phase 1 of the project.

Please note that lighting will be reviewed in a separate report which will be submitted to HLC at a later date.

This assessment is an addendum to the 2014 Phase 2 HSSR, which determined that the proposed project would have a Less than Significant (Class III) impact to significant historic resources. This Letter Report Addendum has determined that the final plans evaluated in this document for selected elements of the project are consistent with the original finding of “no impact” (Less than Significant impact) in the Phase 2 HSSR and the subsequent Notice of Exemption for the SBMNH Master Plan. Pamela Post, Ph.D., principal investigator and senior historian, and Timothy Hazeltine prepared this report.

2.0 EXECUTIVE SUMMARY AND PROJECT DESCRIPTION

The final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan are consistent with the guidance set forth in the 2014 Phase 2 Historic Structures/Sites Report reviewed and accepted by the HLC. These potential impacts are evaluated in Section 6 of this report. Each impact under consideration is identified according to its level of significance as described below:

- Beneficial Effect (Class IV): An impact that would result in beneficial changes to the environment.
- Less than Significant Impact (Class III): An impact that may be adverse but does not exceed threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- Significant but Mitigable Impact (Class II): An impact that exceeds a threshold of significance but can be reduced to below the threshold level given reasonable available and feasible mitigation measures. Such an impact requires findings to be made under § 15091 of the State CEQA Guidelines.
- Unavoidably Significant Impact (Class I): An impact that exceeds a threshold of significance and cannot be reduced to below the threshold level, given reasonably available and feasible mitigation measures. Such impact requires a Statement of Overriding Considerations to be issued if the project is approved (per § 15093 of the State CEQA Guidelines).

This Letter Report finds that the proposed Butterfly Exhibit, “backyard,” landscaping and hardscape, entrance plaza, trash enclosure and other elements of Phase 1 of the project enumerated below in Section 3.0 would not result in substantial impacts to significant historic resources including the significant cultural landscape.

3.0 PREVIOUS STUDIES

In 1981, the City of Santa Barbara designated a portion of the Main Museum Complex of the Santa Barbara Museum of Natural History, the Museum’s Fleischmann Auditorium and the stone wall built for the former Hazard estate as a City of Santa Barbara Structure of Merit (see Appendix B). None of the other buildings or features on the Museum campus or non-institutional buildings or features owned by the Museum is a designated City of Santa Barbara Landmark or Structure of Merit, nor is any listed in the City of Santa Barbara Potential Historic Structures/Sites List. None of the buildings or features on the Museum’s campus or non-institutional buildings owned by the

Museum are listed in the California Register of Historical Resources or on the National Register of Historic Places. In 2009, the MacVeagh House and cottage were determined eligible for listing as a City of Santa Barbara Landmark, as well as for listing in the California Register of Historical Resources and the National Register of Historic Places (the cottage was found not eligible for designation on an individual level, but was eligible for listings as a contributor to the setting of MacVeagh House) (Post/Hazeltine Associates 2009). In 2011, the property at 653 Mission Canyon Road (owned by the Museum this is the former Herman H. Eddy House, which is now the Director's House) was evaluated by Post/Hazeltine Associates; this parcel is not within the current project area. The report determined that the house was eligible for designation as a City of Santa Barbara Landmark, as well as for listing in the California Register of Historical Resources and the National Register of Historic Places (Post/Hazeltine Associates 2011).

In 2011, a Phase 1 Historic Structures/Sites Report (HSSR) was prepared by Post/Hazeltine Associates for the following parcels owned by the Museum which are within the current project area: APN 23-250-039, APN 23-250-056, APN 250-066, APN 23-250-068, APN 23-271-003 and APN 23-271-004 (Post/Hazeltine Associates 2011). A number of other parcels located on the north side of Puesta Del Sol were evaluated in 2011 but are not located within the boundaries of the current project area. The methodology for determining whether potential historic resources met the eligibility requirements for listing as historic resources under City, State and Federal eligibility criteria was based on archival research to determine the historic context of the properties within the project area, as well as on-site evaluation of the physical and visual integrity of each building, structure, feature and landscape component. The Phase 1 HSSR was reviewed and accepted by the Historic Landmarks Commission (HLC) on August 11, 2011. A Phase 2 HSSR prepared by Post Hazeltine Associates was reviewed and accepted by the HLC in 2014. As noted above, elements of the final plan for Phase 1 of the Santa Barbara Museum of Natural History Master Plan were reviewed by the HLC on January 27, 2016. This letter provides an evaluation of revisions and refinements intended to address HLC comments made during a January 27, 2016 review of final plans for the project.

4.0 SITE DESCRIPTION

The following provides a brief description of existing improvements in the vicinity of the proposed improvements that are part of Phase 1 of the Santa Barbara Museum of Natural History's approved Conditional Use Permit (CUP).

4.1 Collections and Research Center

Located to the west of the Main Museum complex, the Collections and Research Center (CRC) is composed of two distinct elements, a one-story building designed in 1962 by the architectural firm of Arendt, Moser and Grant and a large, two-story addition designed by the firm of Edwards-Pitman in 1989. Originally, the one-story, reinforced concrete block building was built to accommodate the zoology department. Capped by a flat roof and surrounded by a solid parapet, the building's architectural scheme employed Modernist detailing, including masonry screens, ribbon windows, flush panel doors and stuccoed canopies over ribbon windows that mimicked the design of a projecting ledge that ran beneath the ribbon windows. Initially, the north elevation of the building featured a centrally placed bay door. Its interior was symmetrical

in design, with a central workroom flanked on the east and west by laboratories and offices. A central corridor, bounded on either side by storage rooms, extends through the building to a large bay door set at the center of the north elevation.

In 1989, the building underwent a major expansion to create the Collections and Research Center to house the Museum's vertebrate zoology, invertebrate zoology and anthropology departments. The addition's architectural scheme drew its stylistic references from the Spanish Colonial Revival style of the Museum's prewar buildings, including the use of arcades, tiled roofs and multi-light windows. As part of this project a two-story wing, designed in the Mediterranean style, was built off the north end of the original building and the exterior of the Hale-Rett wing was remodeled in a vaguely Mediterranean style. Changes included the removal of the concrete-block screens and other architectural details. The Phase 1 HSSR determined that the Collections and Research Center is not a significant resource for the purposes of environmental review.

4.2 The Buildings at 2565 Puesta del Sol (MacVeagh House and Cottage)

MacVeagh House

The MacVeagh House, located to the west of the Museum's Collections and Research Center, is a wood-framed house clad in a combination of vertical board siding, shiplap siding and wood shingles. The house's complex footprint is composed of four distinct elements surrounding a courtyard. The original one-story house built sometime before 1888 is now a small one-story wing located off the northeast corner of the main two-story block. Several features of the original house, including its vertical emphasis, steeply pitched roof, narrow windows and horizontal siding, identify it as an example of the Folk Victorian style. The architect/designer of the late 19th-century, Arts and Crafts-style addition to the house is unknown. It is possible that Samuel Ilsley, who designed Glendessary for the Sherman Rogers family, may have played a role in its design (Ilsley was a friend of both the Rogers and MacVeagh families). A Phase 1-2 HSSR prepared in 2011 determined MacVeagh House is a significant historic resource for the purpose of environmental review (Post/Hazeltine Associates 2011). MacVeagh House is a contributor to the surrounding significant cultural landscape.

The Cottage Associated with the MacVeagh House

The cottage associated with the MacVeagh House is a one-story, wood-framed house set on a raised foundation. Its exterior is clad in narrow, horizontal tongue-and-groove siding. Fenestration is composed of rectangular, wood-framed sash windows of varying dimension. The cottage is capped by a hipped roof covered in composition shingles. The wood-paneled front door is located on the east elevation. Small additions, capped by shed roofs, are located on the north and west elevations. A Phase 1-2 HSSR prepared in 2011 determined MacVeagh Cottage is a significant historic resource for the purpose of environmental review (Post/Hazeltine Associates 2011). MacVeagh Cottage is a contributor to the surrounding significant cultural landscape.

4.3 Main Museum Building and Fleischmann Auditorium

Built in phases between 1922 and the early 1960s, the Spanish Colonial Revival style building is

composed of the original 1922 wing constructed around an arcaded courtyard, which is flanked on its east the former Botany Hall constructed in 1927, the Mammal Hall built in 1927 and the Dennis Power Bird Hall built in 1961. On its west side the 1922 wing is flanked by Gould Hall (1926) which is linked to Fleischmann Auditorium (1937) by a loggia. The elevation facing Puesta del Sol is characterized by one-story stucco clad volumes capped by flat, side and front gable roofs, most covered in c-shaped terra cotta tiles. Massing is picturesque with each hall forming a component of a series of projecting and recessed volumes linked by arcades and corridors which are united by common design vocabulary of stuccoed walls, wood frame windows, tiled roofs and a restrained use of wrought-iron gates, grilles and lighting.

4.4 Cultural Landscape

The Phase I HSSR identified a potential significant cultural landscape at the south end of Mission Canyon; its contributing resources are listed below. The significance of this landscape is derived from its concentration of natural features and vegetation and its inventory of significant historic resources dating from the late 18th century through the late 1930s, which range from Mission Santa Barbara and its waterworks to the Santa Barbara Museum of Natural History. Within the project area the streetscape along the 2500 block of Puesta del Sol is a significant contributor to the cultural landscape.

Contributors:

1) Natural Systems and Features:

- a) Mission Creek;
- b) Steep slope south of Mission Creek (most of which is not on SBMNH property);
- c) Overall pattern of sandstone outcrops.

2) Spatial Organization and Existing Patterns of Land Use:

- a) Overall pattern of native vegetation, especially oaks and sycamores, which represents, primarily, a regenerated woodland. This is mixed with non-native vegetation;
- b) Semi-rural pattern of vegetation interspersed with residential and institutional buildings.

3) Circulation:

- a) The existing circulation pattern of paved streets and the lack of paved sidewalks, especially around the residences on Mission Canyon Road and Puesta del Sol.

4) Structures and Features (not on Museum-owned parcels):

- a) Garden Street Academy (former Saint Anthony's Seminary);
- b) Mission Santa Barbara and its waterworks;
- c) Order of the Holy Cross (former St. Mary's Retreat House);
- d) Stone Bridge;
- e) The house and wall at 609 Mission Canyon Road;
- f) Wall on Mission Canyon Road: A cut sandstone wall extending from the north end of the stone bridge to the intersection of Mission Canyon Road and Puesta del Sol;
- g) Rocky Nook Park;

- h) Oliver Memorial Trough (northeast corner of the intersection of Mountain Drive and Mission Canyon Road);
- i) The Santa Barbara Women's Club (670 Mission Canyon Road);
- j) Santa Barbara Museum of Natural History property, overall landscape;
- k) Santa Barbara Museum of Natural History (elements determined to be significant historic resources listed in Table 1);
- l) Stone walls (former Hazard Estate) built sometime after 1898 that define the south side of the 2500 block of Puesta del Sol. A less substantial stone wall partially surrounds the Morehouse Residence at the west end of Puesta del Sol;
- m) Streetscape on the 2500 block of Puesta del Sol and Mission Canyon Road.

5) Views and Vistas:

- a) The views and vista from the SBMNH property towards the former St. Anthony's Seminary;
- b) View towards "Dial House" and "Mission Hill" to and from the SBMNH property.

Non-Contributors:

- a) Existing lighting;
- b) Asphalt paving;
- c) Buildings, structures and features outlined in Table 1, Appendix C of the Phase 2 HSSR, as not eligible for listing as significant historic resources on the SBMNH property;
- d) Whale skeleton on the SBMNH property;
- e) Non-native landscaping (with the exception of several large specimen trees, most of the existing non-native landscaping has been installed since the 1940s)

5.0 DETERMINING THE SIGNIFICANCE OF IMPACTS TO SIGNIFICANT HISTORIC RESOURCES

5.1 Regulatory Setting

Analysis of project impacts to significant historic resources is guided by the following:

City of Santa Barbara Master Environmental Assessment

Guidelines for the evaluation of potential project effects are found in Section 1.4 "Project Impact Evaluation Procedures, #10" of the City of Santa Barbara Master Environmental Assessment as follows:

If the Historic Structures/Sites Report determines that historical structures/sites located at the proposed project site are significant historic resources, then the Historic Structures/Sites Report should include an analysis of the proposed project's potential effects on the resources. The Historic Structures/Sites Report should state the level of impact as significant and unavoidable (Class I), potentially significant unless mitigated (Class II) or less than significant (Class III). Potentially significant effects on significant historic resources are described in Section 2.3 Thresholds of Significance, Determining Significance of Impacts to Significant Historic Resources (MEA 2003: 63). In addition, potential direct, indirect and

cumulative effects on overall site integrity and identified values should be considered. Effects on historic and architectural values are measured in terms of loss of exemplary or commemorative elements, structures and sites.

This evaluation of potential project effects on significant historic structures and/or sites should be based on overall site integrity and identified values should be considered. Effects on historic and architectural values are measures in terms of loss of exemplary or commemorative elements, structures, and sites.

This evaluation of potential project effects on significant historic structures and/or sites should be based on substantial information, and or should be presented in the Historic Structures/Sites Report in a well reasoned, defensible and logical manner. Conclusionary statements of potential project effects on significant historic resources are insufficient (City of Santa Barbara MEA 2002: 63).

Mitigation measures are outlined in Section 2.5 of the MEA as follows;

In-situ preservation is the preferred manner of avoiding damage to significant historic resources.

1. Planning construction so that demolition or alteration of structures, sites, and natural objects are not required; and
2. Incorporating existing structures, sites, and natural objects into planned development whenever avoidance is not possible (City of Santa Barbara MEA 2002: 65).

As noted in the guidelines, the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (City of Santa Barbara MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.
- 2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.
- 3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.
- 4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.
- 5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior's Guidelines that would apply to this treatment).
- 6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.
- 7) Demolition of historic structures with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.

- 8) Commemoration of the demolished structure with a display of text and photograph within the new building.
- 9) Commemoration of the demolished structure with a display of text and photographs on the exterior of the new building.
- 10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.
- 11) Salvage of significant materials for conservation in an historical display (City of Santa Barbara MEA 2002: 66-67).

5.2 MEA Guidance

The MEA includes the following under State CEQA guidance:

CEQA Guidelines §15126.4(b) provides the following direction relative to the development of mitigation measures for historical resources.

(1) Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of a historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant,

(2) In some circumstances, documentation of a historical resource, by the way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur (City of Santa Barbara MEA 2002: 65).

5.3 CEQA Guidance

CEQA defines direct impacts as physical impacts that are caused by the implementation of a project and occur at the same time or place. Indirect impacts are visual or contextual impacts caused by the implementation of a project that are reasonably foreseeable, but occur at a different time or place (CEQA Guidelines, Section 15064 and 15355).

5.4 The Secretary of the Interior's Standards for the Treatment of Historic Properties

Evolving from the Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards that were developed in 1976, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings were published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources." The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of an historic building and its site while allowing for reasonable changes to meet new needs. The Standards apply to historic buildings of all periods, styles, types,

materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. These Standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project or new development or rehabilitation adversely impacts an "historical resource." The Secretary of the Interior's Standards for the Treatment of Historic Properties state (for rehabilitation):

1. A property shall be used as its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive 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 other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Infill and redevelopment projects that could affect historic resources may be subject to review based on Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which state:

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features 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 manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Therefore, in determining the impact of a project on a "historical resource," CEQA regulations require the application of the Secretary of the Interior's Standards to the question of whether the project results in a substantial adverse change to the resource and in particular those physical characteristics or character-defining spaces and features that convey its historical significance.

CEQA Guidelines Section 15064.5(b)(3) states: Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Secretary's Standards, Weeks and Grimmer, 1995) shall be considered as mitigated to a level of less than a significant impact on the historic resource.

While compliance with the Secretary's Standards indicates that a project may have a less than significant impact on a significant historical resource, the converse of this does not hold. Failure to comply with the Secretary's Standards is not, by definition, a significant impact under CEQA. CEQA recognizes that alterations that are not consistent with the Secretary's Standards may still not result in significant impacts on the historical resource. Therefore, the significance of project impacts on an historical resource can be evaluated by determining:

- Whether a project is in conformance with the Secretary's Standards (less-than-significant impact);
- Whether a project is in substantial conformance with the Secretary's Standards and does not result in material impairment (less-than-significant impact); or
- Whether a project is not in conformance with the Secretary's Standards and results in material impairment (significant impact).

The above criteria are important not only in determining whether the project would have a significant cultural resource impact but also in considering effective mitigation and alternatives.

5.5 Work Plan

The work plan will focus on an evaluation of the final plans for Phase 1 of the Santa Barbara Museum of Natural History Master Plan on nearby significant historic resources and the significant cultural landscape identified in the Phase 1 HSSR and the Phase 2 HSSR. This will include a detailed description of revisions for the Butterfly Garden Exhibit, final landscape plans, and improvements to the "backyard," alterations to pathways, the trash enclosure, iron gates on the Main Museum building and a lighting program and an assessment of the potential impacts that the proposed project could have on nearby significant historic resources. The level of analysis in this letter report is consistent with that needed to make historic resource finding and to evaluate whether the Historic Resource Protection Measures outlined in the Phase 2 HSSR have been implemented. The Secretary of the Interior's Standards for the Treatment of Historic Properties developed by the Department of the Interior will guide the evaluation:

Rehabilitation is defined as: *the act or process of making possible a compatible use for a property through, repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

Schacht/Aslani Architects developed the architectural plans (see Appendix A). The landscape plans were prepared by Van Atta Associates and the lighting plan by LFA Lighting Design (see Appendix A).

This report addresses the following comments on the HSSR Letter Report made by the HLC at their January 27th meeting which are relevant to the currently proposed project:

1. *Correct typos as denoted on pages 26 and 28.* Note: the typos have been corrected.
2. *Study the impacts of the Puesta del Sol improvements, specifically the use of sandstone versus faux sandstone and how an edging affects the Scottish picket (Hazard) wall* (this comment was addressed in a revised project for Puesta del Sol reviewed and approved by HLC on March 16, 2016). Note: Plans for the Puesta Del Sol Improvements were approved by the HLC in March of 2016.
3. *Study the effect of the permeable pavers on the integrity of the site and how the plastic or recycled decking impacts the historic resource.* Note: This comment is addressed in this revised letter report.

5.6 Revised Design for the Butterfly Garden Exhibit

The following section of the report provides an analysis of the revised design for the Butterfly Garden Exhibit and is keyed to the architectural and landscape plans in Appendix A. The following Development Standard Measures outlined in the Phase 2 HSSR will be applied throughout the analysis:

1) *Final architectural plans for the proposed alterations to the historic resource shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and HLC.*

Revisions to the Butterfly Garden Exhibit (Appendix A, Architect's Sheets & Landscape Architect's Sheets)

The project proposes to construct a permanent Butterfly Garden Exhibit at the location of the existing butterfly exhibit located off the south elevation of the Collections and Research Center (Architectural Sheets AD1.11, A1.10, A1.12, A2.20, A2.2.1, A2.30, A2.40, A2.60, A2.90 and Landscape Sheets L1.0 and L1.3). The new exhibit space would be composed of a netted enclosure, primarily used for exhibiting butterflies, designed to meet the Federal Department of the Agriculture's criteria for butterfly containment (the Department of Agriculture's criteria are intended to ensure that exotic butterfly species are not inadvertently introduced to areas where they are not native). The location and use of the existing temporary butterfly exhibit were approved by the City Planning Division in 2003, but subsequent design review by HLC required

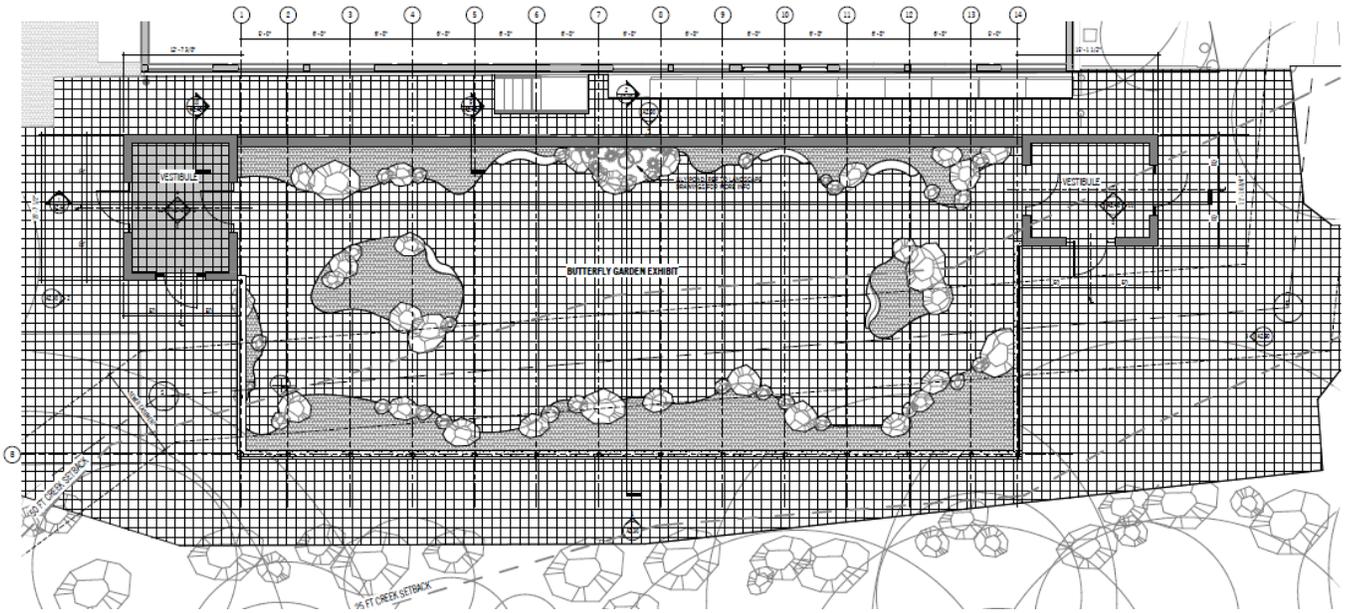
that the exhibit be replaced with a new enclosure compatible with the design guidelines for El Pueblo Viejo Landmark District.



Existing Butterfly Exhibit (east end)

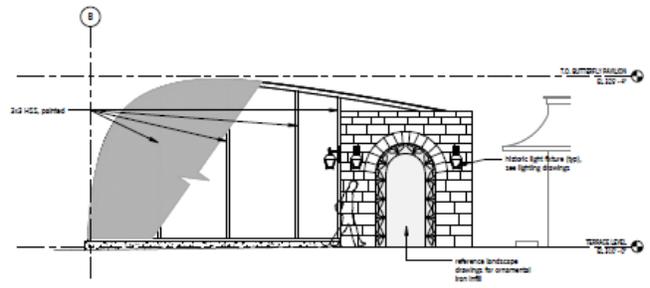


Existing Butterfly Exhibit (south side)

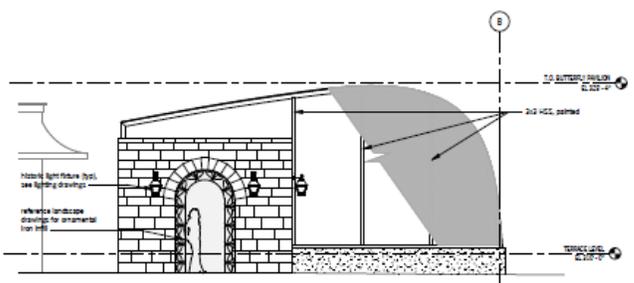


Site Plan for Proposed Butterfly Garden Exhibit (Sheet A2.20)

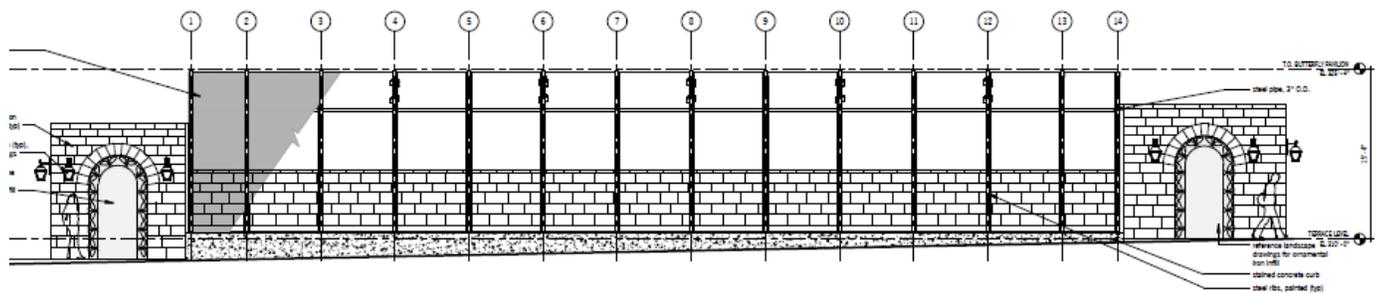
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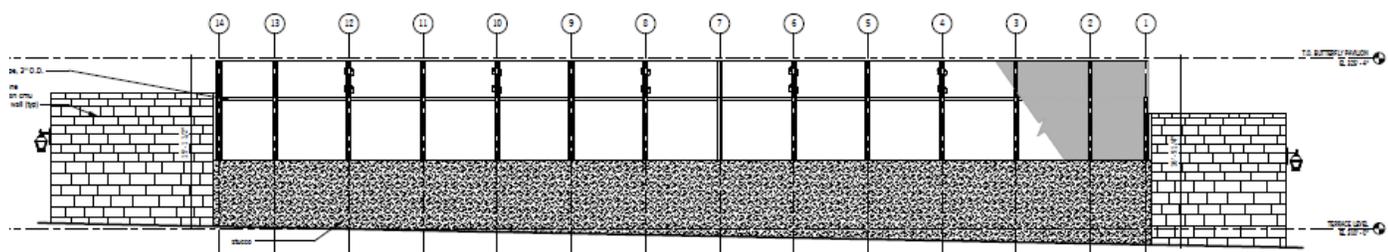
1 BUTTERFLY GARDEN EXHIBIT - EAST ELEVATION
LWF - LWF



2 BUTTERFLY GARDEN EXHIBIT - WEST ELEVATION
LWF - LWF



3 BUTTERFLY GARDEN EXHIBIT SOUTH ELEVATION
LWF - LWF



4 BUTTERFLY GARDEN EXHIBIT - NORTH ELEVATION
LWF - LWF

EXTERIOR MATERIAL LEGEND

	CONCRETE
	STUCCO
	STAINLESS STEEL MESH
	SHAPSTONE VENEER

Elevations for Proposed Butterfly Garden Exhibit (Sheet A2.30)



Perspective of the Proposed Butterfly Garden Exhibit (Sheet A2.90)

On its north side the proposed Butterfly Garden Exhibit would be set a minimum of 6 feet, 9 inches from the south elevation of the Collections and Research Center

The revised design for the Butterfly Exhibit Garden would be 111 feet $\frac{3}{4}$ -inches long, 34 feet, 10-inches wide; the height varies from at the east end to at the west end. The grade slopes down east to west at 2 percent but the top elevation of the Butterfly Garden Exhibit remains constant. The height of the vestibules has been raised 16 inches (two cmu courses) to address comments from the HLC regarding their proportions in relation to the arched openings. It would feature rectangular vestibules with cmu walls whose exteriors would be clad in 2-inch thick rectangular rusticated sandstone veneer mimicking the appearance of sandstone blocks. The horizontal coursing of the sandstone would be graduated with the largest blocks at the base of the walls. Arched openings, 9-foot, 3 $\frac{1}{2}$ inches in height, would be set on the east, west and south sides of the vestibules. The arched openings' surrounds would be clad in 2-inch thick sandstone veneer emulating the appearance of voussoirs centered on a wedge-shaped keystone. The openings would be covered with metal gates embellished with butterflies and motifs inspired by the existing wrought iron gates at the main entrance to the Museum's 1922 building. The interior of the vestibules would be stucco-clad with an ornamental border of sandstone defining the edge of the openings. A cmu wall linking the two vestibules would form the rear wall of the exhibit space; the wall varies in height from 6 feet, 2 inches to 7 feet, 11 inches at grade slopes from east to west. Its south side, which would face into the exhibit space, would be clad in sandstone veneer while the north side of the wall facing the Collections and Research Center would be sheathed in stucco. A coping course of sloped sandstone veneer would cap the vestibules and the sandstone-clad wall forming the north side of the exhibit space.

The vestibules would serve as control points for entering and exiting the exhibit space. This allows entry/exit access to change based on the requirements/desired function (i.e. Federal butterfly containment regulations requires a 90 degree turn upon entry/exit). Stainless steel mesh would cover the interior surface of the gates. The design of the gates, which features a butterfly motif border combined with ornamental motifs inspired by the wrought-iron gates at the main entrance located on the north elevation of the main museum building's 1922 wing (Landscape Sheet: L1.3). The vestibules would be un-roofed with a covering of stainless steel mesh and black insect screen and the flooring material would be composed of permeable pavers.

Fourteen vertical posts (painted light gray) composed of 5-inch by 5-inch HSS steel ribs covered by 16 x 16 per square-inch stainless steel mesh would span the exhibit space; the north ends of the ribs would be attached to vertical steel elements (also painted light gray) of the same dimension as the ribs while the south ends of the ribs would be attached to steel plate set on a concrete curb stained to match the color of the sandstone-clad walls would extend along the north side of the exhibit space. The curb maintains a constant top elevation but since the ground slopes east to west at two percent, the minimum height of the curb is 6 inches and the maximum height is 2 feet, 5 inches. The interior of the exhibit would feature biomorphic landscaped beds scattered with sandstone boulders and planted with butterfly-friendly vegetation. A walkway paved with 60 mm thick decorative unit pavers set on a permeable base would extend along the rear of the new exhibit space. The paver type would be Pacific Interlock Paving Stone "Holland Hydro-Flo custom color #503018 MANUF" Metal gates set at either end of the walkway would provide control points to the rear of the exhibit space. The paver type for the rear walkway would also be used for the interior of the exhibit space as well as the surrounding walkways (Architectural Sheets: A2.20 and Landscape Sheet L1.3).

Analysis:

Final Design

The proposed Butterfly Garden Exhibit would be located off the south elevation of the Collections and Research Center and slightly southeast of the Gladwin Planetarium from which it is separated by a gated sandstone wall that is less than 30 years of age. The Phase 1 HSSR determined that the buildings located adjacent to the proposed exhibit including the Collections and Research Center and the Gladwin Planetarium are not significant historic resources for the purposes of environmental review. Consequently, while the proposed Butterfly Garden Exhibit would abut the Collections and Research Center building and be in close proximity to the planetarium this would not impact views towards a significant historic resource or elements of the surrounding cultural landscape including Mission Creek which is located south of the proposed location of the Butterfly Garden Exhibit because it is built over what was an asphalt-paved parking area. The exhibit space would be set a sufficient distance from MacVeagh house and cottage, which are located to the west, to preclude substantial impacts to the setting of these buildings. Moreover, the construction of the permanent Butterfly Garden Exhibit would remove the existing asphalt-paved parking area that is currently the site of the temporary butterfly exhibit and replace it with garden-like exhibit space and naturalistic landscaping which would enhance the setting of the creek's riparian corridor. Therefore, the placement of the proposed Butterfly Garden Exhibit would not result in significant impacts to significant historic resources or the cultural landscape.

The revised design for the Buttery Garden Exhibit allows the exhibit to meet its programmatic requirements while providing a more nuanced transition between the Museum's built environment and the natural setting of Mission Creek by reducing the asymmetry of the exhibit's massing while maintaining a sense of openness on the creekside elevation and detailing the vestibules, which would feature sandstone cladding arched openings and Spanish Colonial Revival style lighting to emulate traditional stone masonry of early 20th century Santa Barbara. From the perspective of the Secretary of the Interior's Standards for Rehabilitation, detailing the structure to meld natural materials such as sandstone with steel for the support system and mesh covering is supportable since the proposed exhibit is not in close proximity to significant historic buildings, structures or features. Moreover, de-materializing the structure through the use of natural materials, a steel armature painted light gray and the steel mesh covering to accentuate the structure's transparency helps minimize its visual impact on the riparian corridor along the north bank of Mission Creek and the surrounding cultural landscape. Therefore, the revised design for the Butterfly Garden Exhibit, which would not directly or indirectly impact the significant historic resources identified in the 2011 Phase 1 Historic Structures/Sites Report or the 2014 Phase 2 Historic Structures/Sites Report, meets Standard 9. The proposed revisions also meet Standard 10 since the Butterfly Garden Exhibit could be removed in the future without substantially impact to significant historic resources or the surrounding significant cultural landscape.

The Phase 2 HSSR required the following measures be incorporated into the final design. The following analysis provides information to address these measures:

1. *Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape:*

Analysis: The proposed landscape plan provides for the maintenance of existing indigenous plants (with the exception of one sycamore that will be removed (Sheet TR-1) and trees and the planting of additional native plants (Landscape Sheets L1.3, L3.0 and L3.3). The planting scheme would maintain and enhance views towards the creek by removing non-native vegetation and planting more native plants, which would enhance the integrity of the cultural landscape including the banks of Mission Creek by restoring native vegetation. Therefore, the landscape plan meets the guidance outlined in the 2014 Phase 2 HSSR.

2. *The use of roughly dressed sandstone veneer is supportable; however, the courses should be less random and the spring of the arches shall be detailed in a traditional manner to give the appearance that the spring of the archways are supported by the stonework:*

The design of the vestibules and coursing of the sandstone veneer has been revised to feature regular horizontal courses emulating the appearance of a late 19th or early 20th century stone wall. The veneer would be composed of 2-inch thick rectangular stones, with the coping detail, the arches' voussoirs and keystones mortar joints designed and detailed in a traditional manner. The height of the vestibule's walls has been increased by 16 inches to add massing above the arches; this gives the vestibules' the proportions

of traditional masonry architecture.

Analysis: Because the vestibules and the arches' voussoirs and the bedding scheme for the sandstone veneer is traditionally detailed, it meets the guidance outlined in the 2014 Phase 2 HSSR.

3. *Detailed plans shall be provided for the Butterfly Garden Exhibit's iron gates. These elements shall be traditional in design;*

The revised scheme for the gates would feature a 6-foot, 8-inch gate set in a 9-foot, 2-inch fixed metal grille. The operable gate would be 6-foot, 8-inches tall, by 3-foot, $\frac{3}{4}$ inches in width. The fixed grille work would feature stylized butterflies surrounding a centrally-placed semicircular element whose design motifs are inspired by the entrance gate on the Museum's 1922 building. The rectangular gate would feature scrollwork along its sides and base surrounding a series of vertical pickets centered on a symmetrically placed scrollwork motif. With the exception of the butterfly motif the gates decorative detailing is inspired by the wrought iron gate at the main entrance to the 1922 building. The gates' decorative detailing would feature a centrally-placed fan element and a border of stylized butterflies (Landscape Sheet L1.3 & A2.40).

Analysis: The scheme for the gates, which would be of hand-crafted wrought iron, is traditionally detailed and referential to the architectural character of the Spanish Colonial Revival style main Museum building by featuring traditional motifs, materials and craftsmanship. The use of motifs derived from the natural world is sometimes a feature of Spanish Colonial Revival style metalwork. Examples include the glazed metal lantern embellished with metal roses at the west end of the Fleischmann Auditorium loggia as well as the Presidio Office Building at the corner of East De La Guerra and Santa Barbara streets, whose metal grilles feature bouquets of roses set in urns. While more abstracted than these examples, the proposed employment of a butterfly motif is within this tradition. The use of a traditional material, namely wrought ironwork and a vocabulary of decorative embellishments derived from the Museum's historic metalwork will ensure the gates' form a contextual addition to their setting. Therefore, the proposed design of the gates meets the guidance outlined in the 2014 Phase 2 HSSR.

4. *Detailed plans shall be provided for the enclosure's metal supports. The final plans for this element of the structure shall be more naturalistic:*

The design of the Butterfly Garden Exhibit has been revised to feature a balanced arrangement of 5-inch metal supports covered by mesh which is more architectural in character than the scheme reviewed in 2014. The metal supports would be painted a light gray color designed to be visually subservient to the stone-clad vestibules and naturalistic landscaping.

Analysis:

The design for Butterfly Garden Exhibit no longer features metal armatures inspired by tree trunks. Moreover, the revised design is more architectural in character, which would provide a more nuanced transition between the surrounding built environment and the banks of Mission Creek. Therefore, the guidance outlined in the 2014 Phase 2 HSSR is no longer applicable.

5. *Details shall be provided for path edgings, signage, equipment storage and lighting (if proposed):*

- Path edging materials are not proposed as part of the final plans.
- A draft signage plan is being separately reviewed and commented on by the HLC.
- Equipment storage will be accommodated within existing on-site storage facilities and will not require the construction of additional storage facilities. Outside storage within public view is not proposed as part of the current project.

Analysis:

Because exterior storage is not proposed for the Butterfly Garden Exhibit or its vicinity no potential impacts to significant historic resources exists.

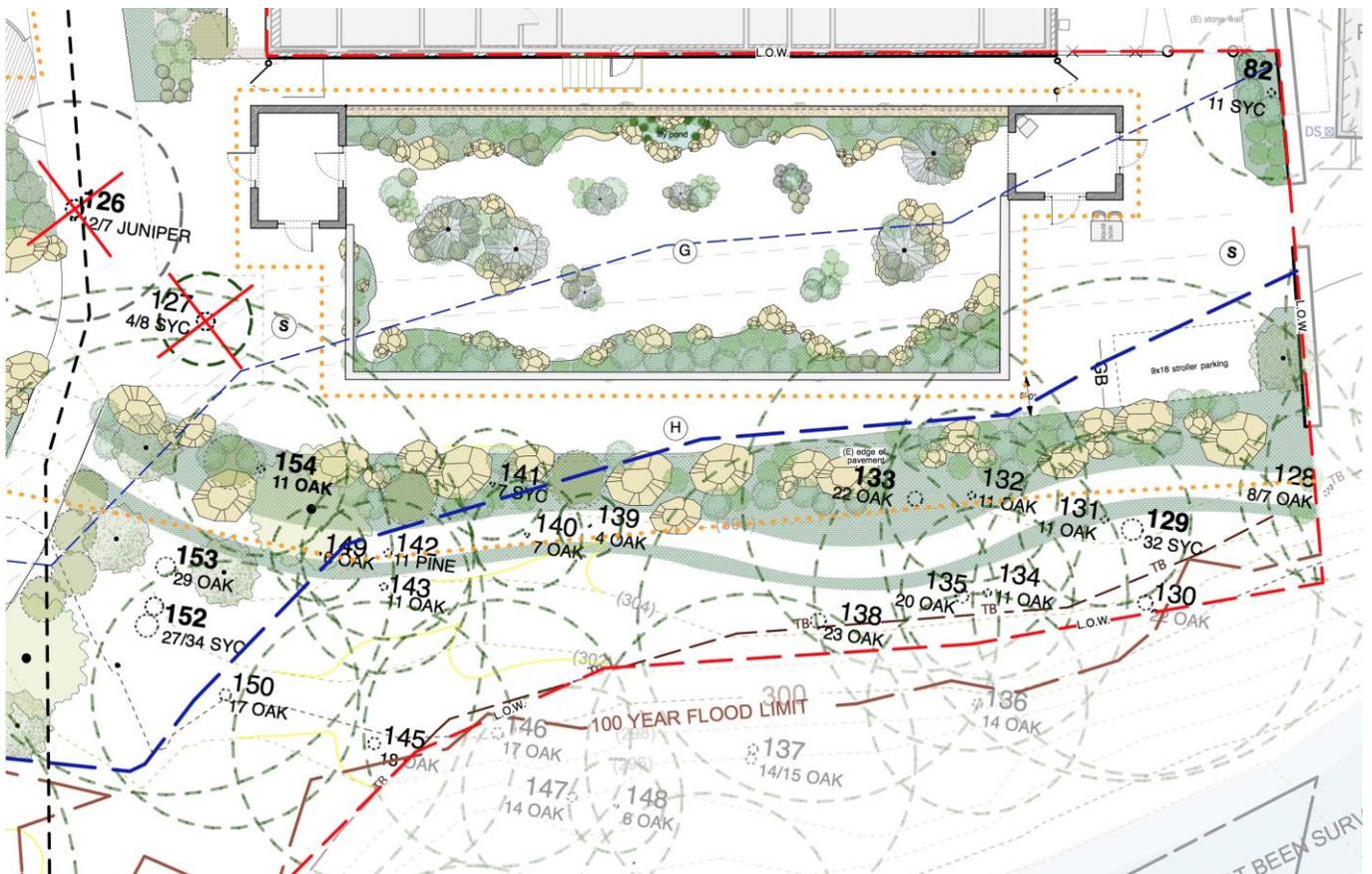
6. *Final landscape plans shall provide sufficient detail to determine that they are complementary to the surrounding cultural landscape and nearby historic resources:*

The revised landscape design would feature pathways of earth tone permeable pavers. Landscaping would feature native plants outside of the butterfly enclosure while the planting in the enclosure would feature plants that provide food to the butterflies (Sheets: L1.0, L1.3, L3.0 & L3.3).

(see next page)



Existing Landscape



Landscape Plan, Butterfly Garden Exhibit (Sheet L3.3)

Analysis:

The proposed design for landscaping and hardscape features materials such as stone, permeable pavers and plantings that either are indigenous materials such as native sandstone and native plants (as detailed on Sheet L3.3) or materials such as earth tone permeable pavers designed to blend into the nearby riparian corridor along Mission Creek. The use of native plants for the landscape will ensure that the new planting scheme melds with the surrounding significant cultural landscape which historically featured mixed plantings of native and introduced plants. The paving could be removed in the future with no substantial impact to significant historic resources or the surrounding cultural landscape. Therefore, this proposed design element meets Standards 9 and 10 and the guidance outlined in the 2014 Phase 2 HSSR.

7. *The design and material type for the fencing and gates shall be detailed. Fencing and gates shall be compatible with the existing walls and gates found nearby:*

Analysis:

The design of the fencing and gates is detailed on sheet L1.3. As proposed the wrought-iron fencing (detail #6 on Landscape Sheet L1.3) would be 3-foot, 6 inches in height and would feature a 3-foot wide by 4-foot tall gate with an arched top whose design motif is inspired by the main gate of the original 1922 building. The detailing of the fencing and gates draws its inspiration from the wrought metal gates of the museum's original 1922 building, which has been designed to emulate design features of the Museum's existing ironwork, is contextual in scale, materials and design with the wrought metal gates on the Museum's original 1922 building and Fleischmann Auditorium. Because the metal gates and fencing would be contextual in material and design with the institution's historic architecture, they would not adversely impact the setting of the nearby significant historic resources, thereby meeting Standard 9. Standard 10 is met because the fencing and gates could be removed in the future with no impact to significant historic resources

8. *Final Plans shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties:*

The final plans which are part of this review have been submitted to the Urban Historian for review.

Because the guidance outlined in the Phase 2 report has been implemented, the construction of a new Butterfly Garden Exhibit would result in a less than significant (Class III) impact to significant historic resources and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

5.7 Revised Design for the Backyard (Appendix A, Landscape Sheets)

Revisions to the “backyard” include (Appendix A, Sheets L1.0, L1.4, L3.0 & L3.4):



Existing Backyard, looking northwest



Existing Backyard, looking west



Site Plan for Backyard (Sheet L3.4)

1) Revisions to the design for the proposed ADA-compliant boardwalk to and around the “backyard” (nature play activity areas). The pathway design has been revised to feature circular deck elements at its east and west ends (the deck at the east end would serve as a gathering place for visitors and school groups while the circular deck at the west end of the pathway would serve an overlook providing views of Mission Creek). While the boardwalk would maintain the sinuous configuration of the previous design, it would be composed of faceted rather than curved segments which would conform to the constraints of the Trex decking material, which would be a light gray color (“Gravel Path”). The boardwalk deck would be composed of horizontally set 4-foot by 2-inch Trex recycled composite planks, fire-rated ASTM E84 Class A or B. The boardwalk’s decking would be supported by 2-inch by 4-inch Trex members that would be

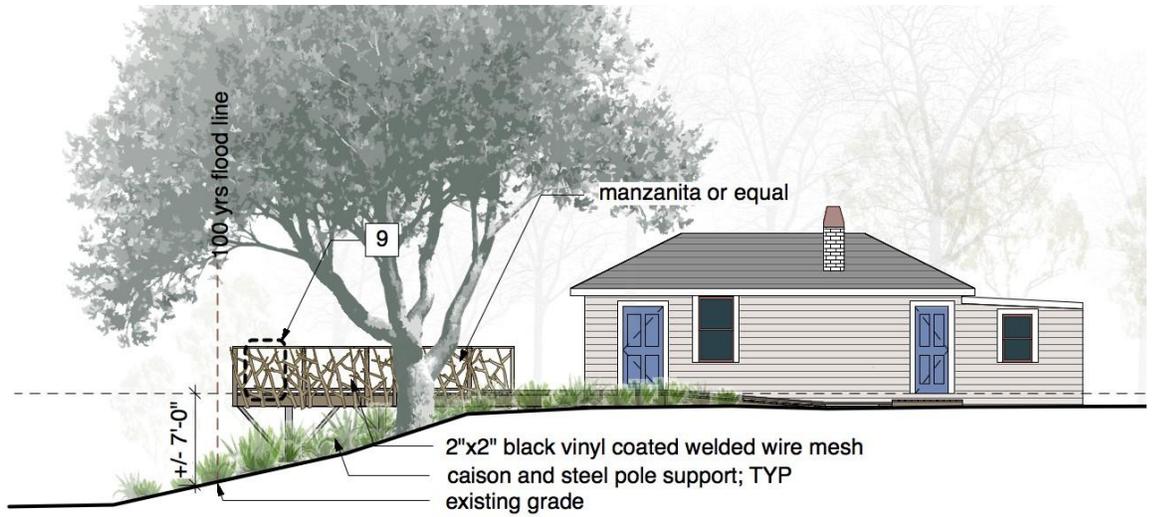
set on 2-inch by 4-inch members set approximately every 10 feet. The boardwalk and its supports would be anchored to circular concrete caissons that would extend a minimum of six inches below grade. A shallow curb composed of 2-inch by 4-inch Trex material would run along both sides of the boardwalk.

The configuration of the pathway and overlook at the west end of the boardwalk has been revised to avoid impacts to a mature tree and to maximize the separation of the boardwalk and overlook from MacVeagh Cottage. A section of the ADA compliant boardwalk linking MacVeagh Cottage to the play area would be defined by tree trunks, boulders and berms, which would be used to confine the engineered mulch surface of this activity area. The surface of the play area would be stabilized with an "egg crate" type material set beneath the engineered mulch layer (Sheet L1.4);

2) Revised scheme for the circular overlook deck at the "backyard" nature clubhouse (MacVeagh Cottage) built of Trex recycled composite lumber, fire-rated ASTM E84 Class A or B with a composite wood post-and-rail style railing which would feature an infill of trimmed Manzanita branches on the exterior side and a 2-inch by 2-inch vinyl coated welded wire mesh on the interior side to meet code requirements. The base of the railing would serve as a skirting detail that would shield the deck supports from view (Sheets L1.4, L3.4, & A1.12). The deck would be supported by a steel framework of 3-inch steel pipes (providing lateral support) that would be set on four, 8-inch vertical pipe style supports supported by four 18-inch diameter concrete caissons that would be set below grade. The caissons would be set back from the edge of the deck and surrounded by native plants to minimize their visibility (Sheet L1.4, details #2 & #9 and Sheet L3.0);



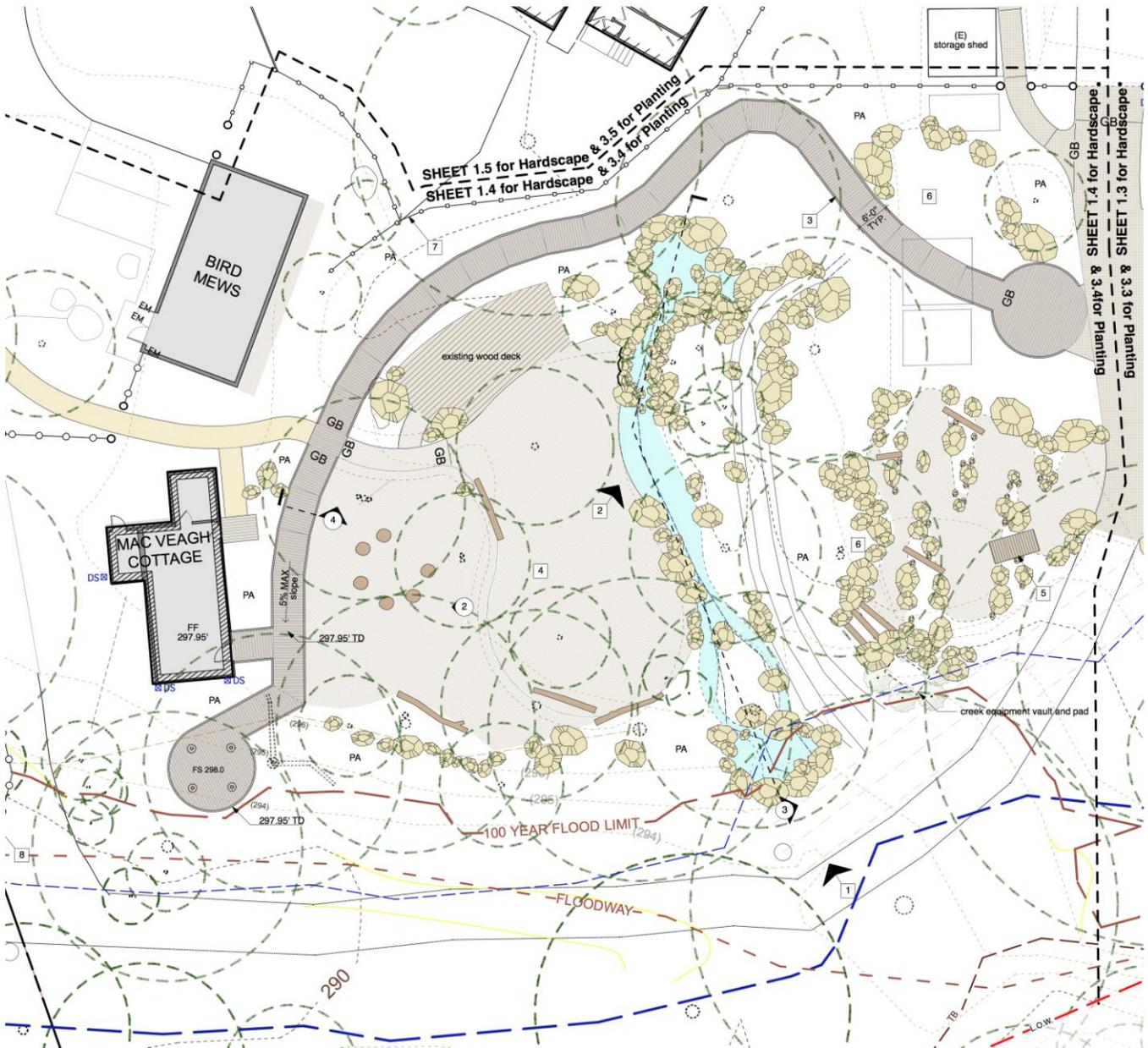
Location of Overlook, looking northwest



2 mac veagh cottage

Detail of Overlook, Sheet L1.4)

(see next page)



Backyard Hardscape (Sheet L1.4)

3) Resurface portions of "backyard" with engineered wood fiber and mulch (Sheet L1.4, detail #4);

4) Alterations to an existing pond and re-circulating creek and new filtration system (existing 1,375 SF; proposed 1,200 SF). The creek is partially lined with sandstone boulders (Sheet L1.4 existing backyard creek);

- 5) Revisions to the scheme for overlook railings. The new railings for the nature overlook would feature Trex posts and rails. The space between the posts and rails would feature vinyl-coated metal screening on their interior surface in-filled on their exterior side by fire resistant Manzanita branches or a similar material. The design for the railing is to provide a note of whimsy which recalls in its materials and design the surrounding landscape (Sheet L1.4, detail #9);
- 6) Finalized a scheme for wood fencing, which would feature a rectangular grid of wood latticework along the north side of the "Backyard" and a milled rail and post fences located west of MacVeagh Cottage and the Bird Mews (Sheet L1.4, details #7 & #8); and
- 7) A pathway of decomposed granite would be installed between MacVeagh Cottage and the nearby Raptor Mews (Sheet L1.4).

Within the last few years outdoor educational activities have been focused in the area between MacVeagh House and MacVeagh Cottage, the west elevation of the Collections and Research Center and the north bank of Mission Creek. Alterations to this area included the installation of learning areas, the creation of an artificial creek lined with sandstone cobbles that is spanned by sandstone slab bridges, activity areas, an existing wood deck and the removal of non-native vegetation. The approved CUP permitted existing improvements including the re-circulating creek, outdoor deck and the use of the area as an outdoor educational area. The current design includes a boardwalk partially surrounding a number of learning activity areas an artificial creek enhancement, gathering area with a deck and a nature observation deck at the end of an elevated deck with an outlook that would extend off the southeast corner of MacVeagh Cottage. Access to the area would be regulated from the open space woodland to the west with fencing and gates. Fence types would include post-and-rail constructed of milled lumber and wood trellis fencing. Proposed materials include Trex decking, sandstone, decomposed granite and engineered wood fiber. Landscape plantings would feature an extensive array of native plants detailed on Sheet L3.5. Generally the intent of the scheme is to provide a number of loci for children's outdoor learning activities that are informal in nature and blend with the surrounding cultural landscape through the use of natural materials, minimal hardscape and the extensive use of native plants.

Analysis:

As noted in the Phase 2 HSSR, during the early 20th century the area now used for outdoor activities was an informally landscaped area within the grounds of MacVeagh House. The precise nature of the historic landscaping is difficult to determine as few early photographs of the house have survived. However, based on a review of surviving photographs taken in the early 20th century and a bird's eye map prepared in 1898, the area was characterized by a mix of native and introduced trees set amidst outcrops of native sandstone. With the exception of several surviving large trees, the landscaping dating to the MacVeagh period has disappeared. Most of the smaller scale plantings date to the last several years when the area was transformed into an outdoor learning area and the nearby Raptor (Bird) Mews located between MacVeagh Cottage and MacVeagh House was built.

The significant historic resources located in the vicinity of the outdoor learning area are MacVeagh House and MacVeagh Cottage and the significant cultural landscape identified in the Phase 1 HSSR. The features and visual qualities that contribute to the setting of MacVeagh House and MacVeagh Cottage and the surrounding cultural landscape include the open woodland, views towards the creek, clusters of sandstone boulders and the lack of extensive hardscape features, such as large-scale built structures or hardscape elements.

Several aspects of the proposed design, including the extensive use of native plants, the employment of natural materials including mulch, sandstone and wood for fencing as well as the naturalistic design of the area which employs circular, ovoid and irregular forms rather than rectangles or grids, help ensure that the outdoor learning area can visually blend with the surrounding cultural landscape.

The design scheme for the overlook, and railing with its employment of post and rail style railings inset with Manzanita branches does not recall a specific design type but is intended to meld with the surrounding semi-rural landscape. The use of this motif for the outlook is supportable since the overlook and the boardwalk read as a distinct and separate feature from the cottage as well as being separated by a sufficient distance from the historic building to minimize its affect on the cottage's integrity of setting. Therefore, this element of the proposed project, which would not substantially impact the design integrity of MacVeagh Cottage, the setting of MacVeagh House or the surrounding cultural landscape, meets Standard 9. The design for the overlook could be removed in the future without impacting historic fabric, thereby meeting Standards 10.

The final plans meet the following Historic Preservation Protection Measures outlined in the Phase 2 Report:

1 Maintain the current proposal to use a limited number of surfacing materials including a composite material for boardwalks and a stage area and two kinds of mulch;

The currently proposed design has simplified the number of surfacing materials to decomposed granite, natural mulch, engineered mulch and Trex for the boardwalk and overlook, thereby meeting this guidance.

2 The paint color or integral color of the overlook posts and railings shall match the paint color of MacVeagh Cottage. The paint color shall be match the existing colors scheme of the building or be referential to the time period of MacVeagh Cottage and MacVeagh House. If a new color scheme is proposed it should be determined by an analysis of the historic paint colors of MacVeagh House and MacVeagh Cottage or if this is not feasible, the use of period appropriate colors;

The revised scheme for the overlook would feature a railing composed of fire-rated Trex posts and rails with an infill of Manzanita branches. The interior side of the railing would feature metal screening to meet code requirements. Because this railing with its infill of branches would not read as a traditional architectural element and is physically separated from the historic building, the use of an earth tone hue for the decking and railing color rather than the colors selected for MacVeagh Cottage would be

supportable.

- 3 *Final plans shall provide details including perspectives for the activity area's different loci when viewed from MacVeagh House and Cottage, Mission Creek and the surrounding woodland;*

Perspective drawings are provided in the current set of plans. These drawings confirm that the design scheme for this area maintains the character of the surrounding cultural landscape and the adjacent significant historic resources through its naturalistic design and the incorporation of extensive plantings of native plants which provides visual unity between the "backyard" Mission Creek and the oak woodland.

- 4 *Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;*

The currently proposed landscaping design detailed on Sheets L1.4 and L3.4 would enhance views toward Mission Creek by removing non-historic, non-native vegetation and therefore meets this guidance.

- 5 *Provide details for path edgings, signage, equipment storage and lighting (if proposed);*

Path edging will be composed of sandstone cobbles or will be raised boardwalks that do not require separate borders.

The proposed edging materials would not form a visually prominent element of the designed landscape and would not, because of its low visibility, substantially impact the surrounding cultural landscape and could be removed in the future with no impact to significant historic resources. Therefore, this proposed design element would meet Standards 9 and 10.

A draft signage plan has reviewed and commented on by the HLC. A revised plan incorporating comments from the Commission is currently being prepared.

Equipment storage will be accommodated within existing on-site storage facilities and will not require the construction of additional storage facilities. Outside storage within public view is not proposed as part of the current project. Because exterior storage is not proposed for this vicinity no potential impacts to significant historic resources exists.

- 6 *Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and historic resources.*

Detailed landscape plans including Sheets L1.1 through T1.0, which are evaluated in this report, provide sufficient information to characterize the proposed landscaping scheme.

Analysis:

The currently proposed design has a limited range of surfacing materials and fencing types that are either natural materials such as stone, wood or wood-like materials to visually meld with the surrounding landscape. Because the organizational scheme eschews linearity and rectangular shapes and spaces it melds effectively into the landscape that composes the setting of MacVeagh House and Cottage and the surrounding significant cultural landscape and thereby meets Standard 9. Standard 10 is met because the “backyard” could be removed in the future with no impact to significant historic resources or contributing elements of the Significant cultural landscape.

- 7 *Final Plans, including material type for the fences and gates, their color and dimensions, shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Analysis:

Design schemes for the fences and gates have been revised to feature wood materials painted in earth tone colors; therefore, the proposed plans are contextual with the setting of MacVeagh House and MacVeagh Cottage. Therefore, the proposed design of these elements meets Standard 9. Standard 10 is met because the revised designs for fencing and gates could be removed in the future with no impact to significant historic resources or contributing elements of the surrounding significant cultural landscape.

Because the Historic Resource Protection Measures outlined above have been implemented, the retention of the as-built elements and construction of the proposed improvements to the “backyard” excluding signage and lighting which are currently being finalized (and are being reviewed separately), would result in a less than significant impact to historic resources (Class III) and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

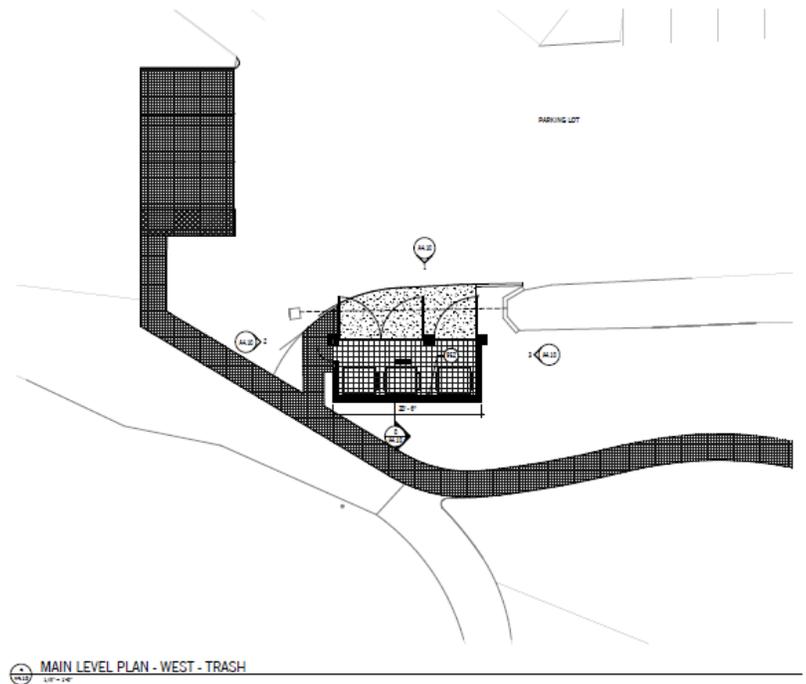
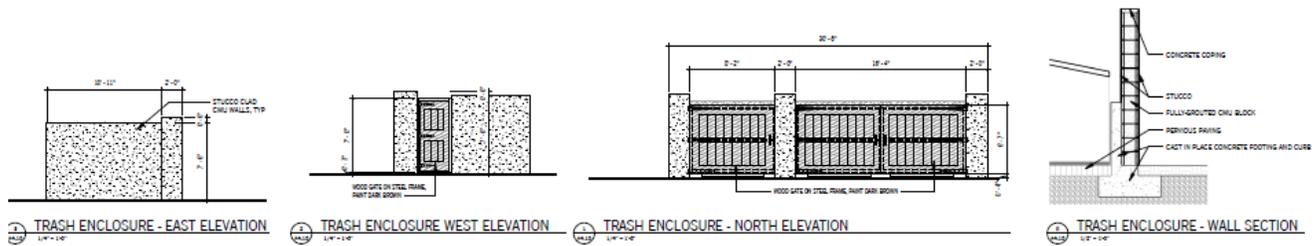
5.8 Revised Design for the Trash Enclosure

The trash enclosures would be located southwest of the existing parking lot (Sheets L1.0, L1.5, L3.5, A1.10, A1.11 & A4.10). The enclosure would feature stucco-clad cmu walls on its south, east and west sides. On its north side the trash enclosure would feature three, swing-style, metal-frame gates (featuring traditional style operable hinges) with sheathed in wood cladding on its north elevation and a wood panel man door on the west elevation. The northwest and northeast corners of the enclosure would feature symmetrically designed piers. The paneled door and gates would be painted an earthtone color and would be composed of vertical wood planks attached to a metal frame work that would not be visible from the exterior. The interior of the enclosure and the pathways leading to it would be paved with permeable pavers matching the permeable paver type and color selected for the “backyard” area.



General Location of Trash Enclosure, looking north

(see next page)



KEYNOTES

- 951 SITE LIGHT FIXTURE, SEE LIGHTING
- 952 WOOD SIGN, SEE CIVIL

SITE MATERIALS

- NEW LANDSCAPE
- PERMEABLE PAVING
- FLAGSTONE
- BOARDWALK
- ENGINEERED WOOD FIBER

Proposed Trash Enclosure (Sheet A4.10)

Analysis:

The significant historic resources located in the vicinity of the proposed trash enclosure are MacVeagh House and MacVeagh Cottage and the significant cultural landscape identified in the Phase 1 HSSR. The tree approved for removal is a 14-inch non-native tree. The tree does not appear to be of sufficient trunk size or age to date to the MacVeagh family's occupancy and is therefore, not a historic feature of the property. As currently proposed, the installation of the trash enclosure would not result in a substantial change in use for the area since it abuts the currently paved parking lot. The trash enclosure, which would be 8-foot tall, would not create a significant visual impact since the surrounding landscaping is being enhanced to minimize the visibility of this feature and the enclosure's wood clad gates and man door are of a traditional design and will be painted in a color that melds with the surrounding vegetation.

Therefore the final plans, which would not impact the setting of nearby significant historic resources or character-defining elements of the significant cultural landscape meets Standard 9. Standard 10 is met because the trash enclosure could be removed in the future with no impacts to significant historic resources or contributing elements of the surrounding significant cultural landscape. The revised design meets the following Historic Preservation Protection Measure outlined in the Phase 2 HSSR:

- *Final plans for the trash enclosure, including material type for the gate and color and dimensions of the planking, shall be submitted to the City's Urban Historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

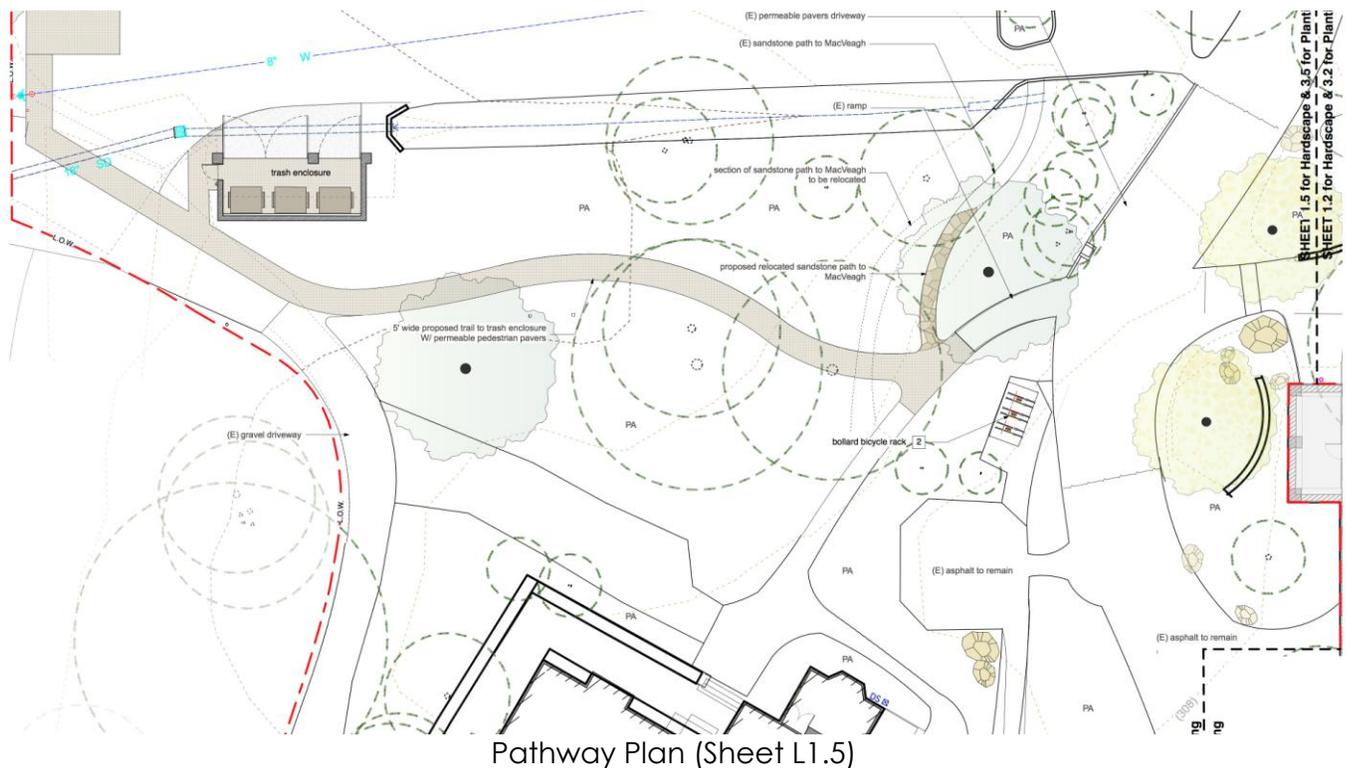
Therefore, installation of the proposed trash enclosure would result in a Less Than Significant Class III) Impact to significant historic resources and is consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

5.9 Alterations to the Pathways linking the Museum Buildings with the Trash Enclosure, Parking Lot and Woodland

Revisions to the pathways would improve ADA and wayfinding for Museum visitors to the woodland, parking area and would also provide access for staff to the trash enclosure (Sheet L3.0 & L3.5). The proposed new pathway, which has been reduced in width, would feature permeable pavers that would match the design and color of the pavers recently installed at the observatory.



General location of the east end of the proposed pathway, looking east



Pathway Plan (Sheet L1.5)

Analysis:

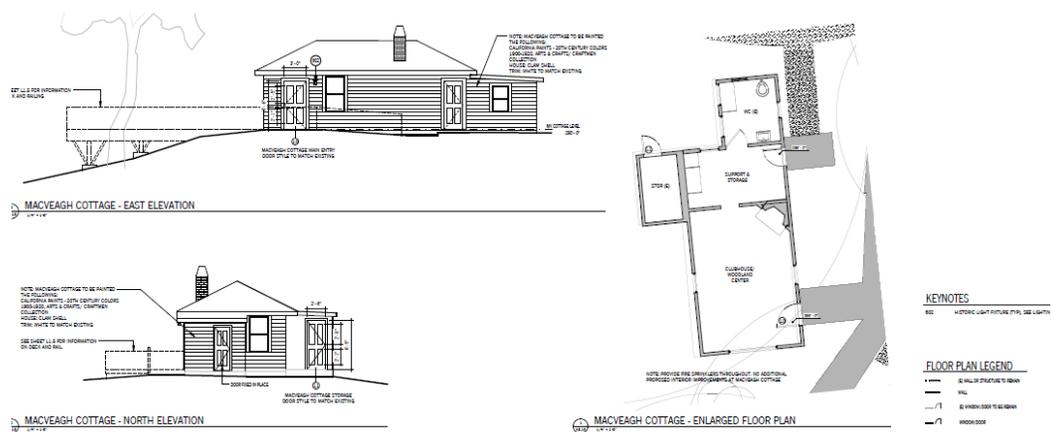
Pathways: While creating a more direct path of travel the new walkway has been designed to emulate the appearance of the naturalistic pathways that currently exist in the area. Consequently, the installation of a new walkway linking the Museum with the west end of the parking lot and trash enclosure would not impair the setting of MacVeagh House or the surrounding cultural landscape, thereby meeting Standard 9. Standard 10 is met because the walkways could be removed in the future with no impact to significant historic resources or contributing elements of the surrounding cultural landscape. Therefore, implementation of the proposed design would result in a less than significant (Class III) impact to significant historic resources.

5.10 Final Plans for Rehabilitating MacVeagh Cottage

The proposed plans for the exterior of the cottage including the design of the new main door on the south elevation and paint colors have been finalized. The proposed paint scheme includes *California Paints-20th Century Colors 1900-1920, Arts and Crafts/Craftsman Collection: "Clam Shell"* for the body color and white trim to match the existing trim color for the trimwork. The new front door has been designed to match the style and detail of the existing door (Sheet A3.10).



MacVeagh Cottage, looking west



Alterations to MacVeagh Cottage (Sheet A3.10)

Analysis:

- As noted above under Section 5.7, the proposed railing design meets Standard 9.
- The proposed color scheme for the cottage is sympathetic to the color scheme of the nearby Raptor (Bird) Mews building and MacVeagh House and would blend into the woodland setting. Therefore, the proposed painting scheme meets Standard 9.
- As noted in the previous report, recapitulating the design of the existing door at a larger size to meet universal access requirements meets the intent of the Standards since it would maintain the building's design integrity.

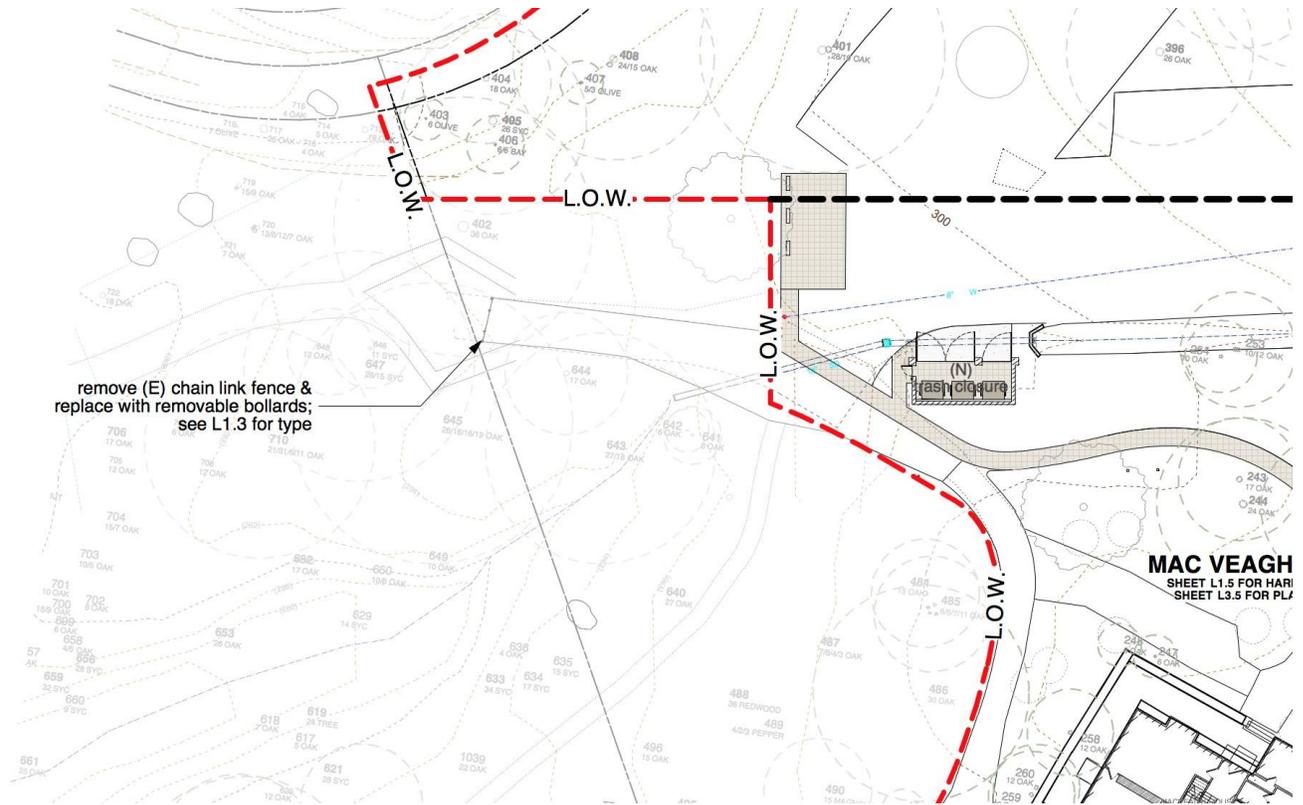
5.11 Woodland

The Museum has revised the plans for the woodland area to eliminate the nature overlook, ADA compliant pathway and bioswale improvements. Because the trail improvements have been eliminated, the ADA compliant parking stalls intended to service the trail have been eliminated. Hardscape alterations would be confined to the installation of removable pipe style metal bollards with ball finials on the dirt trail to control vehicular access to the woodland area (Appendix A, SheetsTR1.0 & L1.0).



Entrance to Woodland, looking west

(see next page)



Proposed Location of Removable Bollards (Sheet L1.1)



5 removable bollard W/ chain to match bicycle bollards; color "black"

Proposed Bollard Type (Sheet L1.2)

This part of the Museum property was part of the Hoffman estate between the 1920s and the 1950s; during the Hoffman family's occupancy the area was landscaped in a semi-naturalistic fashion with plantings of native oaks and introduced trees, shrubs and plants including a number of olive trees, as well as pathways and planter beds lined with sandstone cobbles. With the exception of a small garage, the buildings and features associated with the Hoffman family have either been removed or reduced to foundations and footings or fragments of garden hardscape. Today the landscaping is composed of a mix of native and introduced plants and trees transected by a number of unpaved pathways that extend from the Museum's parking lot to the west end of the Museum property fronting Las Encinas Road. While the area is part of a significant cultural landscape identified in the Phase 1 HSSR, the remaining fragments of the Hoffman estate gardens are not a significant designed landscape as noted in the Phase 1 HSSR.

Analysis:

The installation of removal metal bollards designed to mimic the type of bollards proposed for the plaza in front of the Fleischmann Auditorium gates would not introduce an element that is out of character with the Museum property. Moreover, the bollards, which are very modest in scale would be such a minor alteration to the existing landscape that they do not have the potential for substantially impacting the semi-natural setting of the woodland or the surrounding cultural landscape. Therefore, the proposed design for bollards, which could be removed in the future with no impact to the cultural landscape, meets Standards 9 and 10.

5.12 Parking Lot Landscaping Improvements

Phase 1 of the project includes alterations to the existing asphalt-paved parking area located north of the outdoor whale exhibit. The proposed alterations area confined to the removal of a planter island located near the west end of the parking area and its replacement by asphalt paving and the planting of a range of native trees in the existing planter beds within and surrounding the parking area (see Sheet L1.0 & L3.0). The sound wall located near the northeast corner of the parking area was approved by HLC under a separate permit. This part of the Museum property was part of a private estate between the late 19th century and the early 1960s when it was acquired by the Museum. After acquiring the property, the Museum demolished an existing house and stable and installed in a number of phases, the current paved parking area. Today the area's landscaping is composed of a mix of native and introduced plants and trees transected by a number of unpaved pathways that extend from the Museum's parking lot to the west end of the Museum property fronting Las Encinas Road. While the area is part of a significant cultural landscape identified in the Phase 1 HSSR, no significant remnants of the MacVeagh landscape remain as noted in the Phase 1 HSSR.

Analysis:

Proposed changes to this area of the Museum campus are very modest in scale and are primarily confined to the removal of a non-historic planter island and the installation of additional native plants and trees. Extending the existing plantings of native trees, shrubs and plants would not

affect the cultural landscape as this area of the Museum property does not retain its historic plantings, but instead, represents the post-1960 phase of the Museum's development history. The proposed changes would not remove historic hardscape features or plantings dating to the Museum's period of significance, nor would they introduce landscaping or hardscape that is out of character with the existing setting of the Museum. Moreover, the proposed improvements could be removed with no impact to significant historic resources including the surrounding significant cultural landscape. Therefore, the proposed alterations to the parking area meet Standards 9 and 10.

5.13 Entrance Plaza

The proposed scheme for the area in front of the Fleischmann gates has been revised to address HLC's comment to modulate the design of the plaza to ensure that an existing drain will be located outside of the footprint of the plaza's paving and to incorporate a pedestrian pathway that would extend along the north side of the rectangular plaza located off the north side of the iron gates to provide a clearly marked pathway to the main entrance. The north side of the walkway would be delineated by metal bollards painted matte black (classic bollard style with a ball cap) (Appendix A, Sheets L1.0, L3.2, A1.13, & A5.90). Paved with permeable pavers set in a herringbone pattern the pathway would be delineated on both sides by 14-inch wide by 2-inch thick bands of Santa Barbara sandstone set in mortar (the proposed paver type is Pacific Interlock Paving Stone "Holland Hydro-Flo custom color #503018 MANUF). The traffic-rated walkway would link the existing parking lot to a new pedestrian entrance through the Hazard estate wall (the opening in the wall was approved by the HLC in 2014) that would lead east, via a boardwalk, to the main entrance to the Museum.

The design of the plaza's paving has been simplified to feature a central lozenge paved with permeable pavers laid in a herringbone pattern surrounded narrow bandings of permeable bricks and a larger expanse of traffic-rated permeable paving set in a running bond pattern. The edge of the plaza area would be defined by a band of Santa Barbara sandstone. Planter beds would define the east and west sides of the plaza and walkway while its north side would be defined by the proposed pedestrian walkway. Both the pathway and plaza area would be laid in such a manner as to provide a continuous surface for pedestrians and vehicular access. Other proposed enhancements include a bike parking area paved with permeable pavers and new landscaping along the east side of the plaza. As part of the project, an existing asphalt-paved pedestrian walkway set between the terminus of the Hazard estate wall and the Museum building would be converted to a landscape planter bed. The pathway through the Hazard estate wall and the pathway linking the plaza to the existing pathway on the north side of the whale would match the paving pattern and materials of the plaza to provide a seamless transition between these two areas.

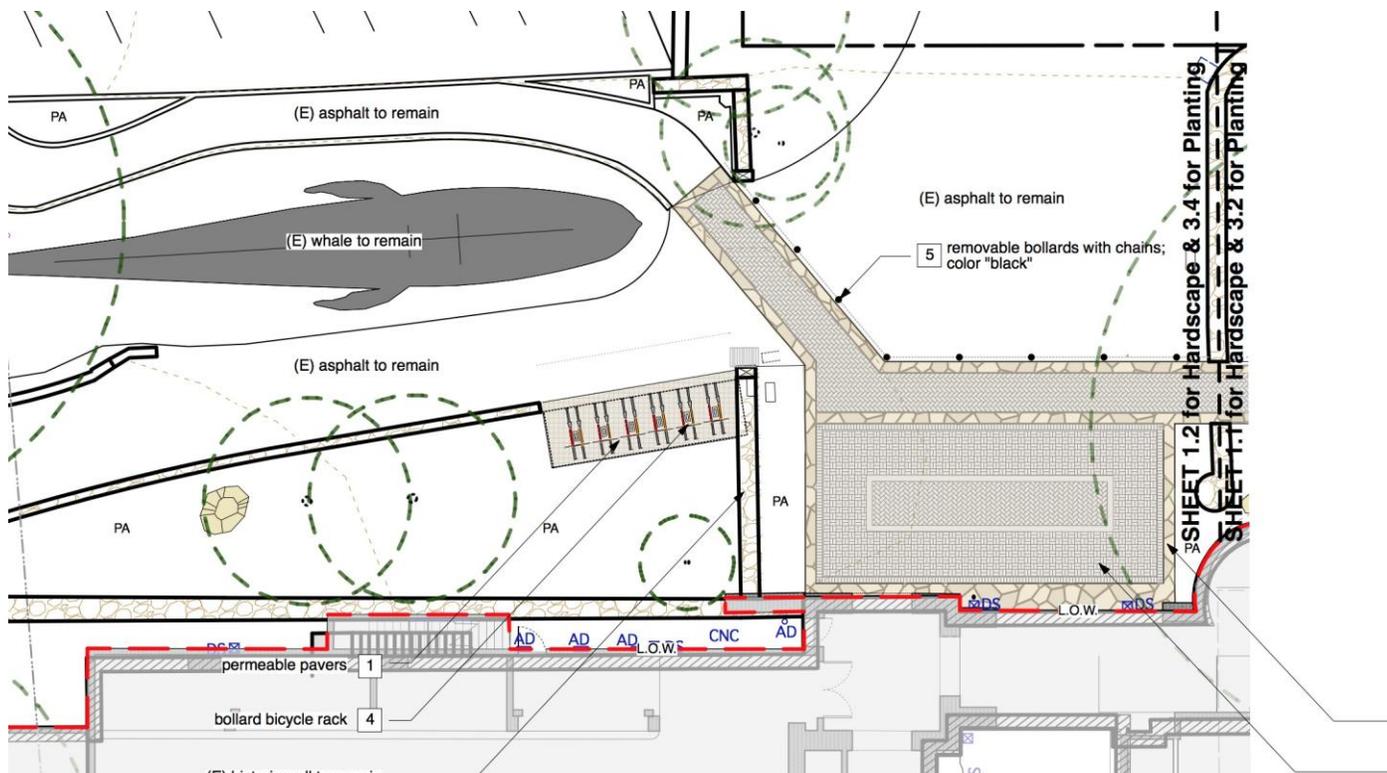
(see next page)



Proposed Location of Plaza, looking south



Proposed Location of Plaza, looking west



Proposed Plaza (Sheet L1.2)



Perspective of Proposed Plaza (Sheet 5.90)

Analysis:

The plaza and Walkway Design: The plan for the walkway and plaza would substitute permeable pavers for the flagstone pavers previously proposed for this area. The substitution was

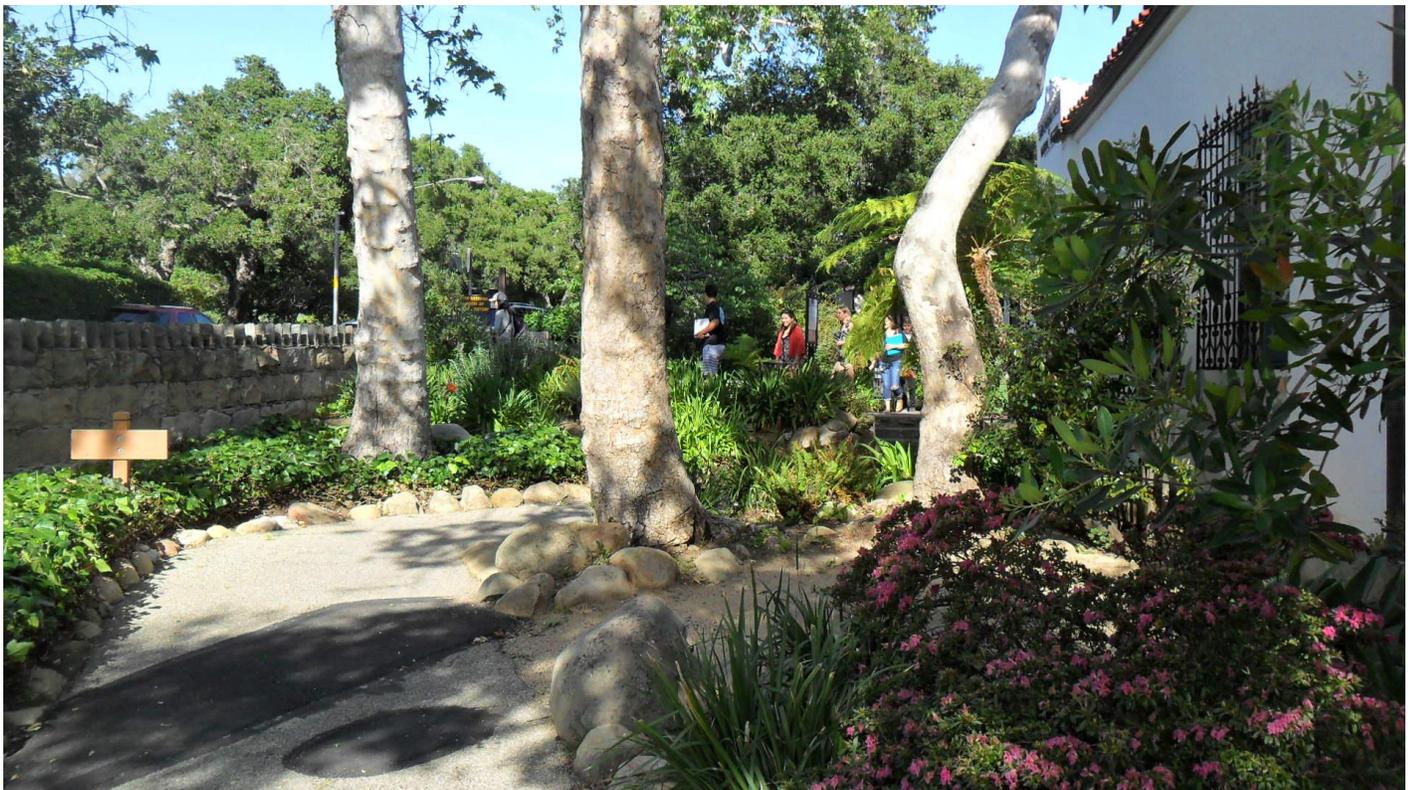
necessitated by the need to provide a traffic-rated surface for emergency, building maintenance and delivery vehicles that will occasionally park in this area. The proposed scheme, while it employs permeable pavers, has been designed to recall the type of paving schemes sometime found in the Mediterranean architectural tradition. This can be seen in its use of Santa Barbara sandstone for banding elements, the employment of traditional paving patterns such a running bond and herringbone and the color of the buff permeable pavers that are visually sympathetic to that of the Hazard estate walls as well as the extensive series of natural sandstone outcrops found in this part of Mission Canyon. While permeable pavers are a modern material, the Secretary of the Interior's Standards for Rehabilitation do not preclude the use of more contemporary materials provided they are sympathetic in color, design and appearance with the historic setting. Because the plaza and walkway have been designed to recall traditional motifs of Mediterranean style architecture its installation would not impair the setting of the adjacent significant historic resources including the Hazard estate wall and the Museum buildings constructed between 1922 and the late 1930s. Moreover, these improvements could be removed in the future with no impact to significant historic resources. Therefore, the proposed design for the entrance plaza and walkway, meets Standards 9 and 10.

5.14 Modifications to Hardscape and Landscaping off the North Elevation of the Main Museum Building

Alterations proposed to the existing hardscape and landscaping located off the Main Museum building's north elevation were approved in concept by the HLC in 2014 prior to the project receiving approval by the Planning Commission. These include installing a Trex boardwalk that would extend from the approved opening in the Hazard estate wall opening onto the new plaza located north of Fleischmann Auditorium Gates to an existing flagstone walkway aligned with the main entrance to the 1922 wing of the Main Museum Building. The raised 6-foot, 7-inch wide Trex style boardwalk (painted a grayish color: "Gravel Path") would be composed of 4-inch wide planks set perpendicular to the path of travel. The raised pathway would be composed of faceted sections designed to achieve the curved configuration proposed for this walkway. A 2-inch by 4-inch Trex 'curb' would define the edge of the walkway. Alterations to the landscaping and hardscape are detailed on Sheets L1.0, L1.1, L3.0, L3.1, A1.13 & A1.14. The color of the boardwalk has been revised to address comments by the HLC and to allow the Trex material to blend more seamlessly with its surroundings. Existing landscaping in front of the Museum along the Puesta del Sol frontage is composed of a canopy of native oak and sycamore trees underplanted with non-native shade loving plants such as ivy, clivias, camellias, giant bird of paradise and Australian tree ferns. During the late 1920s this area was planted with a mix of succulents and a scattering of native oak and sycamore trees. As the trees matured the landscaping transitioned to plants suited to the semi-shady conditions created by the oak canopy. The redesigned landscape would incorporate existing non-native plants such as Clivias and Australian tree ferns with a selection of native plants suited to the existing conditions. As designed by Van Atta Associates the planting scheme would retain the existing oaks, sycamores and many of the non-native specimen plants dating from circa-1930 through the 1950s and later and would also retain the character of the existing landscape with its mix of native and non-native plants.



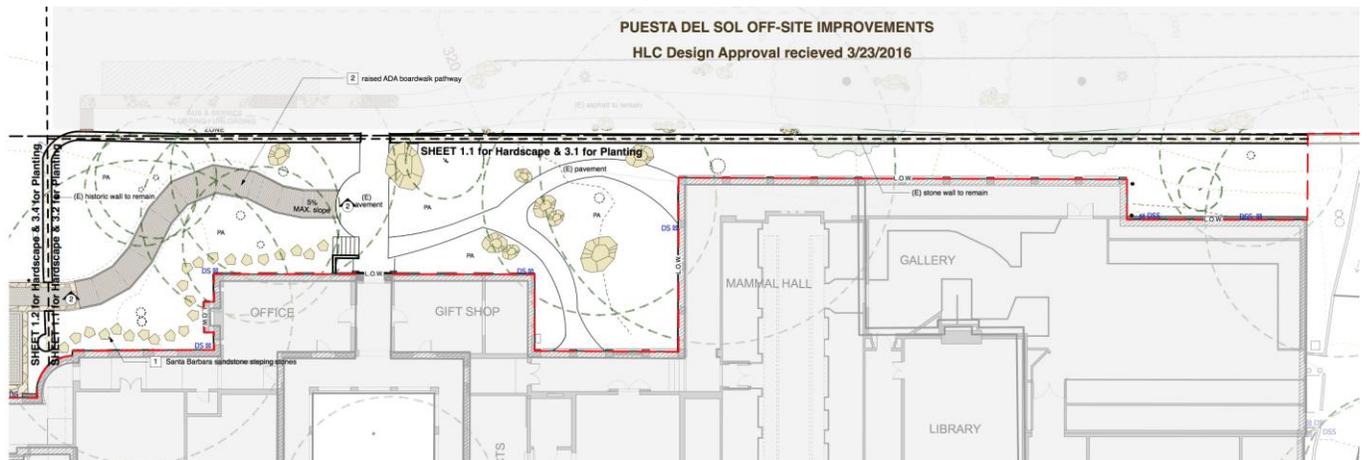
Proposed Location of Boardwalk and Landscape Improvements, looking north



Proposed Location of Boardwalk and Landscape Improvements, looking east



Proposed Location of Boardwalk and Landscape Improvements, looking east



Entry Area (Sheet L1.1)

Analysis:

The location, material type and general configuration of the boardwalk was approved by the HLC in 2014 as part of their review and acceptance of the Phase 2 HSSR. The proposed walkway while it has been revised to feature a faceted configuration to the individual boardwalk sections (to address the physical constraints of cutting Trex in a curvilinear pattern) maintains the essential features, material and placement of the scheme approved in 2014. While Trex is not a historic building material, the Secretary of the Interior's Standards for Rehabilitation allow contemporary materials provided they do not impair historic materials or design features or the setting of the

resource. The pathway, whose installation would not require the removal of significant historic landscape features or plantings, is designed to emulate the appearance and color of a weathered wood boardwalk. The matte grey color of the boardwalk also provides a softer transition to the surrounding landscaping and stonework and helps minimize the visibility of this feature which will be located behind the Hazard Estate wall and beneath the tree canopy. Using a raised boardwalk instead of a masonry or permeable paver or brick surface would also minimize impacts to the root zones of the existing plantings and the native oaks and sycamores, which are an important component of the surrounding cultural landscape. Because the boardwalk would be reversible and could be removed with no impact to significant historic resources and has been designed to blend with the surrounding landscaping it meets Standards 9 and 10.

The proposed planting scheme which would preserve the existing native oaks and sycamores and most of the larger non-native specimen plants while varying the plantings with a variety of shade tolerant native plants would preserve the character of the existing landscaping that extends along Puesta Del Sol. Therefore, implementation of the proposed design, which would not require the removal of historic plantings and could be removed in the future with no impact to the setting of the Museum building or the surrounding cultural landscape, meets Standards 9 and 10.

5.15 Add Egress Hardware to Fleischmann Gates and modify the Iron Gates embellished with Owls at the Main Entrance

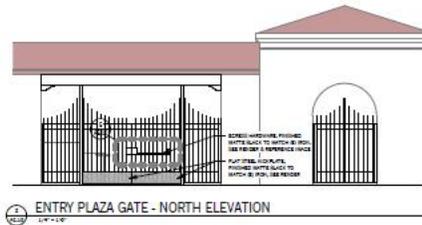
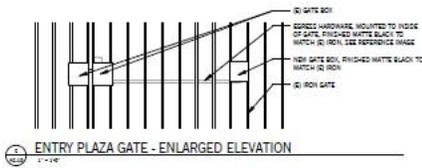
Fleischmann Gates

In order to meet to meet ADA and emergency egress code requirements egress hardware must be added to the metal gates adjacent to Fleischmann Auditorium (Sheet A5.10). In order to minimize physical impacts to the historic gates the proposed hardware has been reduced to the minimum required by code. The hardware would include an egress push bar finished to mimic the matte black color of the existing gates that would set on the interior side of the gate and a solid steel kick plate, also finished in matte black, set at the base of both gate leaves (Sheet A5.10). The new kick plate is proposed to extend across both gate leaves to preserve the symmetry of the gates, which is an important component of their historic design.

(see next page)



Fleischmann Gates, looking east



ENTRY PLAZA GATE - RENDER
1/8" = 1'-0"

Proposed Modifications to Fleischmann Gates (Sheet A5.10)

Analysis:

Insertion of the egress hardware and solid kick plate would somewhat alter the appearance of the gates which does not currently feature either a kick plate or egress bar. However, it should be noted that the implementation of the code-required alterations would not so change the gate's metalwork or design that they could not convey the essential features of their historic appearance since none of the original wrought iron would be removed and the symmetry and design details of this architectural element would still be visible. Consequently, the proposed

scheme, which would minimize to the maximum extent feasible, physical impacts to the gates and maintain their overall feeling of transparency, would meet Standard 9. Because the hardware could be removed in the future with minimal impact to the gate's physical integrity the proposed project meets Standard 10.

Owl Gates

In order to meet to meet ADA and emergency egress code requirements egress hardware must be added to the metal gates embellished with owls set at the south end of the entrance corridor to the main Museum building (A6.10). These gates, which were originally located at another Museum building, were relocated to their current location sometime within the last 30 years and do not form a historic feature of the building. However, because the existing gates are made-up, in part, of historic ironwork featuring owl motifs, the proposed plan to convert the two gate leaves into a single leaf while preserving the historic metalwork including the owl motifs. In order to minimize physical impacts to the gate the hardware has been reduced to the minimum requirements including an egress push bar finished to mimic the color and finish of the existing gates that would set on the interior side of the gate and a solid steel kick plate finished to match the texture and color of matte black ironwork would set at the base of the reconfigured gate panels (A6.10).

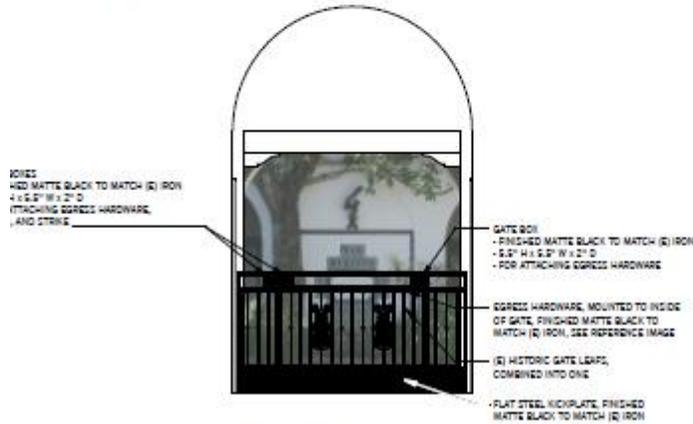


Owl Gates, looking north

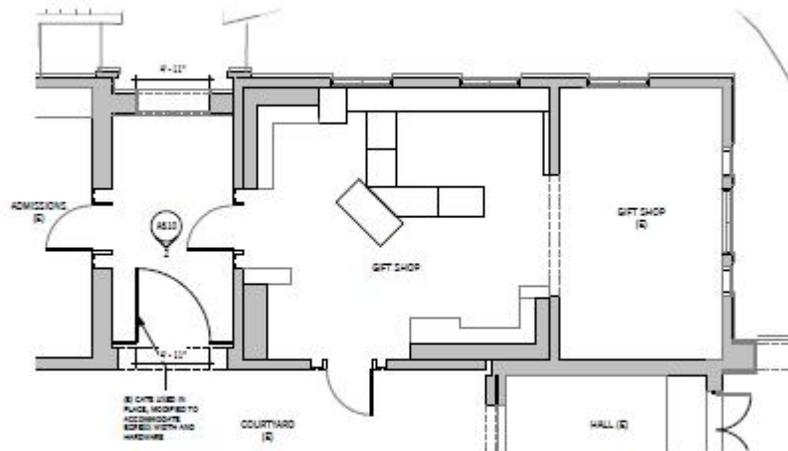
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3 MAIN ENTRY GATE - EGRESS HARDWARE - REFERENCE IMAGE
1/2" = 1'-0"



2 MAIN ENTRY GATE - NORTH ELEVATION
1/2" = 1'-0"



1 MAIN ENTRY - ENLARGED PLAN
1/4" = 1'-0"

Proposed Alterations to Owl Gates (Sheet A6.10)

Analysis:

The existing gates which are composed in part of decorative ironwork originally at the Education Department's library do not form a significant historic feature of the main building since they were modified and re-located to the main entrance less than 50 years ago. Consequently, the proposed scheme, which would preserve the owl motifs of the existing gate, which have been a

visual feature of the museum for more than 50 years, in a new gate in the Mediterranean style, meets Standard 9.

5.16 General Landscaping Improvements

The final landscape plan includes additional plantings of native plants, shrubs and trees along the west side of the property to enhance the buffer between the Museum property as well as the areas around the Collections and Research Center and MacVeagh House. The intent of the landscape scheme is to employ a similar range of native plants to create a sense of visual unity while still allowing individual areas of the campus to visual express their unique identities (see Appendix A, Landscape Sheets).



Overall Planting Plan (Sheet L3.0)

Analysis:

Implementation of the proposed scheme would not require the removal of significant historic plantings or hardscape, nor would it introduce plant species or varieties that are out of character with the cultural landscape since it would employ native plants characteristic of the Mission

Canyon's existing vegetation. Moreover, the planting could be removed with no impact to historic resources including the surrounding cultural landscape. Therefore, implementation of the proposed landscaping scheme meets Standards 9 and 10.

6.0 SUMMARY OF FINDINGS AND CONCLUSIONS

This Phase 2 Historic Structures/Sites Letter Report (Letter Report) was prepared by Post/Hazeltine Associates to evaluate final plans for Phase 1 of the Museum of Natural History Master Plan. An analysis of the revised project reveals that the project as currently proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Cumulative impacts to significant historic resources, including the cultural landscape, would then be considered less than significant (Class III) and are consistent with the Historic Preservation Protection Measures outlined in the Phase 2 HSSR.

7.0 LIST OF RESOURCES CONSULTED DURING THE PREPARATION OF THIS REPORT

Published Sources

Post/Hazeltine Associates

2009 Historic Structures/Sites Report for MacVeagh House, Cottage and Garage. Prepared for the Santa Barbara Museum of Natural History.

2011 Phase 1 Historic Structures/Sites Report for the Santa Barbara Museum of Natural History.

2012 Historic Structures/Sites Report for 653 Mission Canyon Road. Prepared for the Santa Barbara Museum of Natural History.

2014 Phase 2 Historic Structures/Sites Report for the Santa Barbara Museum of Natural History.

2016 Phase 2 Historic Resources Letter Report for the Santa Barbara Museum of Natural History

Suzanne Elledge Planning and Permitting Services, Inc.

2014 Santa Barbara Museum of Natural History 2014 Master Plan Applicant Report. March 17, 2014.