Phase 1-2 Cultural Resources Study, Historic Resources

for

83 Eucalyptus Lane (All Saints By-the-Sea Church), Montecito, California (APN 009-332-009)

Prepared for:
All Saints By-the-Sea Episcopal Church

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1.0 INTRODUCTION

The Phase 1-2 Cultural Resources Study, Historic Resources (HRR) for the property at 83 Eucalyptus Lane (APN 009-332-009) (All Saints By-the-Sea Church), California was prepared for All Saints By-the-Sea Episcopal Church (Figures 1 & 2). The study parcel is located in Montecito, County of Santa Barbara (see Figure 2). Built improvements include a one-story church (Figures 3 - 4), and several other buildings including the detached Centennial Parish House, Friendship Center/Sunday School and several other auxiliary buildings. This HRR was written by Pamela Post, Ph.D., primary author and Timothy Hazeltine and follows the guidelines for a Phase 2 Historic Resources Reports set forth in the County of Santa Barbara Cultural Resource Guidelines Historical Element criteria (see Appendix A for architect's drawings). The study will provide the following:

a) Evaluate project impacts to the existing church and its setting from a proposed remodeling and seismic upgrade project, which a previous Phase 1-2 HRR determined was a significant historic resource for the purposes of environmental review (Post/Hazeltine Associates 2015). Plans for the proposed project can be found in Appendix A of this report.

1.1 Previous Studies, Determination of Significance and Period of Significance

An earlier project to dismantle and reconstruct the church's masonry bell tower was the focus of a Phase 1-2 Historic Resources Study prepared by Post/Hazeltine Associates dated April 27, 2015. The report was reviewed and commented upon the Historic Landmarks Advisory Commission on November 9, 2015.

The Phase 1-2 HRR prepared made the following determination regarding the church building:

The church at 83 Eucalyptus Lane (All Saints By-the-Sea Church) qualifies for listing as a significant historic resource at the County level, under Criteria 2, 3 and 4. It also is eligible for listing to the California Register of Historical Resources under Criterion C and the National Register of Historic Places under Criterion c. Therefore, the church which is eligible for listing at the local level, as well as the California Register of Historical Resources and the National Register of Historic Places, is a significant historic resource for the purposes of environmental review (Post Hazeltine Associates: 2015: 32).

The period of significance is 1900-1930 the period when the original church was built and several additions were made to the building.

1.2 Report Format

Evaluation of project impacts to significant historic resources outlined in Task a follows the guidelines for historic property studies outlined in the County of Santa

Barbara, Cultural Resources Guidelines, Archaeological, Historical and Ethnic Elements (County of Santa Barbara: 1993, updated February 2011). The primary analytical tool for evaluating project impacts is the application of the Secretary of the Interior's Standards for Rehabilitation to the project.

1.3 Project Description

The applicant proposes extensive alterations to the existing building it to meet current seismic code requirements and the programmatic requirements of the parish. Project architect is Bob Easton, AIA, Architect and the structural engineer is Parker-Resnick, Structural Engineers. Please see Appendix A for the project plans and Appendix B for the structural engineer's report.

2.0 REGULATORY SETTING

The following policies enacted by the County of Santa Barbara guided the identification of potential significant historic resources and evaluation of potential project impacts to significant historic resources outlined in this report.

2.1 County of Santa Barbara Historical and Archaeological Policies:

1) All available measures, including purchase, tax relief, purchase of development rights, etc. shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2) When developments are proposed for parcels where archaeological or other cultural sites are located, project redesign shall be required which avoids impacts to such cultural sites if possible.
3) *When sufficient planning flexibility does not permit avoiding construction on archeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with the State Office of Historic Preservation and the State of California Native Heritage Commission* (Santa Barbara County Comprehensive Plan, Land Use Element, Adopted 1980, Amended February 2011: 81).

<u>Montecito General Plan</u>

Goal CR-M-1 of the Montecito General Plan Update includes the following: *Preserve and Project Properties and Structures with Historic Importance in the Montecito Community to the Maximum Extent Feasible* of the Montecito General Plan.

2.2 Project Thresholds

The County of Santa Barbara uses the thresholds outlined in the California Environmental Quality Act (CEQA) to characterize project impacts to significant

historic resources. Each impact under consideration is identified according to its level of *significance as described below:*

- *Beneficial Effect: 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 that 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).

In determining the impact of a project on a significant historic 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) state, *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 an 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 still may 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 impact on a significant cultural resource, but also in considering effective mitigation measures and/or alternatives.

<u>The Secretary of the Interior's Standards for The Treatment of Historic Properties (Restoration and Rehabilitation)</u>

The following standards for rehabilitation and restoration, developed by the United States Department of the Interior are the generally accepted guidelines for assessing the suitability of additions and modifications to historic resources. Implementation of the guidelines helps identify potentially significant impacts to historic resources and helps to ensure that the historic character of a property is preserved. The guidelines are as follows:

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*.

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided*.
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements form other historic properties, will not be undertaken*.
4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*.
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.
9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*.
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

To assess the effects of the proposed project on an identified historic resource within the project site, the definition of significant effects from CEQA Appendix G, Section 15064.5, is commonly used. Section 21084.1 of the Public Resources Code provides the framework for determining whether a property is an historic resource for CEQA purposes; these include historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se* significant, other resources that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. In determining potential impacts on historical resources under CEQA, projects are reviewed according to the Secretary of the Interior's Standards (Standards). The Standards are discussed in detail below. A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." Section § 800.5 (a) (2) states that adverse effects on historic properties include, but are not limited to:

(i)Physical destruction of or damage to all or part of the property;
(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
(iii) Removal of the property from its historic location;
(iv) Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance;
(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

Under CEQA modifications or alterations to a designated historic resource must be evaluated to determine if they will result in an adverse impact to the resource. An adverse effect is defined by as an action that will diminish the integrity of those aspects of the property that make it eligible for the listing at the local or state level, or in the NRHP.

CEQA defines an adverse effect in the following manner:

A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

CEQA defines material impairment of a historic resource in the following manner:

A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (State CEQA Guidelines Section 15064.5).

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 (1995) shall be considered as mitigated to a level of less than significant. Therefore, in determining the impact of a project on an "historical resource" CEQA regulations require the application of the Secretary of the Interior's Standards to determine if the project results in a substantial adverse change to the resource or those physical characteristics or character-defining spaces and features that convey its historical significance.

3.0 HISTORICAL SUMMARY

A detailed history of the property of the property is found in the Phase 1-2 Historic

Resources Report prepared by Post/Hazeltine Associates in 2015. The following section of the report includes a brief historical overview to provide a context for the analysis of the proposed project.

3.1 The Property at 83 Eucalyptus Lane (All Saints By-the-Sea Church) (1900-2016)

In July 1900 a sum of $2,500.00 had been raised to fund the construction of a new Episcopal church on a lot on 83 Eucalyptus Lane. Construction began on September 3, 1900 under the supervision of the architect, Arthur B. Benton; several weeks later, on September 26th the cornerstone was laid (the cornerstone was uncovered this year when the bell tower was dismantled). The church was designed by Benton in the Craftsman style with Gothic Revival elements somewhat reminiscent of the Bay Area Tradition popular in Northern California, particularly for ecclesiastical architecture during the late 19th and early 20th centuries (Figures 5 - 6). On November 27, 1900 All Saints By-the-Sea Church was consecrated by Bishop Johnson with 100 parishioners in attendance (McGee, 2000: 8). On January 18, 1901 a 616- pound bell was placed in the bell tower donated by Mr. & Mrs. Walter Humphrey in memory of their daughters. Two years after completion of the church, in 1902, a small one-story two-bedroom Vicarage, located to the south of the church, was completed for $1,000.00; the funds provided by Josiah and Emmaline Doulton (this building forms the nucleus of the existing Centennial House/Parish House). By 1910 stained-glass windows had been installed in most of the window openings (The majority of which were fabricated by Judson Studios of Los Angeles) (McGee, 2000: 16). In 1913 leaded glass windows were installed for "all clerestory sash in old and new windows of church" by the architectural firm of E. Russel Ray and Winsor Soule. Ray and Soule also were engaged to finish the gable of the new organ chamber, including an exterior truss, as well as re-shingle the church's roof, dormers and robing robe (Order Sheets for the Office of E. Russel Ray, October 15, 27 and October 30, 1913). A year later, in 1914, a chancel was erected as a memorial to Reverend Moore (the architect for this addition is not documented in church records).

During Weld's tenure other improvements were made to the church, including the construction of a room off the east end of building and a wing off its south end to provide a study for the rector and a choir room. It was completed in 1916 (no architect could be documented for these additions). After an earthquake in June of 1925, unspecified damage to the church required $4,500.00 to repair (McGee 2000: 18 -19). Based on a detailed inspection of the bell tower during its dismantling in June and July of 2016, many of the repairs appear to have involved the bell tower which appears to have been partially rebuilt. In 1929 the interior of the church was renovated when the ceiling was replaced and interior arches constructed when aisles were added off either side of the nave. In 1930 trusses were installed in the nave's ceiling and additional windows were added under the supervision of architect Carleton Winslow (Letter from Carleton Winslow to Reverend Weld, February 26, 1930).

In 1938 the church underwent further remodeling (there are no details as to what this remodeling entailed). In 1941 St. Michael's Chapel was added to the church's north elevation (no architect could be documented for the St. Michael's addition) (McGee, 2000: 79). No major additions or alterations took place during World War II, though during this period the Parish Hall was used as a USO canteen. The last improvement during Reverend Pettus' tenure was the re-roofing of the Parish Hall in 1947 (McGee, 2000: 79).

In 1958-1959 the nave of the church was enlarged by constructing an addition at the east end of the original building to accommodate an additional 125 seats; this addition was designed by the architectural firm of Howell, Arendt, Moser and Grant. In 1987 the church's interior was remodeled and a room was built behind the new altar to house pipes for the organ. Alterations to the hardscape and landscaping surrounding the church, including raising the ground level by a least one-foot, were made in 1999 by Thompson/Naylor Architects. The bell tower is currently being reconstructed using the original stone and woodwork.

5.0 SITE DESCRIPTION

The following description is derived from the Phase 1-2 Historic Resources Report prepared by Post/Hazeltine Associates in 2015.

5.1 The Church

Built in 1900, the wood-framed and masonry Craftsman style church incorporates Gothic Revival style motifs (Figures 7 - 22). The church, which is essentially rectangular in configuration, is aligned on a west to east axis with the vestibule at its west end, opening into the narthex and baptistery. The narthex opens into the nave which extends east to the sanctuary, which is flanked on its south side by the vestry and a small chapel. The church's picturesque massing, composed of steeply pitched roofs and a masonry bell tower set at the northwest corner of the building, is designed to emphasize the domestic scale of the building which recalls the appearance and character of a rural Gothic Revival English church as filtered through the sensibilities of Arthur Benton's interpretation of the Craftsman style.

The building's exterior employs a range of materials, including wood shingles, dressed masonry, stained glass windows, wrought metal, and massive wood timbers finished to emulate the appearance of hand-hewn beams. These building materials are characteristic features of the Craftsman style, which emphasized the use of hand-crafted natural materials or those that emulated the appearance of handcrafting rather than mechanization of industrially-produced products. This emphasis on natural materials can be seen in the employment of the church's sandstone masonry base, which is composed of rectangular sandstone blocks. Other natural, handcrafted materials include

wood-framed walls sheathed in wood shingles on the church's north, west and south elevations, wood timbers, hand-wrought metal, and stained glass windows. The steeply pitched roof, with its thick wood fascias, and chamfered beam ends also emphasizes the appearance and quality of handcrafted materials and finishes. The picturesque quality of the building is further enhanced by the employment of an apse-like projection housing the baptistery on the primary façade (west elevation) and the architect's emphasis on asymmetry such as his decision to place the main access to the church at the base of the bell tower rather than on axis with the nave.

West Elevation (entrance facade)

The west elevation is the entrance façade of the building. Its picturesque massing is defined by the asymmetry of the elevation with the main front gable roof flanked on its north by a masonry bell tower composed of rectangular sandstone blocks housing a recessed entry porch at its base and a belfry. A series of steeply-pitched front gable roofs cap the main block of the church and the two recessed wings set off the south side of the elevation. Wide wood plank fascia boards sheath the slightly projecting roof eaves. A semi-circular apse-like projection housing the baptistery at the centerpoint of the façade is embellished with five lancet- style stained glass windows. Three narrow lancet-style stained glass windows are set below the apex of the elevation's main front-facing gable. The bell tower is composed of a rectangular masonry base with flared corners, capped by two masonry piers with pyramidal caps that support a Gothic style woof belfry. Set atop a short flight of sandstone steps, the porch's arched opening is sheltered beneath a shallow front-facing gable roof featuring Gothic style wood trusses supported by timber braces. On the recessed wing, flanking the south side of the central gable, a similar, but slightly simplified version of this roof types, shelters a secondary entrance into the church. This wing is flanked on its south by recessed, shingle-clad recessed wing capped by a front-facing gable roof with a centrally-placed brick chimney. The fenestration of this wing composed of twelve-over-one wood sash windows.

Modifications to the West Elevation

Originally, the recessed wing and secondary entrance flanking the south side of the nave was capped by a shed roof. This wing was rebuilt with a front gable roof and a porch capped by open trusswork whose design emulated the roof over the main entrance to the church. The addition housed a study and choir room. The recessed wing at this end of the elevation was built in 1916.

The North Elevation

The north elevation is L-shaped in configuration, with the entry porch and belfry flanked on their east by an extension to the nave added in 1921 that has a front-facing gable roof. At its east end the addition is flanked by the remaining

section of the original exterior wall of the church, which is capped by a side gable roof. This part of the elevation features a base of sandstone blocks capped by a shingled wall. Fenestration is comprised of a series of stained-glass windows set in arched openings. A circular stained glass window, added in 1921, is set in the gable end of the wing.

Modifications and Additions to the North Elevation

In 1921 a section of the north elevation was extended several feet to the north to provide space for approximately 40 additional seats in the nave. In 1941 St. Michael's Chapel was built off the north side of the sanctuary. Further changes took place in 1958-1959 when the building was further enlarged to accommodate seating for 125 additional worshipers.

The East (rear) Elevation

The east elevation has an irregular footprint composed of the centrally-placed sanctuary at the end of the church, flanked on its south by the recessed end of the vestry and on its north by the slightly recessed end of the 1921 addition to church. The entire east elevation is clad in wood shingles. Fenestration is confined to a small entry door accessed through a Gothic style ogee arch opening; set in a slight projection, it comprises the east end of the sanctuary.

Modifications and Additions to the East Elevation

In 1914 the elevation was altered when a chancel was inserted at the east end of the sanctuary. In 1916 a small room was added off the east end of the sanctuary. Finally, in 1987 a room was added behind the altar to house additional pipes for the organ.

The South Elevation

The south elevation is L-shaped in configuration and is flanked on its east by a projecting wing built in 1916 housing a study for the rector, a choir room and other facilities. The nave and aisles of the church are capped by a steeply-pitched side-gable roof; its fenestration is composed of stained glass windows set in arched reveals. The choir room and study are capped by a steeply-pitched side gable roof. A porch, capped by a front-gable roof supported by corbelled wood timbers, shelters a glazed wood-paneled door that provides access to the choir room. This addition closely emulates the domestic scale of a Craftsman style house.

Modifications to the South Elevation

The wing at the east end of the south elevation was built in 1916 (Today this wing, built to house the rector's study and a choir room, is referred to as the Vesting

Room). In 1916 other alterations were made to the wing, which included enlarging the interior to accommodate more seating. Changes may have been made to this side of the building in 1958-1959 when extensive alterations were made to increase the building's seating by 125 seats.

6.0 SUMMARY STATEMENT OF SIGNIFICANCE

The following summarizes the significance findings of the Phase 1-2 Historic Resources Report prepared by Post/Hazeltine Associates in 2015**.**

The church at 83 Eucalyptus Lane (All Saints By-the-Sea Church) qualifies for listing as a significant historic resource at the County level, under Criteria 2, 3 and 4. It also is eligible for listing to the California Register of Historical Resources under Criterion C and the National Register of Historic Places under Criterion c. Therefore, the church which is eligible for listing at the local level, as well as the California Register of Historical Resources and the National Register of Historic Places, is a significant historic resource for the purposes of environmental review.

7.0 POTENTIAL ADVERSE IMPACTS

The following section of the report will evaluate the impact of the proposed project on the significant resources identified in this report. Potential adverse impacts include alterations or modifications that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the project. Please see Section 1.3 for a project description and Appendix A for project plans and Appendix B for the structural engineer's report.

State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: *A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment* (Public Resource Code 15064.5 (b)). *Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired* (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical

characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant*; or

(C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify it eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.* (Public Resources Code 15064.5 (b2).

(D) 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 (1995) shall be considered as mitigated to a level of less than significant.

(E) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

Secretary of the Interior's Standards (Standards):

The project proposes alterations to the building including additions to the existing north, east and west facades. Under the Standards this project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values (http://nps.ov/history/hps/tps/standards/rehablitation.htm).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed project:

Secretary of the Interior's Standards for Rehabilitation

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

Further guidance for retrofitting projects is given in NPS Preservation Brief 41: *The Seismic Retrofit of Historic Buildings, Keeping Preservation in the* Forefront:

- Historic *materials should be preserved and retained to the greatest extent possible and not replaced wholesale in the process of seismic strengthening;*
- *New seismic retrofit systems, whether hidden or exposed, should respect the character and integrity of the historic building and be visually compatible with it in design; and,*
- *Seismic work should be "reversible" to the greatest extent possible to allow removal for future use of improved systems and traditional repair of*

remaining historic materials.

As noted in Preservation Brief 41 the scope of retrofitting is based on several factors:

The integrity and significance of the historic building, paired with the cost and benefit of seismic upgrading, need to be weighed by the owner and the consulting team. Buildings in less active seismic areas may need little or no further bracing or tying. Buildings in more active seismic zones, however, may need more extensive intervention. Options for the level of seismic retrofit generally fall into four classifications, depending on the expected seismic activity and the desired level of performance. Realistically, for historic buildings, only the first three categories apply.

***1. Basic Life Safety**. This addresses the most serious life-safety concerns by correcting those deficiencies that could lead to serious human injury or total building collapse. Upgrades may include bracing and tying the most vulnerable elements of the building, such as parapets, chimneys, and projecting ornamentation or reinforcing routes of exit. It is expected that if an earthquake were to occur, the building would not collapse but would be seriously damaged requiring major repairs.*

***2. Enhanced Life Safety**. In this approach, the building is upgraded using a flexible approach to the building codes for moderate earthquakes. Inherent deficiencies found in older buildings, such as poor floor to wall framing connections and unbraced masonry walls would be corrected. After a design level earthquake, some structural damage is anticipated, such as masonry cracking, and the building would be temporarily unusable.*

***3. Enhanced Damage Control**. Historic buildings are substantially rehabilitated to meet, to the extent possible, the proscribed building code provision. Some minor repairable damage would be expected after a major earthquake.*

***4. Immediate Occupancy**. This approach is intended for designated hospitals and emergency preparedness centers remaining open and operational after a major earthquake. Even most modern buildings do not meet this level of construction, and so for a historic building to meet this requirement, it would have to be almost totally reconstructed of new materials which, philosophically, do not reflect preservation criteria* (National Park Service, Preservation Brief 41). Based on a review of the proposed project and the goals of the applicant, the proposed intervention is considered to be Category 3, *Enhanced Damage Control* as the project intends to provide for both enhanced life safety and enhanced damage control.

7.2 Identification of Character and Non-Character-Defining Historic Fabric

West Elevation (street façade, primary elevation)

Character-Defining

- Bell tower (currently being rebuilt);
- Wood shingle cladding;
- Stone-clad base
- Front gable element with its apse featuring stained glass windows, three lancet windows set below the peak of the gable, shingle siding, and masonry base;
- Recessed portion of the wing added to the south side of the church in the early 20th century including its stone base and shingled walls, roofed porch and its door, brick chimney, stained glass windows and the front gable element; and
- Façade of the one-story addition including its covered porch and casement windows.

Non-Character-Defining

- Concrete steps into bell tower.

South Elevation (side elevation facing Parish House)

Character-Defining

- Recessed portion of church building with its arcaded stained glass windows, stone base, shingled walls and front and side gable roof;
- Wood shingle cladding and stone base; and
- Wing housing the choir room, sacristy including its shingle walls, porch and overall arrangement of fenestration featuring sash windows.

Non-Character-Defining

- Door which may be later replacement.

East Elevation (rear elevation)

Character-Defining

- Elevation of the one-story wing and its fenestration and brick chimney;
- Wood shingle cladding; and
- The exterior corner of the sanctuary built in c. 1914.

Non-Character-Defining

- Additions made after 1930 including the organ equipment rooms, existing

equipment yard; and
- The addition at the north end of the addition, which may in part date to 1914 (due to later alterations).

North Elevation (facing towards parking area)

- Side elevation of bell tower;
- Wood shingle cladding;
- Section of wall with arcaded stained glass windows, its shingled walls and stone base;
- The stained glass windows in the additions constructed between 1941 and the late 1950s (which appear to have been relocated from the original exterior wall of the church).

7.3 Detailed Project Description

The project includes the following components (see Appendix A):

1) Additions and alterations to meet the programmatic requirements of the Parish. These would encompass interior alterations, including:

    - lowering the floor level (see Sheet A7.0);
    - reconfiguring the seating; opening-up the existing choir room to the nave (see Sheet A4.0);
    - replacing a one-story addition located at the northeast corner of the building with a columbarium (see Sheets A4.0 & A7.0); and
    - reconfiguring the sanctuary by relocating the organ from its existing locations off the east and northwest wall of the chancel to a westerly position at the rear of the chancel and replace the large organ console currently located at the (see Sheets A4.0, A7.0 & A7.1).

2) Address structural deficiencies identified in a structural evaluation prepared by Parker-Resnick, Structural Engineers (Appendix B). The report identified a number of deficiencies including:
    a. Inadequate foundations;
    b. Lack of sheer walls;
    c. Deficiencies in the exterior walls' timber framing (see Appendices B & C);
    d. Bowing walls;
    e. Stonework lacks adequate foundations; and
    f. Building does not meet current seismic codes.

    In order to address these deficiencies, the following alterations are proposed:
    - Install new concrete foundations (Appendix A, Sheets A4.0 & A7.0).

This would include dismantling and re-building the exposed sandstone walls along the street façade and part of the north and south elevations. The new walls would incorporate the original sandstone blocks and would match the original wall in appearance, design and materials;

- Replace the exterior walls on the building's north and west elevations in order to address the deterioration of the existing wood framing, install shear walls, and enhance the building's structural integrity by installing moment frames, additional framing and tying the roof and wall together (Appendix A, Sheets A4.0 & A7.0). This would require replacement of most of the existing wall framing and shingle cladding. The new cladding would match the original shingles, in dimension, thickness, profile, material, and appearance. The existing windows and window frames would be returned to their original location;

- Raise the roof approximately 1-foot to allow for the installation of insulation and roof framing (Appendix A, Sheet A7.0). The new roof would match the overall profile and appearance of the existing roof;

- Lower the floor level of the vestibule and interior to allow universal access (Appendix A, Sheet A7.0);

- Replace the organ room located near the northeast corner of the church with an addition housing a columbarium (Appendix A, Sheet A4.0);

- Alter the wing housing the sacristy, choir room, flower room and restrooms located off the south side of the church by removing the fenestration and installing new doors and relocating several windows (Appendix A, Sheets A4.0 & A7.0). Other changes include relocating the porch and replacing the existing shingle cladding with new shingle cladding that would match the original;

- Alter the rear elevation of the church by constructing an addition off the southwest corner of the church. This would include removing an existing brick chimney; and

- Enlarge an existing equipment yard located off the northeast corner of the church.

As noted in the report prepared by Parker-Resnick (see Appendix B), the proposed seismic retrofit of the church (excluding the masonry bell tower whose rebuilding is covered under a separate permit) is not required by the building

code because the building is a one-story wood frame structure. While retrofitting is not required by code, the parish is undertaking a retrofitting program to improve life-safety during a moderate earthquake event and to allow the building to meet the current needs of the parish.

7.4 Application of the Secretary of Interior's Standards to the Project

The following Standards apply to the project as a whole:

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

The applicant does not propose changes to the use of the building which will continue to be used as a place of worship.

Analysis

Since its completion in 1900 the church has functioned as the parish church for All Saints by the Sea Church. After the implementation of the proposed project the building would continue its historic function as a church. Therefore, the proposed project meets Standard 1.

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

The applicant proposes extensive alterations to the exterior including new wall framing, shingle siding and additions as detailed above in Section 7.3 of this report. The alterations would remove and replace historic fabric in-kind and construction additions off the north, east and west sides of the building. These alterations and additions are detailed on the project plans in Appendix A.

Analysis of Proposed Changes

Provided the guidance outlined below under Standards 5, 7 and 9 is followed, the project potentially meets Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project does not propose the addition of conjectural features or architectural or decorative elements from other historic properties.

Analysis

Because the project does not propose the use of historic materials from another property, the proposed project meets Standard 3.

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

The Phase 1 Historic Resources Report determined that the alterations to the church after 1930 do not embody the level of architectural significance that would make them historically significant in their own right. The project does not propose changes to features that have acquired historic significance in their own right (i.e. that date after the period of significance for the building as a whole).

Analysis

Because the project does not proposed alterations to additions that have achieved significance in their own right, the proposed project meets Standard 4.

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

Removal, alteration, repair and replacement of historic fabric, would include the following:

Cladding

Character-defining shingle cladding would be removed on: 1) the façade (west elevation); 2) shingle siding on the north elevation (this appears to be the only section of the north elevation predating circa-1913; 3) shingle cladding on the south elevation; 4) shingle siding on the east elevation; and 5) the east elevation of the choir room wing including its siding would be removed.

Analysis

- Loss of shingle siding on sections of the building that postdate the period of significance would not impair the building's integrity of materials or workmanship and meets Standard 5.

- Removal of the shingle siding on the small addition off the northeast corner of the church would not impair the building's integrity as this addition, while built in part before 1930s does not make a substantial contribution to the building's architecture and therefore, meets Standard 5.

- Loss of all of the shingling on the street façade and the north and south elevations would remove substantial amounts of character-defining material dating either to the initial construction of the building in 1900 or shortly after (between 1900 and circa-1920). The most critical of these is the removal of shingles from the street façade (west elevation) and the very west ends of the north and south elevations which are the primary public face of the building. Therefore, this proposed alteration does not fully meet Standard 5.

- Loss of shingling on the east elevation of the choir room wing, which was built in 1915-1916 is not as significant, since this is the rear of building which faces away from the public street. Therefore, this proposed alteration meets Standard 5 provided the shingling of the addition matches the historic shingling in dimension, appearance and material.

Stonework

The stonework extending along the street façade and the north ends of the north and south elevations would be dismantled and rebuilt on a new concrete foundation using the original stone.

Analysis

The existing stonework features a rudimentary foundation of roughly formed stone blocks and stone which extend below grade. The structural engineer's report identifies this element as structurally deficient. The applicant proposes to dismantle and rebuild the stone wall following the same protocol established for the rebuilding of the bell tower that was approved in 2015. Because this would return the foundation wall to its historic appearance using the original historic material it meets the intent of Standard 5.

Brickwork

The unreinforced brick chimney on the east elevation of the choir room wing would be removed and replaced by an addition.

Analysis:

The chimney proposed for removal does not form an especially visible element of the architectural assemblage since it is located on the rear of the building. Moreover, the more prominent chimney located on the west elevation of the choir room wing (facing the street) would remain in place which would preserve an example of this type of architectural element. Therefore, Standard 5 is met.

Exterior wall framing

Exterior wall framing at the northeast corner of the building, the entire street façade (west elevation) and the portions of the north elevation and the choir room wing would be removed and replaced with new wood framing and moment frames to address structural deficiencies in the existing building's framing, lack of shear walls, attachment of the wall framing to the foundations and other issues (see Appendix C for photographs detailing the existing condition of the wall framing).

Analysis

Replacement of wood framing that is too deteriorated to repair is acceptable and meets Standard 5 since the exterior appearance of the building would remain the same after the new framing and shingling are installed.

However, the replacement of all of the wood framing on the street façade (west elevation) and the very west ends of the north and south elevation is problematical since it would removal historic building material from the only exterior section portion of the elevation that preserves its 1900 appearance and would require complete rebuilding of the apse element. Therefore, this element of the project as it applies to the street façade and the southwest corner of the building does not meet Standard 5.

An alternative strategy to preserve wall framing on the street façade and the far west ends of the north and south elevations to the maximum extent feasible should be explored. If feasible, this could include strengthening the west elevation's exterior wall from the interior to preserve some of the original framing as well as substantial portions of the shingle cladding in place. If this can be accomplished, the proposed project to rebuild and strengthen the wall framing would meet Standard 5.

If in-place repair of the wall framing is not feasible, then the new wall framing should maintain the overall dimensions of the original and the new shingling shall match the historic cladding in material, dimension and appearance.

Fenestration and other Features

On the south elevation, the choir room wing would be altered by relocating the existing porch slightly to the east to allow for a larger set of doors that would provide better access from the interior of the church to the outside (the current door is a standard person door in size). Three of the existing windows would be relocated on this wing. A large sash window located on this wing's west elevation would be removed to allow for the insertion of a moment frame and structural bracing. Stained glass windows will be returned to their original location once the building's foundations and walls has been repaired or rebuilt.

Analysis

While these proposed changes would alter the appearance of this wing they would preserve most of the existing fenestration, the porch and door albeit in a different location on the same wing. Therefore, since these changes would preserve historic fabric and overall form of the building they meet Standard 5.

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

Cladding

As noted above under Standard 5, the shingle siding on the street façade dates to the original construction of the church in 1900. Provided the shingles are not too deteriorated to retain in place, the applicant should consider methods for strengthening the wall framing so the existing shingling on the street façade can be retained. If alternative strategies for reinforcing the wall cannot be identified and if the shingles are too deteriorated to retain the wall can be re-shingled provided the new shingles are wood and mimic the material, profile, dimensions, texture and appearance of the originals. Provided this guidance is met the project potentially meets Standard 6 as it applies to the building's siding.

Stonework

The project proposes to dismantle the existing sandstone foundation on the north, south and west elevations and rebuild it with a concrete foundation clad in the historic stonework. Before the stonework is dismantled it would be photo-documented, inventoried and stored. After the new foundation is installed, the existing stone blocks would be trimmed to fit while maintaining the exterior of each block's exterior dimension and surface finish. After trimming, the blocks would be reinstalled as documented by the archival photographs and would then be pointed using mortar that would match the original mortar joints and material in dimension, material and texture. After rebuilding, the stone walls would emulate their historic material, dimension and appearance. If some of the stone blocks are too deteriorated for re-use, the replacement blocks would match the original in material, overall dimension and appearance.

Analysis

A review of the existing structure by Parker-Resnik, Structural Engineering, revealed that the foundation is constructed of unreinforced sandstone blocks, with a sandstone block foundation.

Preservation Brief 41 encourages the retention of original building fabric to the maximum extent feasible for seismic strengthening projects. This guidance is consistent with the guidance in the Standards. Generally, this standard is met by employing design and construction strategies that minimize the loss of historic building fabric and features. Therefore, the proposed project, which would re-use the original stonework and recreated its original appearance, meets Standard 6.

Exterior wall framing

As noted above under Standard 5, loss of such an extensive amount of original wall framing on the street façade and at the northwest and southwest corners of the building has the potential for adversely affecting the building's integrity of materials and workmanship. Moreover, Preservation Brief 41 encourages the retention of original building materials to the maximum extent feasible. The most significant loss would occur on the street façade and southwest corner of the building were original framing and shingling from 1900 is preserved. If an alternative strategy for rebuilding the walls to preserve the existing street façade is not structurally feasible because of structural deficiencies or advanced deterioration, the proposed project could potentially meet Standard 6 provided the exterior wall is rebuilt to preserve its original exterior appearance (this would allow increasing the "thickness" of the roof to allow for insulating the roof). Provided this guidance is followed the proposed project to strengthen/rebuild the exterior walls potentially meets Standard 6.

Fenestration and other Features

Preservation Brief 41 encourages the retention of original building fabric to the maximum extent feasible for seismic strengthening projects. This guidance is consistent with the guidance in the Standards. Generally, this standard is met by employing design and construction strategies that minimize the loss of historic building fabric and features. Provided the fenestration and porch on the choir room wing are relocated, as proposed and the exterior stained glass windows are retained and preserved, the propose project to retain the stained glass windows and relocate fenestration and a porch on the south elevation meet Standard 6.

Standard 7: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

At this time, the project does not propose the cleaning or treatment of the historic fabric. If the project is revised to include cleaning or other treatments, the treatment plan shall be reviewed by a County-qualified historian to ensure that it is consistent with the Secretary of the Interior's Standards. A letter reviewing the proposed treatment plan shall be submitted to the County of

Santa Barbara, for their review and approval.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.

Analysis

The application of this criterion to archaeological deposits is beyond the purview of this report.

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

The project proposes the construction of additions off the northeast and southeast corner of the building and alterations to the fenestration of the choir room wing on the south elevation. The additions and alterations would employ the same range of architectural features found on the existing church including the following: 1) simple cubic volumes of wood frame construction sheathed in wood shingles; 2) maintaining the building's existing visual hierarchy in which the church's larger volume, more elaborate detailing and tower contrasts with the more diminutive scale of the wing housing the current choir room, which has lower ridge heights, sash windows and an almost residential feel; 3) steeply-pitched gable roofs which would maintain the moderately extended eaves of the existing building; 4) wood-framed sash or stained glass windows; and 5) restrained architectural detailing including wood plank fascia, and wood trimwork with simple profiles.

Alterations to the existing building's structure are being undertaken to achieve the following goals:

1) Remodel the church to allow it to serve the current needs of the parish, including the following: a) allow the organ to be relocated behind the alter; b) re-configure and expand seating; c) allow the existing choir room wing to be used for additional seating during services; d) lower the floor to provide more complete universal access; e) enlarge and reconfigure the existing wing off the south side of the building to meet current needs; this would include exterior remodeling and relocation of windows, a door and porch and the installation of double French doors; f) replace a small addition located near the east end of the north elevation with a new wing that would maintain the overall dimensions, plate height, shingle cladding and roof configuration of the existing addition; this addition would incorporate an apse-like project emulating the appearance of the apse on the church's street façade; and g) lower the floor of the vestibule

to allow universal access.

2) Bring the physical structure of the existing building into closer adherence to existing seismic codes to address structural deficiencies and building fabric deterioration, especially in regards to the foundations and wall framing. This would include the following: a) install new foundations in place of the existing stone footings; b) replace the existing wall framing on the west elevation, and most of the north and south elevations; c) install moment framing to tie the roof and walls together; d) install new shingles to replace the existing shingle siding; e) reinstall the original windows and windows frames, doors and trimwork and their original locations; and e) increased the thickness of the roof to allow insulation to be installed.

Analysis

Remodeling:

As noted above, the church has been altered multiple times since its initial construction in 1900; changes include the addition of side aisles, a chapel, organ rooms, and extensions to the nave and sanctuary. While some of these changes took place during the period of significance (1900-1930), others occurred later. Because of these changes the building does not represent a single period of development or a seamless architectural assemblage. Consequently, with the exception of the street façade and the west ends of the north and south elevations, the building character is defined in part by this pattern of changes made over a more than 80-year period.

The additions off the rear of the building would not impair the building's primary façade since they are located off the rear of the building, are not visible from the public street and are sympathetic in scale, design and materials to the historic part of the church. The design, scale and massing of the columbarium are appropriate provided that the size of the windows or their stained glass are subtly differentiated from the existing to provide some differentiation between the building historic fabric and the addition. While the proposed project would alter the south elevation of the choir room wing it would retain the existing fenestration and porch but relocate these elements on the same elevation. This strategy would preserve the overall style and form of this wing. The new French doors which would incorporate divided lights and wood panels have been designed to blend with the Craftsmen style design features of this portion of the building. These design features and the re-use of the original windows would emulate the historic "feel" and character of this elevation. If the guidance for the columbarium apse and the reuse of the existing fenestration is implanted, the remodeling scheme would meet Standard 9.

Seismic Retrofit and Structural Repairs:

As noted above under the application of Standards 5, 6, & 7, the most critical impacts would result from the loss of historic wall framing and shingle siding, both of which are considered character-defining features of the building. If there are no feasible alternatives to replacing the existing wall framing because of advanced deterioration and the difficulty in inserting new framing into the existing wood framing without removing most of the original framing, then replacement would appear to be the only feasible alternative. Replacing the framing would also require the replacement of the wood shingles which may be too brittle and deteriorated to be successfully removed and reused. If that is the case, then replacement with new shingles would appear to be the only feasible alternative.

Historic Preservation Protocol for the Replacement of wall framing and shingle cladding

If the walls and shingles are removed the following protocol shall be implemented: 1) confirm the architect's conclusion that the wall framing and shingling in the original 1900 portion of the building cannot be retained through forensic evaluation; 2) the walls shall maintain their existing exterior dimension and overall height; 3) the replacement shingle shingles shall match the originals in material, dimension, profile and texture; 4) a sample of the replacement shingle shall be approved by the architect and the historian of record before the new shingles are installed; and 5) the exterior shall be photo-documented prior to its alteration.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired*.

The proposed changes are not reversible and therefore, do not fully meet Standard 10, since the structural interventions necessary to rebuild and strengthen the building's existing foundations and wall framing are not reversible.

Application of Guidance in NPS Preservation Brief 41: *The Seismic Retrofit of Historic Buildings, Keeping Preservation in the* Forefront:

- Historic *materials should be preserved and retained to the greatest extent possible and not replaced wholesale in the process of seismic strengthening.*

Analysis

Provided the guidance outlined under the application of Standards 5, 6, 7 and 9 is implemented the proposed project would meet the intent of this guidance.

- *New seismic retrofit systems, whether hidden or exposed, should respect the character and integrity of the historic building and be visually compatible with it in design*

Analysis

The seismic upgrades would not be visible, as the exterior of the building would maintain most of its character-defining features including its shingle siding, stained glass and sash windows and a stonework base. Provided the guidance outlined above under the application of Standards 5, 6, 7 and 9 is implemented, the proposed project meets the intent of this guidance.

- *Seismic work should be "reversible" to the greatest extent possible to allow removal for future use of improved systems and traditional repair of remaining historic materials.*

Analysis

Provided the guidance under the application of Standards 5, 6, 7 and 9 is implemented the proposed project is considered to be as reversible as feasible given the goals of the project to provide for both enhanced life safety and enhanced damage control. Therefore, the proposed project meets the intent of this guidance.

Summary Statement

Provided the guidance outlined under the application of Standards 5, 6, 7, and 9 and Section 7.4 of this report are implemented, the proposed project potentially would meet Standards 1 through 9. Standard 10 is not fully met because the proposed intervention is not reversible. While the project does not fully meet Standard 10, the project as a whole could potentially be consistent with the intent of the Standards given the nature of the building's construction techniques and condition of its building materials, which are of unreinforced masonry and wood frame construction (if the wall framing is so deteriorated that it must be replaced and it cannot be strengthened in place).

7.5 Required Treatment Plan

While the methodology for the project potentially meets the Secretary of the Interior's Standards for Rehabilitation (with the exception of Standard 10), the incorporation of the following required treatment plan will ensure that the historic and architectural significance of the property is preserved and that project impacts are less than significant:

1) The exterior elevations of the building and selected interiors (selected by

historian of record) shall be photo-documented in detail after (excluding exterior elements documented the previous project with archival large-format black and white photography;

2) Final architectural and structural plans shall incorporate Historic Preservation Treatment Plan Notes prepared by a County–qualified historian and approved by the County of Santa Barbara Planning Staff, detailing the methodology for documenting the recordation of the original placement of the exterior stonework and woodwork.

3) During construction, periodic monitoring encompassing site visits shall be made by a County-qualified historian and letters shall be prepared for submittal to County of Santa Barbara Planning Staff to ensure that the approved treatment plan is implemented.

4) Alterations to the approved treatment plan shall be reviewed and approved by a County-qualified historian and shall be submitted to County of Santa Barbara Planning Staff for their approval.

7.6 Summary Statement of Impacts

After implementation of the guidance in this report including that outlined above in Section 7.4, the church building at 83 Eucalyptus Lane would potentially retain its eligibility for listing as a historic resource at the local, state and national levels. Therefore, with implementation of the required treatment plan, guidance under the evaluation of the Secretary of the Interior's Standards outlined above in Sections 7.3 and 7.4 of this report, the proposed project could potentially have a less than significant impact on significant historic resources (Class III). If these measures are not implemented then project impacts would potentially be significant (Class II).

8.0 CONCLUSIONS

Provided the guidance in this report and treatment plan outlined in Section 7 of this report are implemented the proposed project would potentially be consistent with County of Santa Barbara Historical and Archaeological Policies 1-3) and Section F, Cultural Resources /Archaeology: Goal CR-M-1: *Preserve and Project Properties and Structures with Historic Importance in the Montecito Community to the Maximum Extent Feasible*. Therefore, project impacts to significant historic resources, with implementation of this guidance would potentially be less than significant (Class III). As noted above, if these measures are not implemented then project impacts would potentially be significant (Class II).

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County of Santa Barbara Tax Assessor's Office
Montecito Association, Montecito History Committee
Santa Barbara Historical Society, Gledhill Library
University of California, Santa Barbara, University Art Museum, Architecture and Design Collection
University of California, Santa Barbara, Main Library, Map and Imagery Room
University of California, Santa Barbara, Main Library, Special Collections

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U. S. Geodetic Survey Maps, 1870, 1878.
U.S.G.S. Map of Montecito, Quad, 1903.
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Secretary of the Interior's Standards for the Treatment of Historic Properties:

https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf

Preservation Brief 41 (The Seismic Rehabilitation of Historic Buildings)

https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm

Other Sources

All Saints By-the-Sea Episcopal Parish Archive, 83 Eucalyptus Lane, Montecito, California.

Maps and Figures

Figure 1
Location Map
83 Eucalyptus Lane

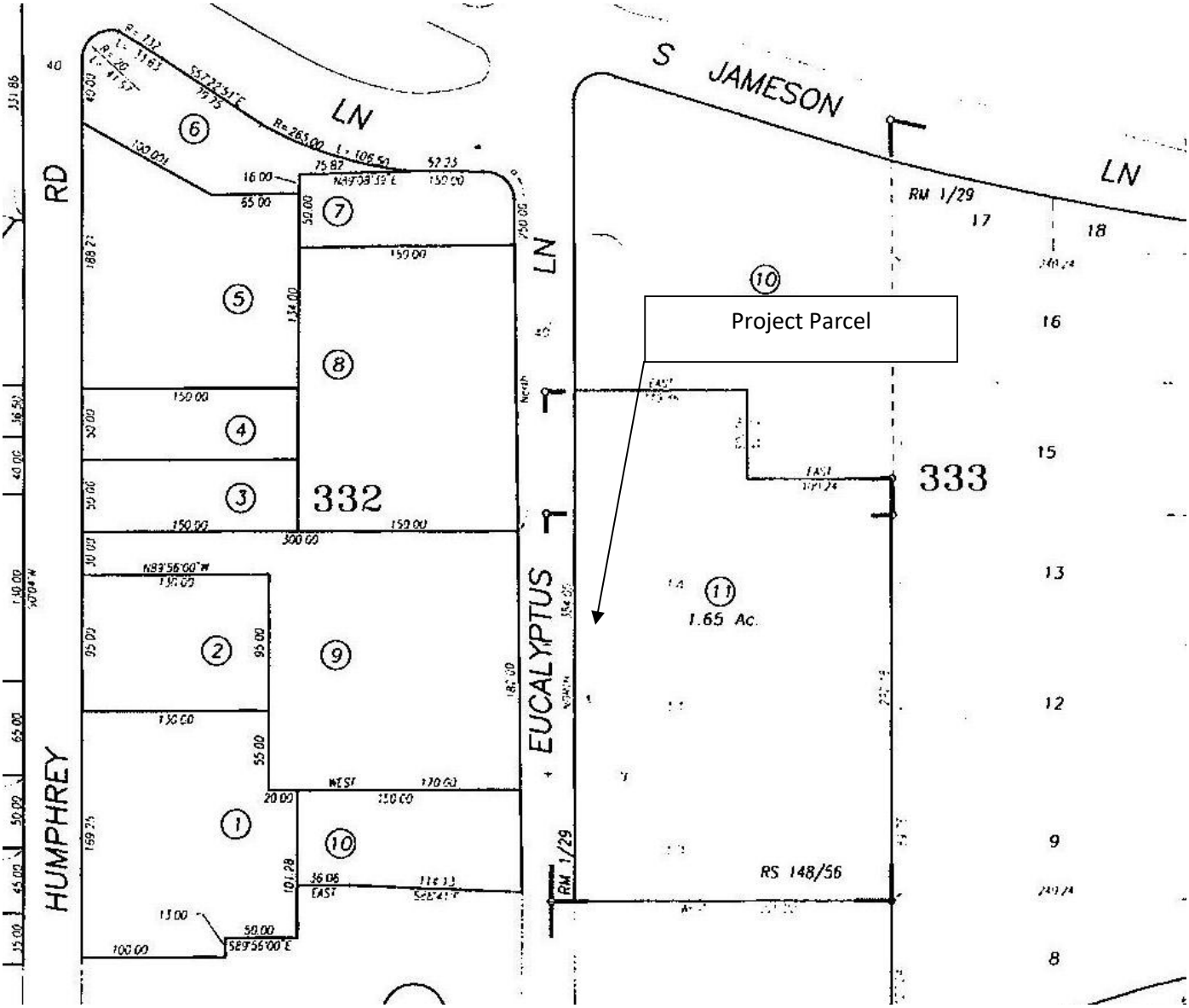


Figure 2
Assessor's Parcel Map
83 Eucalyptus Lane
Montecito, California

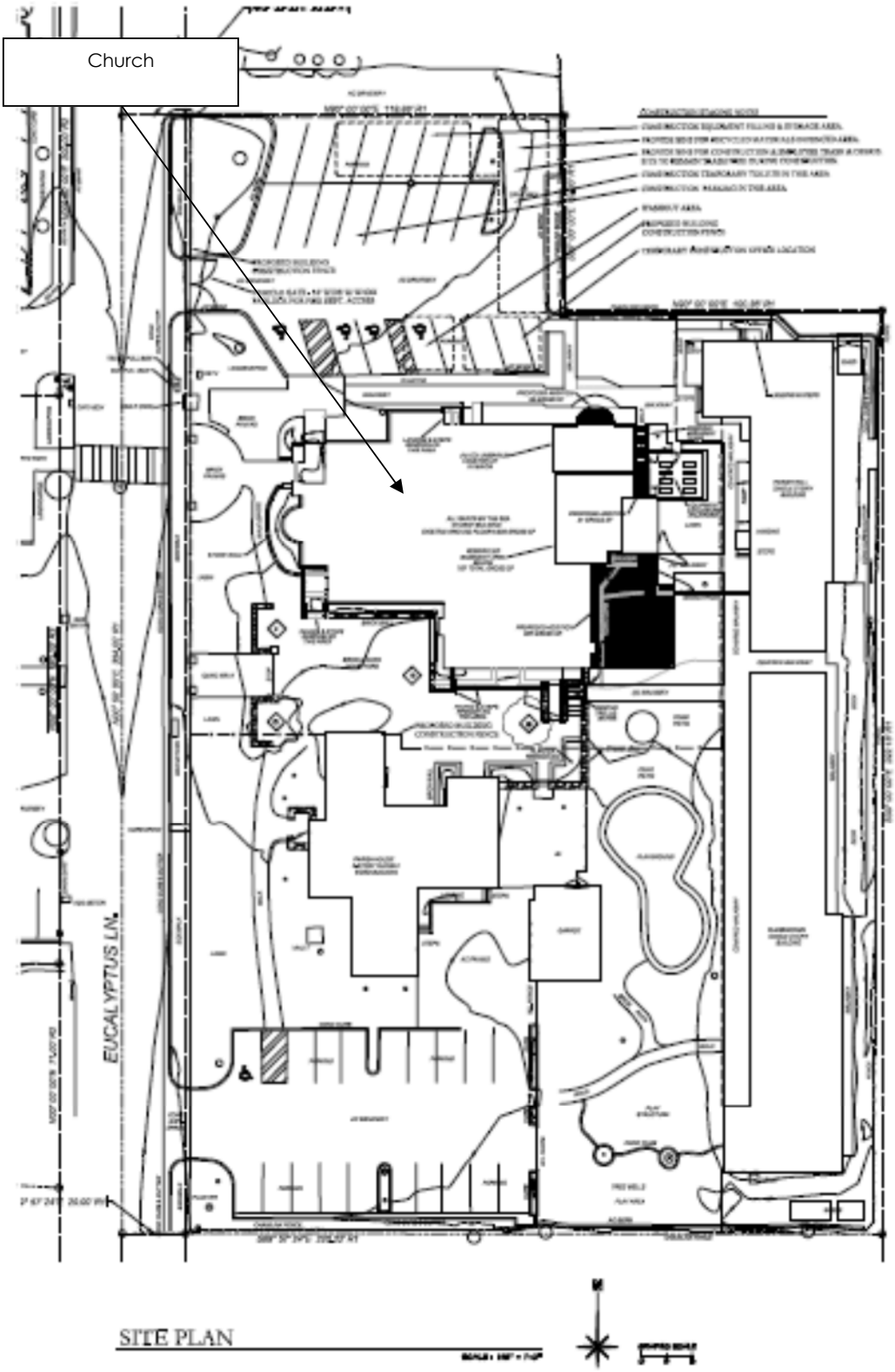


Figure 3
Existing Site Plan

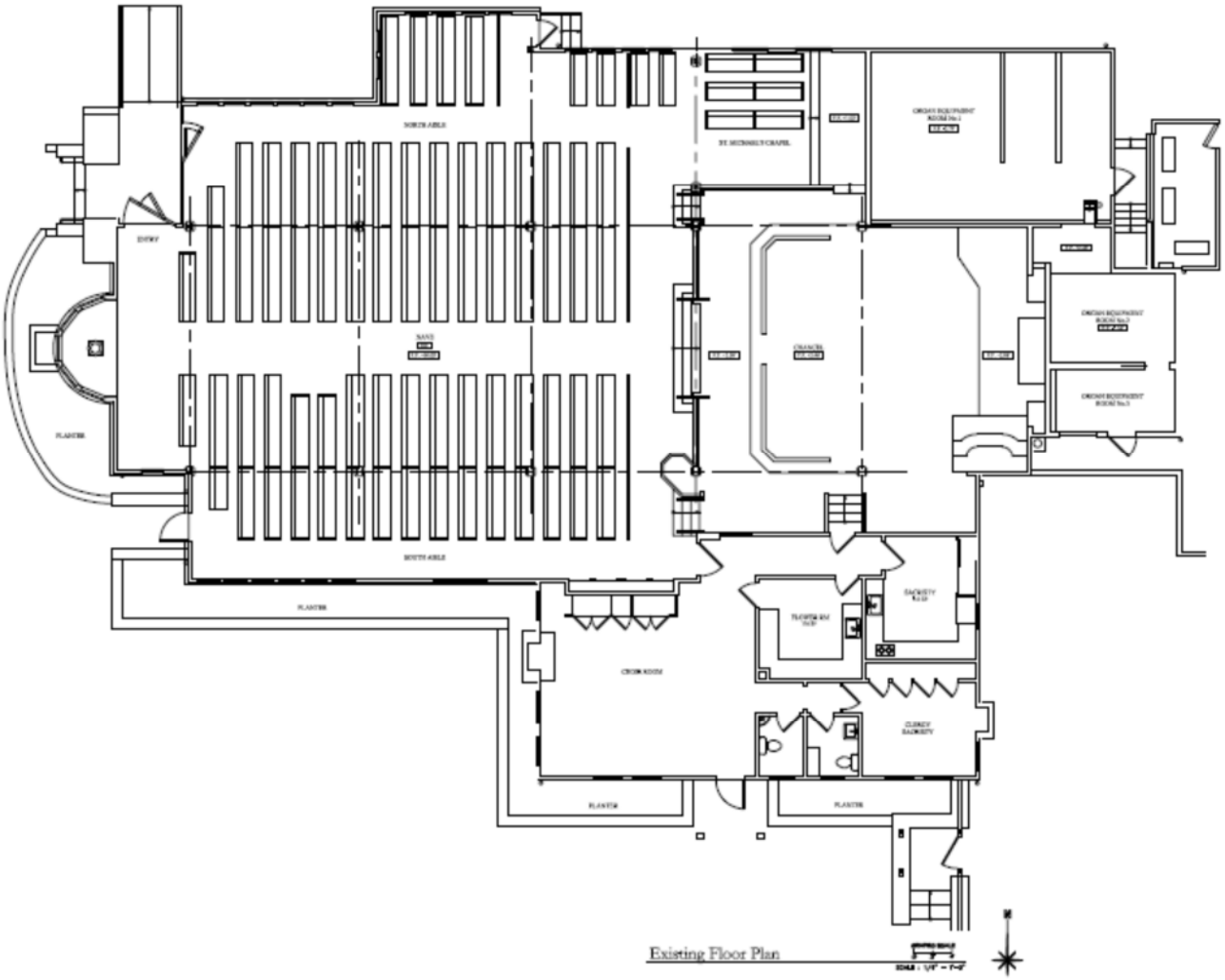


Figure 4
Floor Plan of Church at 83 Eucalyptus Lane

Figure 5
All Saints By-the-Sea Church at 83 Eucalyptus Lane in Montecito
Postcard of church shortly after completion
Circa-1900-1915 (postcard)

Figure 6
All Saints By-the-Sea Church at 83 Eucalyptus Lane in Montecito
Postcard of church shortly after completion
Circa-1900 (Myrick 1987: 130))

Figure 7
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
Looking northeast

Figure 8
Centennial Hall/Parish House at
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
Looking southeast

Figure 9
Partial view of south elevation of Church with Classroom Building in background, looking east

Figure 10
East end of the north elevation with Parish Hall in background, looking east

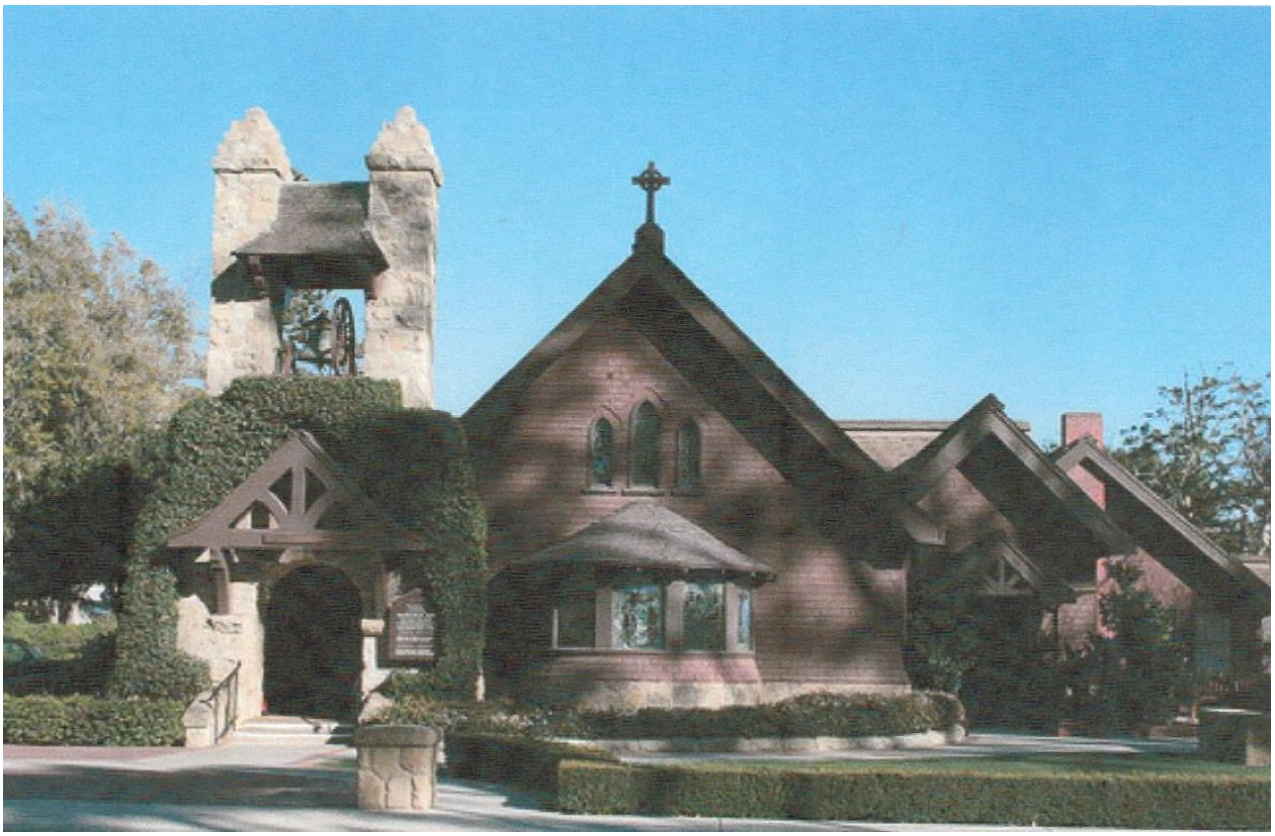


Figure 11
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
West elevation of the church (primary façade)
Looking east

Figure 12
West elevation (primary façade), detail of porch roof
Looking east

Figure 13
All Saints By-the-Sea Church at 83 Eucalyptus Lane in Montecito
North end of the west elevation (primary façade)

Figure 14
All Saints By-the-Sea Church at 83 Eucalyptus Lane in Montecito
west and south elevations, looking northeast

Figure 15
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
North elevation
Looking southwest

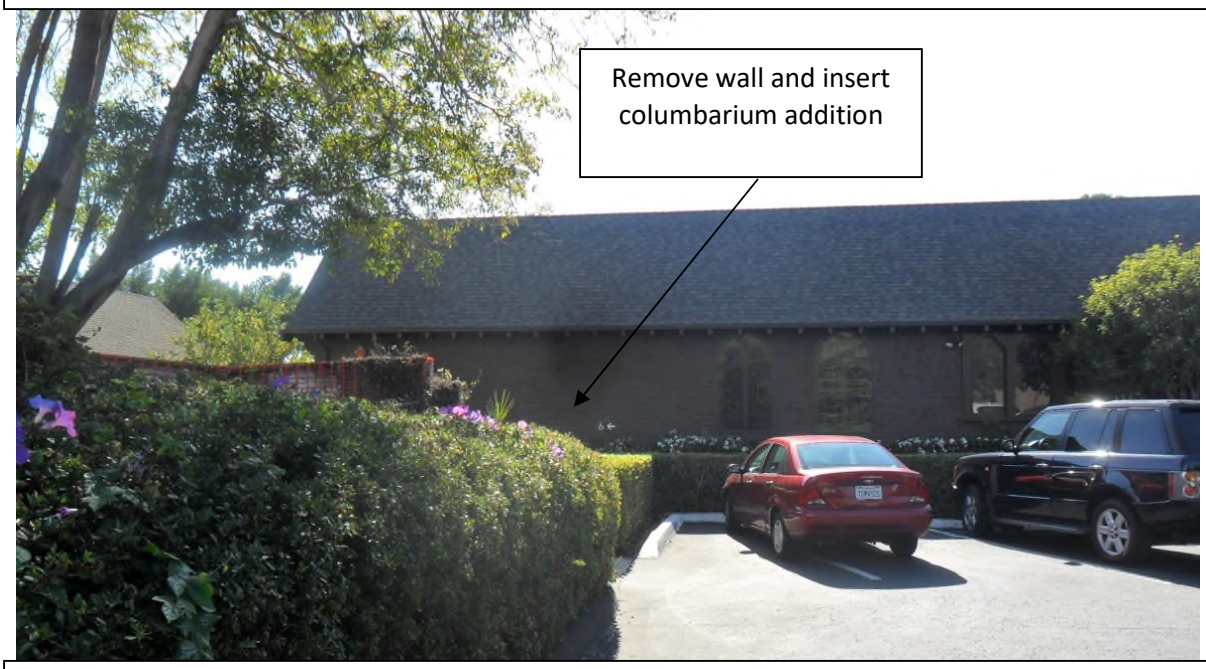


Figure 16
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
North elevation
Looking south

Figure 17
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
North elevation (west end of elevation with entrance porch into church
Looking southwest

Figure 18
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
North elevation
Looking west

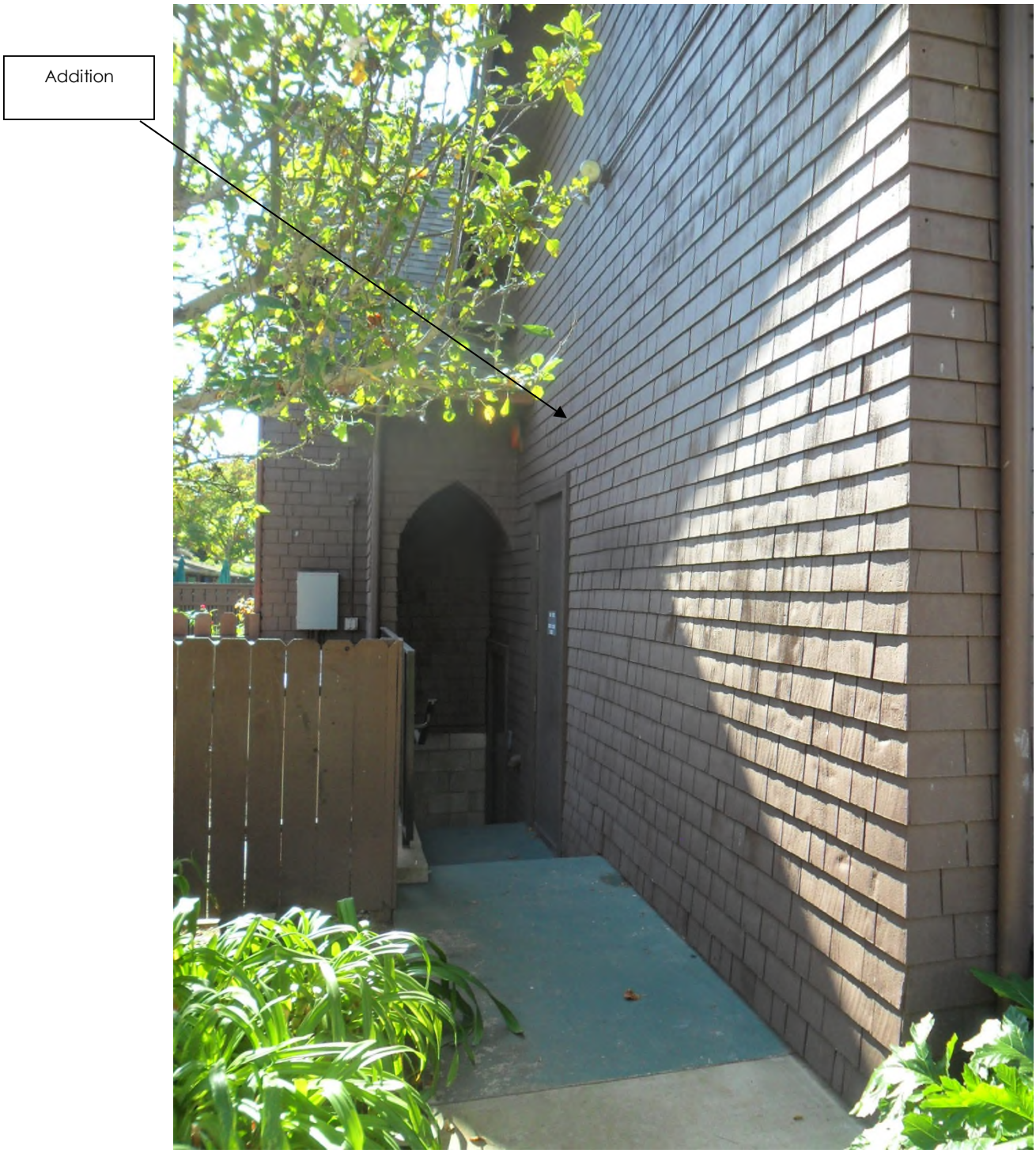


Figure 19
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
East Elevation, north end
Looking south

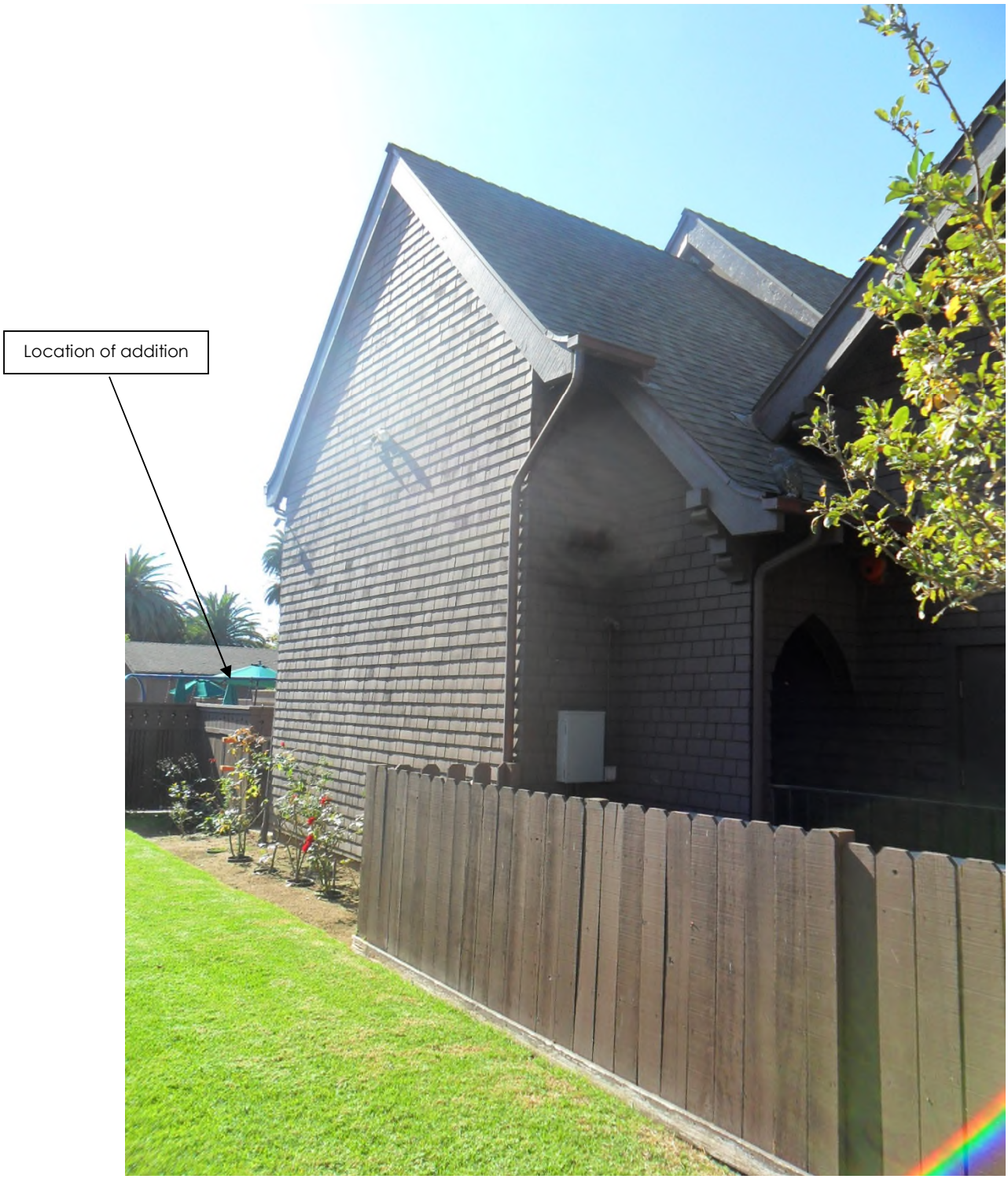


Figure 20
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
East elevation, south end of the elevation
Looking southwest

Figure 21
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
West end of the south elevation
Looking northeast

Figure 22
All Saints By-the-Sea Church at 83 Eucalyptus Lane, Montecito
East end of the south elevation
Looking northeast

APPENDIX A

ARCHITECT'S PLANS

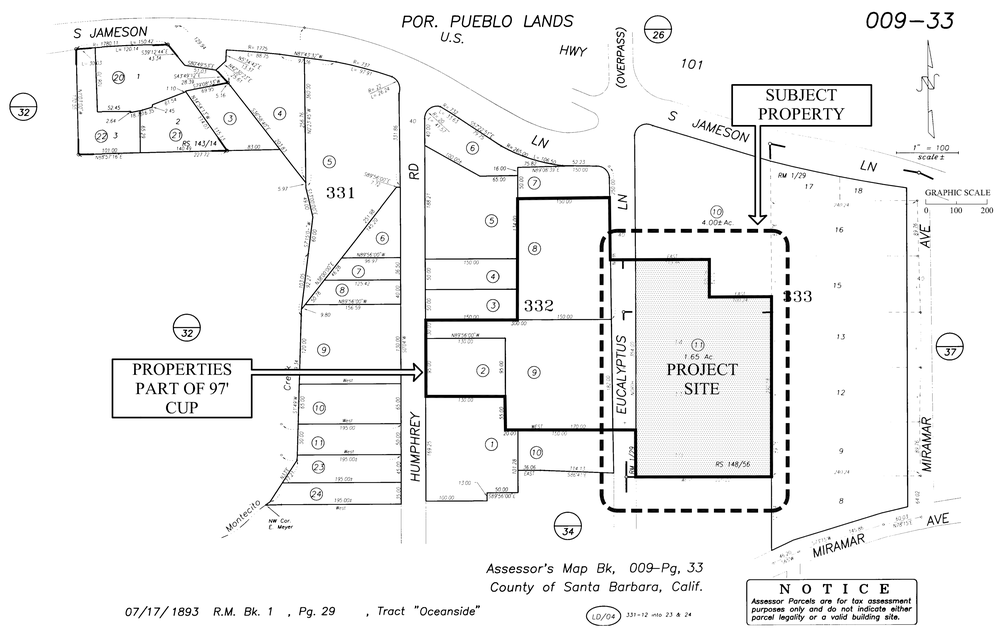
(Bob Easton, Architect, A.I.A)

WEST ELEVATION (CIRCA 1915)

WEST ELEVATION (CIRCA 2014)

ALTERATIONS TO ALL SAINTS BY THE SEA EPISCOPAL CHURCH

5 ASSESSORS PARCEL MAP
SCALE: 1"=200'-0"

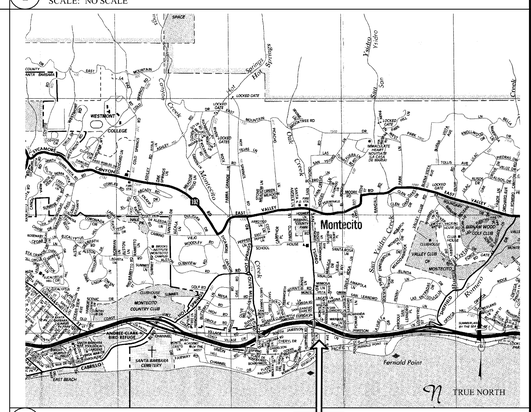


NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

4 PROJECT INFORMATION

DESCRIPTION OF WORK:	RENOVATION AND ADDITION TO EXISTING CHURCH
GRADING:	NONE
OCCUPANCY GROUP:	A-3
USE:	CHURCH
ASSESSORS PARCEL NO.:	009-333-011
ZONING:	15-R-1
LOT SIZE:	1.65 ACRES
RELATED PERMITS:	CUP 96-CP-070 LUP16-00000-00012
COMPREHENSIVE/COASTAL PLAN DESIGNATION:	SRR-3.3
PREVIOUS ENVIRNOMENTAL (CEQA) DOCUMENT:	97-ND-08
CONSTRUCTION:	TYPE V-A
FIRE SPRINKLERS:	PROVIDED
EXISTING # OF BUILDINGS:	5
GROSS SQUARE FEET (ALL BLDGS):	17,433
AGE OF OLDEST STRUCTURE:	115 YEARS
GROSS SQ FT OF GROUND FLOOR -EXISTING:	6,835 GROSS SF
GROSS SQ FT OF BASEMENT -EXISTING:	569 GROSS SF
GROSS SQ FT OF GROUND FLOOR ADDITIONS:	956 GROSS SF
GROSS SQ FT OF BASEMENT ADDITIONS:	198 GROSS SF
GROSS SQ FT OF CHURCH BUILDING.-TOTAL:	8,558 GROSS SF
# RES UNITS:	NONE
GRADING (CU YD): CUT:	NONE
FILL:	NONE
IMPORT:	NA
EXPORT:	NA
TOTAL:	NA

1 VICINITY MAP
SCALE: NO SCALE



2 SHEET INDEX

3 PROJECT TEAM CONTACT INFORMATION

OWNER: ALL SAINTS BY THE SEA EPISCOPAL CHURCH
84 EUCALYPTUS LANE - SANCTUARY
83 EUCALYPTUS LANE - OFFICE
MONTECITO, CA 93108
T: (805) 969-4771

ARCHITECT: BOB EASTON AIA ARCHITECT
RICHARD WARNER, PROJECT ARCHITECT
1505 EAST VALLEY RD., SUITE E
SANTA BARBARA, CA 93108
T (805) 969-5051 F (805) 969-3932
Bob@BobEaston.com, Richard@BobEaston.com

STRUCTURAL ENGINEER: PARKER RESNICK STRUCTURAL ENGINEERS
BRUCE RESNICK
1927 PONTIUS AVE.
LOS ANGELES, CA 90025
T (310) 478 8372 F (310) 479 5732
Bruce.Resnick@ParkerResnick.com

HISTORICAL REPORT: POST/HAZELTINE ASSOCIATES
2607 ORELLA STREET
SANTA BARBARA, CA 93105
T (805) 682-5751
posthazeltine@cox.net

ADA CONSULTANT: CHRIS HANSEN
T (805) 705-8846
WWW.CENTRALCOASTADA.COM
CHRIS@CENTRALCOASTADA.COM

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD, SUITE E
MONTECITO, CA 93108
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F 805 969 3932
www.bobeaston.com

Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

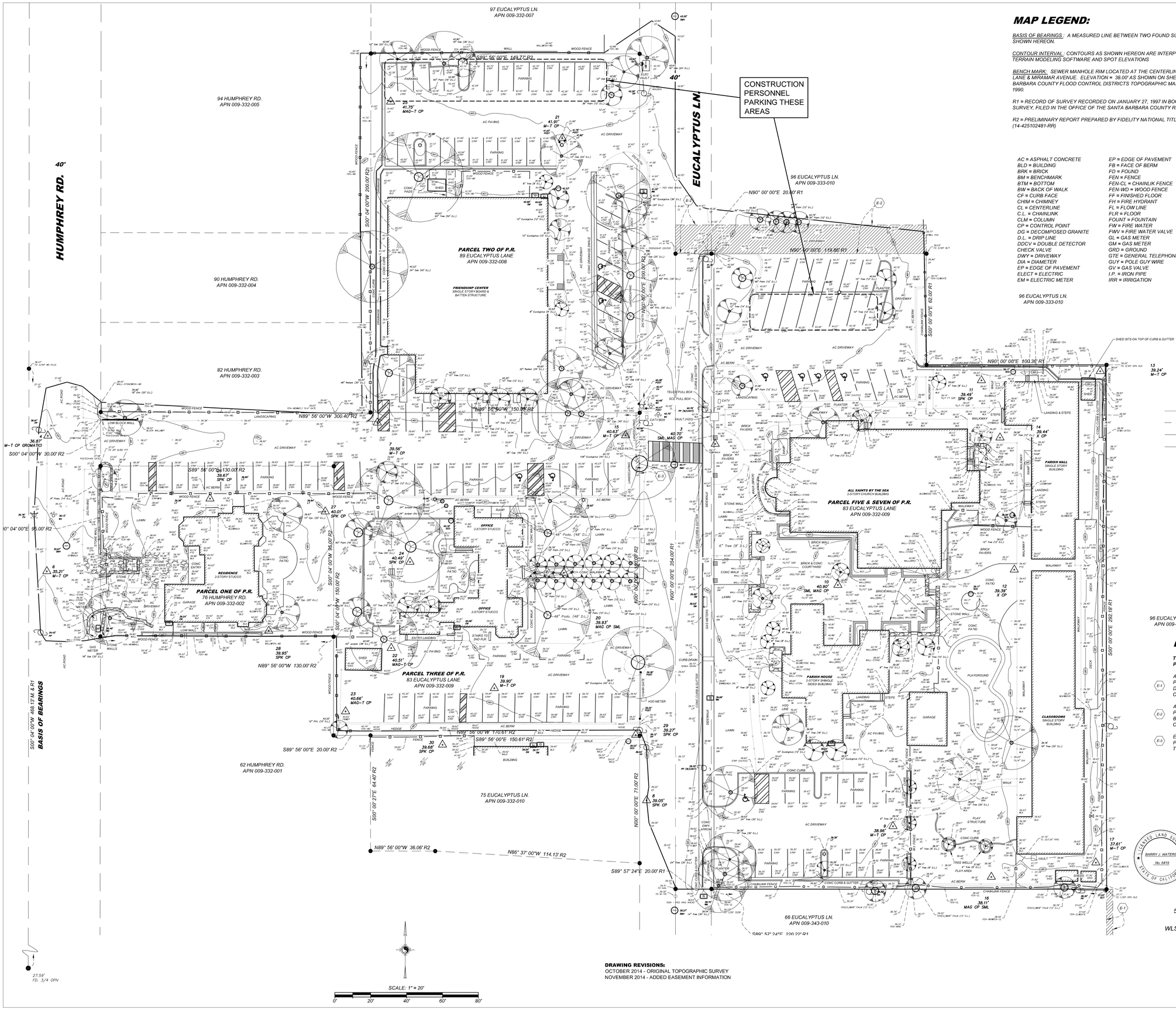
SHEET TITLE
VICINITY MAP, SHEET INDEX, PROJECT INFORMATION, PROJECT TEAM CONTACT INFORMATION

DATE: 09/26/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A1.0



MAP LEGEND:

BASIS OF BEARINGS: A MEASURED LINE BETWEEN TWO FOUND SURVEY MONUMENTS PER R1, AS SHOWN HEREON.

CONTOUR INTERVAL: CONTOURS AS SHOWN HEREON ARE INTERPOLATED USING COMPUTER DIGITAL TERRAIN MODELING SOFTWARE AND SPOT ELEVATIONS

BENCH MARK: SEWER MANHOLE RIM LOCATED AT THE CENTERLINE INTERSECTION OF EUCALYPTUS LANE & MIRAMAR AVENUE. ELEVATION = 38.00' AS SHOWN ON SHEET 3 OF 35 OF THE SANTA BARBARA COUNTY FLOOD CONTROL DISTRICTS TOPOGRAPHIC MAP OF MONTECITO DATED JULY 7, 1990.

R1 = RECORD OF SURVEY RECORDED ON JANUARY 27, 1997 IN BOOK 148, PAGE 56 OF RECORDS OF SURVEY, FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER, STATE OF CALIFORNIA.

R2 = PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED JUNE 10, 2014 (14-425102481-RR)

AC = ASPHALT CONCRETE
BLD = BUILDING
BRK = BRICK
BM = BENCHMARK
BTM = BOTTOM
BW = BACK OF WALK
CF = CURB FACE
CHIM = CHIMNEY
CL = CENTERLINE
C.L. = CHAINLINK
CLM = COLUMN
CP = CONTROL POINT
DG = DECOMPOSED GRANITE
D.L. = DRIP LINE
DDCV = DOUBLE DETECTOR CHECK VALVE
DWY = DRIVEWAY
DIA = DIAMETER
EP = EDGE OF PAVEMENT
ELECT = ELECTRIC
EM = ELECTRIC METER
EP = EDGE OF PAVEMENT
FB = FACE OF BERM
FD = FOUND
FEN = FENCE
FEN-CL = CHAINLIK FENCE
FEN-WD = WOOD FENCE
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FL = FLOW LINE
FLR = FLOOR
FOUNT = FOUNTAIN
FW = FIRE WATER
FWV = FIRE WATER VALVE
GL = GAS METER
GM = GAS METER
GRD = GROUND
GTE = GENERAL TELEPHONE
GUY = POLE GUY WIRE
GV = GAS VALVE
I.P. = IRON PIPE
IRR = IRRIGATION
LDG = LANDING
LIP = EDGE OF GUTTER
L.T = LIGHT
M-TIN = MAG NAIL & TIN
M-T = MAG NAIL & TAG
N-T = NAIL & TAG
OPN = OPEN
PED = PEDESTRIAN
PG = PLAYGROUND
PP = POWER/UTILITY POLE
PTO = PATIO
PKG = PARKING
PLTR = PLANTER
SCE = SOUTHERN CA. EDISON
SDWLK = SIDEWALK
STRP = STRIPE
SML = SMALL
SCO = SEWER CLEAN-OUT
STN = STONE
SPK = SPIKE
SMH = SEWER MANHOLE
STP = STEP
SWL = SWALE
SQR = SQUARE
TC = TOP OF CURB
TCN = TOP OF CONCRETE
TELCO = TELEPHONE
TG = TOP OF GRATE
TV = CABLE TV
TW = TOP OF WALL
TWR = TOWER
W/T = WITH TAG
WD = WOOD
W.I. = WROUGHT IRON
WL = WATER LINE
WLK = WALK
WM = WATER METER
WV = WATER VALVE
XWALK = CROSSWALK
XING = CROSSING

TREES:
BRAZ. = BRAZILIAN
CYP. = CYPRESS
PITT. = PITTOSPORUM
PODO. = PODOCARPUS
REDWD = REDWOOD
SYC. = SYCAMORE

TYPICAL TREE NOTATION. INDICATES A CYPRESS TREE WITH A 36" TRUNK DIAMETER (INNER CIRCLE) WITH A 40' DIAMETER TREE CANOPY (OUTER TREE SYMBOL)

INDICATES NO MONUMENT FOUND UNLESS OTHERWISE NOTED
PARCEL BOUNDARY
ADJOINING PARCEL BOUNDARY
RIGHT OF WAY
RIGHT OF WAY CENTERLINE

CONTROL POINT
ELECTRIC METER
FIRE HYDRANT
GAS METER
GAS VALVE
GUY POLE
LIGHT STANDARD
SEWER CLEAN OUT
SEWER MANHOLE
UTILITY POLE
WATER METER
WATER SHUTOFF

EASEMENT LEGEND:

THE FOLLOWING EASEMENT INFORMATION WAS OBTAINED FROM A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JUNE 10, 2014 (REPORT #14-425102481-RR)

E-1 AN EASEMENT AND RIGHT OF WAY TO INSTALL, USE AND MAINTAIN A DITCH FOR DRAINAGE E PURPOSES CREATED BY A DEED FROM PAUL GAWZNER TO ALL SAINTS BY THE SEA RECORDED ON DECEMBER 19, 1960 AS INSTRUMENT No. 39173 IN BOOK 1809, PAGE 87 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA. (PARCEL SIX OF PRELIMINARY REPORT).

E-2 AN EASEMENT RIGHT OF WAY FOR ROAD PURPOSES CREATED BY THE DEED FROM GAWZNER TO PROTESTANT EPISCOPAL CHURCH RECORDED ON OCTOBER 24, 1941 AS INSTRUMENT No. 9034 IN BOOK 538, PAGE 220 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA. (PARCEL EIGHT OF PRELIMINARY REPORT).

E-3 EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITY PURPOSES RECORDED ON APRIL 14, 1986 AS INSTRUMENT No. 86-20653 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA. (EXCEPTION #10 OF PRELIMINARY REPORT).

Topographic Survey

ALL SAINTS BY THE SEA CHURCH, 83 EUCALYPTUS LANE
APNs 009-333-011, 009-332-002, 008 & 009
LOCATED IN THE MONTECITO AREA OF THE UNINCORPORATED TERRITORY OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

PREPARED FOR & REQUESTED BY: ROBBIE BOYD, DIRECTOR OF ADMINISTRATION
ALL SAINTS BY THE SEA EPISCOPAL CHURCH

~ OCTOBER 2014 ~
~ UPDATED NOVEMBER 2014 ~

LICENSED LAND SURVEYOR
BARRY J. WATERS
No. 6419
STATE OF CALIFORNIA

WATERS LAND SURVEYING, INC.
JOSEPH E. WATERS & BARRY J. WATERS, LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117 PHONE: (805) 967-4416

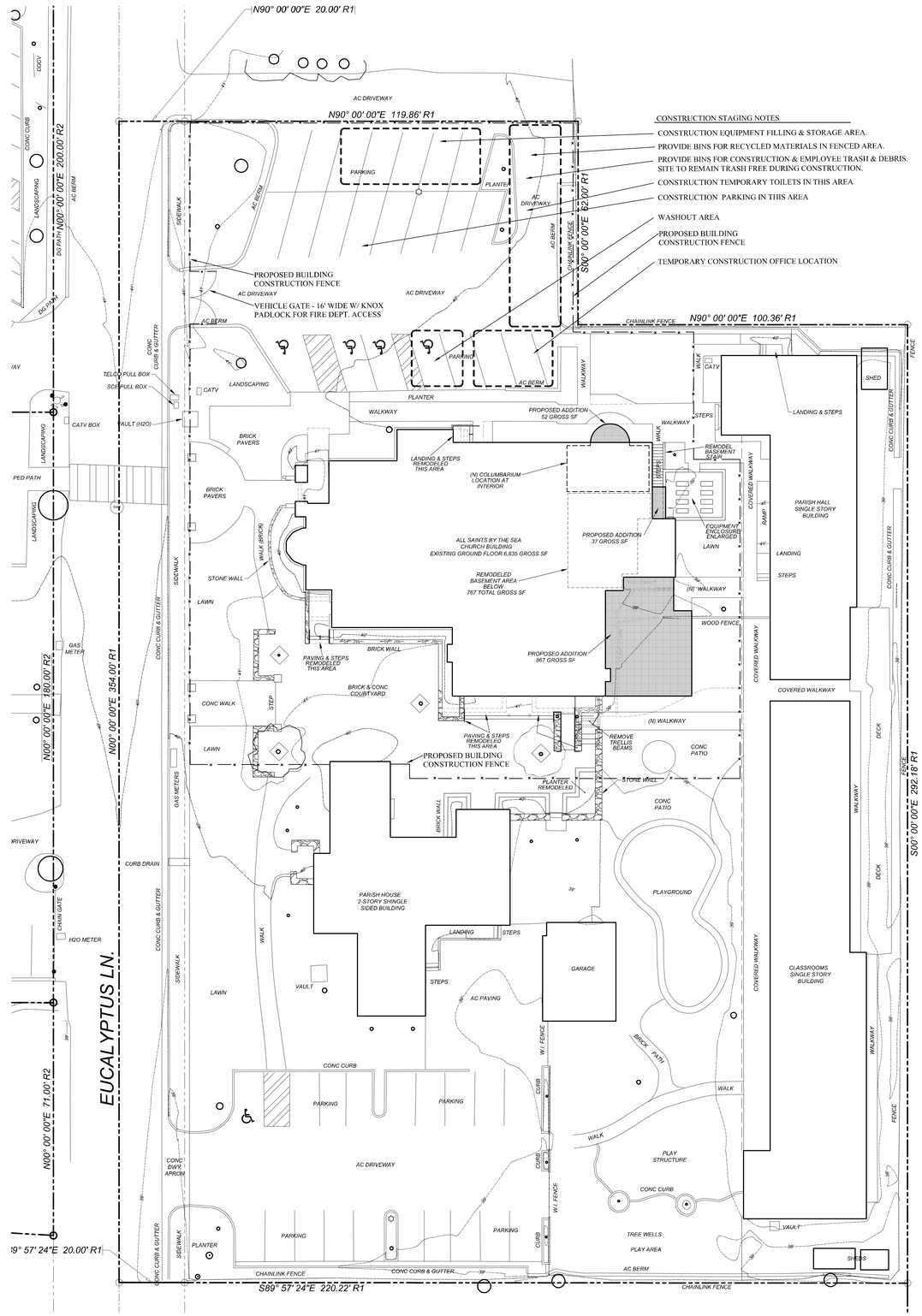
WLS W.O. # 2014-058

SHEET 1 OF 1

DRAWING REVISIONS:
OCTOBER 2014 - ORIGINAL TOPOGRAPHIC SURVEY
NOVEMBER 2014 - ADDED EASEMENT INFORMATION

SHEET NUMBER
C0.1

Z:\Projects\ALL SAINTS\12-Drawings\Current Drawings\C0.1 Topographic Survey.dwg, 9/27/2016 4:45:19 PM



SITE PLAN

SCALE : 1/16" = 1'-0"

N

GRAPHIC SCALE
0 8 16

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD SUITE E
MONTECITO, CA 93108
T. 805 969 5051
F. 805 969 3292
www.bobeaston.com

Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

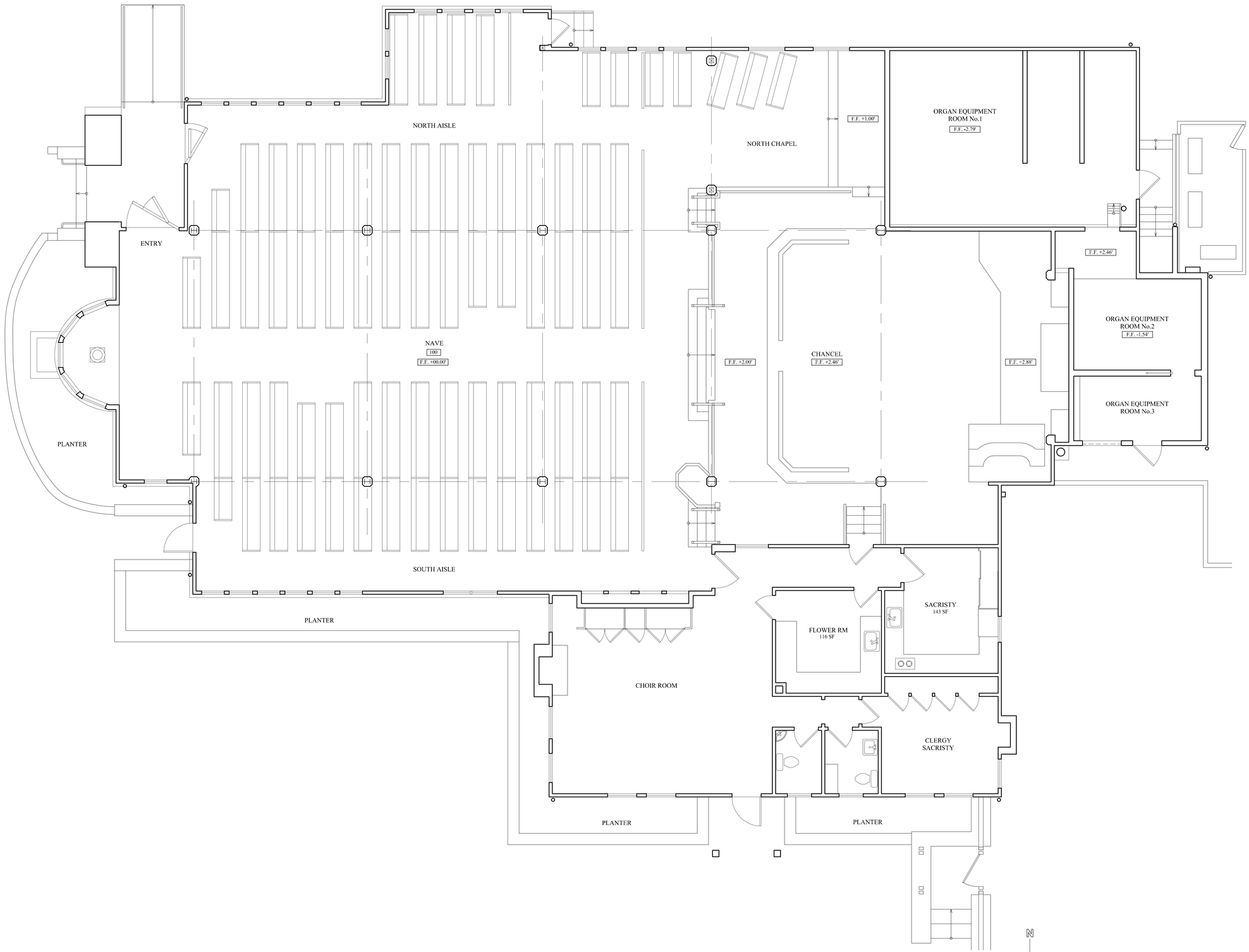
SHEET TITLE
SITE PLAN

DATE: 9/26/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A2.0



Existing Floor Plan

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD SUITE E
MONTECITO, CA 93108
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Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

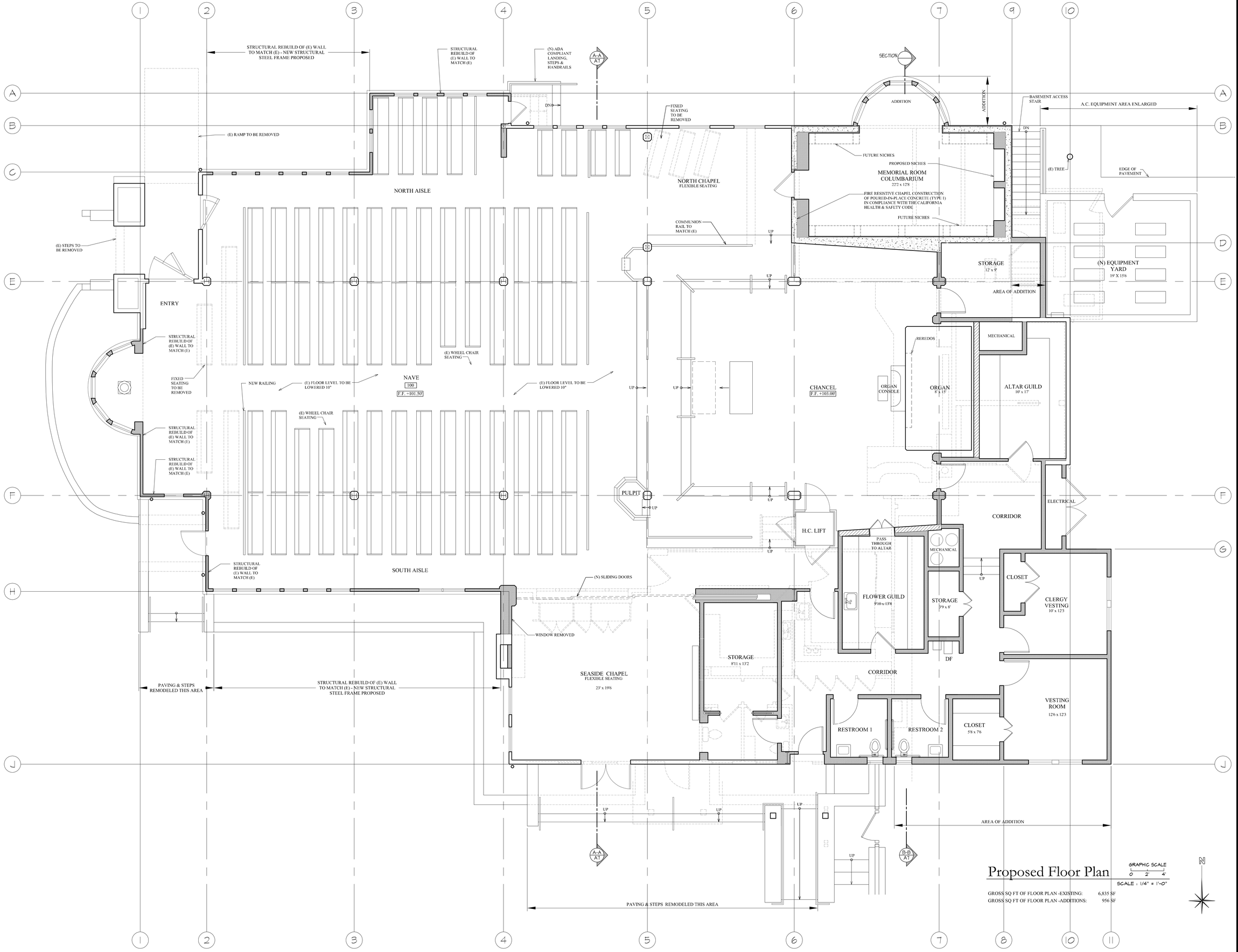
SHEET TITLE
EXISTING FLOOR PLAN

DATE: 09/23/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A3.0



Proposed Floor Plan

GROSS SQ FT OF FLOOR PLAN -EXISTING: 6,835 SF
GROSS SQ FT OF FLOOR PLAN -ADDITIONS: 956 SF

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1505 EAST VALLEY ROAD, SUITE E
MONTECITO, CA 93108
T: 805 969 5051
F: 805 969 7222
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Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

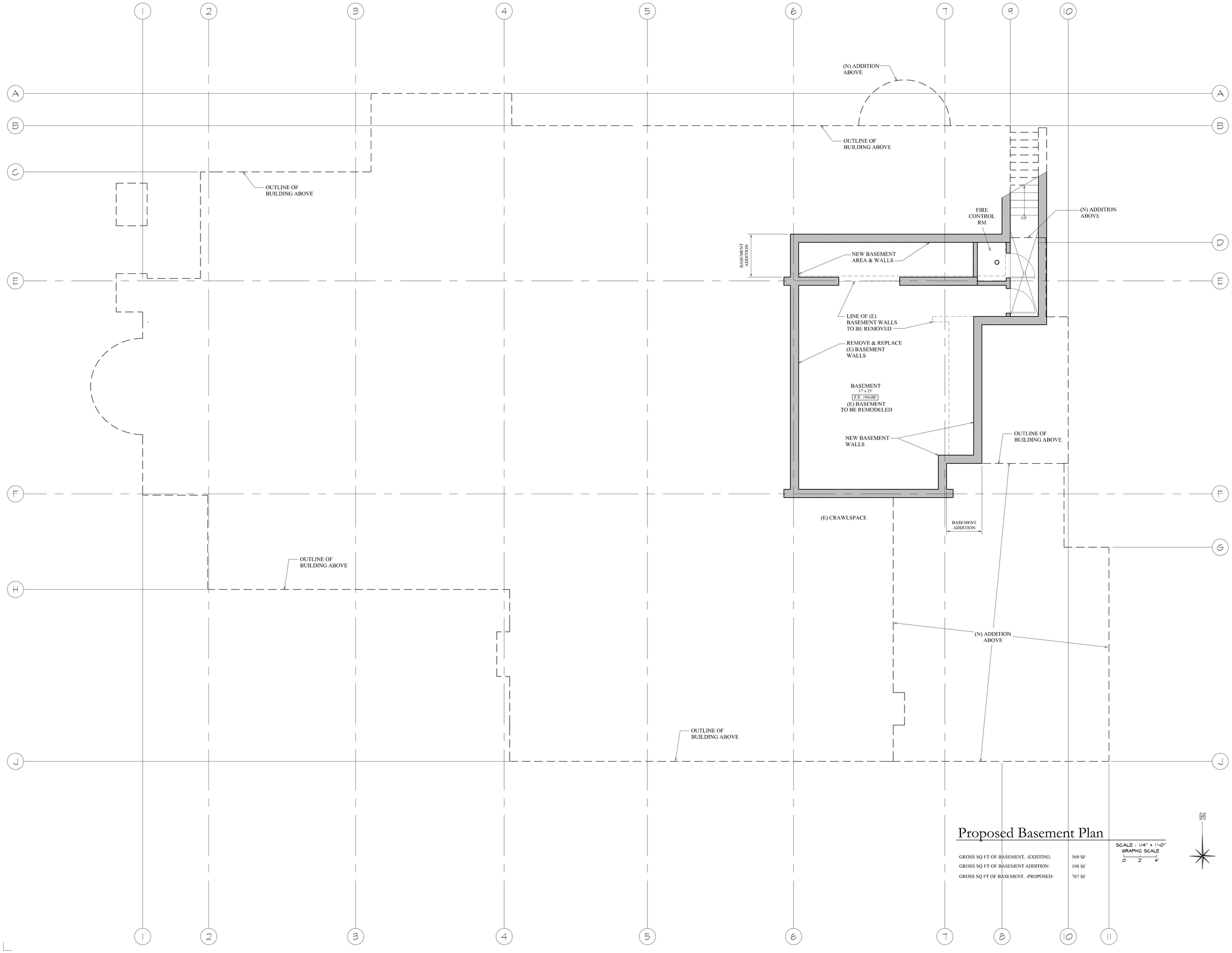
SHEET TITLE
PROPOSED FLOOR PLAN

DATE: 09/30/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A4.0



Proposed Basement Plan

GROSS SQ FT OF BASEMENT. -EXISTING:	569 SF
GROSS SQ FT OF BASEMENT ADDITION:	198 SF
GROSS SQ FT OF BASEMENT. -PROPOSED:	767 SF

SCALE : 1/4" = 1'-0"
GRAPHIC SCALE
0 2' 4'

N

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD SUITE E
MONTECITO, CA 93108
T. 805 969 5051
F. 805 969 3292
www.bobeaston.com

Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

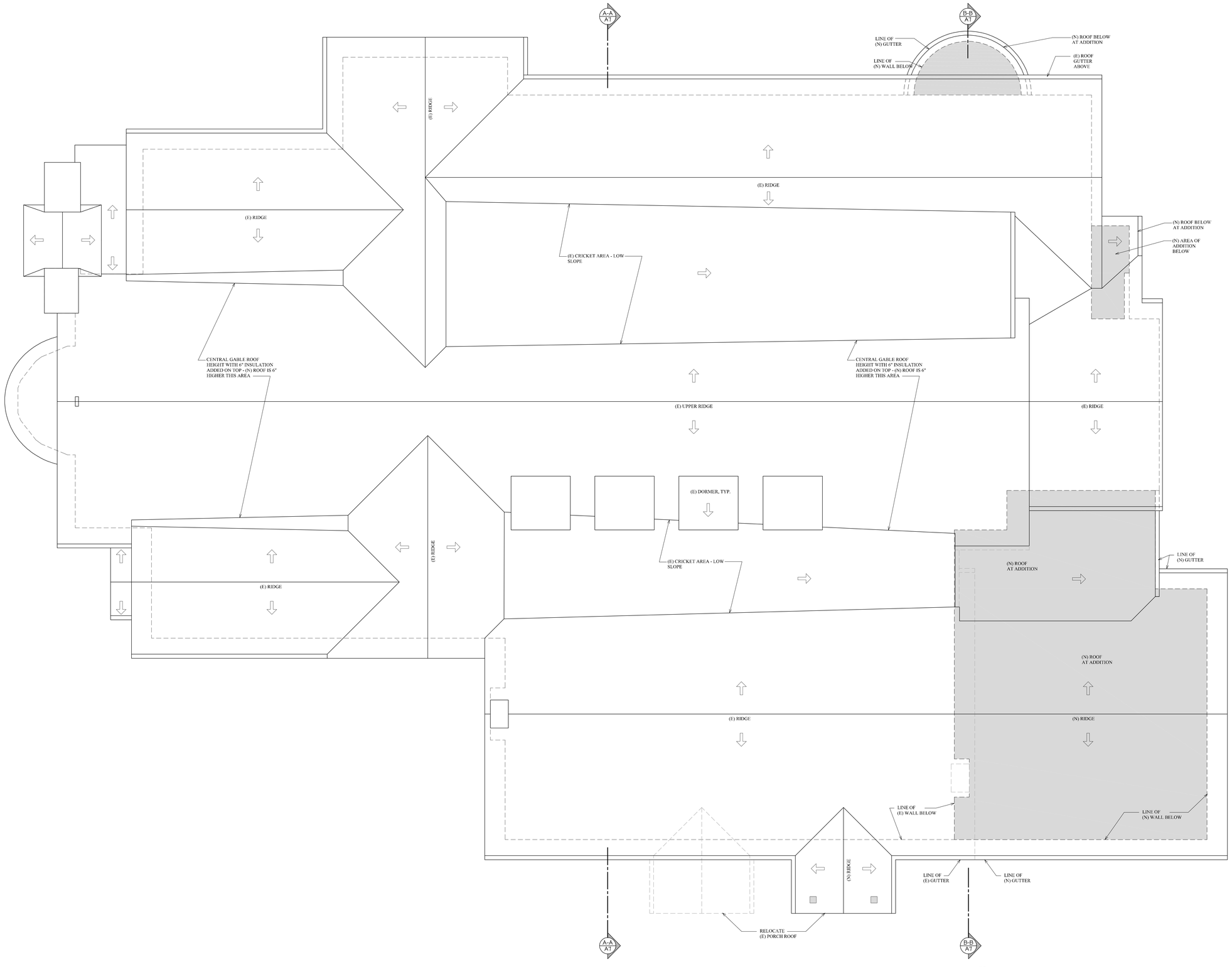
SHEET TITLE
BASEMENT PLAN

DATE: 09/27/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A5.0



Proposed Roof Plan

SCALE : 1/4" = 1'-0"
GRAPHIC SCALE
0 2' 4'

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1505 EAST VALLEY ROAD SUITE E
MONTECITO, CA 93108
T. 805 969 5051
F. 805 969 3292
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Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

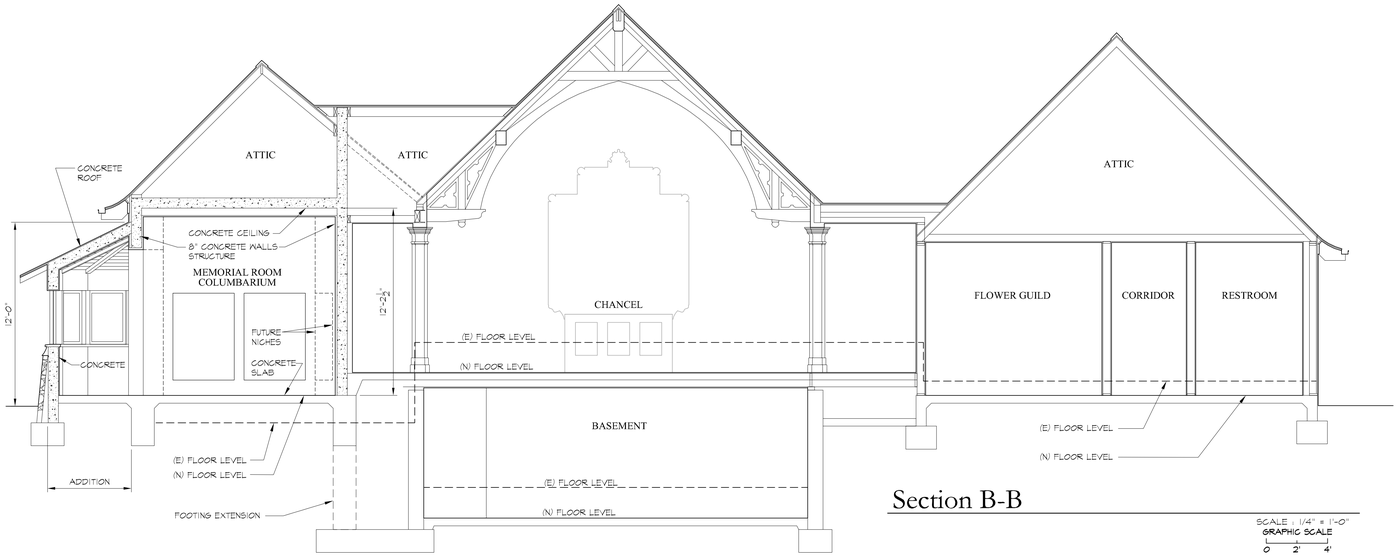
SHEET TITLE
ROOF PLAN

DATE: 09/27/2016

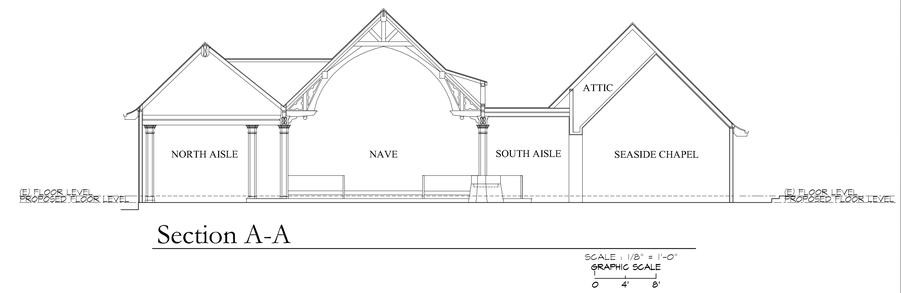
REVISIONS

JOB NUMBER

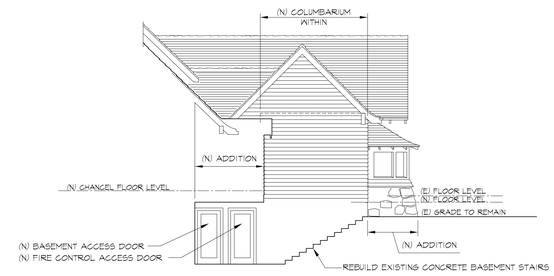
SHEET NUMBER
A6.0



Section B-B

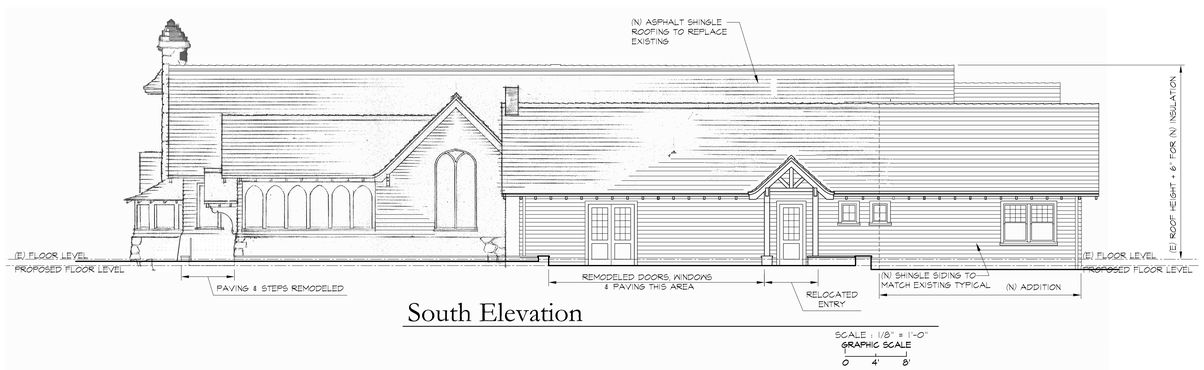


Section A-A

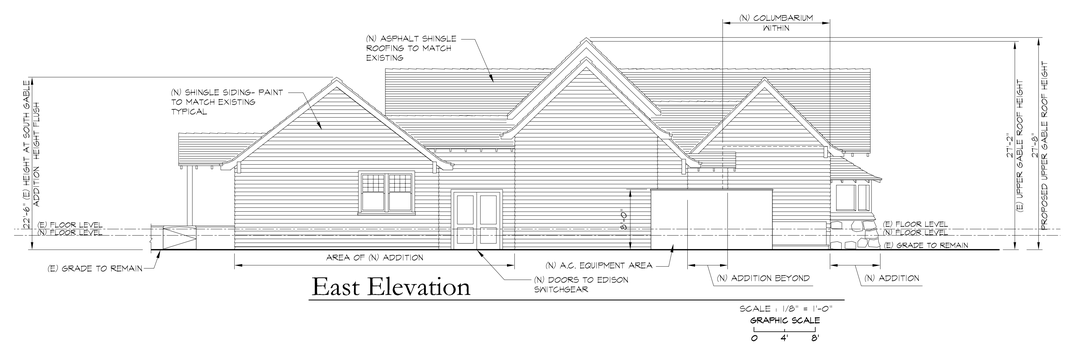


East Partial Elevation at Basement Stair

SCALE : 1/8" = 1'-0"
GRAPHIC SCALE
0 4' 8'



South Elevation



East Elevation

North Elevation

West Elevation

BUILDING ELEVATIONS & SECTIONS

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD, SUITE E
MONTECITO, CA 93108
T 805 969 5051
F 805 969 2270
www.bobeaston.com

Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

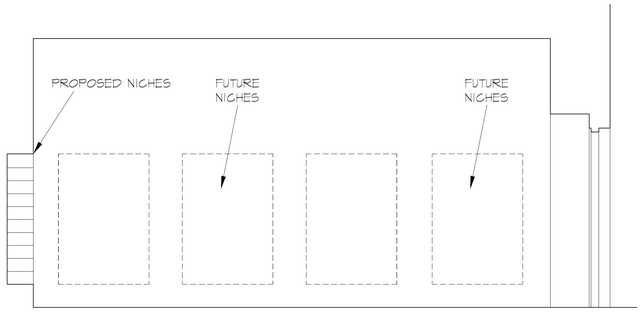
SHEET TITLE
BUILDING ELEVATIONS & SECTIONS

DATE: 09/23/2016

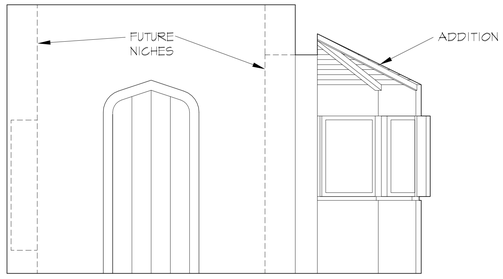
REVISIONS

JOB NUMBER

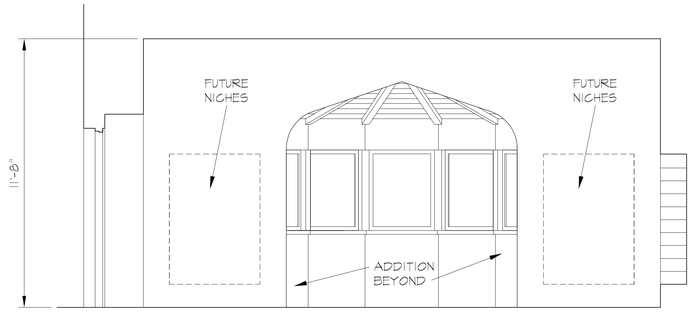
SHEET NUMBER
A7.0



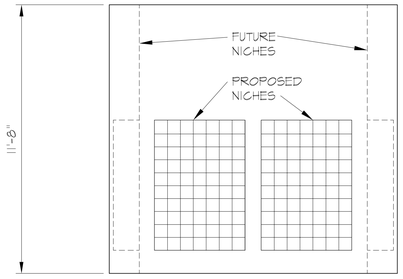
South Elevation SCALE : 3/8" = 1'-0"



West Elevation SCALE : 3/8" = 1'-0"



North Elevation SCALE : 3/8" = 1'-0"



East Elevation SCALE : 3/8" = 1'-0"

COLUMBARIUM INTERIOR ELEVATIONS

BOB EASTON AIA ARCHITECT
1505 EAST VALLEY ROAD, SUITE E
MONTECITO, CA 93108
T 805 969 5051
F 805 969 2576
www.bobeaston.com

Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

SHEET TITLE
COLUMBARIUM INTERIOR ELEVATIONS

DATE: 09/27/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A7.1

Step 1: Project Data Form

Complete all fields.

Project Name / Case File Number	ALL SAINTS BY THE SEA EPISCOPAL CHURCH
Application Submittal Date [to be verified by municipal staff]	JULY 6, 2016
Project Location [Street Address if available, or intersection and/or APN]	80 EUCALYPTUS LANE, MONTECITO, CA APN: 009-333-011
Name of Owner or Developer	ALL SAINTS BY THE SEA EPISCOPAL CHURCH
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	CHURCH RENOVATION AND ADDITION
Total Project Site Area (acres)	1.65 ACRES (71,874 SF)
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	1,113 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	1,372 SF
Total Pre-Project Impervious Surface Area	55,087 SF
Total Post-Project Impervious Surface Area	56,200 SF
Runoff Reduction Measure(s) Selected (Check one or more)	☐ 1. Disperse runoff from roofs or pavement to vegetated area ☑ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

MEASURE NO. 2 APPLIED TO THIS PROJECT

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

- ☑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

- ☑ No erodible areas drain on to permeable pavement.
- ☑ Subgrade compaction is minimal.
- ☑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).
- ☑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ☑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.
- ☑ Rigid edge is provided to retain granular pavements and unit pavers.
- ☐ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ☐ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ☑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.
- ☑ Additional comments: POUROUS BRICK PAVERS IN AREA INDICATED ON PLAN

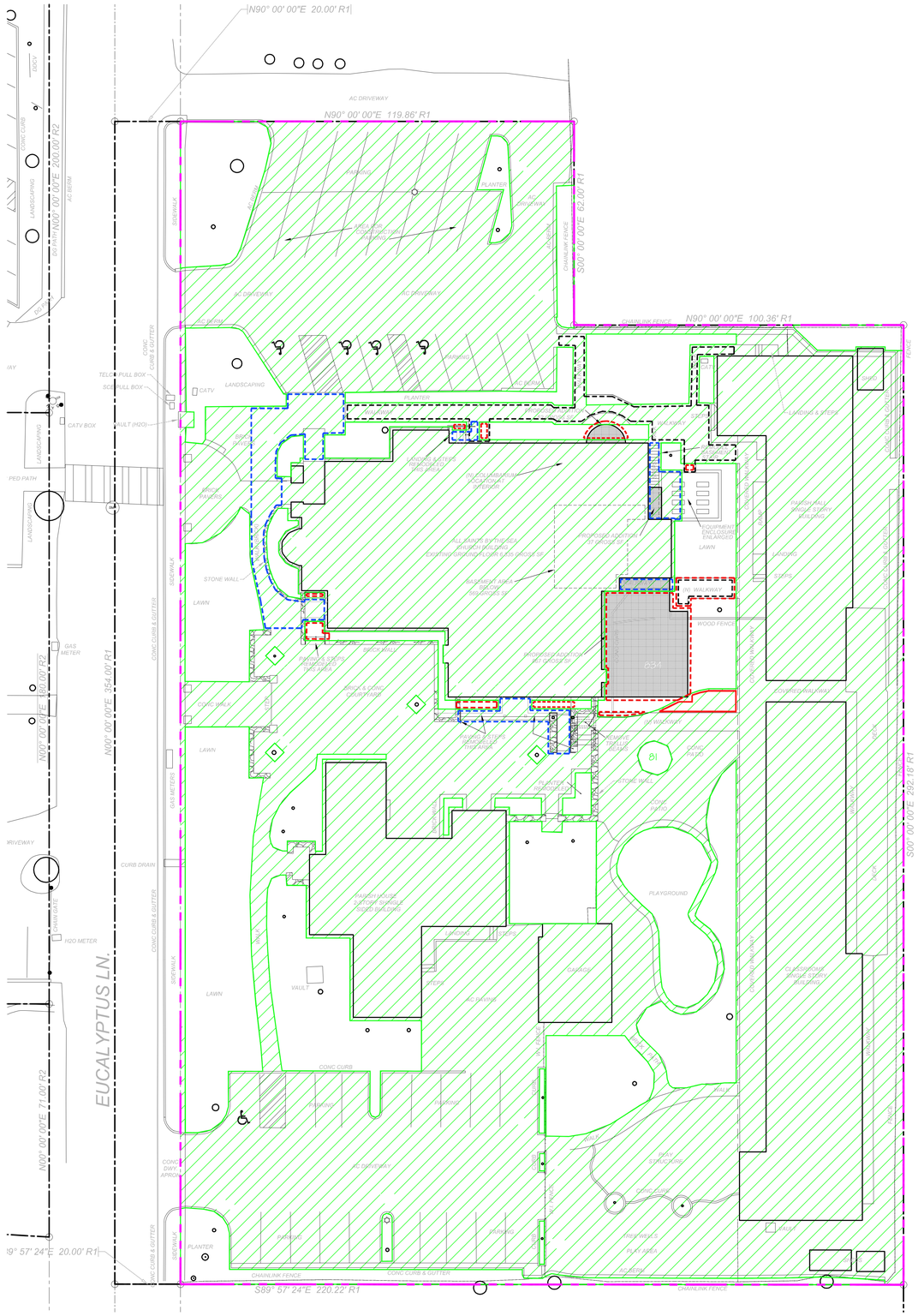
Check with local Fire Department for applicability criteria using permeable pavement.

LEGEND

DESCRIPTION	SYMBOL	AREA
SITE AREA		1.65 ACRES (71,874 SF)
IMPERMEABLE AREA - NEW		1,113 SF
IMPERMEABLE AREA - REPLACED		1,372 SF
IMPERMEABLE AREA - EXISTING		55,070 SF
IMPERMEABLE AREA - REMOVED		132 SF

RUNOFF REDUCTION MEASURE

PERMEABLE PAVERS ON SAND (REPLACES IMPERMEABLE CONC.)		1,210 SF



TIER 1 STORM WATER CONTROL PLAN

SCALE : 1/16" = 1'-0"

N

GRAPHIC SCALE 0 8 16

BOB EASTON AIA ARCHITECT
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Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

SHEET TITLE
TIER 1 STORM WATER CONTROL PLAN

DATE: 9/23/2016

REVISIONS

JOB NUMBER

SHEET NUMBER
A8.0

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Project Name → *All Saints bt the Sea*

Project Location → *80 Eucalyptus Lane Montecito ,CA 93108*

Site Type → Commercial **Allowed ETAF:** 0.45

Annual Eto (inches/yr) → 40.6

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.) (HA)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Drip	0.81	0.2	266	66	1,653
2	0.2	Low	Drip	0.81	0.2	508	125	3,157
3	0.2	Low	Drip	0.81	0.2	430	106	2,673
4	0.2	Low	Drip	0.81	0.2	731	180	4,543
5	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	1,930	1,029	25,910
6	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	1,030	549	13,828
7								
8								
					LANDSCAPE AREA (LA) TOTAL →	**4,895**	**2,056**	**51,765**
Special Landscape Areas (SLA)								
9					1		0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	**0**	**0**	**0**
						Estimated Total Water Use (ETWU) →		**51,765**
						Maximum Allowed Water Allowance (MAWA) →		**55,448**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	2,056
Total Area	4,895
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	2,056
Total Area	4,895
Sitewide ETAF	0.42

Notes:

MAWA = (Eto)(.62)[(.0.7xLA) + (.3 x SLA)]

ETWU = (Eto)(.62)[(PFxHA)/IE + SLA]

** Adopted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance*

Landscape Design for Water Conservation Compliance Statement

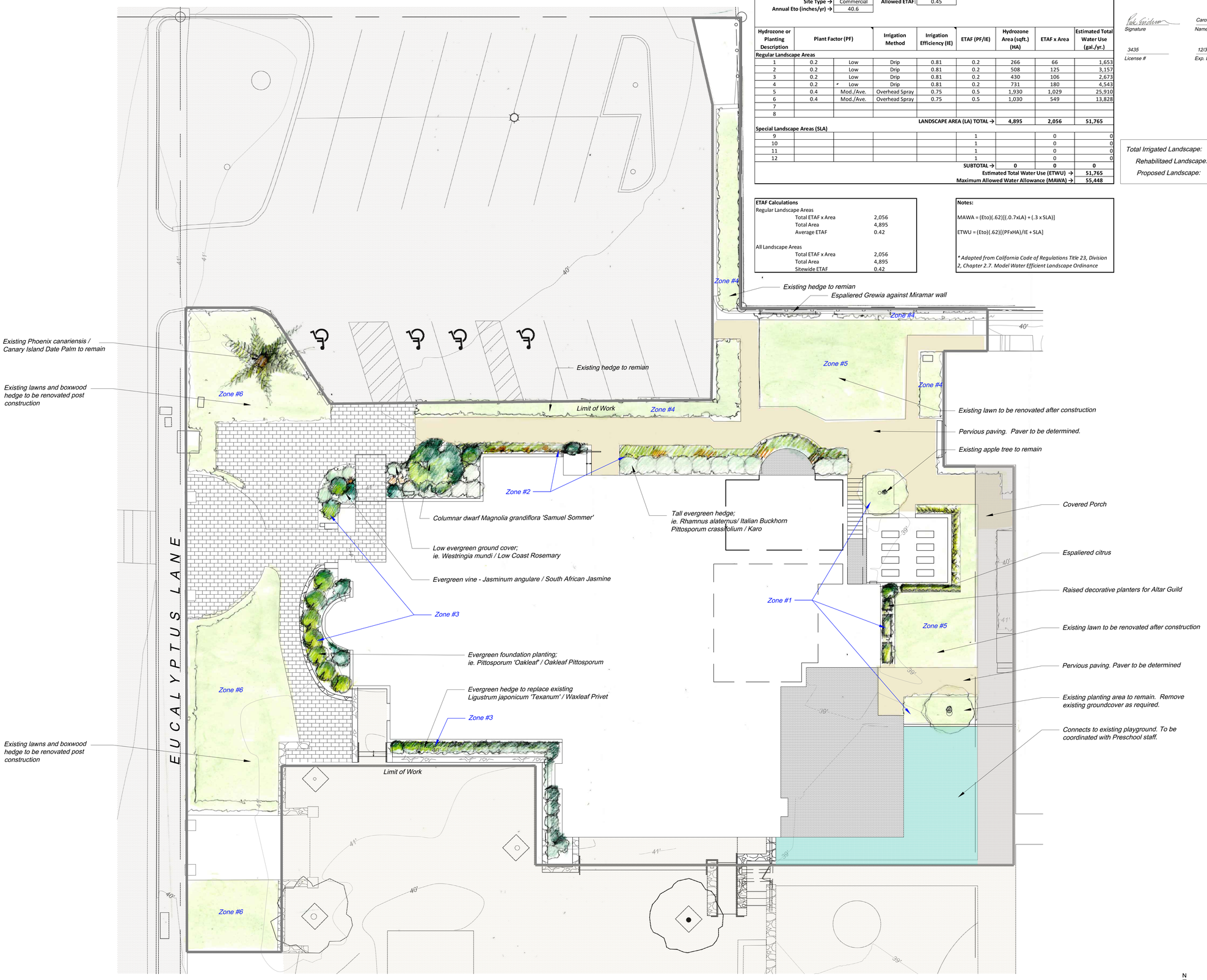
I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Carol Puck Erickson
Signature *Name*

3435 *12/31/17*
License # *Exp. Date*

REGISTERED LANDSCAPE ARCHITECT
CAROL PUCK ERICKSON
No. 3435
9/23/2016
EXP. 12/31/17
STATE OF CALIFORNIA

Total Irrigated Landscape: 4,895 SQFT
Rehabilitaed Landscape: 3,783 SQFT
Proposed Landscape: 1,112 SQFT



NOT FOR CONSTRUCTION

N

0 4 8 16

Scale: 1/8" = 1'-0"

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Alterations to
ALL SAINTS BY THE SEA EPISCOPAL CHURCH
80 Eucalyptus Lane
Montecito, California 93108

SHEET TITLE
Landscape Site Plan

DATE: 9/23/2016

REVISIONS

JOB NUMBER
14.028

SHEET NUMBER
L1.0

APPENDIX B

Structural Engineer's Report

(Parker Resnick Structural Engineering)

P A R K E R • R E S N I C K
S T R U C T U R A L
E N G I N E E R I N G

September 29, 2016 Job No. 34278

Bob Easton Architects
1505 East Valley Rd.
Montecito, CA 93108

Re: All Saints-by-the-Sea Episcopal Church
Schematic Structural Assessment

Dear Bob,

At your request, we have performed a Schematic Structural Assessment of the existing All Saints-by-the-Sea Episcopal Church located at 83 Eucalyptus Lane, Santa Barbara, California. The evaluation took place during our meeting at the site with you on November 4, 2014.

The primary purpose of the assessment is to evaluate the overall structural condition of the church, to identify any significant structural concerns, and to provide recommendations for structural strengthening as required.

This assessment is similar in scope and intention to the Structural Survey requirements of Section 8-703 of the 2010 California Historical Building Code. While the building is not yet a designated historical building, it is in the process of qualifying as a County historical and architecturally significant building. The Code provides a good guideline for the assessment of the church, since the original portions of the church were built in 1900.

As described below, it is our opinion that the most critical structural item is the unreinforced stone bell tower. It is our opinion that there is an imminent risk of a partial or total collapse of the tower in a significant earthquake. It is our recommendation that the tower be removed and reconstructed.

STRUCTURE DESCRIPTION

The structure is primarily a single story wood framed building with wood stud bearing walls, and some interior steel beams and columns. Decorative wood trusses support the roof in the central nave portion of the church.

It is our understanding that the original portion of the church structure was built in 1900. There is also a stone bell tower at the front of the church that was built at this time.

The floor framing of the church is a raised wood floor. Based on our conversation at the site, in the original portion of the church, the perimeter footings for the building are stone foundations. The interior of the first floor is supported on a series of posts and piers.

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LOS ANGELES CA 90025 FAX 310 479 5732

branch office:
1219 FLYNN ROAD #203 TEL 805 484 4115
CAMARILLO CA 93012 FAX 805 484 4112

It appears that the church was been remodeled and expanded several times over its lifetime. Some architectural and structural drawings from a 1960 remodel were made available for our review. These drawings show the expansion of the building towards the east. The drawings show a partial basement, and the extension of the roof. Steel trusses are used in this area to copy the original wood trusses. Several steel beams and columns were also added.

In the expansion areas shown on the plans, some of the floors are raised wood floors, and others are concrete slabs on grade. In all of these areas, the perimeter footings are concrete footings. The basement retaining walls are concrete walls.

The seismic force resisting system for the building is not specifically shown. No steel moment frames are seen in the drawings, and no plywood shear walls are indicted. It is our assumption that the existing wood bearing walls, along with their interior and exterior finishes, are acting as shear walls to provide lateral resistance in the event of any earthquake.

At the front of the church is a tall stone bell tower. This structure appears to be part of the original construction of the church. Based on our meeting at the site, it is our understanding that the two piers which make up the bell tower are built of stacked stone construction with a hollow space within the piers. There is no steel reinforcing used in the construction. It is also our understanding that the base of the bell tower is supported on a stone foundation which flares out underground to create a wider base than the footprint of the tower. It is also assumed that the foundation is unreinforced.

STRUCTURAL REVIEW

Overall, the church structure appeared to be in relatively good condition. No significant cracks were seen in the architectural finishes in the interior or the exterior.

The raised wood floors in the nave, however, appeared to slope downwards 2" to 3" towards the north and south perimeter walls.

The bell tower showed some signs of cracking and of previous repair work. Some cracks were visible in the mortar joints in the archway that connects the two piers of the tower. Additionally, it appeared that some of the mortar between the stones had been previously removed and replaced. It also appeared that some of the stones had been repaired. It is likely that these repairs were required due to movement in the tower or weathering of the materials.

PRIMARY STRUCTURAL RECOMMENDATIONS

Stone Bell Tower

Based on our review of the building, it is our opinion that the primary area of structural concern in the church is the stone bell tower.

The bell tower is a tall narrow structure, built of unreinforced stone construction. This makes it highly susceptible to significant damage or collapse in an earthquake. Based on historical evidence of other earthquakes, unreinforced stone and masonry construction is one of the first types of construction to fail in an earthquake. The tall, narrow shape of the bell tower makes this problem even worse.

Additionally, the tower is supported on a stone foundation, and there are already visible cracks in the mortar joints and evidence of previous repairs. This all creates further cause for concern.

Based on the construction of the bell tower and its existing condition, it is our opinion that a significant earthquake creates an imminent risk of a partial or total collapse of the tower.

In the event of a partial or total collapse, the weight of the falling stones could cause serious or fatal injuries to anyone in the immediate area of the tower.

In order to mitigate the potential seismic hazard from the bell tower, it is our recommendation that the tower be completely taken down and rebuilt.

The new tower should be designed to meet the current seismic codes. The new tower would likely be constructed of a structural steel superstructure, supported on a concrete foundation. If desired, the tower could be clad in a stone veneer to match the look of the original tower.

Until the new tower is built, it is our recommendation that the tower be monitored on an ongoing basis to determine if any of the cracks in the stone and mortar are growing or changing. Any such movement could be an indication of potential problems.

Additionally, since the tower is located at the main entry to the church, it is our recommendation that a seismic safety plan for the church be put in place which requires anyone in the church to exit out of the back of the church in the event of an earthquake. The specifics of such a plan can be discussed with the church leadership.

Structural plans and calculations would be required and building permits would need to be obtained before any of work on the bell tower and the foundations could be done. The existing soils report would be the basis for the design of the foundations.

SECONDARY STRUCTURAL RECOMMENDATIONS

In addition to the bell tower, several other structural items were noted which should be addressed. In our opinion, these items are not as critical as the tower, but should be addressed within a reasonable time frame.

Stone Foundations

One area of structural concern are the stone foundations at the perimeter of the original building. As with the bell tower, the stone foundations are likely unreinforced, and it is

unlikely that there is any significant structural connection from the wood framing to the stone foundation.

Based on the construction of the stone foundations, it is our opinion that a significant earthquake could cause a partial failure of the foundations.

Additionally, the lack of connection to the foundations could allow the wood building to move off of the foundations. This could lead to significant damage to the building.

In order to mitigate the potential seismic hazard from the stone foundations, it would be our recommendation that the foundations be removed and replaced with new concrete foundations. The new foundations and the new connections to the foundations should be designed to meet the current code requirements. In areas where the stone is currently exposed, a stone veneer could be installed on the foundation walls if desired.

The removal and replacement of the foundations would require temporary shoring of the church structure. The extent of the shoring would be determined by the contractor depending on their construction methods and sequencing.

Seismic Code Upgrades

The seismic codes have changed considerably since the building and the additions were built, so it is likely that the building does not meet the current seismic code requirements.

Since the building is primarily a single story, wood framed structure, no specific seismic retrofitting is required.

However, in order to provide additional seismic resistance to the structure there are several items which could be considered.

First, new plywood shear walls could be added to the building. This would be done be adding plywood on top of the existing wood framed walls. The existing wall finishes would have to be removed and replaced in these areas so the plywood could be attached directly to the wood studs. This solution is most feasible where there are significant portions of solid wall, and the wall extends up to the roof.

In areas where there is an existing wall, but the wall is not structurally adequate, it would be best to rebuild the wall entirely. For example, at the front, west wall of the church, the studs are inadequate given their height and their existing condition. Additionally, the stone foundation supporting this wall is in poor condition. In this location, the stud wall and the footings should be completely rebuilt, and new plywood should be added on the wall.

In areas where there is not enough potential shear wall, it would be best to add a steel moment frame or a steel braced frame. Specifically, steel moment frames could be added on the north and south sides of the alter area towards the back of the church. The connections of the steel beams along these framing lines would be evaluated and reinforced as required to help drag the seismic loads to the new frames.

At the north and south exterior walls at the western portion of the nave, the existing wood walls are rotting and have minimal foundations. At these walls, it would be best to rebuild the walls and add steel moment frames within the wall lines to carry the seismic loads.

To resist lateral loads in the north-south direction, steel braced frames could be added on the north and south sides of the nave to help buttress the building. Connections would have to be made to drag the loads into these frames as well. Where new steel frames are added, it is likely that new foundations would be added.

Lastly, it is unclear if the existing roof is sheathed with plywood sheathing. If not, adding plywood roof sheathing over the existing roof framing would create a better roof diaphragm. This would help distribute the earthquake loads to the different seismic elements, and would help to keep the building tied together overall.

The specifics of any seismic strengthening or retrofit would need to be coordinated with the architect and the church, so that an optimal layout of the structural elements could be chosen.

Structural plans and calculations would be required and building permits would need to be obtained before any of work could be done. The existing soils report would be the basis for the design of the foundations.

CONCLUSION

Overall, the church appears to in good structural condition. The only signs of some structural distress were the cracks in the bell tower, and the unevenness in the nave floor.

Since the building is a single story wood framed building, there are no requirements for mandatory seismic retrofits.

However, as noted above, it is our opinion that there is an imminent risk of a partial or total collapse of the unreinforced stone bell tower in the event of a significant earthquake. It is our recommendation that the tower should be removed and rebuilt.

If it is desired to expedite the permits required for this work, it may be possible to present this scope of work as a voluntary seismic retrofit for high risk elements. In some cases, this may simplify the Planning Department approval process for the permits.

Additional seismic retrofit measures are noted above, including replacement of the stone foundations, new plywood shear walls, new steel frames, and new plywood roof sheathing. These items would all help the overall performance of the building in an earthquake, but in our opinion, they are not as important as the replacement of the bell tower.

Our firm has worked on remodels and retrofits to many buildings and structures throughout the years. Specifically, we recently completed the work on the 28th Street Apartments project, which was a renovation to the 28th Street YMCA Building. This is a Paul Williams building

in Los Angeles that is on National Register of Historic Places. The renovation has been honored with several AIA and Preservation awards. In the Santa Barbara area, we have also been involved with the restoration and remodel work at the San Ysidro Ranch, including work on the cottages and the Stonehouse Restaurant.

The opinion expressed in this report is based solely on our past experience and on our visual inspection of the structure. No physical testing of materials or structural calculations were done. This report is not intended to be a complete and thorough structural survey of the property and does not guarantee the structure against any future problems that may occur.

We hope that we have been of service to you in this matter and should you have any further questions, please do not hesitate to call.

Sincerely,

PARKER·RESNICK STRUCTURAL ENGINEERING, INC.

Bruce D. Resnick, S.E. No. 3293

APPENDIX C

Photographs of Exterior Wall Framing

Façade

Façade