

## 4.8 Historic Resources

### 4.8.1 Existing Setting

The Project site includes structures and landscaping that are over 50 years old and designed by noted architects. Between 1925 and 1937, Reginald Johnson, a noted architect practicing in the idiom of the Spanish Colonial Revival style, designed numerous structures at Cate School. The buildings he designed “represent a more reductive interpretation and further refinement of Johnson’s Mediterranean inspired architecture schemes which achieved a synthesis that fused the vernacular qualities of Spanish Colonial and Mexican era architecture with formal architectural themes derived from the architectural heritage of Spain and Italy” (Post/Hazeltine Associates 2012). In addition to the work of Reginald Johnson, a portion of the landscaping installed at Cate School in the 1930s was designed by Lockwood de Forest Jr., one of the most renowned American landscape architects of the twentieth century. This landscaping is set amongst the original quad buildings designed by Johnson.

In order to address the importance of the onsite resources, a historic report was prepared by Post/Hazeltine Associates, a qualified historic resource consultant, on December 20, 2012. According to the report, Reginald Johnson designed the Mesa House, the School House building, the High House, the Raymond Commons, the Hooker Infirmary, the Fleischmann Gymnasium, the Parsonage Dormitory, the House at 1788 Cate Mesa Road, and the former stable building. These buildings, considered as a collection, are considered historically significant (Post/Hazeltine Associates 2012). The landscape design crafted by Lockwood de Forest is also considered historically significant as a historic designed landscape. The buildings designed by Johnson as well as the landscapes designed by de Forest are eligible for listing as a County Historic Landmark due to their association with architects who have made an important contribution to the architectural heritage of the community, state, and/or nation. In addition, the Katherine Thayer Cate Memorial Chapel, designed by George Vernon Russell, a historically important Los Angeles architect, is eligible for listing as a County Historic Landmark. These structures and landscapes are also eligible for listing in the California Register of Historical Resources and National Register of Historic Places.

### 4.8.2 Regulatory Setting

The State of California’s policies with requirements for historic resources that apply to the proposed Project include:

- CEQA requires that: (1) historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (California Code of Regulations [CCR] Title 14[3] §15064.5; PRC §21083.2); (2) if feasible, adverse effects to the significance of historical resources must be avoided or the effects mitigated (CCR Title 14[3] §15064.5(b)(4)); and (3) all feasible mitigation be undertaken even if the prescribed mitigation does not mitigate impacts to a less-than-significant level (CCR Title 14[3] §15126.5 [a][1]).
- The State of California Historical Resources Commission has designed the California Register: this is created for use by state and local agencies, private groups, and citizens to identify, evaluate (according to four Criterion), register, and protect California’s historical resources.

- The *California Coastal Act of 1979* was established to extend the temporary authority of the Coastal Commission indefinitely. The Coastal Commission is tasked with the protection of coastal resources, including those of prehistoric, paleontological, historic, and cultural importance within the Coastal Zone. Section 30244 of the California Coast Act seeks to minimize the adverse impacts to historical and archaeological resources within the Coastal Zone by requiring mitigation of any adverse impacts to these resources by any development. Section 30244 of the California Coastal Act is described below:
  - Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The County of Santa Barbara policies with requirements for historic and archaeological resources that apply to the proposed Project include:

- The *County of Santa Barbara Comprehensive Plan; Coastal Land Use Plan* (inclusive of all mandatory and optional Elements) contains policies which address historical and archaeological sites within the Coastal Zone of Santa Barbara County. The goals and policies addressing historical and archeological resources which are applicable to this Project are listed below:
  - **Policy 10-1:** 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.
  - **Policy 10-2:** When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
  - **Policy 10-3:** When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the *State Office of Historic Preservation* and the *State of California Native American Heritage Commission*.
- The County's *Historic Landmark Advisory Commission* (County Code Chapter 18A, Section 18A-3) has the authority to designate a Santa Barbara County Landmark; a place, site, building, structure, can be designated as historic if it meets one or more of the Commission's specific criteria.
- The *Santa Barbara County's Environmental Thresholds and Guidelines Manual* (County of Santa Barbara 2015) incorporates mandates specified in CEQA Guidelines Sections 15064.5 and 15126.4, and includes significance criteria for evaluating historic architectural resources identified in the County Cultural Resources Guidelines.

### 4.8.3 Impact Analysis

This section reviews the analysis and mitigation measures in the Scoping Document and MND, the December 2012 Post/Hazeltine historic structures report prepared for this Project and the County's May 11, 2015 *Historic Landmark Advisory Commission* review of the CUP. Demolition and construction under the Project, including demolition of the Infirmary, and modifications to the High House and Parsonage may result in impacts to historical resources as summarized in Table 4.8-1 below.

**Table 4.8-1. Summary of Historic Resources Impacts**

Historical Resources Impacts	Mitigation Measure	Residual Significance
Impact HIST-1. The proposed Project would result in adverse physical impacts on structures and property more than 50 years old and of historic significance to the community.	MM HIST-1a MM HIST-1b	Less than significant with mitigation (Class II)

### 4.8.3.1 Thresholds of Significance

Historic resource impacts are based on a resource’s historic significance, as determined by the County’s Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least 50 years old; and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods. Accordingly, a project may create a significant environmental impact if it would result in:

- a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state, or nation.

In addition, a project may result in a beneficial impact if it would provide:

- a. Rehabilitation or protection in a conservation/open easement, etc.

As the proposed Project does not involve planned rehabilitation or the creation of a conservation/open easement for protection, threshold b. is not used in this analysis.

### 4.8.3.2 Project Impacts

**Impact HIST-1. The proposed Project would result in adverse physical impacts on structures and property more than 50 years old and of historic significance to the community.**

The complex of buildings designed by Reginald Johnson derive their architectural and historical significance from their ability to convey the architect’s distinctive interpretation of the Monterey Revival subtype of the Spanish Colonial Revival style. This is accomplished through the retention of character-defining fabric and the layout and massing that date to the period of significance. Implementation of the proposed Project, which would result in the demolition of the Infirmary Building, would somewhat diminish the resource’s overall integrity by removing historic fabric. However, since the complex of buildings, including the landscape designed by Lockwood de Forest Jr., would maintain the majority of its historic fabric, and because the demolition would not impact the buildings surrounding the main campus quad that define its architecture, the Project would not alter the resource such that its eligibility for listing as a County of Santa Barbara Historic Landmark would be impaired. After demolition, the resource would continue to convey its character-defining features and maintain its eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. Impacts would be significant but mitigable with implementation of MM HIST-1a, *Photo-documentation*, which requires appropriate photo-documentation of the Infirmary building before it is demolished in order to preserve a record of the building for the community and researchers.

Additionally, according to the Post/Hazeltine historic report, proposed new development would be modest in scale and would reference character defining elements of the Johnson-designed buildings including the gable roofs, plastered walls, and multi-light sash windows. Since the proposed architectural scheme of new buildings is referential in scale, massing, materials, and architecture of the original campus, its implementation would not significantly impact the integrity of the nearby historic buildings. In addition, the new buildings would not impact remaining elements of the historic landscape designed by Lockwood de Forest Jr. The new dormitory buildings would be at least 175 feet from the boundary of the historic designed landscape and more than 200 feet from the nearest Reginald Johnson-designed building, thereby preserving the historic settings of these resources. The Project also includes additions to the arts building, comprised of an 8,460 sf classroom addition and 33,435 sf student center and dining room. This building is less than 50 years old and is not historically significant. According to the 2012 historic report, the additions would not impinge on historic scenic vistas or landscape features. Further, it would be a sufficient distance from significant historic resources such as Fleischmann Gymnasium and the historic quad such that construction of the additions would not result in significant visual impacts to historic structures or landscape features. Impacts of this new development would be less than significant.

The proposed Project includes minor exterior alterations to the High House and Parsonage Dormitory, both of which are historic resources. These alterations include converting a small number of windows to doors and doors to windows. While these changes would somewhat alter the historic appearance of these buildings, they would be consistent with the Secretary of the Interior's Standards since the buildings would continue to retain the majority of their historic fabric and would still be able to convey their historic architecture and appearance.

Proposed landscaping as part of the new campus development is also referential to the historic landscape plan of the campus, which is characterized by the more formal landscaping of the quad and vistas set within a more informal scheme that provides a transition between the school and the surrounding rural landscape. No changes are proposed to the quad landscaping, and other surviving elements of the Lockwood de Forest Jr.-designed landscape, including scenic vistas from the quad, would be preserved. Therefore, the proposed landscaping would meet the Secretary of the Interior's Standards for preservation. MM HIST-1b, *Historian Review*, would require review of the final landscape plan by a County-approved historian to ensure consistency with State and County preservation guidelines. As a result, adverse impacts to historic resources by demolition and construction under the proposed Project would therefore be *less than significant with mitigation* (Class II).

### 4.8.3.3 Mitigation Measures

The following mitigation measures would reduce the Project's effects on historic resources to a less than significant level:

*MM HIST-1a* **Photo-documentation.** *The Applicant shall photo-document the High House Dormitory, Parsonage House Dormitory and Infirmary Building prior to their alteration/demolition with photographs using large-format negatives (4" x 5", 5" x 7", or 8" x 10" size). These photographs shall preserve a visual record of the historic buildings and their setting. The photographs, as well as a copy of the Phase I/II Historical Resources Management Report for Cate School (Post/Hazeltine 2012), shall be archived at the Santa Barbara Historical Society's Gledhill Library and the*

*Carpinteria Valley Historical Museum for the future use of researchers and members of the community.*

**Plan Requirements and Timing.** This requirement shall be noted on all demolition and building plans covering the affected buildings. A copy of the photo-documentation report shall be submitted to Santa Barbara County Planning and Development for review and approval prior to commencing demolition and/or construction activities affecting these buildings and their settings.

**Monitoring.** Santa Barbara County Planning and Development staff shall confirm that the photo-documentation has occurred prior to issuance of Zoning Clearance for each phase of development. Compliance monitoring staff shall confirm that the alterations to the historic buildings are consistent with approved plans prior to Final Building Inspection Clearance.

*MM HIST-1b* ***Historian Review.*** *The Applicant shall hire a County-approved historian to review final building and landscaping plans to ensure the plans meet the Secretary of the Interior's Standards and County's preservation guidelines.*

**Plan Requirements and Timing.** The Applicant shall submit a letter report prepared by the County-approved historian that confirms the Project's consistency with required standards prior to final approval of the Project by the SBAR and Zoning Clearance issuance.

**Monitoring.** Santa Barbara County Planning and Development shall confirm receipt of letter report prior to follow-up Zoning Clearance issuance. Compliance monitoring staff shall ensure that the Project is built consistent with approved building and landscape plans prior to Final Building Inspection Clearance.

#### **4.8.3.4 Residual Impacts**

With the incorporation of MM HIST-1a, *Photo-documentation*, and MM HIST-1b, *Historian Review*, residual impacts to historic resources would be *less than significant with mitigation* (Class II).

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