



Agenda Item B.2
DISCUSSION/ACTION ITEM
Meeting Date: September 15, 2025

TO: Goleta Historic Preservation Commission

SUBMITTED BY: Patrick Zuroske, Project Manager

SUBJECT: Goleta Community Center – Dining Room Skylight Replacement (CIP No. #9127a)

RECOMMENDATION:

That the Historic Preservation Commission (HPC) recommend that the City Council find the proposed replacement of the Goleta Community Center Dining Room Skylight Replacement, 1) consistent with the Secretary of the Interior Standards for the Rehabilitation of Historic Properties findings; 2) consistent with City of Goleta Zoning and General Plan provisions, 3) conforms to the City's 2025-2027 Strategic Plan; and 4) conforms to Old Town Heritage District Guidelines.

BACKGROUND:

The Goleta Community Center (GCC), located at 5679 Hollister Avenue, within the Goleta Old Town Heritage District, is a 22,500 SF Spanish Colonial Revival structure built in the 1926-1927 timeframe. Noted as a historically significant resource, the building was originally designed as a schoolhouse (Goleta Union School). In 1977, after it was determined that it no longer met seismic standards for educational buildings, the property was leased to the County of Santa Barbara (County). Later, in 1984, the County sublet the building to a local group to operate a community center. The management group, the Goleta Valley Community Center (GVCC), subsequently assumed responsibility for operations and facility maintenance. Upon incorporation in 2002, the City of Goleta assumed the existing lease from the County, subject to the continuing sublease of the GVCC. The City exercised a purchase option in 2013 and acquired the property from the Goleta Valley Union School District. GVCC operated the facility until 2022, wherein the City of Goleta assumed control over all operations, maintenance, and programming. After this transition, the building was re-named and branded "The Goleta Community Center" (GCC) to demarcate new ownership and management.

The GCC structure has gone through multiple renovations since its construction, including the installation of a barrel roof and skylight in approximately 1970 that enclosed the former western courtyard and created what is now known as the dining room. The 46' x 10' skylight structure is located within the dining room and appears to have been included in the original construction of the barrel roof addition (See Attachment 1 – GCC Skylight, Existing Conditions). The dining room space serves as an important meeting and

community-shared space that supports GCC programming. Activities ranging from seniors' ping pong activities, exercise classes, and a lunch program are conducted within the space. The City has also used the room for neighborhood meetings, staff training sessions, and other City activities. The room does contain a small performance stage area.

The existing skylight is in poor condition and leaks during storm events if it is not properly covered externally with visqueen. At some point under GVCC management, the window panels were painted several times, and shade system was installed beneath the skylight inside of the dining room to address excessive natural light flowing into the space, as well as assisting with climate control issues.

Upon assuming management of the building, City Staff learned that maintenance of the skylight had been deferred over many years. As noted in the photographs in Attachment 1, the skylight structure has been covered by visqueen for many years to prevent leaking into the dining room below. A structural evaluation conducted by Holmes US in 2024 determined that the metal framing system of the structure had deteriorated to the point that that skylight replacement was needed.

The exiting skylight is not visible from the front north, south, east and west of the building, as well as the *not visible from either of the adjacent properties*.

PROJECT DESCRIPTION

The City seeks to remove the existing skylight and shading system and replace it with a new skylight that utilizes a motorized solar shade system that is mechanically driven. Specifically, this project is designed to replace, like-for-like, the exiting 46' x 10' skylight, including the roof curbing, located above the GCC dining room. The new system, identified in Attachment 2, will be placed in the same opening after replacement, and will utilize a powder-coated, metal framing system in Colonial White, which matches the white coloring of the existing roof. Interior framing of the skylight structure will also be in Colonial White.

ANALYSIS

Secretary of the Interior Standards and Historic Resources Report

Pursuant to Section 17.33.080.D, of the Goleta Zoning Code (Design Review of Alterations to Historic Resources), the HPC should rely upon the relevant Secretary of Interior Standards for the Treatment of Historic Properties since the City has not adopted design standards. In making a recommendation to the DRB, the HPC will be asked to determine the findings listed in Section 17.33.080.D.2.

The project proposes to replace the GCC Dining Room skylight. Under the Secretary of the Interior's Standards for the Treatment of Historic Properties (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 a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The project has been evaluated against the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, which are listed below:

- 1). A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2). The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 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 has 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 or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8). Archeological 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 and its environment would be unimpaired.

As stated in the findings, Staff finds that the proposed skylight replacement be found consistent with the above standards for the following reasons:

- The property will continue to be utilized as intended/permitted.
- The historic character will be maintained and preserved without removing defining characteristics.
- The applicant does not propose to incorporate features or elements from other historic properties.

- No other site features have achieved historic significance on their own, so they do not need to be preserved.
- No chemical or physical treatments are proposed; and
- The proposed development could be removed in the future without impairing the historic resource.

In conclusion, the proposed skylight replacement complies with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

Zoning Code:

The Goleta Community Center is a designated City Historic Landmark and is included in the City's Historic Resources Inventory (HRI). The proposed skylight replacement complies with the respective historic resource preservation requirements of Chapter 17.33, as outlined below, and is a like-for-like replacement of the structure in the same location of the facility that it is currently located.

17.33.080 Design Review of Alterations to Historic Resources

Alterations that are exempt from Design Review: The skylight replacement is considered ordinary maintenance and repair and does not change the design, materials, architectural features or character-defining features of a historic resource.

17.33.120 Maintenance of Historic Resources

Maintenance Requirements: Historic resources shall be maintained in a state that clearly furthers the continued use and availability of the historic resources for lawful reasonable uses. The skylight replacement project allows the City to replace a fixture within the structure that avoids further degradation and could impact the use of the space within the GCC.

In addition to consistency with the zoning standards, the proposed rehabilitation is consistent with the below listed General Plan Policies in the Historic Resources Element.

General Plan Policy

Policy VH 5.4 Preservation of Historic Resources States: Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve, and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of Grant 9 Historic Preservation Commission Historic Appropriateness Review August 21, 2023 Page 10 of 11 sources, provision of information regarding rehabilitation loan financing, and tax advantages.

Conclusion: The proposed skylight replacement is consistent with this General Plan policy. The skylight is not visible from the street or surrounding parking lots and is a like-for-like replacement. Therefore, it will have no impact on the visual character or the mass and form of the existing structure.

VH 5.5 Alterations to Historic Resources. [GP] Any proposed alterations to a designated historic resource or property listed in the City's Historic Resources Inventory shall respect the character-defining features of the building, its setting, and maintain architectural consistency with the original site or structure. Such proposals may require the submittal of an historic evaluation from a recognized professional as part of the design review process, that, depending upon the nature of the proposed alternation, may include review by the Historic Preservation Commission or Design Review Board prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City encourages and supports adaptive reuse of structures listed on the Historic Resources Inventory and may consider allowing for flexibility when applying building code regulations, including use of the California Historic Building Code, in order to facilitate the retention of character defining features and maintaining historical significance. (Amended by Reso. 22-09, 4/5/22)

Conclusion: The proposed skylight replacement would not impact the GCC's integrity of design, materials, and workmanship. After completion of the project, the historic resource would maintain its status as a designated City of Goleta Historic Resource.

City of Goleta 2025-27 Strategic Plan

Further, it is found that the proposed skylight replacement adheres to the 2025-2027 City of Goleta Strategic Plan, approved by the City Council on May 6, 2025, in particular:

Section 2, Support Community Vitality and Enhanced Recreational Opportunities 2.2 Strategic Goal, Subsection 2.2.2:

The improvement supports the City to continue implementation of the Goleta Community Center Strategic Plan.

Section 5, Strengthen Infrastructure

5.4 Strategic Goal: Protect and Maintain our City-Owned Facilities and Critical Operational Assets

The skylight replacement is consistent with the objective to renovate and refresh the Goleta Community Center building to better meet community needs. The project meets the objective to preserve the City's historic properties for future generations.

Goleta Old Town Heritage District Design Guidelines

Further, it is found that the proposed skylight replacement adheres to the Goleta Old Town Heritage District Architecture and Design Guidelines, in particular:

Per Section II, Item C, Architectural Character: The skylight maintains the current architectural character of the facility, specifically the use of a skylight to provide natural light to interior sections of the structure.

Per Section II, Item C2, Architectural Character: The project maintains the existing parapet roofline and utilizes steel window framing.

Per Section II, Item D2, Historic Resources: The new skylight is a like-for-like replacement that is consistent with *The Secretary of Interior Standards for the Treatment of Historic Properties* and matches existing historical colors and style.

Per Section II, Item D3, Historic Resources: The new skylight is a replacement of a deteriorating structure that is past its useful life, poses a safety hazard, and requires replacement; is being designed via current City, state and federal building codes to facilitate restoration; and will allow the dining room to continue use as a public space.

Per Section II, Item H, Building Rooflines: The new skylight is not visible from the street or parking lots that surround the facility; therefore, it is not a departure from facility's existing mass and form

Per Section II, Item L1 Building Materials: The materials used in the fabrication of the new skylight will have no impact to the building's architectural style (Spanish Colonial Revival) and will have a lasting aesthetic quality, and the powder-coated finish will provide a surface durability.

Policy VIS-OT-1: The project will improve the quality of the environment and buildings in Old Town, as the skylight improvement project will allow for continued use of the dining room for a multitude of public activities, while also maintaining the character of the facility.

ATTACHMENTS:

1. GCC Dining Room Skylight, Existing Conditions
2. GCC Dining Room - Proposed Skylight Replacement

ATTACHMENT 1

GCC SKYLIGHT EXISTING CONDITIONS

ATTACHMENT 1
GCC Dining Room Skylight, Existing Conditions







ATTACHMENT B

GCC DINING ROOM PROPOSED SKYLIGHT REPLACEMENT


ATTACHMENT 2
GCC Dining Room, Proposed Skylight Replacement




1. EXISTING SKYLIGHT TO BE REPLACED




2. PROPOSED SKYLIGHT "RIDGELIGHT" BY VELUX




3. PROPOSED SKYLIGHT - SAMPLE VIEW




4. PROPOSED SKYLIGHT - SAMPLE VIEW



5. PROPOSED SKYLIGHT - INTERIOR VIEW



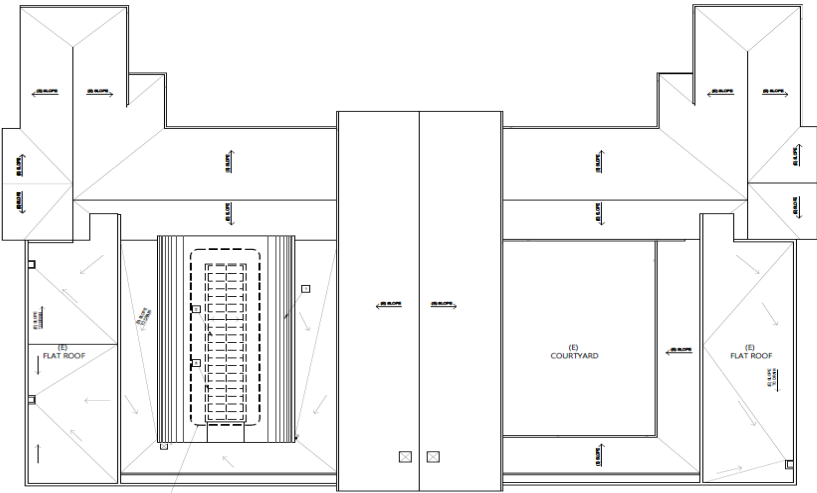
6. PROPOSED SKYLIGHT - INTERIOR VIEW WITH SHADES



7. POWDER COAT FINISH "COLONIAL WHITE" BY VELUX

GOLETA COMMUNITY CENTER - SKYLIGHT REPLACEMENT
RENDERINGS AND PHOTOS

G-003



DEMOLITION ROOF PLAN

KEYNOTES

DEMOLITION PLAN LEGEND

DEMOLITION PLAN GENERAL NOTES

196 ARCHITECTS

CITY OF GOLETA

GOLETA VALLEY COMMUNITY CENTER

ROOF DEMOLITION PLAN

A-021

