Goleta Community Center

Presented by

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City of Goleta
City Council
2 May 2017

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Agenda

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  - Developmental History
  - Historic Evaluation
- Phase 2 | Potential Impact Study
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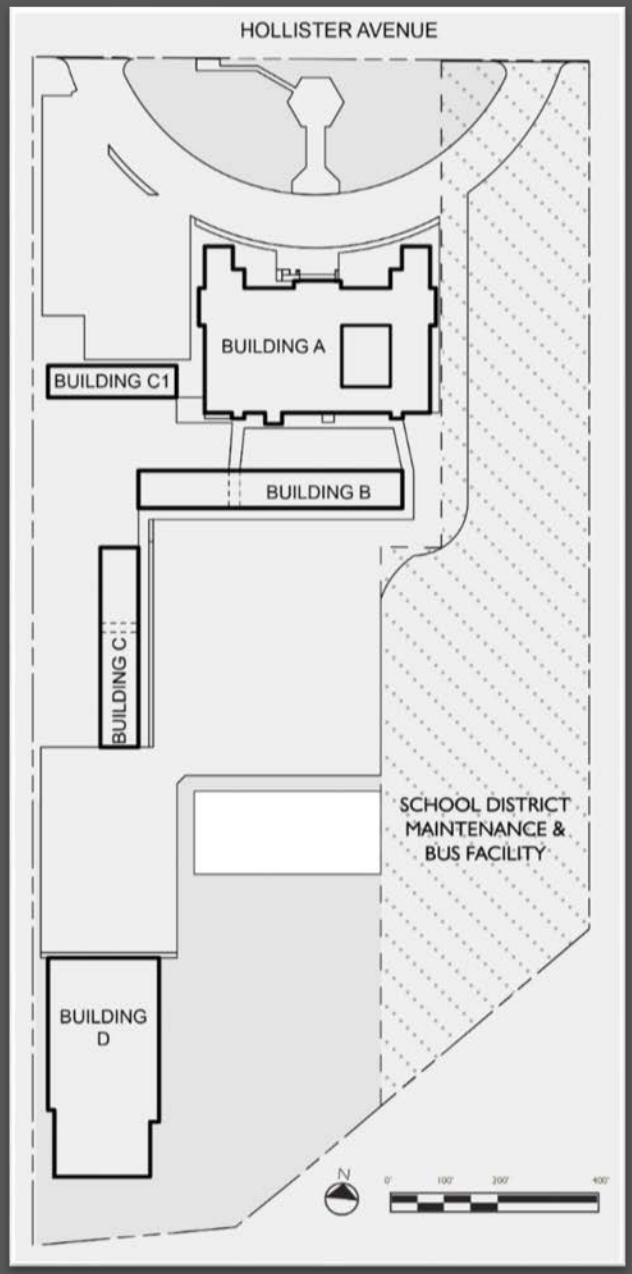
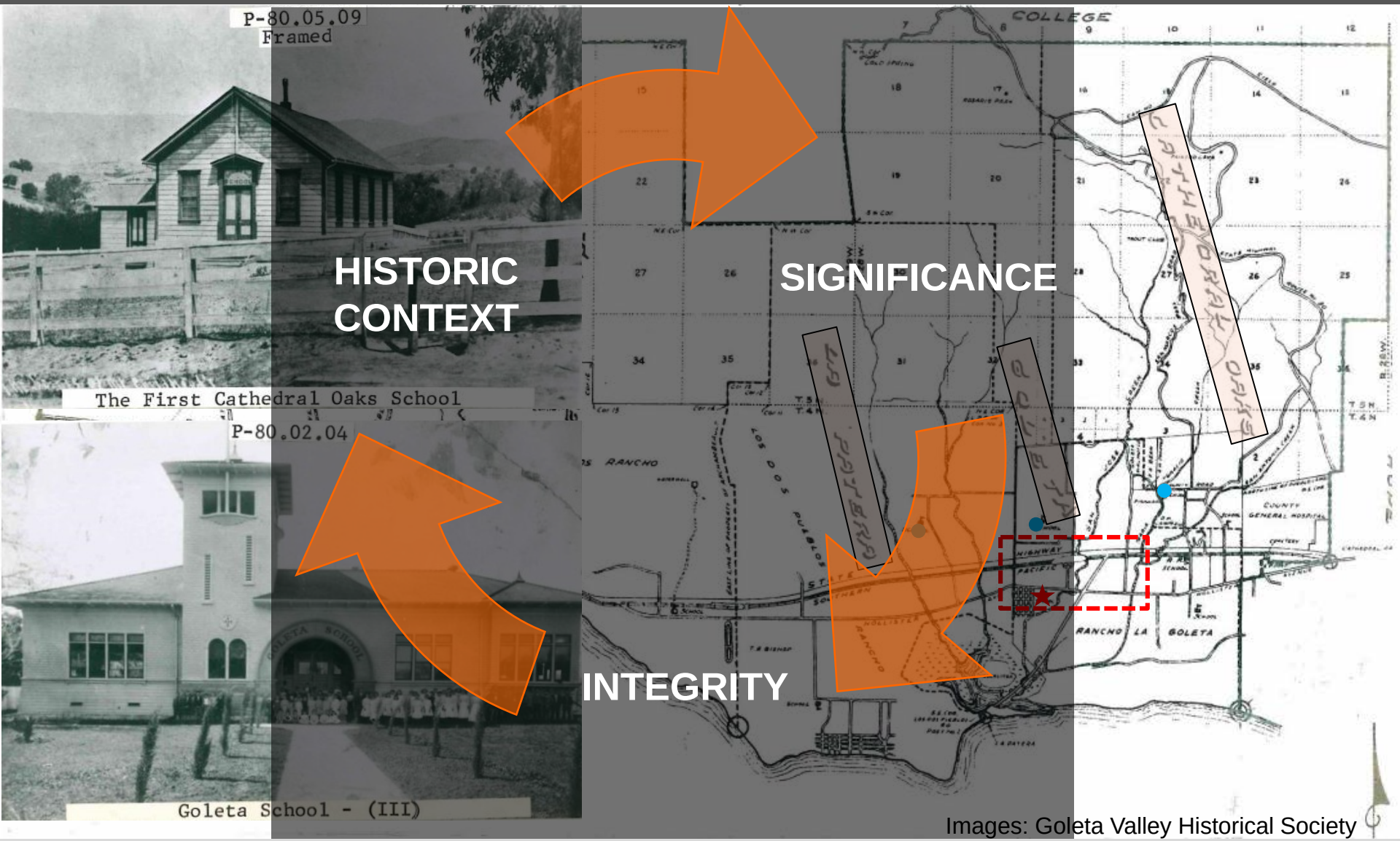
  - Scenario 2: Full Rehabilitation
  - Scenario 3: Demolition
- Summary of Findings



Introduction: Site Overview

Phase 1
Historic Resource Evaluation (HRE)

What makes them historic?



Images: Goleta Valley Historical Society

SIGNIFICANCE

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

A/1. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B/2. that are associated with the lives of persons significant in our past; or

C/3. that embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

D/4. that have yielded or may be likely to yield, information important in prehistory or history.

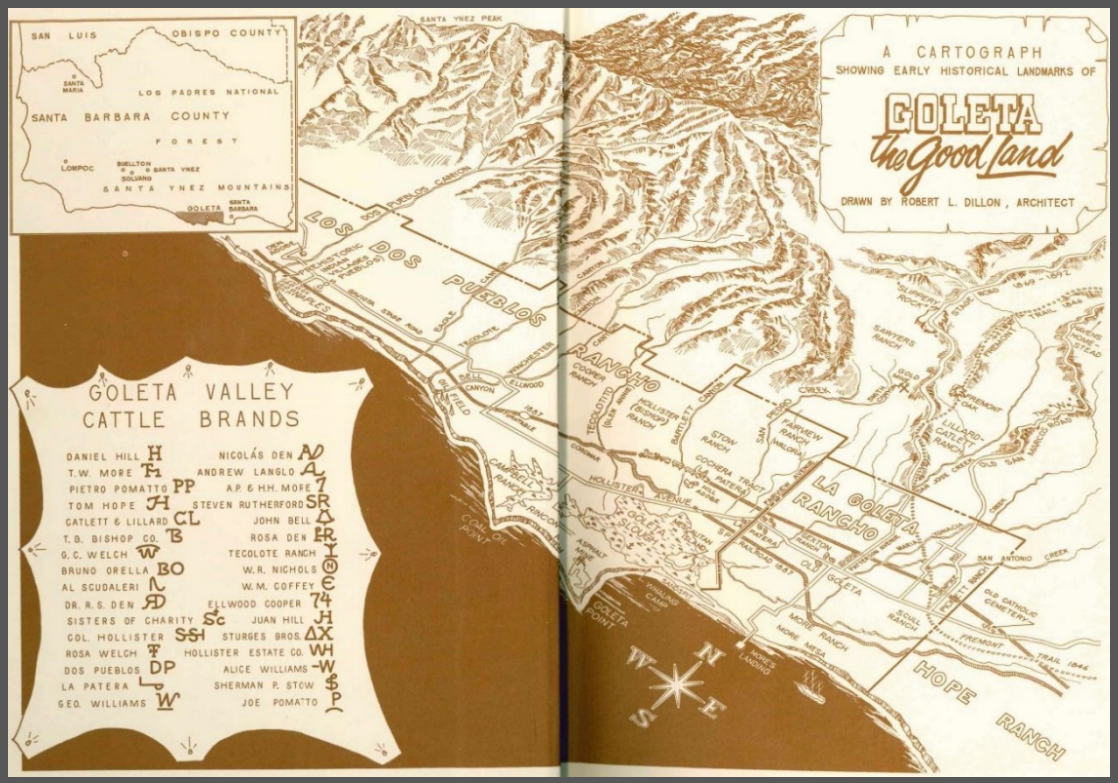
INTEGRITY

Integrity is judged by whether the significant features of the property are present, and whether the property retains the identity for which it is significant.

Historic integrity is the composite of seven qualities:

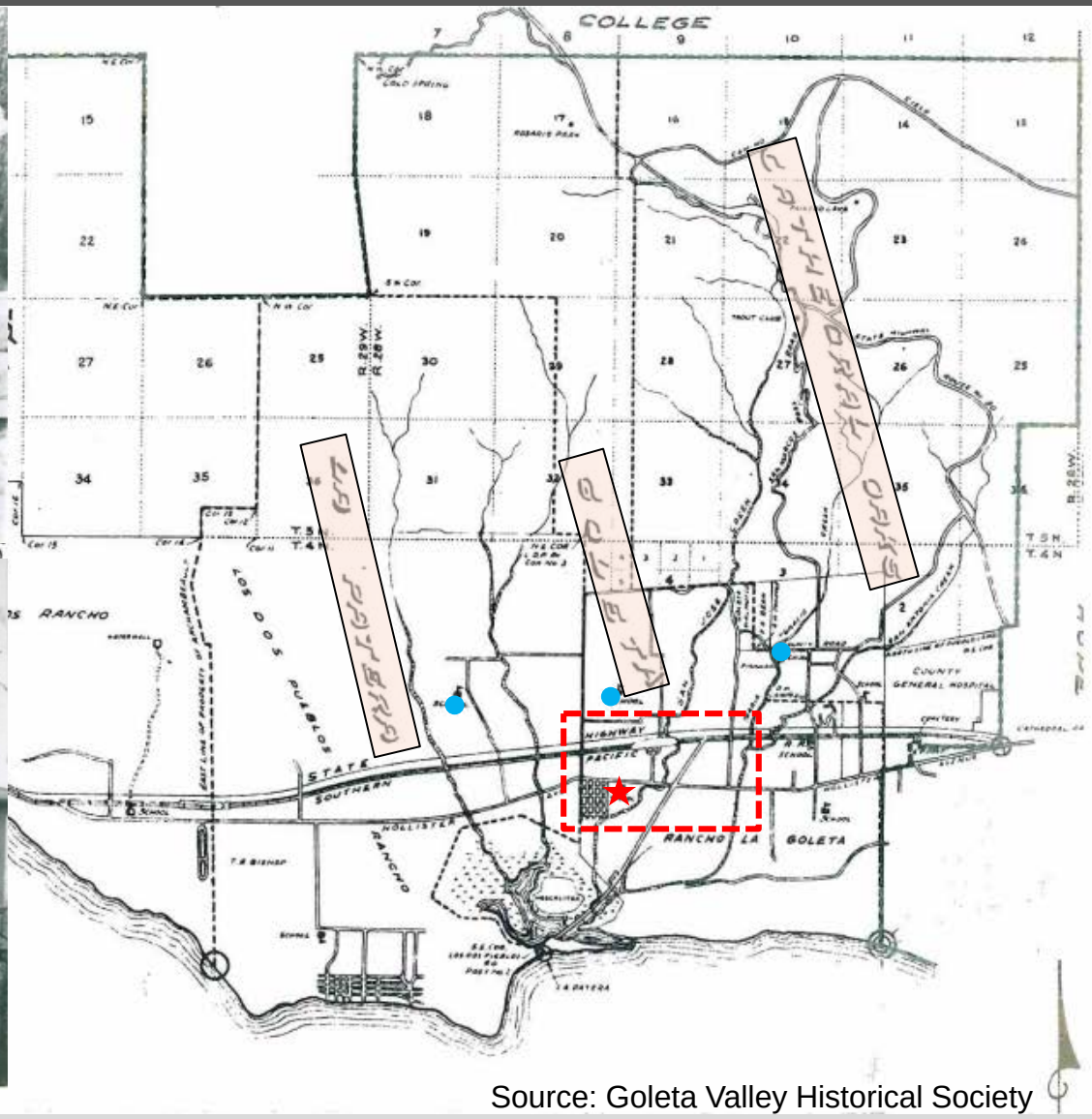
- **Ma**terials
- **D**esign
- **F**eeling
- **L**ocation
- **A**ssociation
- **W**orkmanship
- **S**etting

Criterion A/1 (Events/Patterns): Significant for association with development of Goleta's education system and growth of the town center in the early 20th century



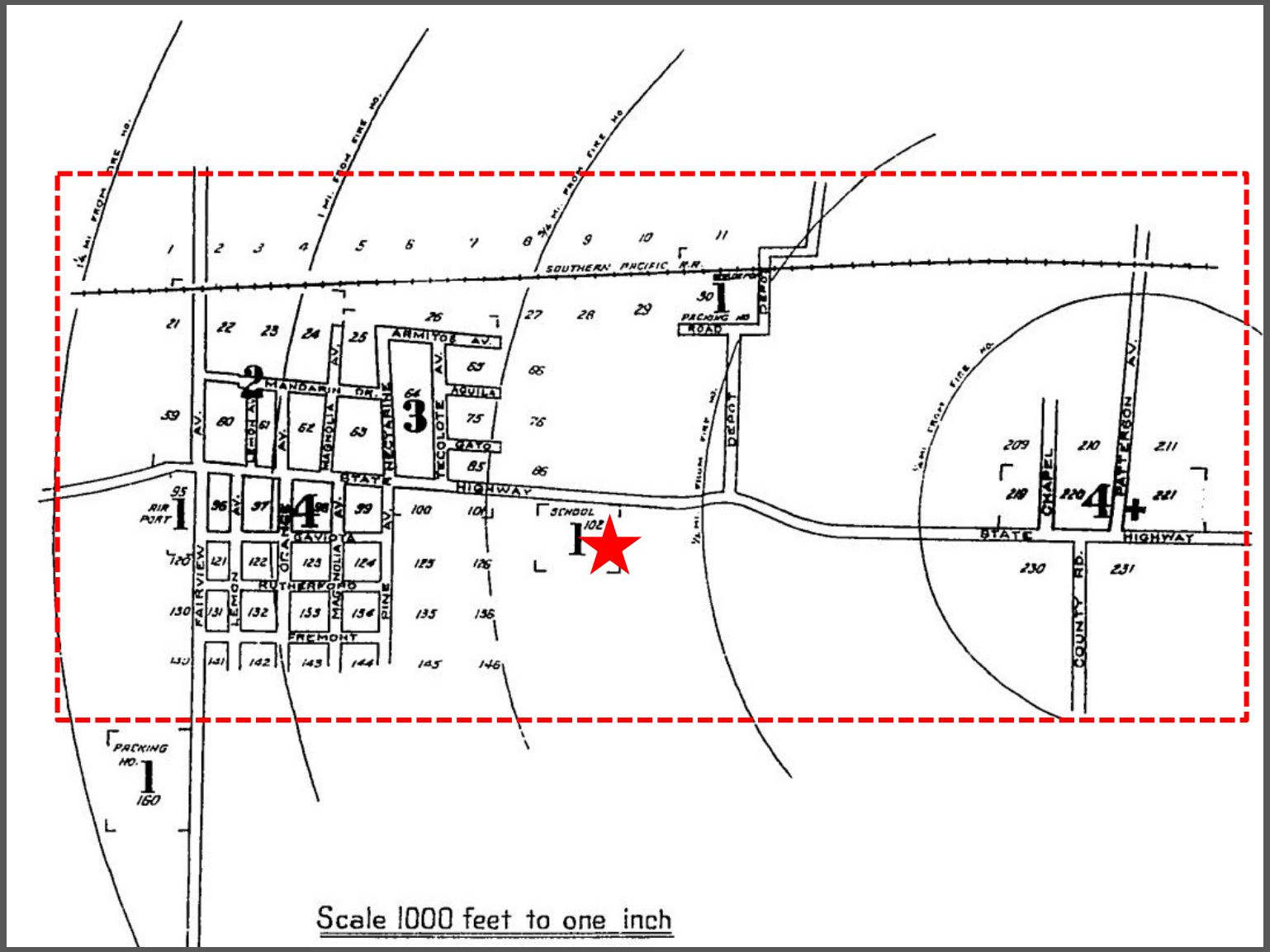
- Consolidation and centralization of three small-scale school houses
- Sole educational facility between 1927 and 1958 when Cathedral Oaks School opened
- Gathering place in the community for social functions and meetings
- Period of Significance is 1927-1958

Historic Context: Goleta Valley Schools



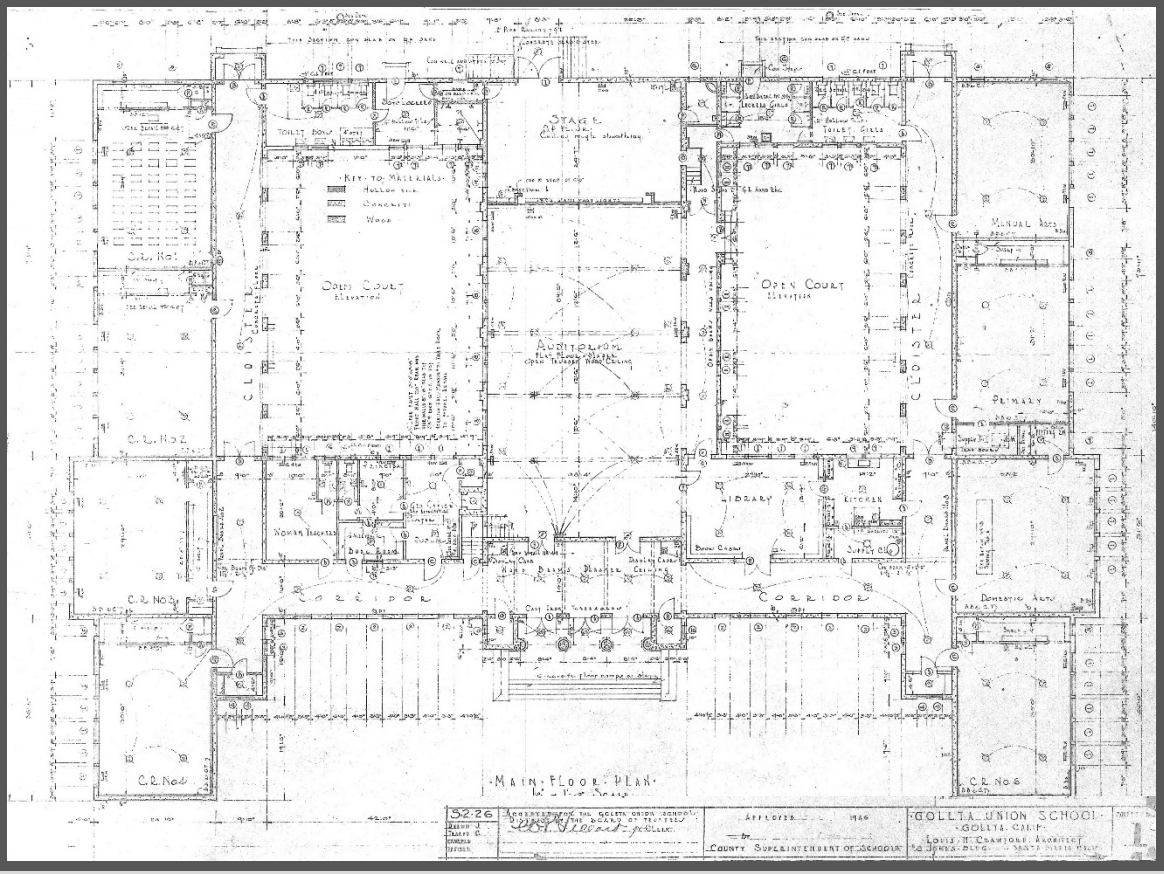
Source: Goleta Valley Historical Society

Historic Context: Goleta Development



Source: 1930 Sanborn map

Louis N. Crawford,
Architect
(1890-1946)



- Practice based in Santa Maria
- Designed schools in multiple communities in the Central California
- Designed mainly in the Spanish Colonial Revival or Mediterranean Revival Styles

Building A

- 1927: Construction completed
  - Opens as Goleta Union School

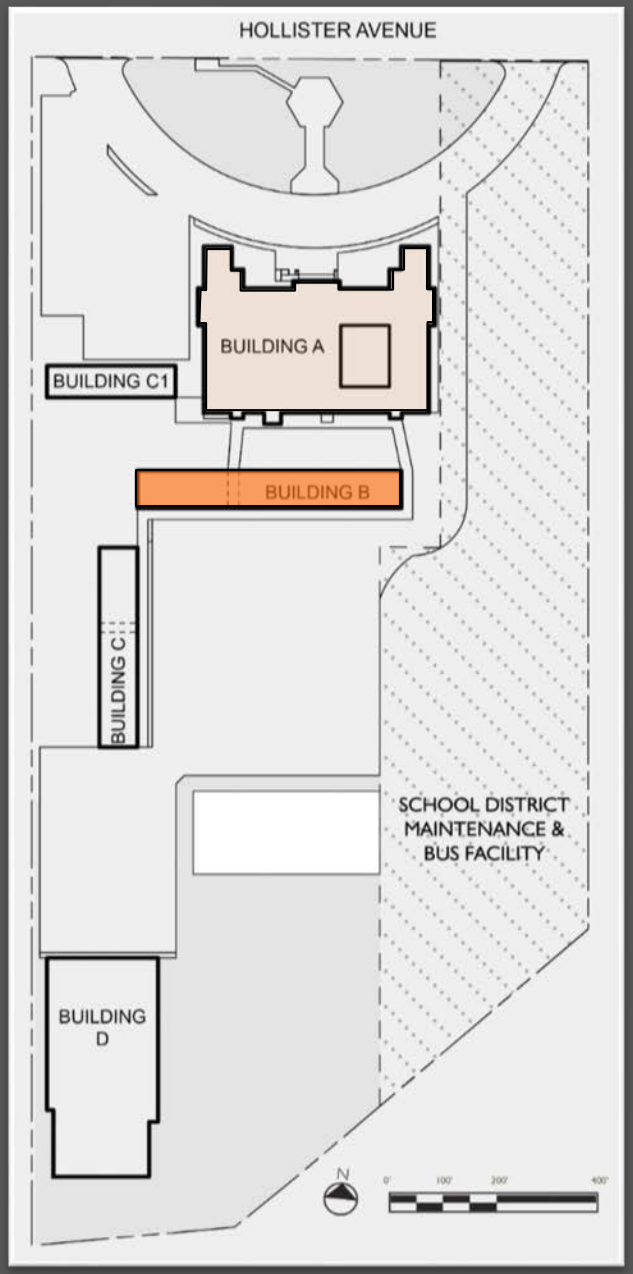
Source: Goleta Valley Historical Society, undated

1947 Aerial Image

Source: HistoricAerials.com

Building A

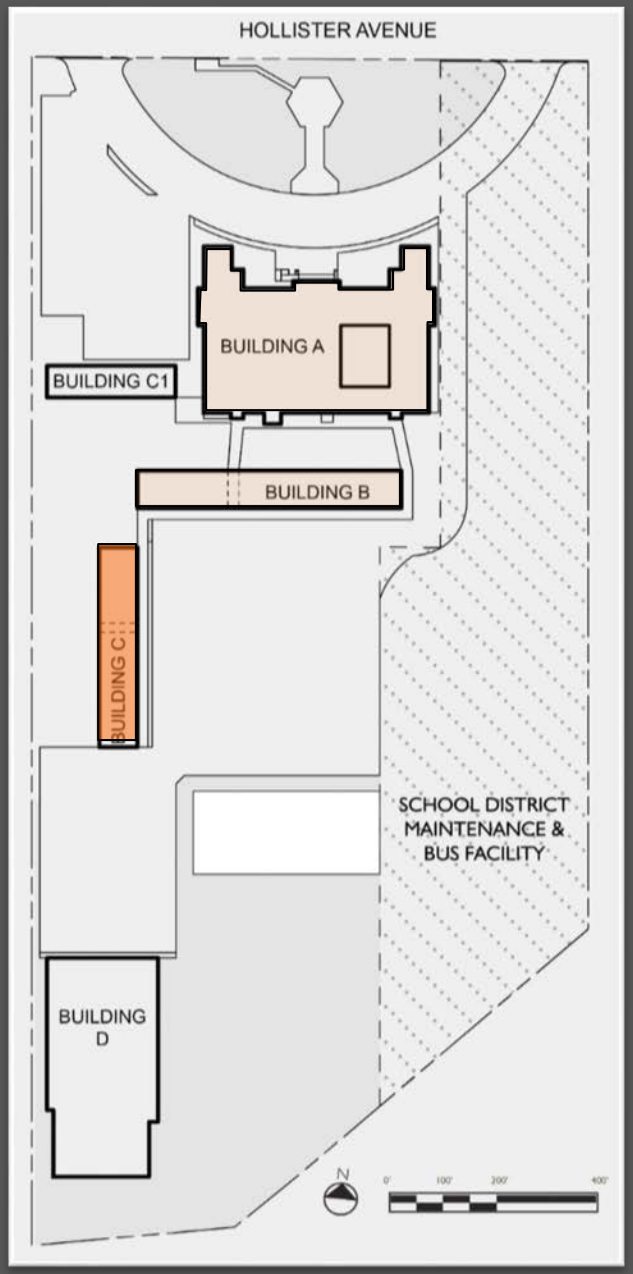
- 1927: Construction completed
- 1946: West Patio enclosed



Site Development

- 1927: Building A
- 1949-50: Building B
  - Two (2) Classrooms (1949)
  - Four Classroom Addition (1950)
  - Architect: Soule and Murphy

Current Use: Head Start Program



Site Development

- 1927: Building A
- 1949-50: Building B
  - Two (2) Classrooms (1949)
  - Four Classroom Addition (1950)
- 1959: Building C
  - Architect: Howell, Arendt, Mosher & Grant

Current Use: Rainbow School

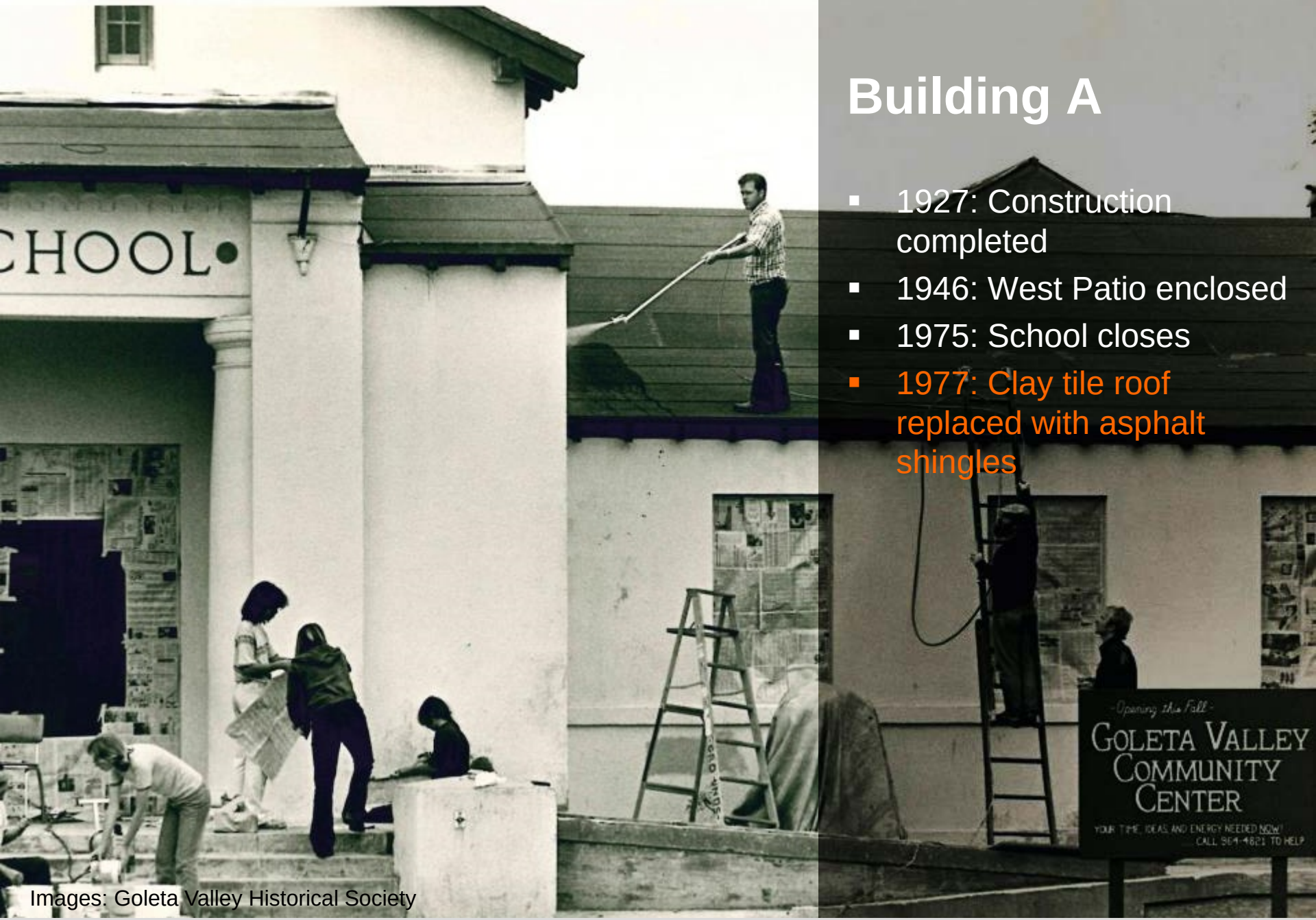
TOLLING THE BELL at Goleta Union School yesterday afternoon on the last day of classes in the 49-year-old building were Kellie Lawhern, 12, left; Wendy Lawhern, 10, Kerry Lawhern, 7, Tammi Cordeiro, 10, in front; Bryan Fisher, 12, and David Fisher, 11.
SB News-Press photo

Building A

- 1927: Construction completed
- 1946: West Patio enclosed
- 1975: Goleta Union School closes

Building A

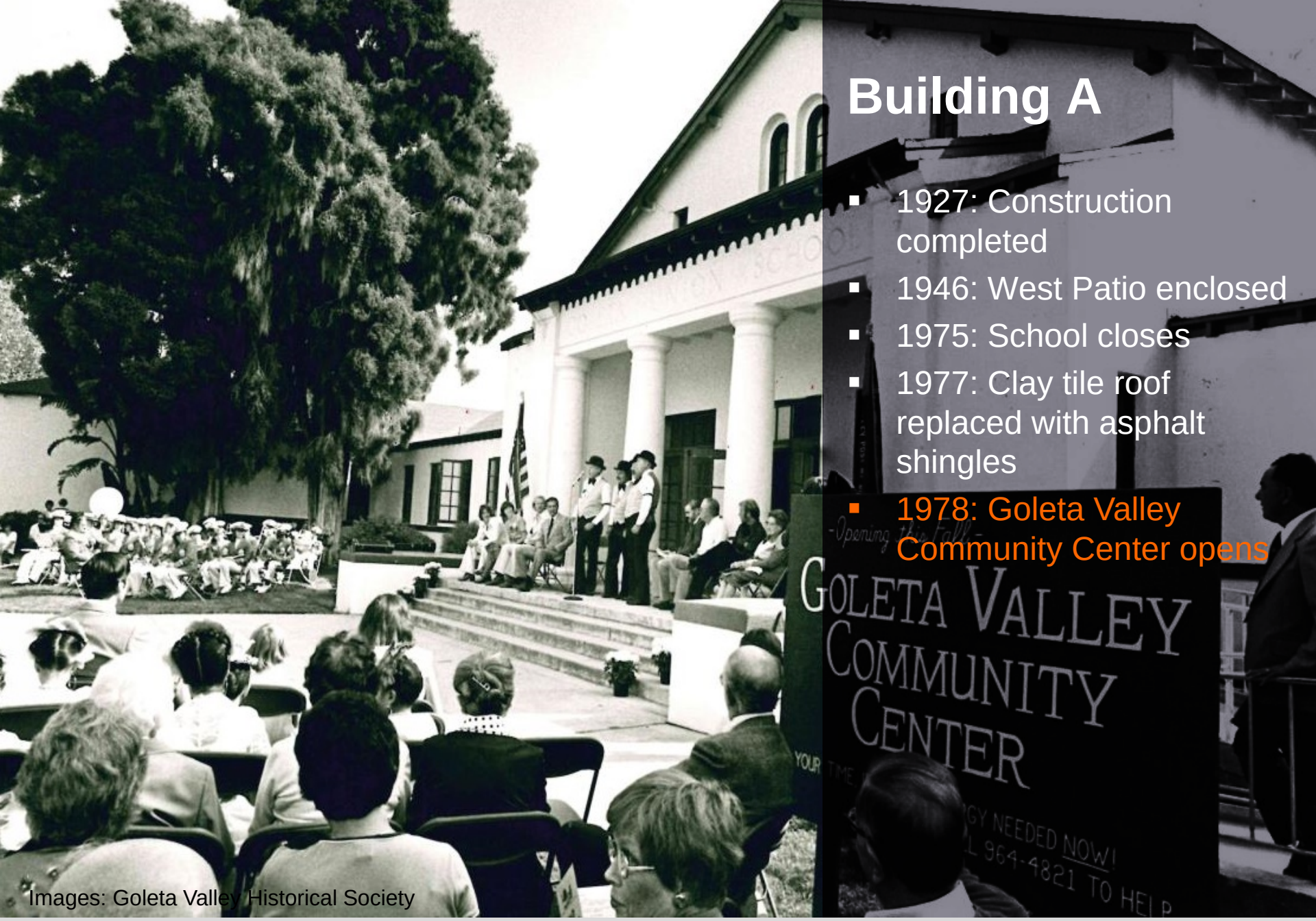
- 1927: Construction completed
- 1946: West Patio enclosed
- 1975: School closes
- 1977: Clay tile roof replaced with asphalt shingles



Images: Goleta Valley Historical Society

Building A

- 1927: Construction completed
- 1946: West Patio enclosed
- 1975: School closes
- 1977: Clay tile roof replaced with asphalt shingles
- 1978: Goleta Valley Community Center opens



Images: Goleta Valley Historical Society

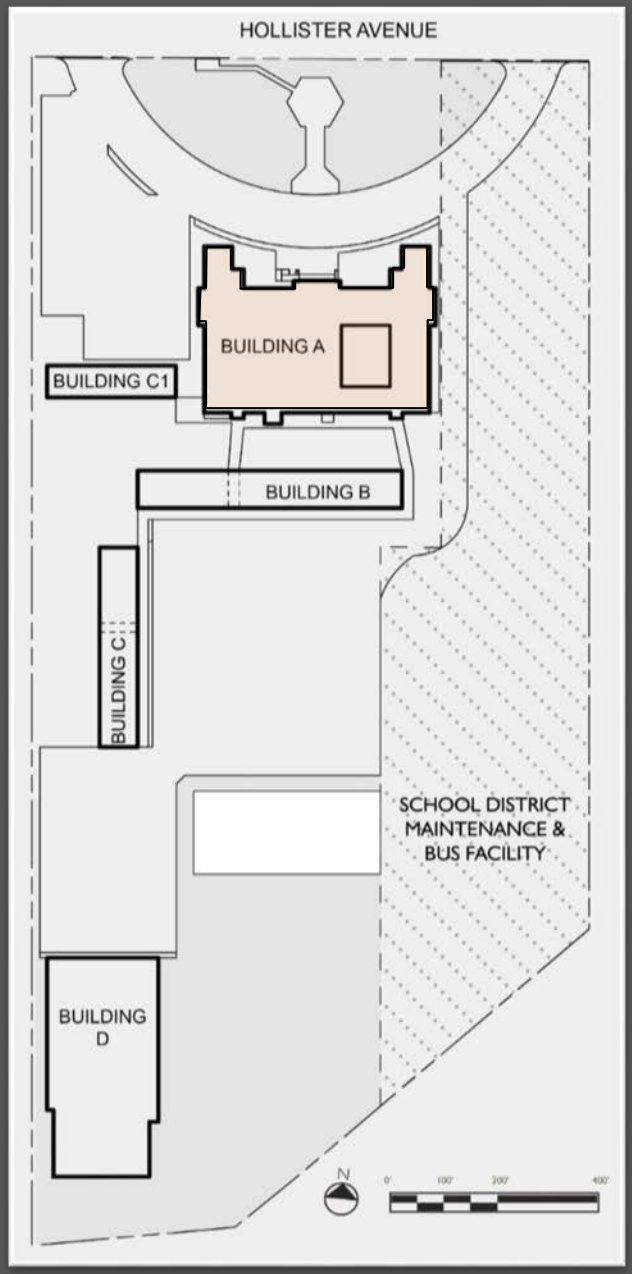
Building A

- 1927: Construction completed
- 1946: West Patio enclosed
- 1975: School closes
- 1977: Clay tile roof replaced with asphalt shingles
- 1978: Goleta Valley Community Center opens
- 2008: Replacement windows at east and west facades

Criterion C/3 (Architecture): Potentially also eligible as a work of Louis N. Crawford and as an example of Mediterranean Revival architecture, but key features of the design have been removed

Images: Goleta Valley Historical Society

- Removal of red-tile roof, one of the open patios, and original wood windows at east and west façade impact design integrity
- May be eligible under Criterion C/3 if missing or altered features are restored, particularly the red-tile roof
- Retains enough integrity for Criterion A/1, association with development of Goleta and its education system



Other Buildings / Historic District

- Building B does <u>not</u> appear to be historically or architecturally significant
- Building C does <u>not</u> appear to be historically or architecturally significant
- With only Building A and B constructed during the period of significance (1927-1958), there is <u>not</u> a concentration of resources for a historic district

Phase 2
Potential Impact Study

CEQA Significant Impacts

A project would have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the SOI Standards and SOI Guidelines; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

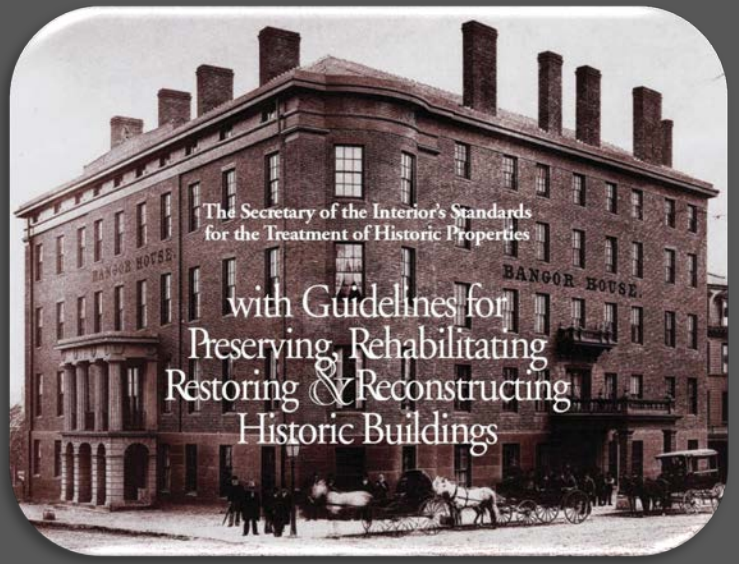
SOI REHABILITATION STANDARDS (ABRIDGED)

1. Appropriate new (continued) use.
2. Preserve historic character – features, spaces, and spatial relationships.
3. No historicism.
4. Recognize change over time.
5. Preserve materials, finishes, construction techniques and craftsmanship.
6. Repair rather than replace. When replacing, match design, color, texture, (and materials).
7. Treat with “gentlest means possible.”
8. Protect and preserve archeological resources.
9. New construction shall be differentiated, yet compatible.
10. New construction shall be reversible.

SOI GUIDELINES

Hierarchy of Treatment

1st	Identify, Retain, and Preserve
2nd	Protect and Maintain
3rd	Repair
4th	Replace

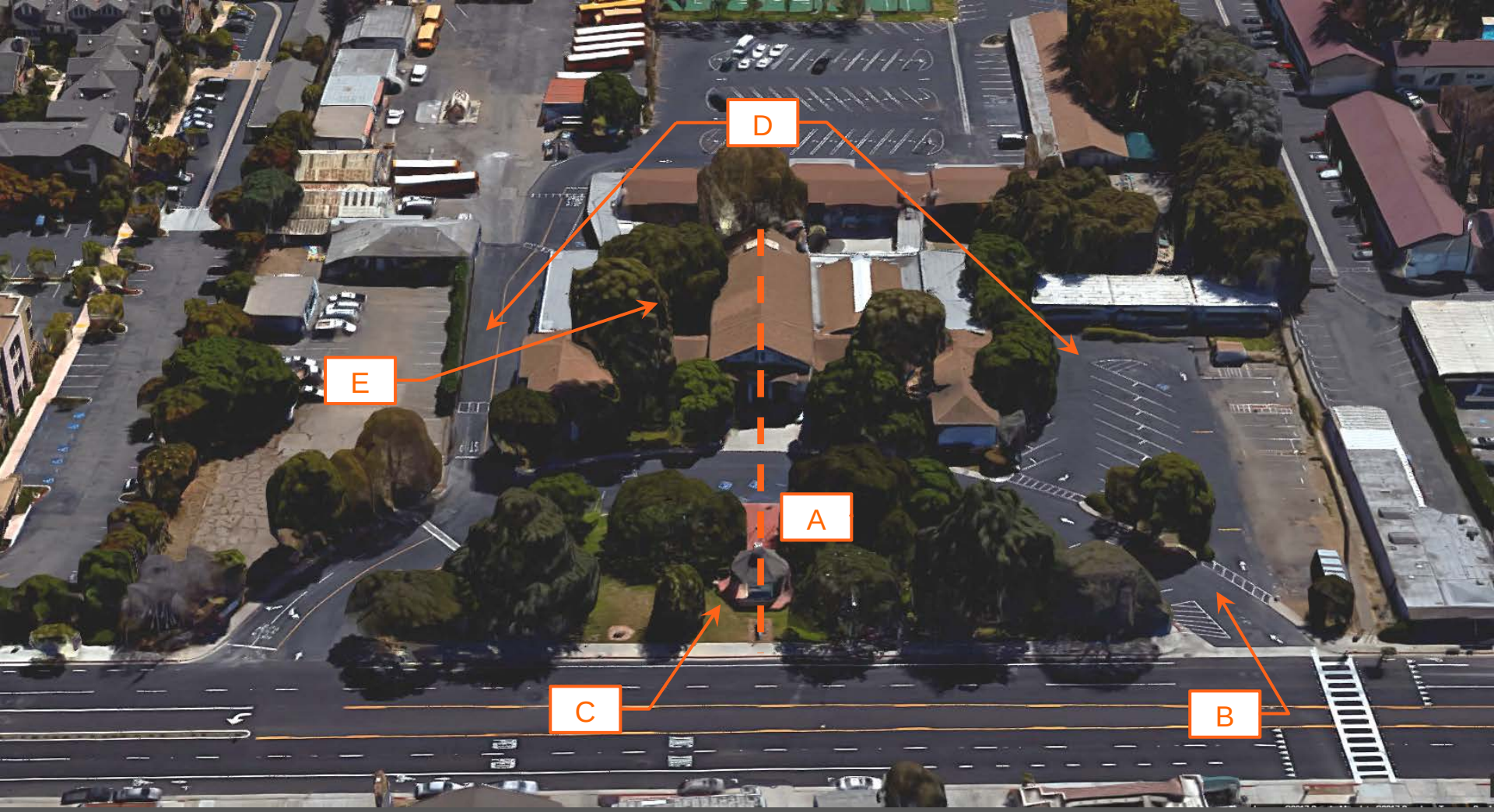


CHARACTER-DEFINING FEATURES: Are those elements or architectural components which establish the visual character of the property.

SIGNIFICANT SPACES: Rooms or spaces that are important to a property because of their size, height, proportion, configuration, or function. Multiple spaces might be visually or physically related and/or arranged in a sequence that is important in defining the character of the property.

They are the tangible elements that embody its significance or association with specific events.

They are the physical parts of both the exterior and interior that should be retained and preserved.



A Centered location set back from Hollister Avenue

B Semi-circular driveway

C Landscaped area within semi-circular driveway

D Open Space to the east and west of building

E East Patio

CDF: Site & Massing

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Front Gable with Central Massing 1

Concrete Walls 2

Monumental Portico with Tuscan columns 3

Multi-light doors with transom windows 4

5 Overhanging eaves and exposed rafter tails

6 Multi-light wood windows

7 East Patio

8 Decorative beams and plastered brackets

9 Main circulation corridor

10 Picture rail

11 Wood paneled doors with transoms

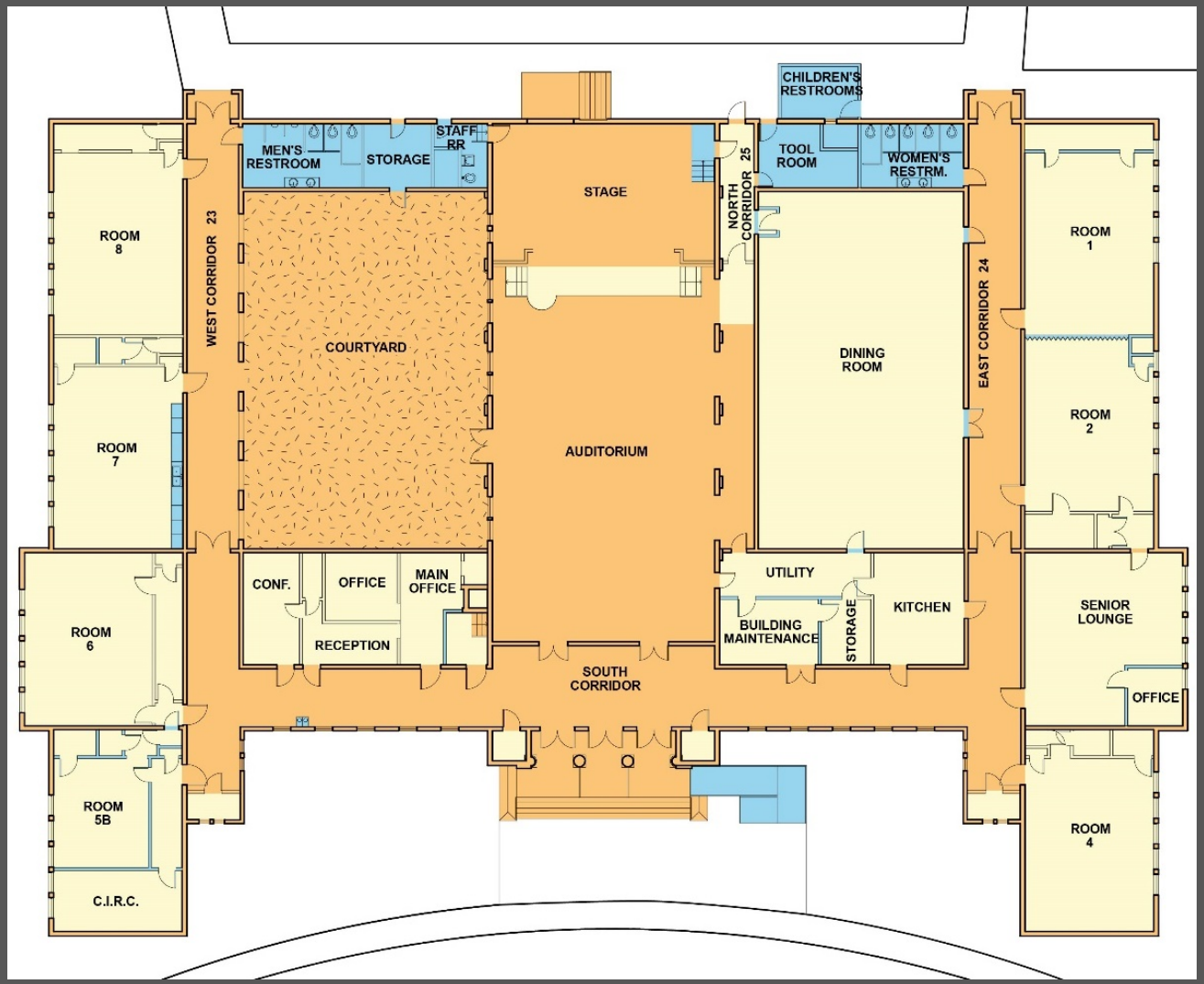
Auditorium space 1

Exposed ceiling and trusses 2

Stage surround 3

Arched corridor 4

CDF: Interior



Primary Significance

- Most intact
- Highest preservation priority

Secondary Significance

- Some alterations, but contribute to historic character
- Preserve remaining historic character
- Changes should be compatible

Not Significant

- Non-significant or heavily altered / little or no historic features remain
- Most flexibility

Significance Diagram

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Project Scenarios

- Scenario 1: Voluntary Upgrades
- Scenario 2: Full Rehabilitation
- Scenario 3: Demolition

Relevant Codes and Standards

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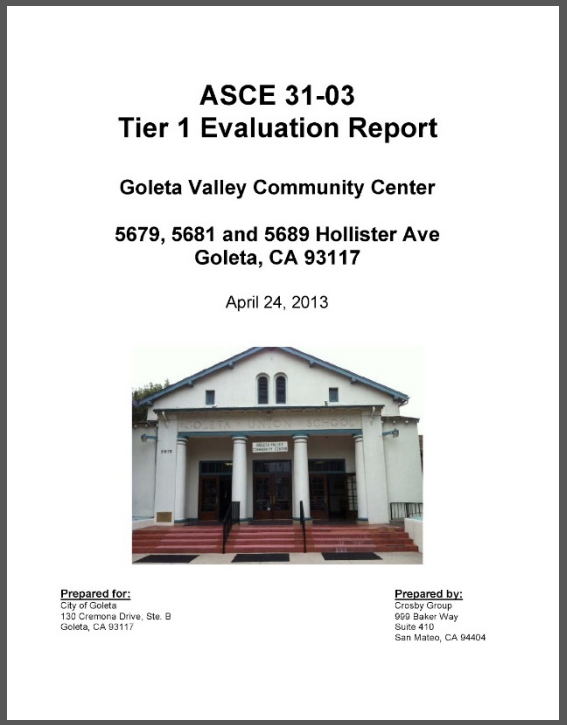
Relevant Codes and Standards

Previous Reports



ASCE 31-03
Tier 1 Evaluation Report

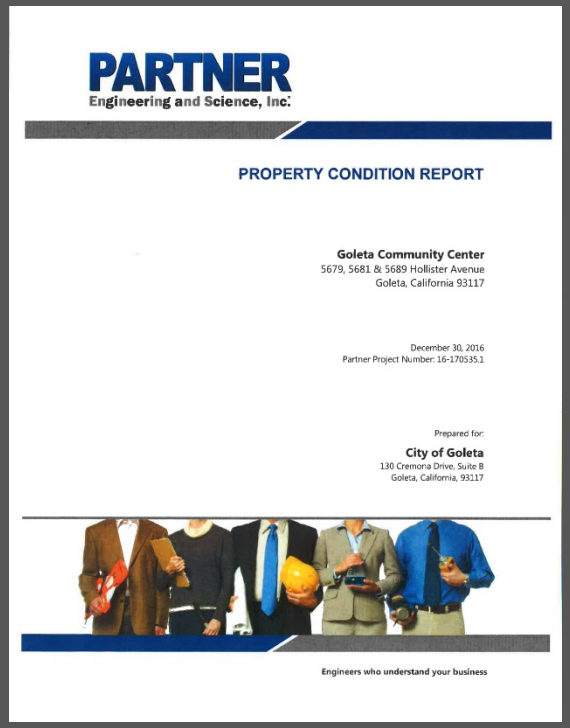
Goleta Valley Community Center

5679, 5681 and 5689 Hollister Ave
Goleta, CA 93117

April 24, 2013

Prepared for:
City of Goleta
130 Cremona Drive, Ste. B
Goleta, CA 93117

Prepared by:
Crosby Group
999 Baker Way
Suite 410
San Mateo, CA 94404



PARTNER
Engineering and Science, Inc.

PROPERTY CONDITION REPORT

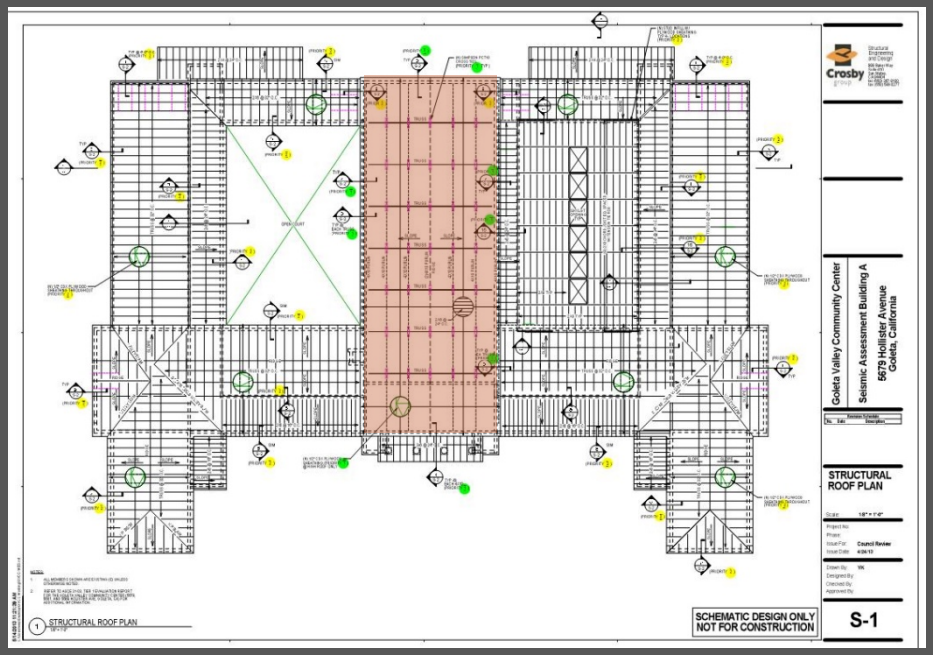
Goleta Community Center
5679, 5681 & 5689 Hollister Avenue
Goleta, California 93117

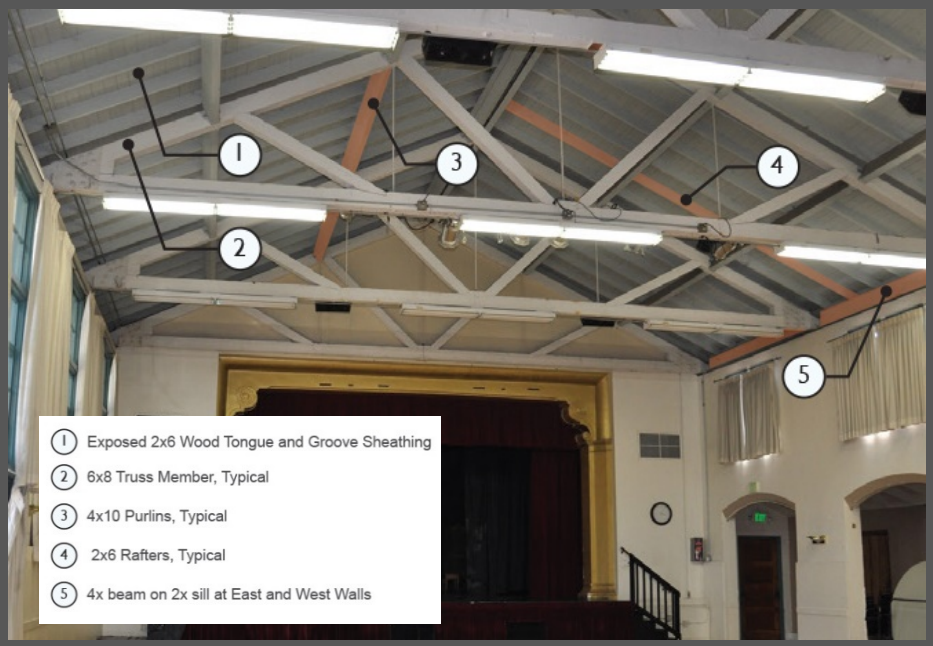
December 30, 2016
Partner Project Number: 16-170535.1

Prepared for:
City of Goleta
130 Cremona Drive, Suite B
Goleta, California, 93117

Engineers who understand your business

- Seismic
  - ASCE 31-03, Tier 1 Evaluation Report, Crosby Group, 2013.
  - Property Condition Report, Partner Engineering, 2016.
- Fire & Life Safety
  - Fire & Life Safety Assessment, Crosby Group, 2013.
  - Property Condition Report, Partner Engineering, 2016.
- Accessibility
  - Accessibility Assessment, Crosby Group, 2013.
  - Property Condition Report, Partner Engineering, 2016.





Seismic Deficiencies

Priority 1 **(Auditorium Only)**

- Strengthen existing roof diaphragm
- Strengthen connection of roof framing to exterior walls

Priority 2 **(Included w/ Scenario 2)**

- Strengthen remaining roof diaphragms
- Strengthen remaining roof framing to wall connections
- Barrel-vault cripple walls lack sheathing and connections to concrete walls below

Strengthen Existing Roof Diaphragm at Auditorium

Work Proposed

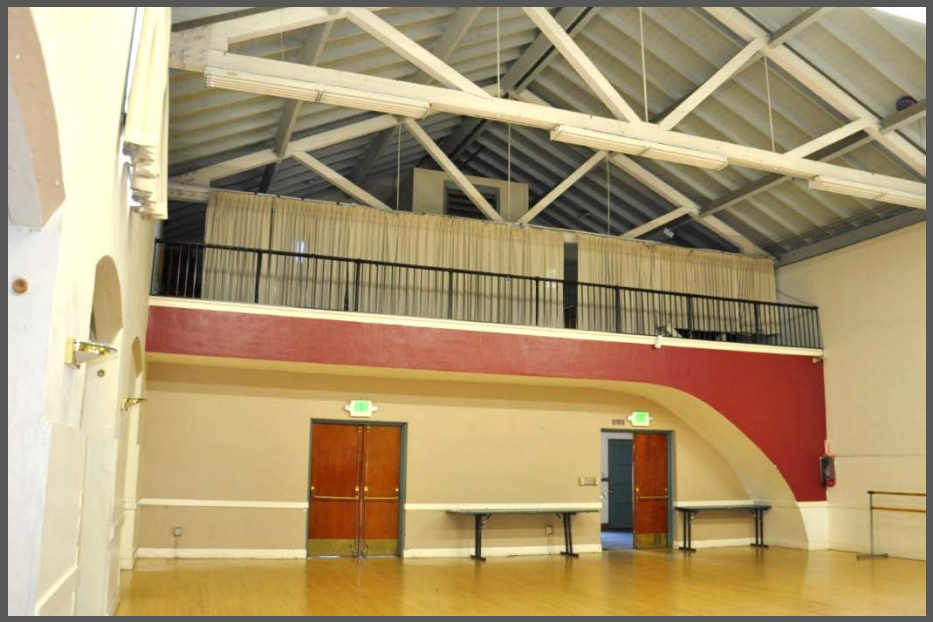
- New plywood sheathing over existing non-compliant sheathing

Potential Impacts

- Exposed interior ceiling
- Overhanging eaves with exposed wood rafters

Preservation Considerations

- Install new plywood from above to avoid exposed wood ceiling
- Nailing should be consistent w/ spacing of existing structural members to avoid ‘shiners’
- Coordinate roof edge details to minimize thickness of roof edge



Strengthen Connection of Roof Framing to Exterior Walls at Auditorium

Work Proposed

- New through-wall connections and blocking at gable walls
- New connections of trusses, beams, and rafters to walls

Potential Impacts

- Visibility of connectors
- Removal, salvage and reinstallation of beams to install connectors

Preservation Considerations

- Approach supplements and avoids removing historic fabric
- New elements should be finished to match adjacent surfaces

Fire & Life Safety

No deficiencies identified for current use

- No upgrades required if use continues
- Exiting is compliant
- Fire alarm and automatic fire sprinkler system not required, but recommended
- Unrated original wood doors, frames and interior windows may remain

Preservation Considerations

- Future changes to the building may trigger upgrades
- Fire alarm and fire sprinklers
  - Allows original interior wood doors and interior windows to remain under the California Historical Building Code
  - Can be sensitively integrated with historic character

Accessibility

Main Building Deficiencies

- Ones identified are minor
  - Main stairs handrails and contrasting striping
  - Door hardware
    - Knobs and closers
  - Restrooms
  - Minor interior elements
    - Drinking fountain, counter heights, door threshold and thermostat heights

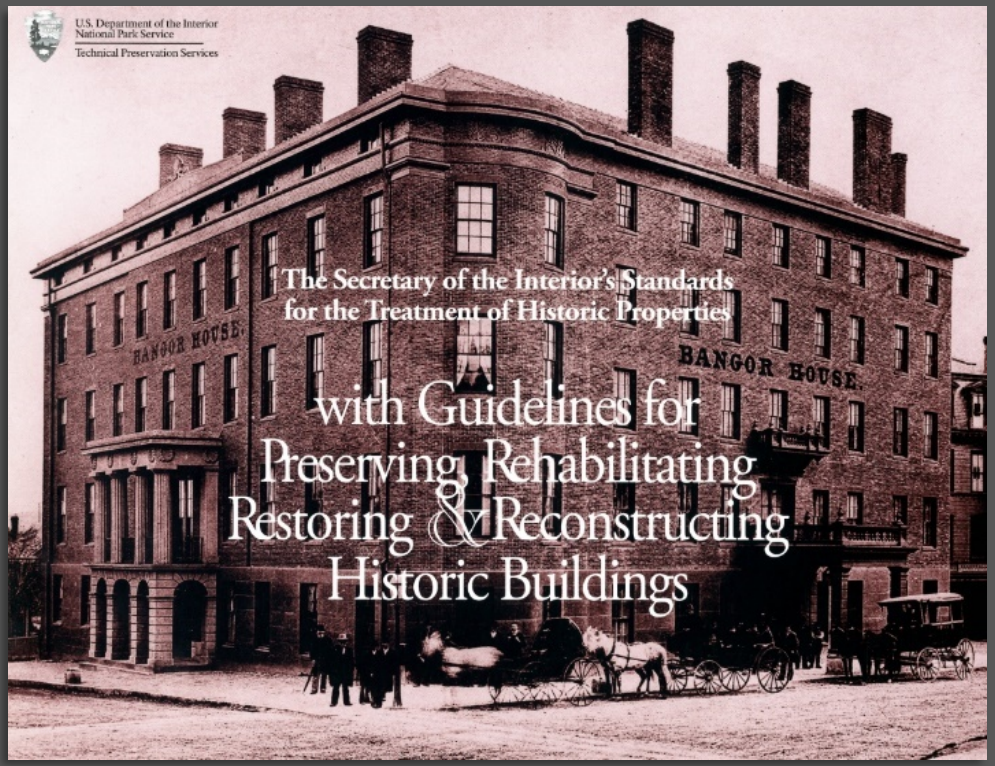
Preservation Considerations

- Changes can be easily accommodated without impacting historic character

Typical Rehabilitation Components

- Hazardous materials mitigation
- Landscape and exterior features
- Structural
- Maintenance of character-defining features
  - Windows, doors, decorative plaster, rafter tails
- Interior spaces
  - Restrooms, kitchen and other areas as required by user groups
- Mechanical, Electrical and Plumbing (MEP) Systems
- Accessibility
- Energy and water efficiency

Best Practices and General Considerations

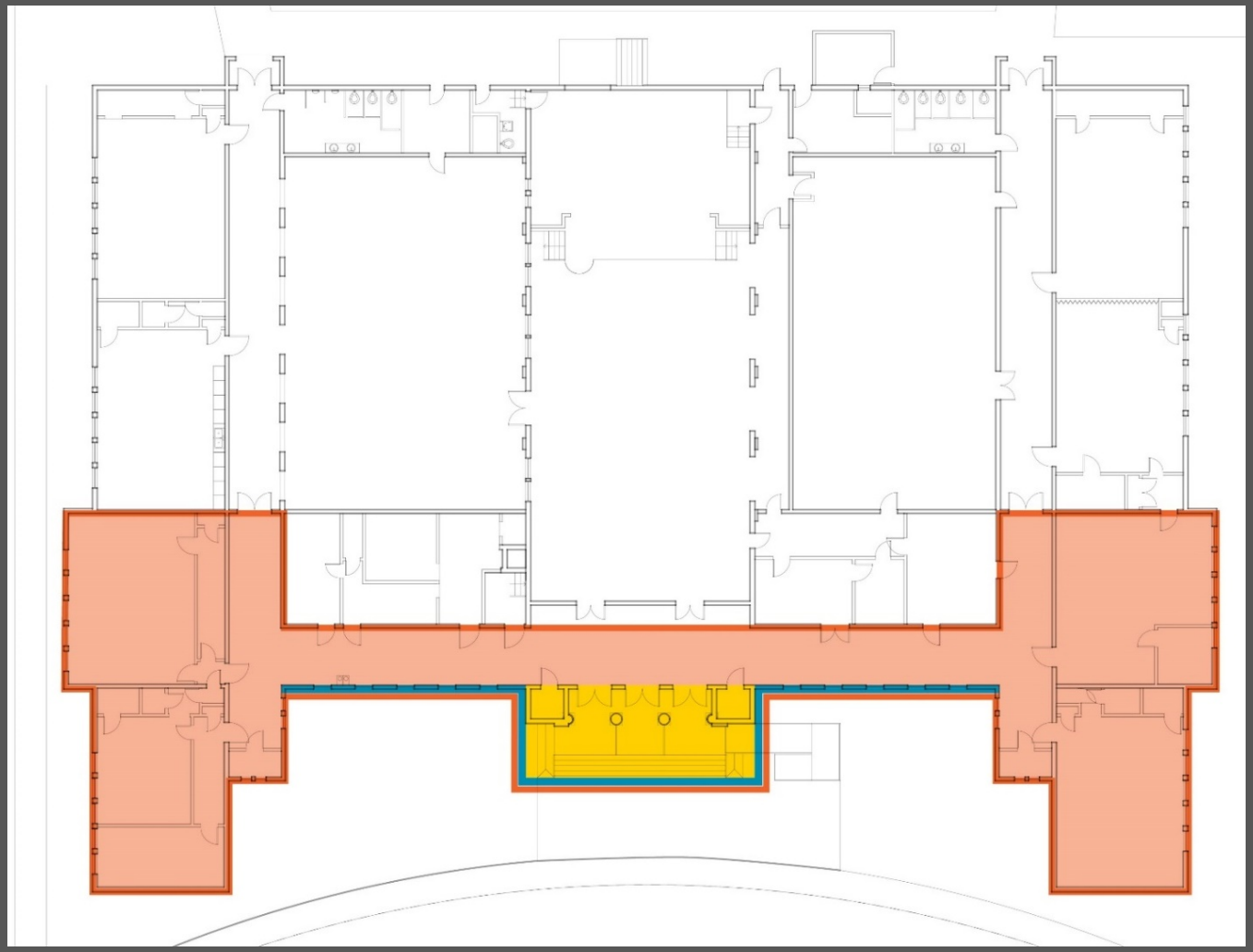


Secretary of the Interior's Guidelines for Rehabilitation

- Determine best use "fit"
- Maintain significant spaces and spatial relationships.
- Maintain existing flexibility, including large open spaces and rooms that are easily adaptable to a variety of uses.
- Consider underutilized spaces
  - Basements and
  - Closets
  - East courtyard

A SOI Standards-compliant rehabilitation of Building A (Main Building) is achievable without impacting its historic character

Scenario 2: Full Rehabilitation



Demolition

- Full
- Partial (retain façade)

Front Gable and Portico retained

Front Façade and Portico retained

Front Portion with Corridor retained

CEQA Significant Impacts

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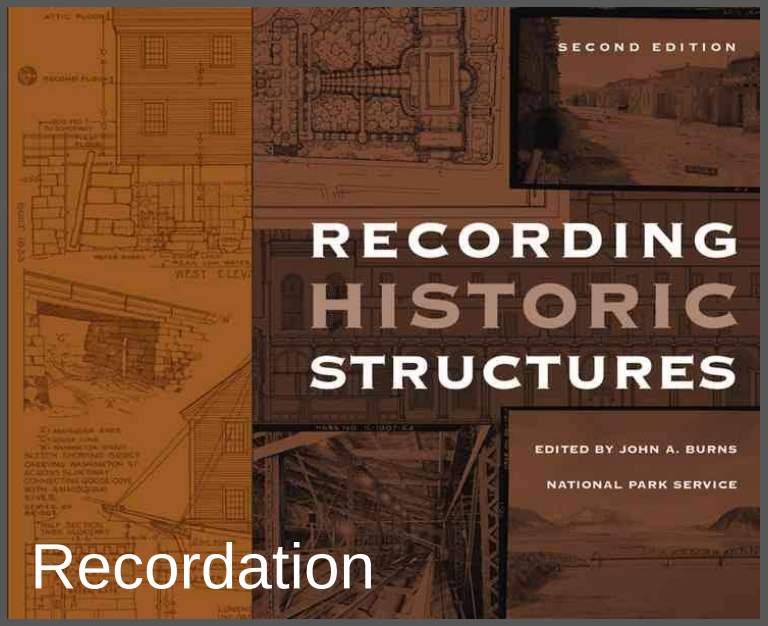

Recordation


Relocation


Salvage


Interpretive Program

Scenario 3: Mitigation Measures

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Summary of Findings

The Main Building appears to be in fair to good condition with few deficiencies

- Demolition (full or partial) is a significant adverse affect and not recommended
- Voluntary upgrades can be addressed relatively easily and with little impact to the historic building, if designed to follow SOI Standards
- Full rehabilitation following SOI Standards can be achieved with minimal impacts to character-defining features and spaces
- First step for full rehabilitation would be programming/conceptual design

Questions