

# Goleta Community Center

Presented by

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City of Goleta  
City Council  
2 May 2017



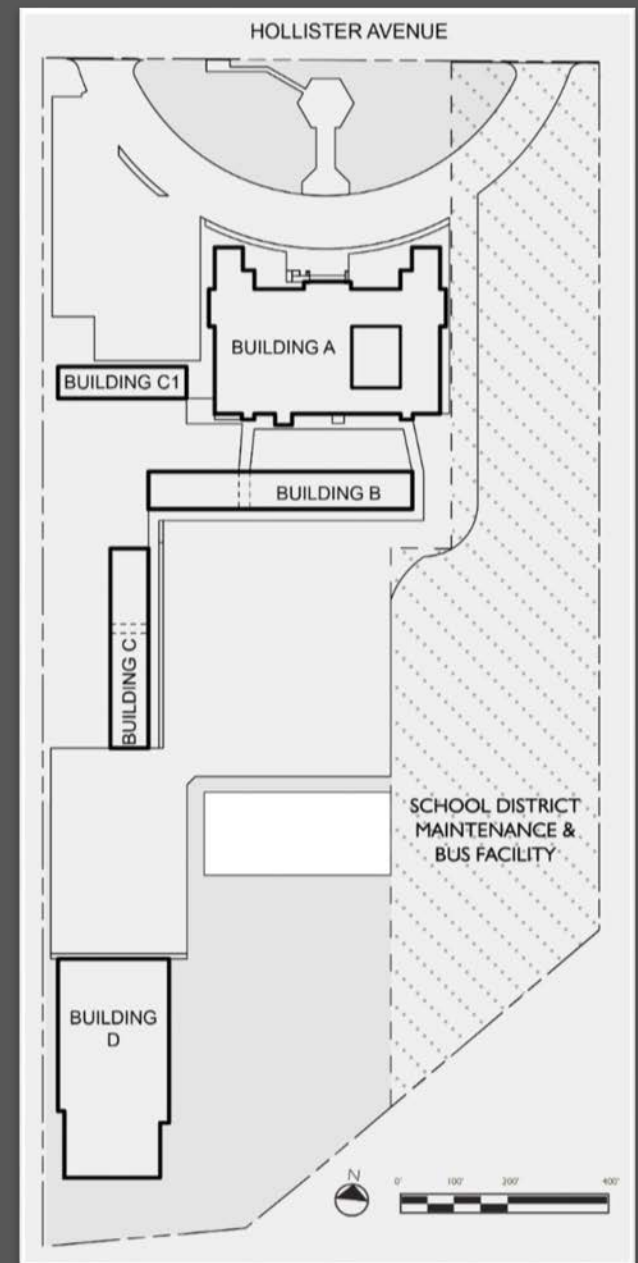




# Agenda

- Introduction
- Phase 1 | Historic Resource Evaluation
  - Developmental History
  - Historic Evaluation
- Phase 2 | Potential Impact Study
  - Scenario 1: Voluntary Upgrades
  - Scenario 2: Full Rehabilitation
  - Scenario 3: Demolition
- Summary of Findings



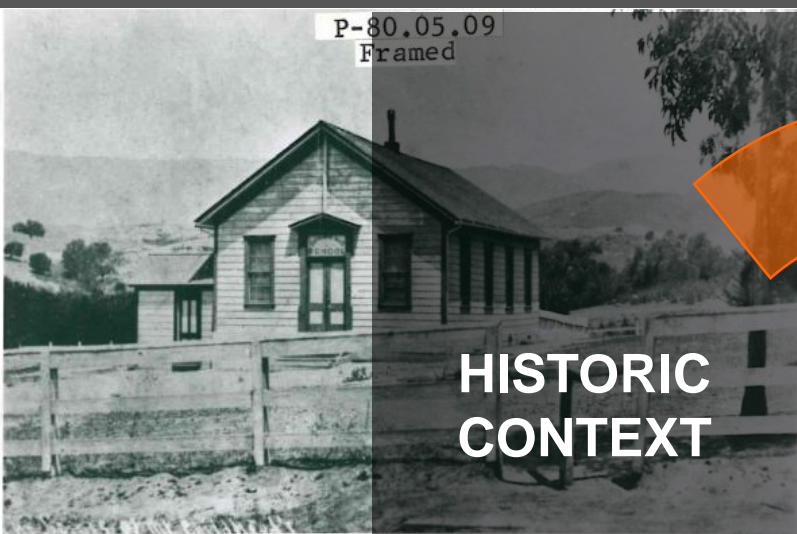




Phase 1  
Historic Resource Evaluation (HRE)

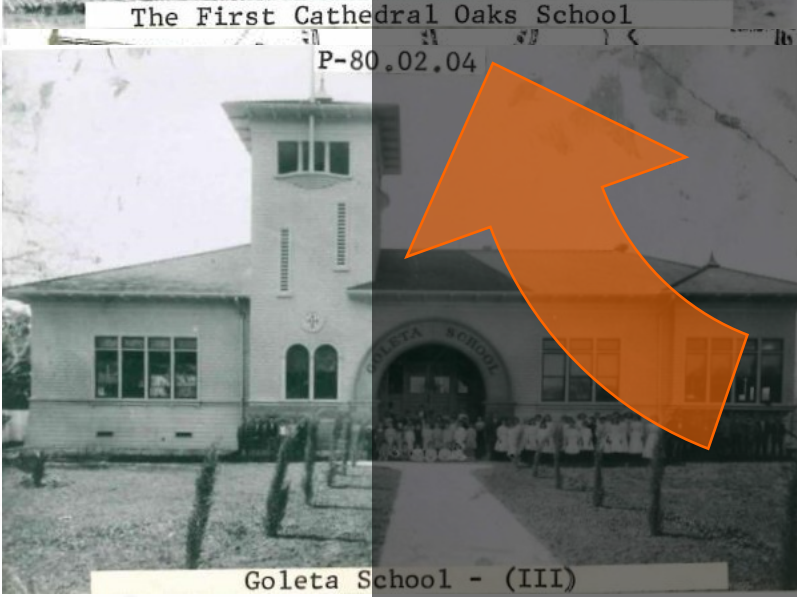


# What makes them historic?



P-80.05.09  
Framed

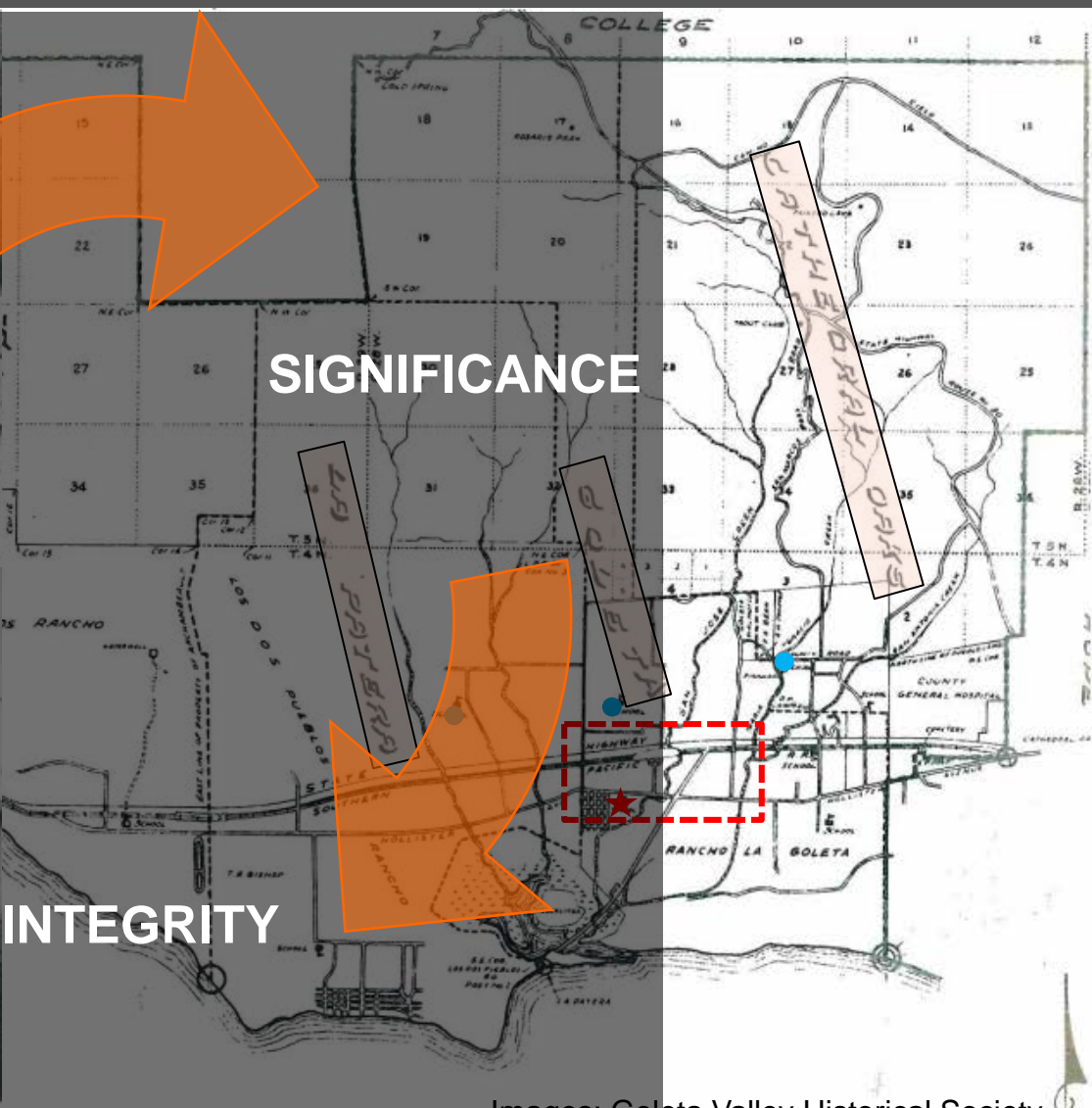
**HISTORIC  
CONTEXT**



The First Cathedral Oaks School

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Goleta School - (III)



**SIGNIFICANCE**

**INTEGRITY**

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.



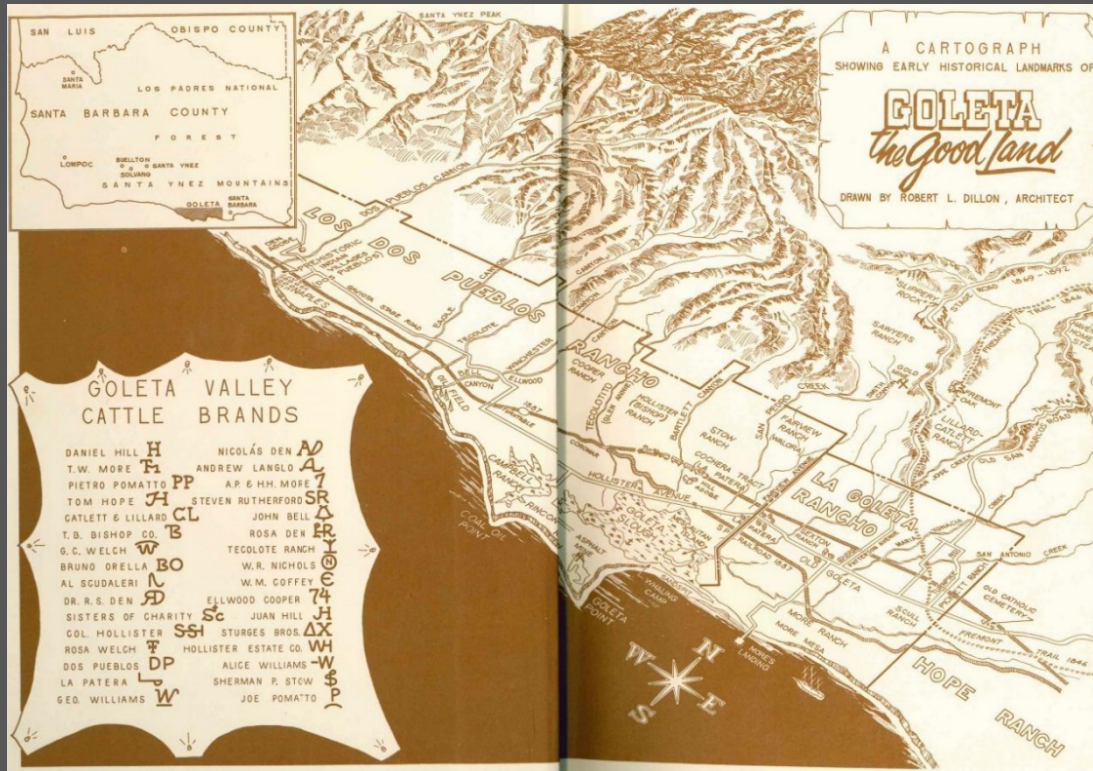
## INTEGRITY

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:

- **M**aterials
- **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 20<sup>th</sup> 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



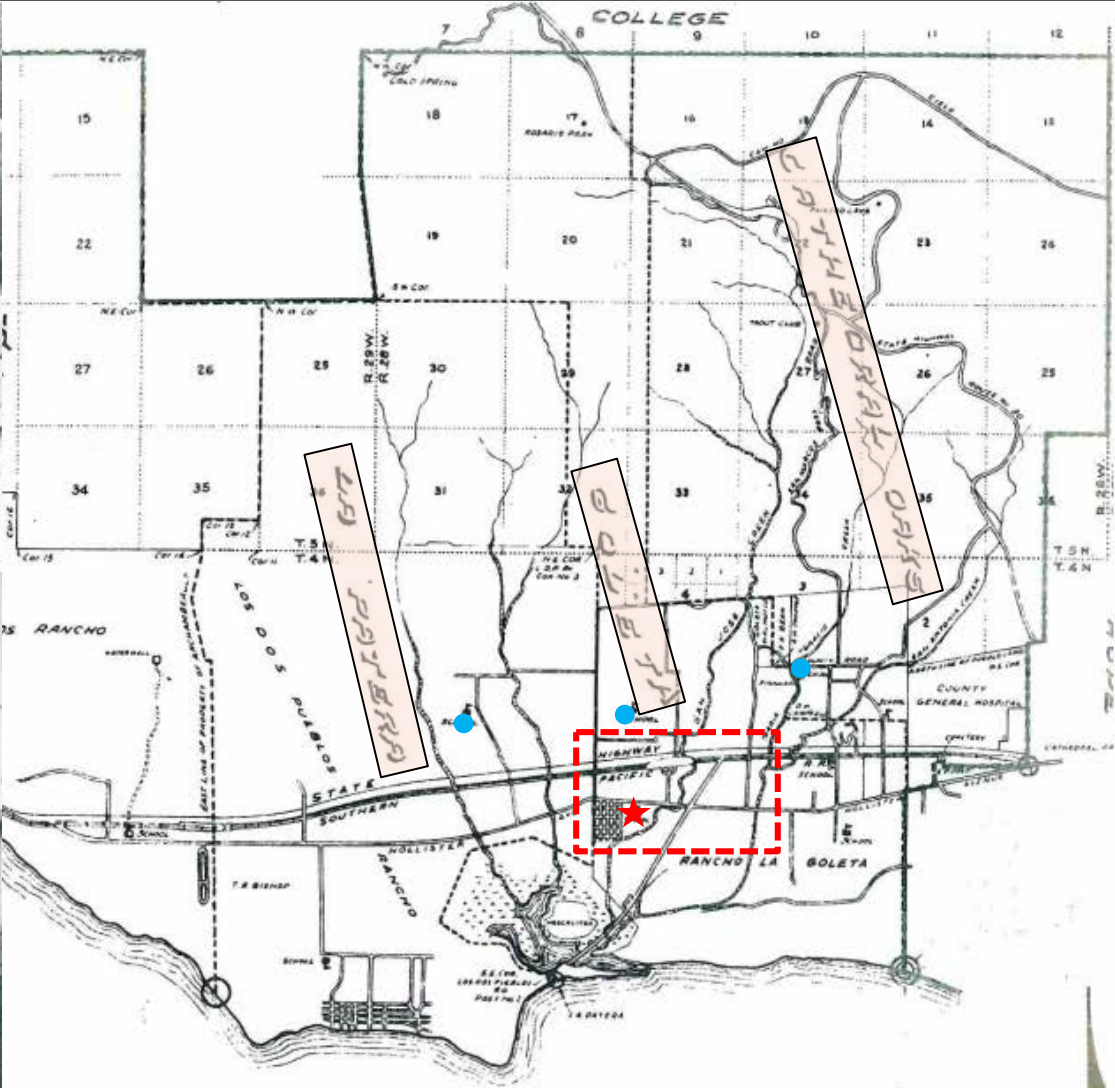
# Historic Context: Goleta Valley Schools



The First Cathedral Oaks School

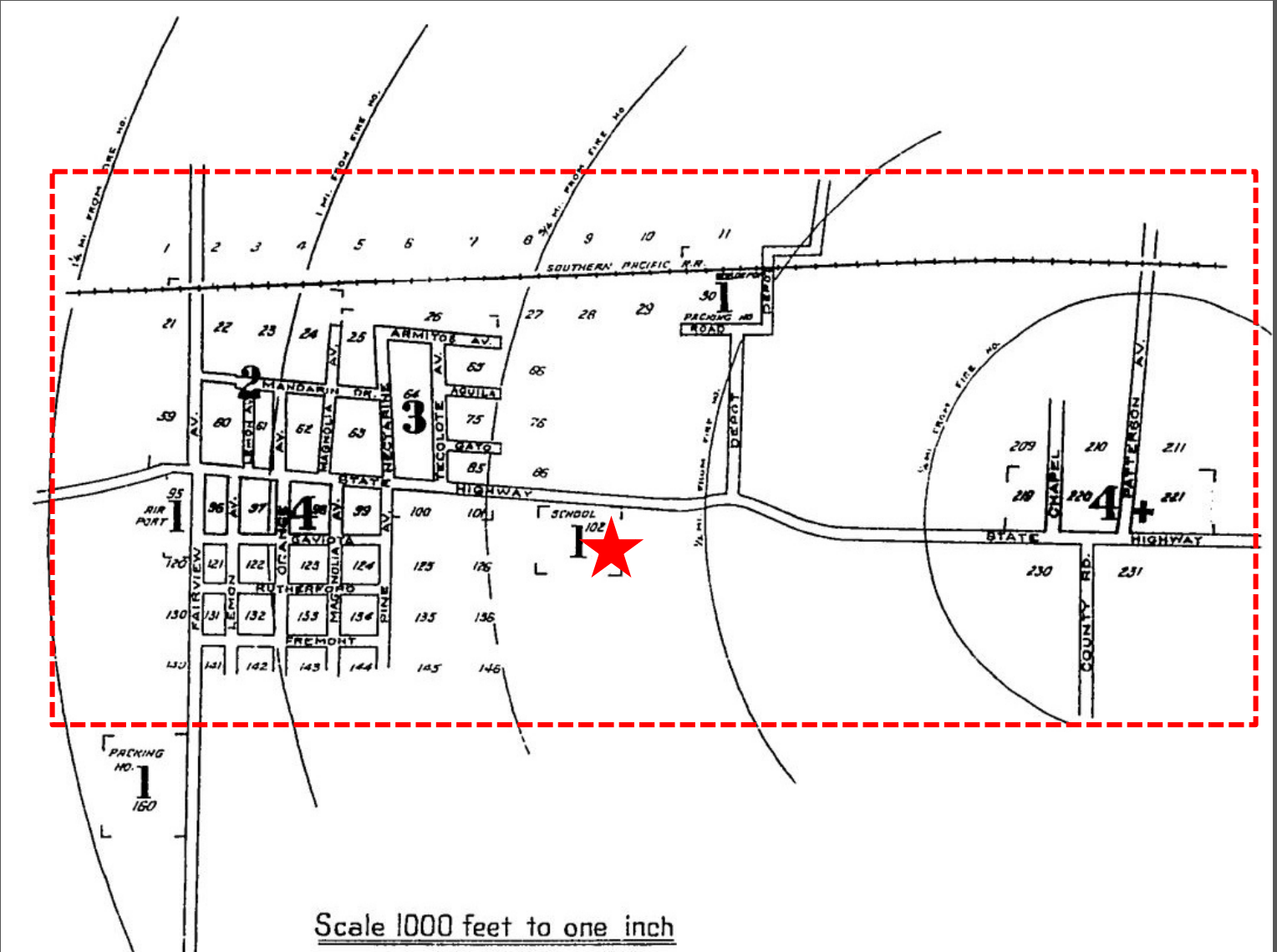


Goleta School - (III)



Source: Goleta Valley Historical Society

# Historic Context: Goleta Development



Source: 1930 Sanborn map







## Building A

- 1927: Construction completed
  - Opens as Goleta Union School

Source: Goleta Valley Historical Society, undated



1947 Aerial Image

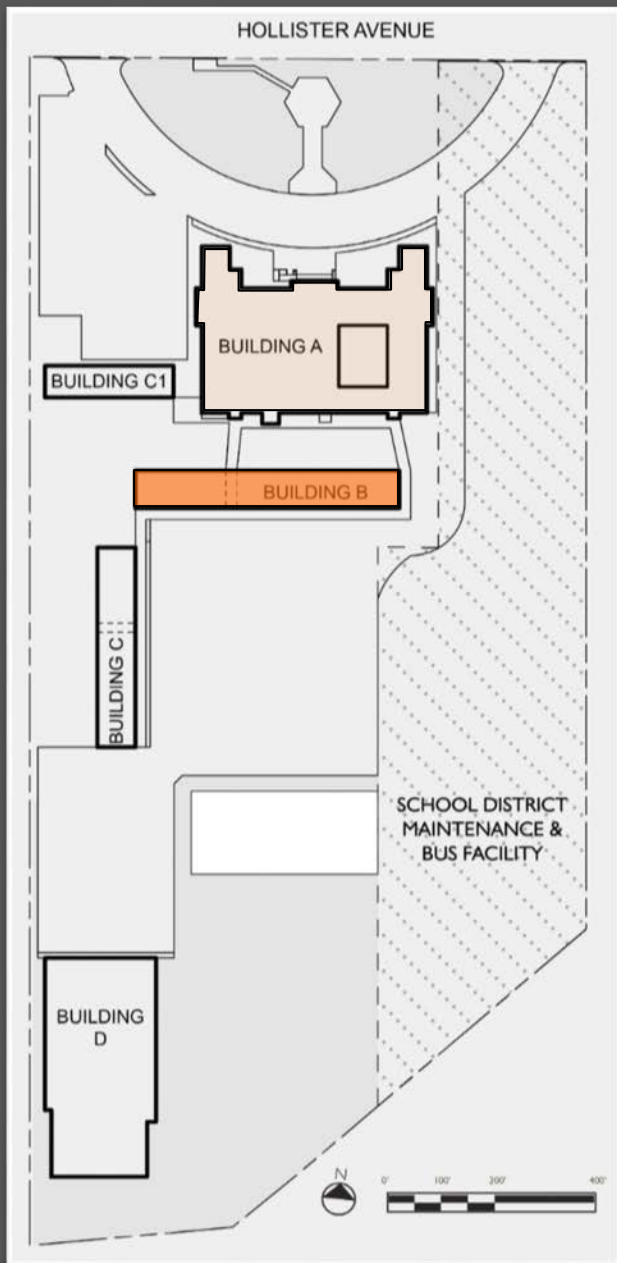


## Building A

- 1927: Construction completed
- 1946: West Patio enclosed



Source: HistoricAerials.com



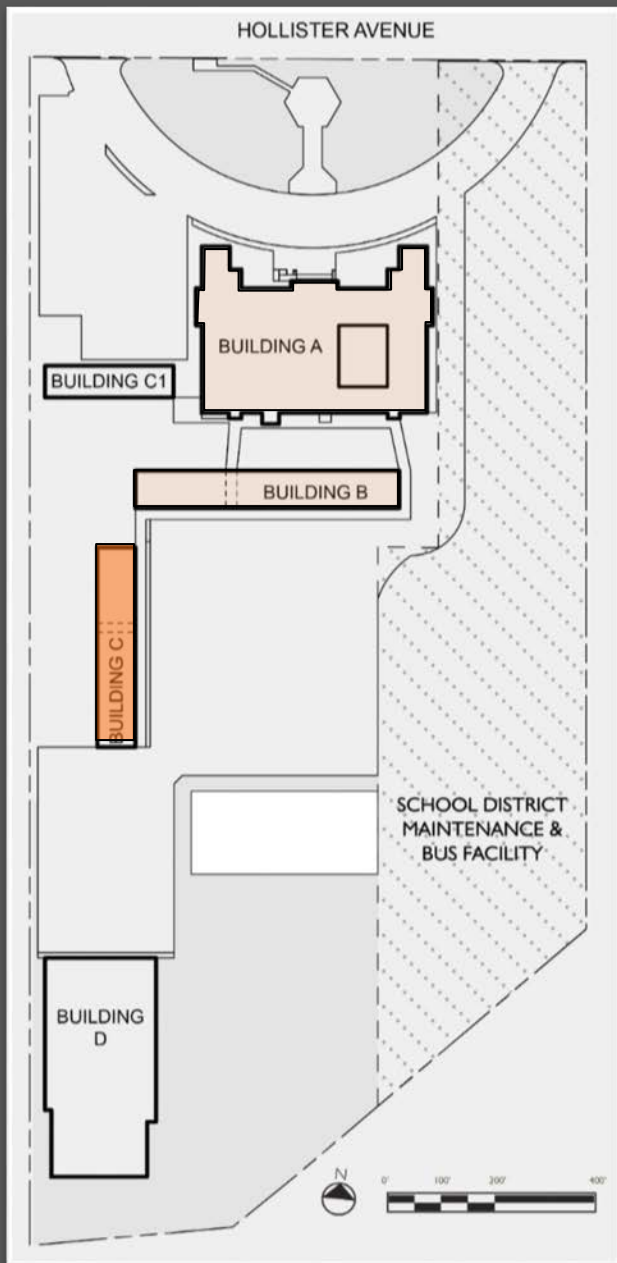
# Site Development

- 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

# Building A

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



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.

SG News-Press photo





## 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

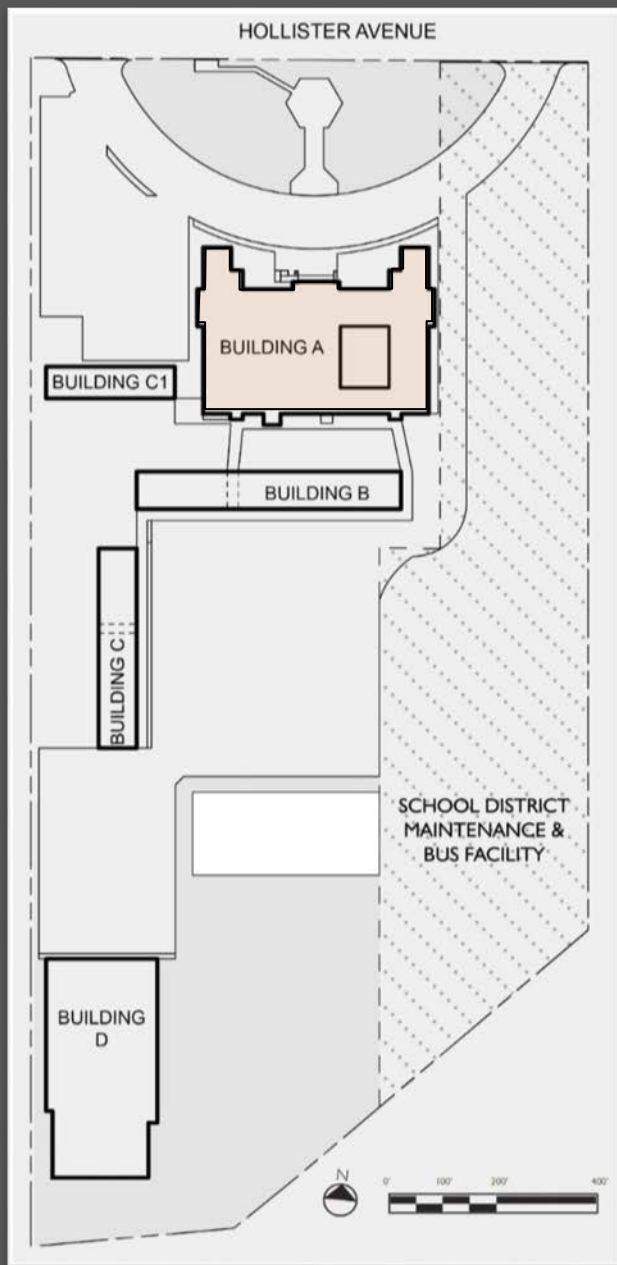
- 1927: Construction completed
- 1946: West Patio enclosed
- 1975: School closes
- 1977: Clay tile roof replaced with asphalt shingles
- 1978: Goleta Valley Community Center opens
- 2008: Replacement windows at east and west facades

**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 not appear to be historically or architecturally significant
- Building C does not appear to be historically or architecturally significant
- With only Building A and B constructed during the period of significance (1927-1958), there is not 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.

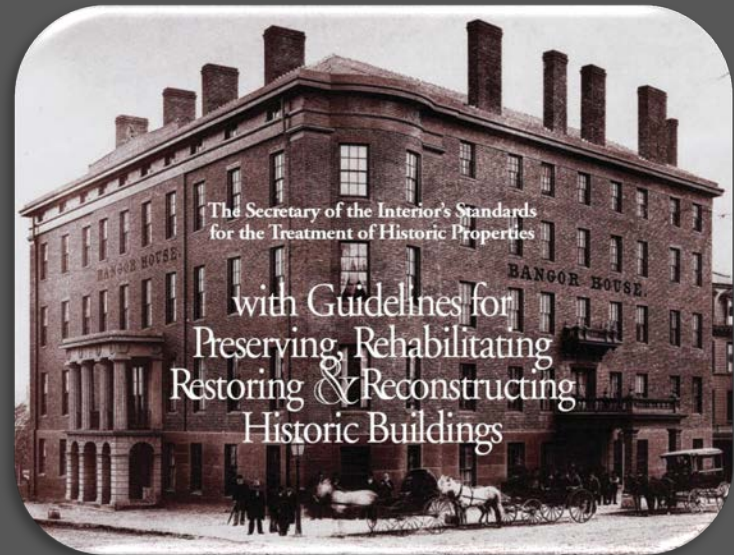
## SOI REHABILITATION STANDARDS (ABRIDGED)

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



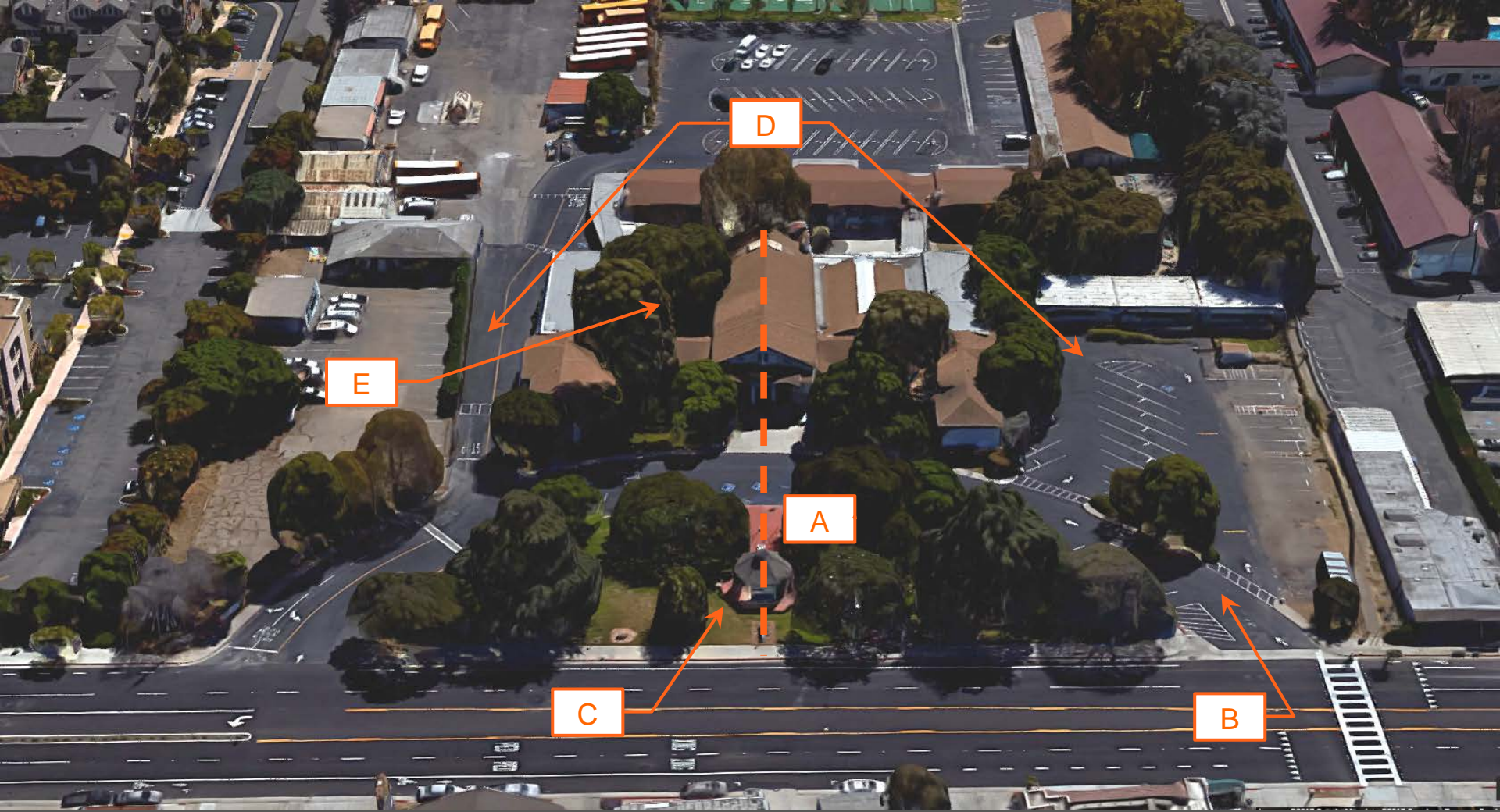


**CHARACTER-DEFINING FEATURES:** Are those elements or architectural components which establish the visual character of the property.

**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

C

Landscaped area within semi-circular driveway

E

East Patio

B

Semi-circular driveway

D

Open Space to the east and west of building



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

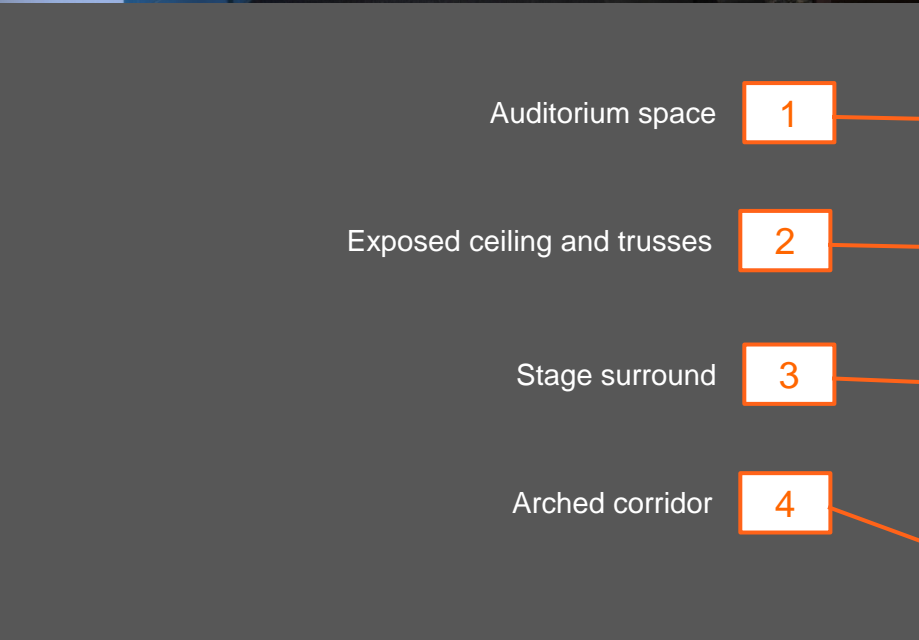
Main circulation corridor

10

Picture rail

11

Wood paneled doors with transoms



Auditorium space

1

Exposed ceiling and trusses

2

Stage surround

3

Arched corridor

4





**Primary Significance**

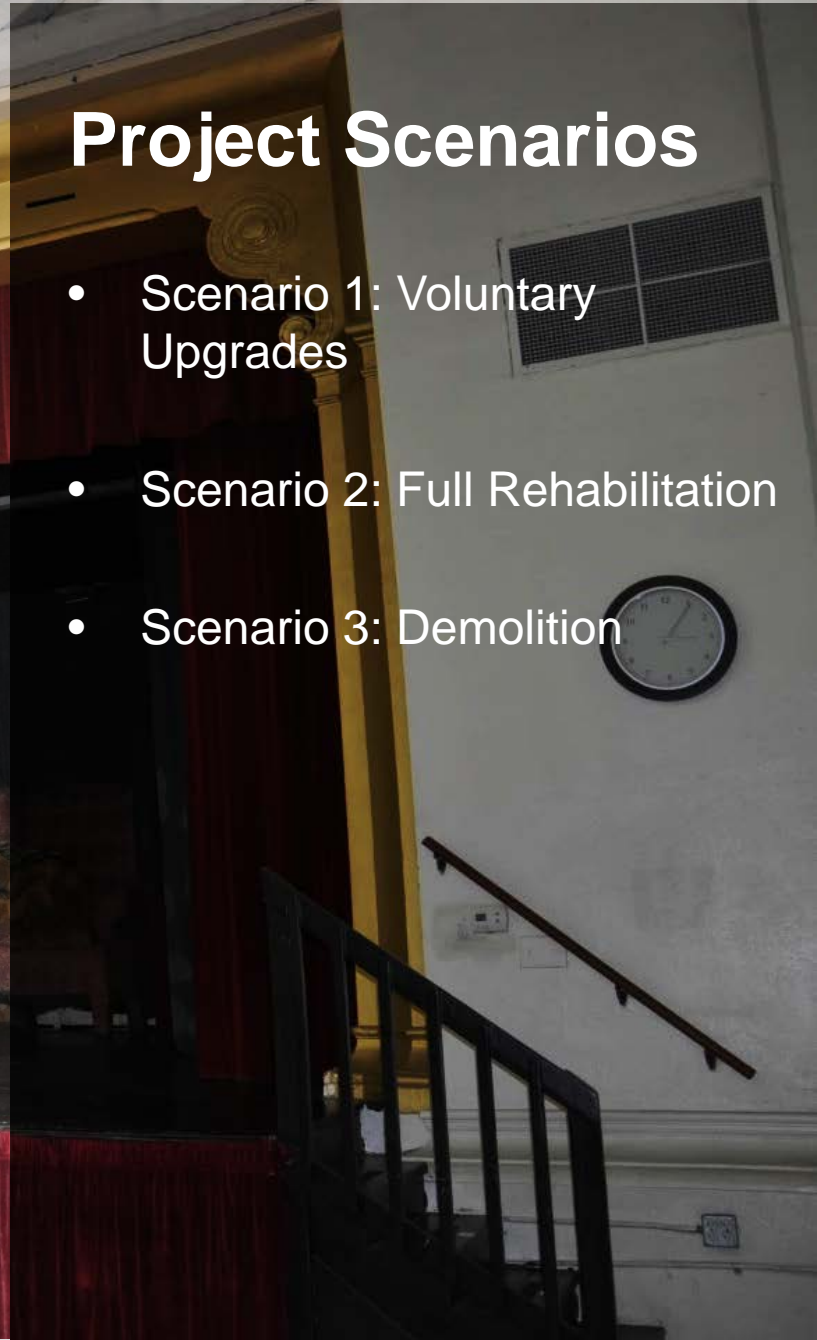
- Most intact
- Highest preservation priority

**Secondary Significance**

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

**Not Significant**

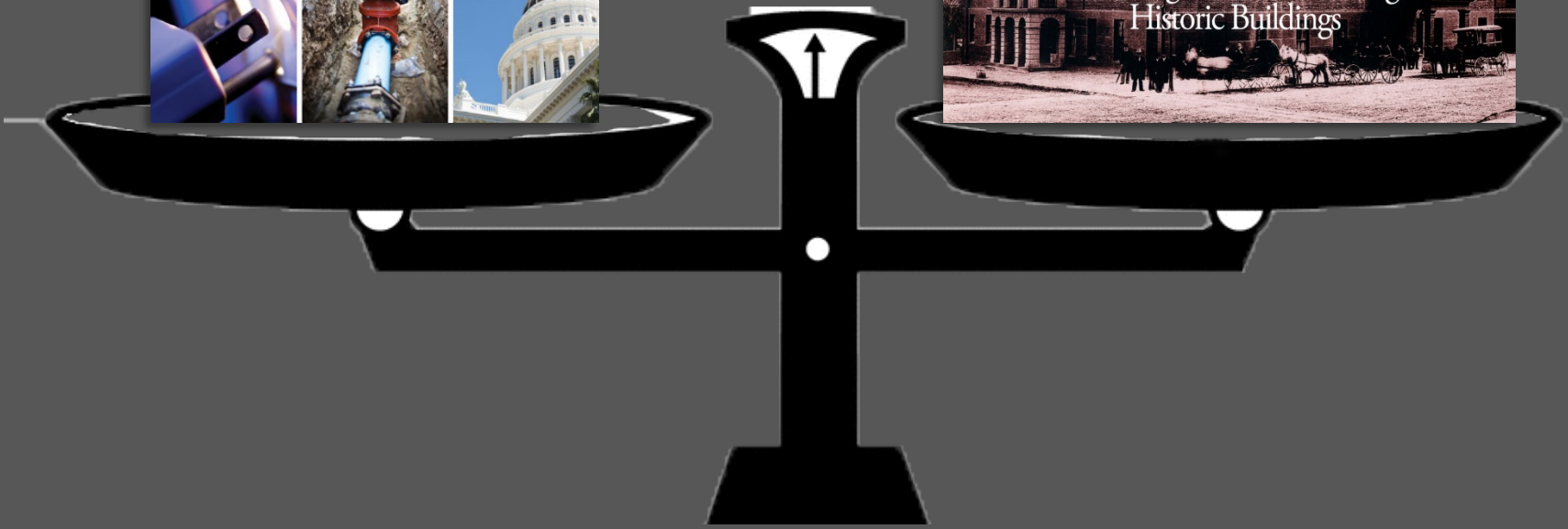
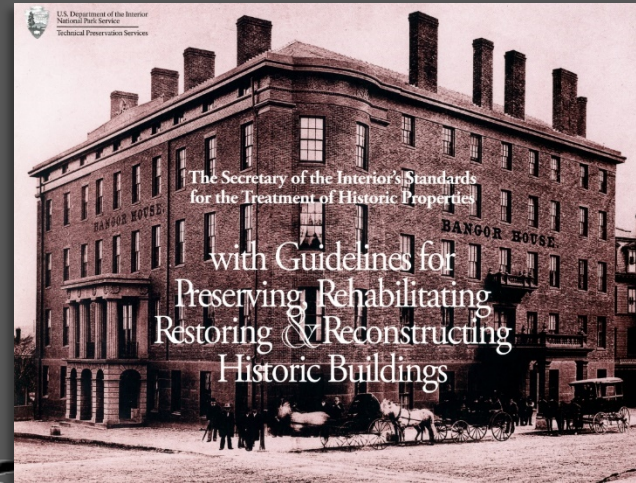
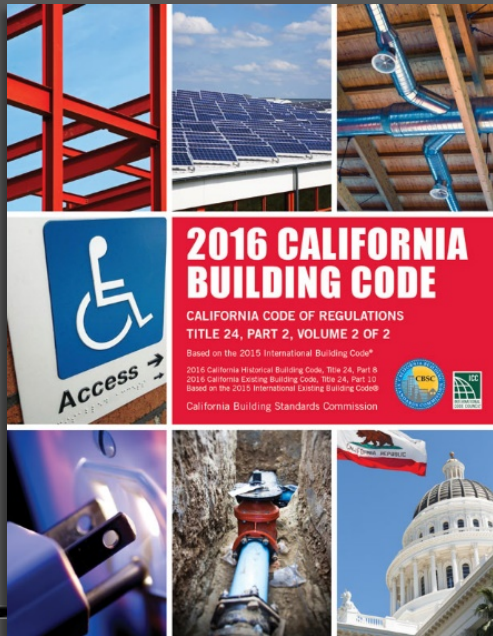
- Non-significant or heavily altered / little or no historic features remain
- Most flexibility

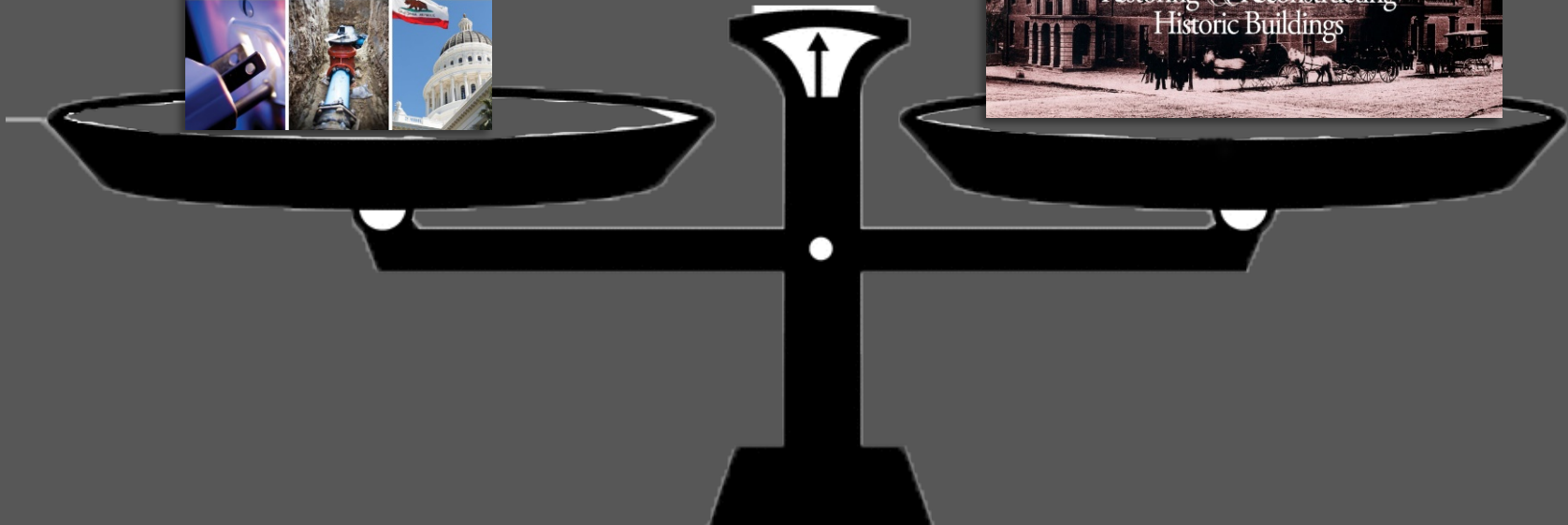
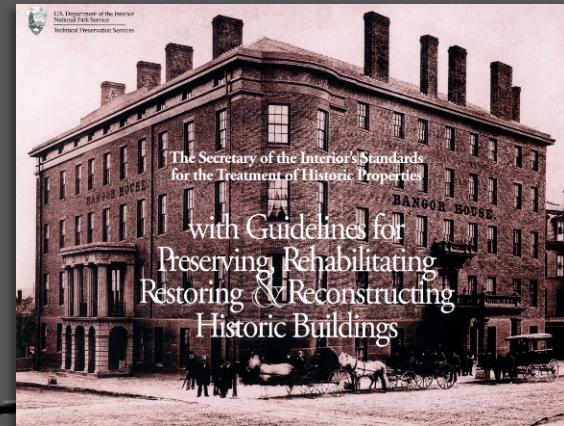
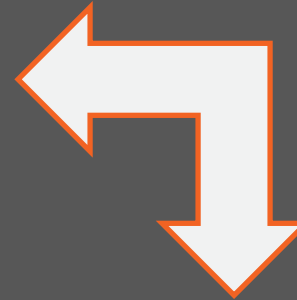
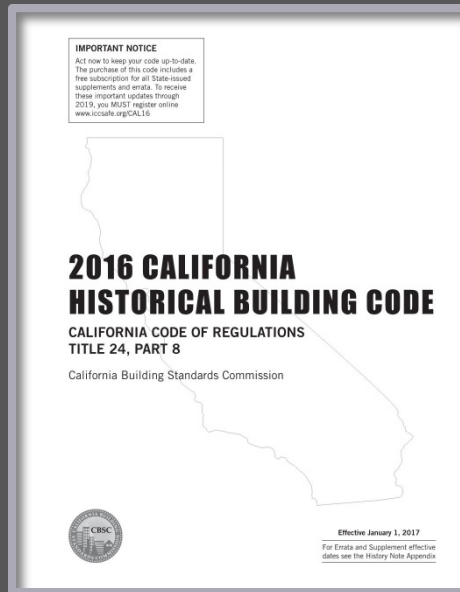
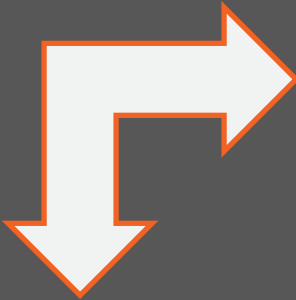


# Project Scenarios

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









# Previous Reports

- **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.

## 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

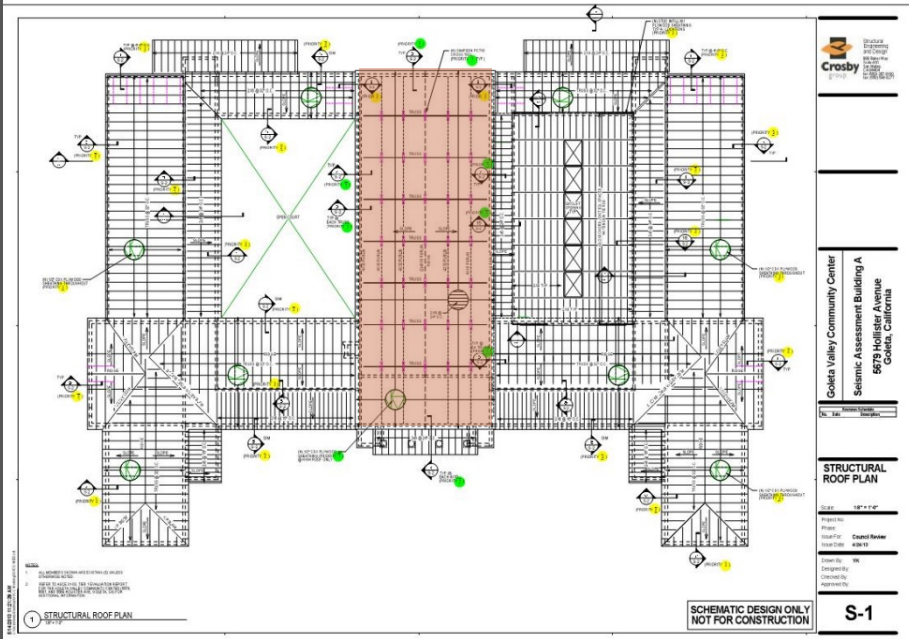
Goleta Community Center  
5679, 5681 & 5689 Hollister Avenue  
Goleta, California 93117

December 30, 2016  
Partner Project Number: 16-176353

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



Engineers who understand your business



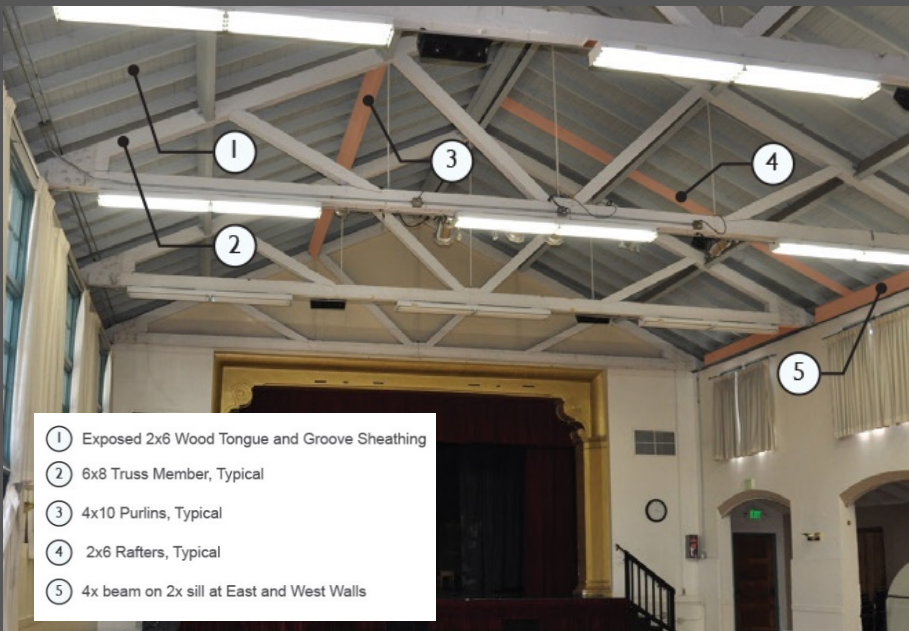
# Seismic Deficiencies

## 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



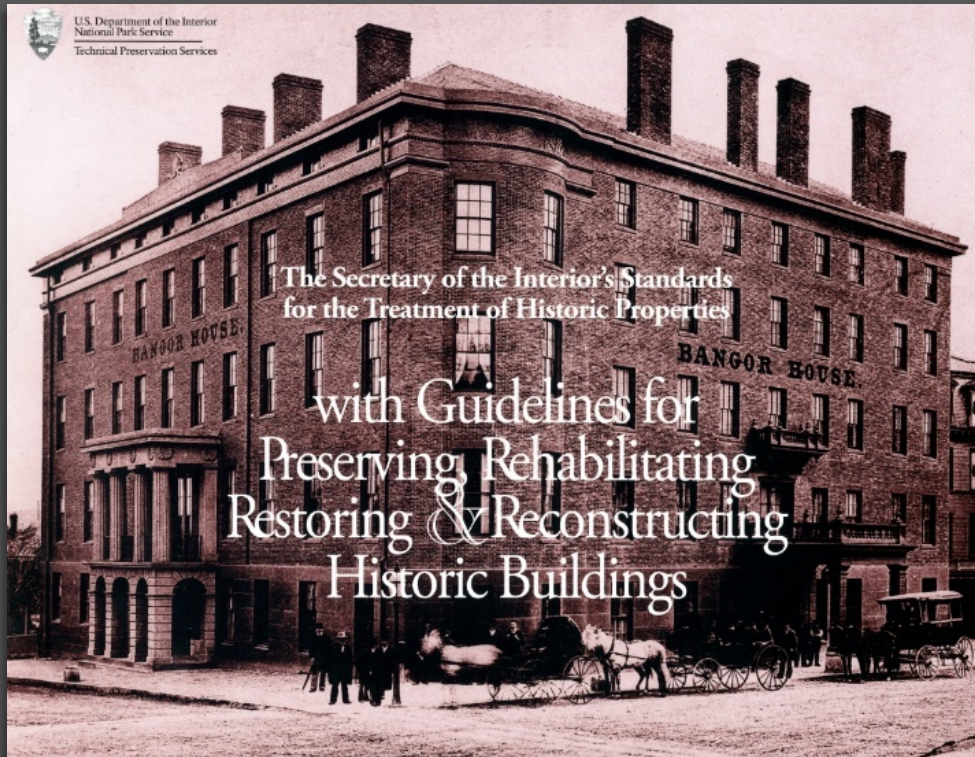




## Typical Rehabilitation Components

- 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



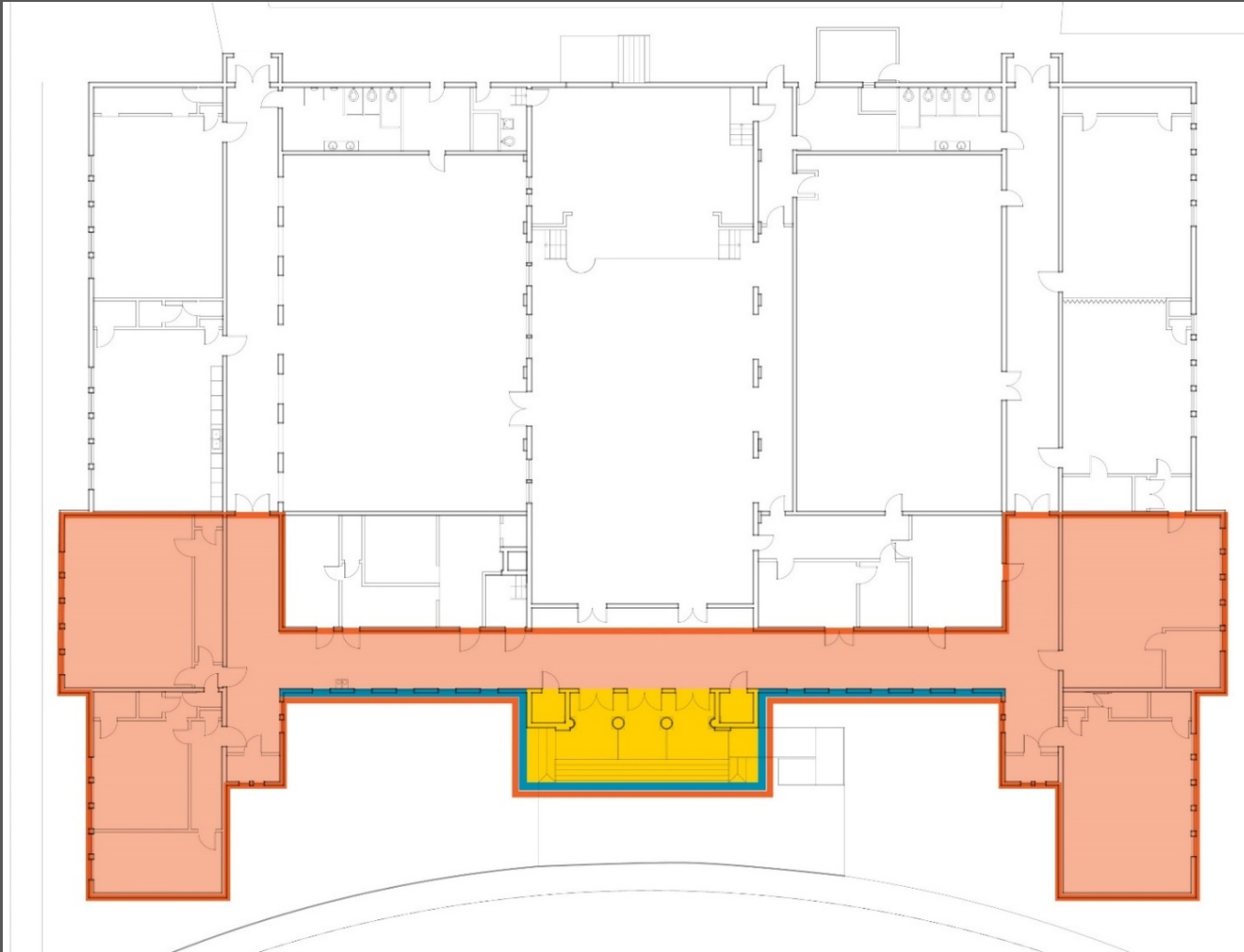
Secretary of the Interior's Guidelines for Rehabilitation

- 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*







## Demolition

- Full
- Partial (retain façade)



Front Gable and Portico retained



Front Façade and Portico retained



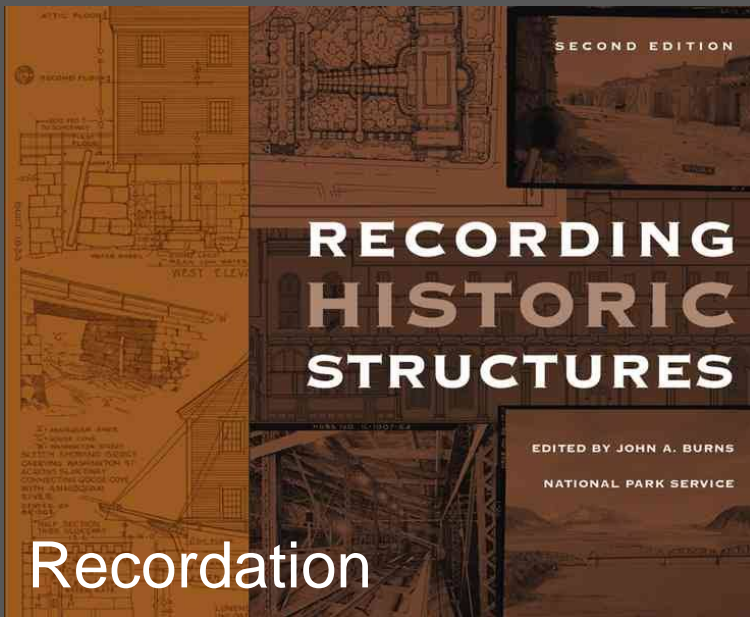
Front Portion with Corridor retained



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Recordation



Relocation



Salvage



Interpretive Program





# 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

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