

**Environmental Assessment
Property Transfer
of the
U.S. Army Reserve Center
Santa Barbara, California**

Prepared for:



California Area Indian Health Service

650 Capitol Mall, Suite 7-100

Sacramento, California 95814

Donna M. Meyer, CEM/HPS

California Area Environmental and Historic Coordinator

Prepared by:

DUDEK

621 Chapala Street

Santa Barbara, California 93101

Contact: Heather McDevitt

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List of Acronyms	
ACM	Asbestos-containing Materials
ADA	Americans with Disabilities Act
AI/AN	American Indian/Alaska Native
AIHS	American Indian Health Services, Inc.
ACHP	Advisory Council on Historic Preservation
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
EA	Environmental Assessment
FEMA	Federal Emergency Management Agency
GAM	General Administration Manual
GSA	U.S. General Services Administration
HHS	U.S. Department of Health and Human Services
IHS	Indian Health Service
LBP	Lead-based paints
MOA	Memorandum of Agreement
NEPA	National Environmental Policy Act
NPS	National Park Service
OHP	Office of Historic Preservation
OMS	Organizational Maintenance Shop
PCBs	Polychlorinated biphenyls
POV	Privately-owned vehicle
REC	Recognized environmental condition
SHPO	State Historic Preservation Office
UIO	Urban Indian Organization
USC	United States Code
USAR	U.S. Army Reserve Center

1 Purpose of and Need for the Proposed Action

1.1 Introduction

This document constitutes an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, 42 U.S.C. §§ 4231-4347, and implemented by the Council on Environmental Quality Regulations (40 C.F.R. §§ 1500-1508). Its purpose is to present an assessment and identify any potential environmental impacts on the quality of the human environment regarding the transfer of the former U.S. Army Reserve (USAR) Center, Fremont Hall and Organizational Maintenance Shop (OMS) to American Indian Health and Services, Inc. (AIHS) (Proposed Action) located at 3237 State Street, Santa Barbara, Santa Barbara County, California (hereinafter the Center or Property). The transfer of the USAR Center would have few actual, direct environmental impacts; however, once the Center has been transferred to AIHS the redevelopment of the Center into a health care facility could potentially have future impacts, which would be subject to state and local regulations, any deed restrictions made a part of the transfer, and any state and local reviews. Any potential impacts associated with future actions would be addressed in applicable state and local reviews. The Department of Health and Human Services – Indian Health Service (IHS) California Area Office is not a project proponent nor future developer of the site.

The U.S. Army Reserve is the current land-holding agency. The Center is located on a parcel of land that was part of the former Hoff General Hospital. The U.S. Army Corps of Engineers constructed, Fremont Hall, in 1956. It was an approximately 7,000 square foot, one-story structure previously used for administrative offices, training classrooms and unit storage with a drill hall located to the rear of the building. The Assembly Hall addition was added to the south elevation in 1961. The OMS, constructed in 1961, is a one-story structure of approximately 3,000 square feet. The USAR used the OMS for light-vehicle maintenance. The remainder of the Center consists of privately owned vehicle (POV) parking areas, a fenced military equipment parking area and landscaped grounds. The Center encompasses approximately 2.5 acres of relatively flat land. The USAR owns the entirety of the Center. On April 19, 2017, the USAR deemed the Center excess to its needs and submitted a Report of Excess to the U.S. General Services Administration (GSA). GSA declared the Center surplus to the Federal Government’s needs on May 12, 2017. The USAR vacated the property in 2009. AIHS currently operates community health care services on the Property and has occupied the site since 2021 pursuant to a license agreement with the IHS.

1.2 Purpose and Need

IHS is the Federal agency with primary responsibility for the health care and health advocacy of American Indian and Alaska Native people. The mission of IHS is to raise the physical, mental, social, and spiritual health of American Indians and Alaska Natives to the highest level. IHS provides a comprehensive health service delivery system that includes the provision of health services through direct services, contracts and compacts with Indian Tribes and Tribal Organizations via the Indian Self-Determination and Education Assistance Act, and contracts and grants with urban Indian organizations via Indian Health Care Improvement Act (IHCA), codified as amended, 25 U.S.C. §§ 1651-1660i.

Pursuant to Title V of IHCA, IHS provides contract and grant funding to urban Indian organizations “for the provision of health care and referral services for urban Indians residing in the urban centers in which such organizations are situated.” 25 U.S.C. § 1653(a). AIHS is an urban Indian organization under contract with IHS, providing health care and referral services to urban Indians in Santa Barbara, California. AIHS currently operates in a small retail plaza and during the last decade, its patient population has more than quadrupled. In 2017, AIHS patient encounters, Urban Indian and non-Urban Indian totaled more than 34,000. Without AIHS, the next nearest, full ambulatory Urban Indian Health Provider is located over 200 miles in San Diego. The AIHS campus has grown significantly over the past decade in order to address the unmet health needs of the community. Historically, AIHS has leased close to 16,000 square feet of retail

space converted into clinic space for pediatric, medical and dental services. The space is not contiguous and its disconnected configuration leads to significant inefficiencies and barriers to providing optimal services. Furthermore, space is utilized under short-term leases, some of which have or are about to expire leaving AIHS few viable options to remain centrally located within its service area.

Section 311 of the IHCI A provides that IHS may enter into interagency agreements “with Federal or State agencies and other entities” to “accept funds, equipment, or other supplies ... to provide for the planning, design, construction, and operation of health care or sanitation facilities to be administered by Indian health programs” to achieve the purposes of the IHCI A and the purposes for which the funds were appropriated or otherwise provided. 25 U.S.C. § 1638e(b)(1)-(2). Section 517 of the IHCI A, authorizes IHS to “acquire excess or surplus personal or real property of the Federal Government for donation, subject to subsection (d), to an urban Indian organization that has entered into a contract or received a grant pursuant to this subchapter if [IHS] determines that the property is appropriate for use by the urban Indian organization for purposes of the contract or grant.” 25 U.S.C. § 1660g(c). AIHS and IHS entered into an interagency agreement under the IHCI A to facilitate transfer of the Center from IHS to AIHS for use by AIHS for purposes of its contract to provide medical, dental, pediatric and behavioral services to urban Indians. AIHS has directly funded the acquisition of the Center from USAR to IHS through the GSA disposal process for excess real property. Under the Interagency Agreement, AIHS was granted a license and authorized to use the Center to operate its health care clinic.

1.3 Relevant Laws, Regulations, and Other Documents

The Proposed Action and reasonable alternatives are consistent with federal laws, regulations, and policy and procedures including, but not limited to, the following:

- National Environmental Policy Act (NEPA), as amended (Public Law 91-190; 42 U.S.C. 4321 et seq.)
- Title 40 of the CFR Subpart 1500 (et seq.), Regulations for Implementing the Procedural Provisions of NEPA
- National Historic Preservation Act (P.L. 89-665; 54 U.S.C. 300101 et seq. as amended January 2015)
- Executive Order 12898 – Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations
- Title 40 CFR parts 260 through 273, Resource Conservation and Recovery Act Regulations
- Title 40 CFR Part 373
- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Clean Air Act (42 U.S.C. § 7401)
- Clean Water Act, as amended (33 U.S.C. §1251 et seq.)
- Endangered Species Act of 1973
- Executive Order 11988 Floodplain Management
- Executive Order 11990 Protection of Wetlands
- Executive Order 13112 Invasive Species
- U.S. Department of Health and Human Services (HHS) General Administration Manual (GAM) Part 30 Environmental Protection
- Indian Health Service Environmental Review Manual for Indian Health Service Programs

1.4 Decision that Must be Made

The IHS must make a decision whether to transfer the USAR Center to AIHS.

1.5 Resource Issues

1.5.1 Relevant Resource Issues

The IHS used various sources of information to prepare the EA, including existing data inventories and data collected during consultations with the Advisory Council on Historic Preservation (ACHP) and the Office of Historic Preservation (OHP/SHPO). The IHS evaluated potential impacts to the resource uses listed in Part I of the IHS Environmental Review Manual to determine if detailed analysis would be necessary. Through this process, the IHS determined there were multiple resources/uses that warranted a detailed analysis in this EA. The resources listed in Table 1 below are examined in detail in Chapter 3 of this EA.

Table 1. Rationale for Resource Issues Warranting Further Analysis

Resource	Rationale
Recreation	The Proposed Action would not directly impact recreation; however, the Center is located directly adjacent to the City of Santa Barbara’s MacKenzie Park therefore the transfer of the Property out of federal ownership or control and the continued and expanded use of the buildings on the Center as a health care facility may have indirect impacts on recreation activities at the park.
Soundscape Resources	Although the Proposed Action would not directly impact soundscape resources, the transfer of the Property out of federal ownership or control and the continued and expanded use of the Center as a health care facility would potentially increase the presence of both pedestrians and automobiles, which could potentially impact the local soundscape.
Historic Properties	The USAR Fremont Hall and OMS have been determined eligible for the National Register of Historic Places and is considered a historic property under Section 106 of the National Historic Preservation Act. The transfer of the Property out of federal ownership or control is considered an adverse effect without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historical significance. Any potential direct, indirect and/or cumulative impacts associated with future actions would be addressed in applicable state and local reviews.
Socioeconomics	Although the Proposed Action would not directly impact socioeconomic resources, the transfer of the Property out of federal ownership or control and continued and expanded use of the Center as a health care facility may potentially have a beneficial impact on employment.
Environmental Justice	Although the Proposed Action would not have disproportionate adverse impacts to minority and low-income populations, the transfer of the Property out of federal ownership or control and continued and expanded use of the Center as a health care facility would have a potential beneficial impact on minority and low-income populations by providing healthcare services to minority and low-income populations.
Land Use	Although the Proposed Action would not directly impact existing or future land use, the transfer of the Property out of federal ownership or control and continued and expanded use of the Center as a health care facility would require a General Plan Amendment and Specific Plan/Rezone with City of Santa Barbara. The application is currently being reviewed by the City of Santa Barbara and hearings are anticipated to occur in Fall 2023/Winter 2024.
Public Services and Infrastructure	Although the Proposed Action would not directly impact public services and infrastructure, the transfer of the Property out of federal ownership or control

Table 1. Rationale for Resource Issues Warranting Further Analysis

Resource	Rationale
	and continued and expanded use of the Center as a health care facility may increase the demand on public services (e.g., water, sewage, electricity, waste disposal, public transportation).
Hazardous Materials and Hazardous Waste	Previous use of the Center included hazardous substance storage and vehicular maintenance and wash stations. Hazardous substance storage on the site is no longer occurring. This would not change after the transfer of the Property out of federal ownership or control and continued and expanded use of the Center as a health care facility, except that medical waste and small quantities of janitorial products would be stored and disposed of in accordance with applicable laws and regulations. Additionally, during any activities that disturb asbestos-containing materials and lead-based paint, these materials would be managed and disposed of in accordance with applicable regulatory standards.

1.5.2 Resources/Issues Eliminated from Detailed Study

Resources listed in Table 2 below are eliminated from detailed study in this EA due to the limited scope of the Proposed Action. The property transfer from IHS to AIHS would not impact or would have negligible impacts to the resources listed in Table 2. Any potential impacts on the resources listed in Table 2 associated with future actions at the Center after transfer from IHS to AIHS would be addressed in applicable state and local reviews and subject to state and local regulations.

Table 2. Rationale for Resource Issues Eliminated from Further Analysis

Resource	Rationale
Air Quality	Santa Barbara County is an attainment area for all six criteria pollutants. The Proposed Action of property transfer would not include construction, demolition, or use of heavy equipment, and would not emit any pollutants; therefore, there would be no impact to air quality.
Water Resources	A review of the FEMA Flood Insurance Rate Map of Santa Barbara County (Flood Plain Panel Number 1378G) indicates that the Center is not located within the 100-year flood zone. There are no wetlands identified on the National Wetlands Inventory, nor are there any streams, rivers, ponds, or lakes at the Center. Additionally, there are no water supply wells, dry wells, or septic systems located at the Center. The Proposed Action does not include construction or related activities that have the potential to impact water resources.
Soil and Geologic Resources	The Proposed Action does not entail any ground-disturbing activities; therefore, the Proposed Action would have no impacts to soil and geologic resources. However, any future development might have impacts to soil and geologic resources. Such potential impacts would be addressed in applicable state and local reviews.
Vegetation Resources	The site is primarily paved and non-vegetated. The Proposed Action does not include any vegetation removal or landscaping activities, and does not entail construction or ground-disturbing activities as a result of property transfer.

Table 2. Rationale for Resource Issues Eliminated from Further Analysis

Resource	Rationale
	Therefore, the Proposed Action would have no impact on vegetation resources.
Wildlife Resources (including threatened and endangered species and invasive species)	The Center is located in a heavily developed urban area. The Proposed Action would not result in any new disturbances to wildlife habitat, and would therefore have no effect on wildlife resources including any threatened and/or endangered species. There are several migratory birds of concern in the vicinity but the Proposed Action does not involve vegetation removal or loss of suitable habitat.
Visual Resources	The Proposed Action would not change the existing views of the Center from surrounding areas, therefore there would be no impacts to visual resources.

2. Alternatives

2.1 Introduction

The previous chapter presented the purpose and need for the Proposed Action. This EA evaluates the Proposed Action as well as the No Action Alternative. The evaluation of a No Action Alternative describes the environmental consequences that may result if the Proposed Action were not implemented. The No Action Alternative forms the baseline environmental conditions from which the impacts of the Proposed Action are measured.

2.2 Description of Alternatives

2.2.1 Alternative A – Property Transfer

Alternative A is the Proposed Action, which is the transfer of the USAR Center by IHS to the AIHS.

2.2.2 Alternative B – No Action Alternative

The No Action Alternative assumes that IHS would not transfer the Center to the AIHS. The Center would retain its status as a Federal asset and the buildings would be vacated by AIHS. This alternative would restart the federal property disposal process, and potential future use of the property would be unknown.

2.3 Comparison of Alternatives

2.3.1 How Each Alternative Achieves Project Objectives

Alternative A would achieve project objectives by transferring the Center to AIHS, allowing AIHS to have the opportunity to seek a General Plan Amendment, Specific Plan/Rezone and Development Plan to redevelop the Property and provide medical, dental, pediatric and behavioral services to meet the growing healthcare needs of the area's American Indian/Alaska Native (AI/AN) beneficiaries pursuant to Title IV of the Indian Health Care Improvement Act, while also allowing AIHS to remain centrally located within its service area.

Alternative B would not achieve project objectives, and would not meet the growing healthcare needs of the area's AI/AN beneficiaries. The No Action alternative is carried forward in this EA to describe the baseline environmental conditions from which the impacts of the Proposed Action are measured. Because the Center is currently occupied by AIHS pursuant to a Federal license, the analysis also describes, where appropriate, the impacts of the Proposed Action vis-à-vis existing conditions on the Property.

2.3.2 How the Effects of the Alternatives are Quantified or Measured

Based on the resources carried forward for analysis as described in Table 1, effects of the two alternatives are qualitatively determined by intensity of impact as no impact, less than significant, and significant. Less than significant impacts are impacts with immeasurable, temporary and/or small-scale effects. Significant impacts are impacts with measurable, long-term and/or large-scale effects, such as the loss or destruction of a resource. No impact indicates that the resource is unaffected by the proposed action.

2.3.3 Summary of Environmental Consequences

Environmental consequences that could result from the Proposed Action are summarized in Table 3 below. Potential impacts to each resource are discussed in detail in Chapter 3, Affected Environment and Environmental Consequences, of this EA.

Table 3. Summary of Environmental Consequences

Resource	Potential Impacts
Recreation	No Impacts
Soundscape Resources	Less than Significant
Historic Properties	The transfer of federal property out of federal ownership or control is an adverse effect without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historical significance. However, historic preservation covenants in the Quitclaim Deed and execution of the Memorandum of Agreement would provide stipulations to resolve the adverse effect and afford the property adequate protections after the property has transferred out of federal ownership and control.
Socioeconomics	No Impacts
Environmental Justice	Beneficial Impacts
Land Use	Less than Significant
Public Services and Infrastructure	Less than Significant
Hazardous Materials and Hazardous Waste	No Impacts

3 Affected Environment and Environmental Consequences

3.1 Introduction

This chapter identifies and describes the current condition and trend of resources that may be affected by the Proposed Action and the anticipated environmental consequences. The Council on Environmental Quality regulations instruct IHS to consider both the beneficial and adverse impacts of the proposed action and any reasonable alternatives as well as measures to mitigate any unavoidable adverse effects. Mitigation measures are actions that would avoid, reduce or compensate for any potential environmental impacts on the quality of the human environment. The transfer of the USAR Center would have few actual, direct environmental impacts; however, once the Center has been transferred to AIHS the redevelopment of the Center into a health care facility could have future or indirect impacts which are outside the scope of this EA and would be subject to state and local regulations, any deed restrictions made a part of the transfer, and any state and local reviews. Any potential impacts associated with future actions on the Property would be addressed in applicable state and local reviews.

3.2 General Description

The USAR Center is located at 3237 State Street, Santa Barbara, California 93105 (see Figure 1, Project Location). The Center is approximately 2.5 acres and owned by the Federal government. There are two permanent structures at the Center that are no longer in use by the USAR: an Administration Building and an OMS. The remainder of the site consists of privately-owned-vehicle parking areas, a fenced Military equipment parking area, and landscaped grounds. AIHS currently operates community health care services on the Property and has occupied the site since October 2021 pursuant to a license agreement with the Federal government. A chain-link fence topped with barbed wire surrounds the Military equipment parking area. San Roque Creek is located approximately 2,000 feet west of the Property. State Street is adjacent to the Center to the north and Las Positas Road is adjacent to the Center to the west. MacKenzie Recreational Park is immediately adjacent to the Center to the east and south. The project is specifically located in the Upper State Street area. Upper State Street (the segment of State Street that travels east-west) is one of Santa Barbara's main transportation and commercial corridors; it provides a transportation link to downtown Santa Barbara and to the Goleta Valley (City of Santa Barbara 2017). As such, the Property is located in a highly urbanized part of Santa Barbara. Commercial properties exist along State Street and immediately west of Las Positas Road. The majority of the Center is covered by impervious surfaces, including the buildings, asphalt and concrete paved areas.

3.3 Recreation Resources

3.3.1 Existing Conditions

The Property is located directly adjacent to MacKenzie Park. The City of Santa Barbara Parks & Recreation Department operates the park, which hosts a fenced-in small dog park, a large dog park, playgrounds, and a baseball field. Also located at MacKenzie Park is the MacKenzie Center, which serves as a venue for small parties and functions of up to 100 people. The MacKenzie Center houses a meeting room, patio with a barbeque, projector screen, and a full kitchen. Santa Barbara Golf Club is approximately 0.1 mile from the Center on McCaw Avenue. The Santa Barbara Golf Club is an 18-hole regulation par-70 course, with full facilities including a golf shop, Mulligan's Café, and a full bar and restaurant with banquet facilities for over 200 people.

3.3.2 Effects of the Proposed Action on Recreation

The Proposed Action would not have any impact to recreation resources, as the amount of parkland used by the City would not change. The future use of the Center as an AIHS health care facility would not impede recreation at either MacKenzie Park or the Santa Barbara Golf Club. However, the Center is located directly adjacent to the City of Santa Barbara's MacKenzie Park therefore the transfer of the Property out of federal ownership or control and the continued and expanded use of the buildings on the Center as a health care facility may have indirect impacts on recreation activities at the park.

3.4 Soundscape Resources

3.4.1 Existing Conditions

The Property is located in a heavily urbanized area that experiences daily automobile and pedestrian traffic. The soundscape of the surrounding area is consistent with that which is typical in an urban setting, including heavy traffic along State Street and users of the adjacent MacKenzie Park. The Property is currently occupied by AIHS, which operates community health care services on the Property pursuant to a license agreement with the Federal government which generates minimal noise.

3.4.2 Effects of the Proposed Action on Soundscape Resources

The Proposed Action of property transfer does not include construction, demolition, or the use of trucks or heavy machinery, and would therefore have no adverse impacts to soundscape resources. The ownership transfer to AIHS would allow for the redevelopment of an administration and training center to a health care services clinic, which would increase the number of families and individuals visiting the site on a daily basis compared to the Center's current status. Although the Proposed Action would not directly impact soundscape resources, the transfer of the Property out of federal ownership or control and the continued and expanded use of the Center as a health care facility would potentially increase the presence of both pedestrians and automobiles, which could potentially impact the local soundscape.

3.5 Historic Properties

3.5.1 Existing Conditions

The John C. Fremont U.S. Army Reserve Center (USAR) is located on a parcel of land that is part of the former Hoff General Hospital, a military hospital. The United States Department of War (currently named the United States Department of Defense) declared the property a surplus property and turned it over to the Federal Public Housing Authority for disposal in January 1946. The property was conveyed to the County of Santa Barbara Housing Authority by deed in June 1946, and in 1955, the U.S. General Services Administration (GSA) purchased 2.48 acres from the County with an additional 0.33 acres via lease in 1956.

Constructed in 1956, Fremont Hall USAR Center is a one-story building previously used for administrative offices, training classrooms, and unit storage, with a drill hall located to the rear of the building. The Assembly Hall addition was added to the south elevation in 1961. Constructed in 1961, the Organizational Maintenance Shop (OMS) is also a one-story structure that the USAR used for light-vehicle maintenance. The remainder of the property consists of Privately Owned Vehicle (POV) parking areas, a fenced Military Equipment Parking area, and landscaped grounds.

In June 2007, USAR, with technical assistance from PAR Environmental Services, Inc., prepared a historical significance evaluation of the Fremont Hall USAR Center (including the OMS), as part of a multi-state evaluation of 46 USAR centers within the USAR 63D Regional Readiness Command. The evaluation report proposed that the Fremont Hall USAR Center appeared eligible for inclusion in the NRHP under Criterion C as:

[...] an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA (PAR and USAR 2007: 3-4).

The California SHPO concurred with this finding of eligibility for the property in a letter dated July 16, 2007 (USA070613A; OHP 2007).

On April 17, 2017, the USAR deemed the Property excess to its needs and submitted a Report of Excess to the GSA. GSA declared the Property surplus to the Federal Government's needs on May 12, 2017. The USAR vacated the Property in 2009.

Considering that 16 years have passed since the previous evaluation, the USAR Fremont Hall significance evaluation was updated by a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History. This update included conducting supplemental archival research, a site visit on June 20, 2019, to assess the current conditions/integrity of the property, and preparation of a City of Santa Barbara compliant Historic Structures/Sites Report (HSSR) (Corder et al. 2022), which includes the updated significance evaluation for the property. The site visit and archival research concluded that the building remained largely unchanged since the 2007 survey.

Fremont Hall USAR Center is a one-story utilitarian building that is T-shaped in plan and was designed to function as a USAR Center in 1956. The Assembly Hall addition, on the south elevation, was added in 1961. Additions to both the main volume and the Assembly Hall were also made in 1982. The entire Fremont Hall USAR Center building and additions are constructed of concrete block clad in stucco with red brick detailing used to distinguish the main entrance that faces State Street. The building presents with two distinct rectangular sections, the northern section runs along State Street with a low-pitched side gable roof and a slightly taller flat roofed section with a raked cornice line detailing at the far western end. A flat roofed hallway with two metal entry doors on the west elevation connects the two sections. The one and a half story southern rectangular section has a flat roof with a one-story entry on the east elevation.

The OMS was constructed in 1961 and is located to the east of Fremont Hall USAR Center and is a one-story square building with a low-pitched side gable roof. The building's exterior walls are concrete block clad in stucco. The main (west) elevation displays two, single car width corrugated metal garage doors with three squared pilasters. Fenestration on the other three elevations includes three metal entry doors and two bands of metal sash 22-lite fixed and awning windows separated by pilasters.

Based on the results of the updated evaluation of the property, the Fremont Hall USAR Center and the OMS remain an excellent example of a regionally-modified Reisner & Urbahn sprawling plan, 200-man facility and retain all aspects of historical integrity. The property's period of historical significance under NRHP Criterion 3 is 1956-1961, beginning with the completion of construction of the main building and ending with the 1961 construction of the assembly hall and the OMS building. Further, the property is considered representative of the work of master architects Reisner & Urbahn

and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. Therefore, the USAR Center and the OMS are still considered historic properties for the purposes of Section 106 of the NHPA.

3.5.2 Effects of the Proposed Action on Historic Properties

Under Section 106 of the National Historic Preservation Act, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register of Historic Places. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative (36 CFR Part 800.5(a)(1)).

Examples of 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 contribute 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.

The Proposed Action would transfer the building at 3237 State Street out of federal ownership/control to a non-profit organization (AIHS), which has been considered by IHS to be an adverse effect to historic properties. Further, as a result of the undertaking the property is subject to other potential adverse effects that may occur in the future, such as alteration of the property associated with redevelopment of the Center into a health care facility. IHS initiated consultation with the California Office of Historic Preservation (SHPO) and invited the Advisory Council on Historic Preservation (ACHP) to participate in the consultation by letter dated May 31, 2019 (Appendix A). IHS, the lead Federal agency consulted with SHPO, the City of Santa Barbara, and AIHS to execute a legally binding Memorandum of Agreement (MOA; Appendices B and C). The MOA was executed on June 1, 2023 and stipulates the resolution of adverse effects through enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by all of the MOA signatories (SHPO, IHS, AIHS, and the City of Santa Barbara). The specific covenants in the MOA will ensure the long-

term preservation of the property’s historical significance, and include stipulations for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, specifically the Standards for Rehabilitation, and any National Park Service (NPS) Preservation Briefs. With execution of the MOA and Quitclaim Deed, adverse effects associated with the property transfer will be adequately mitigated.

3.6 Socioeconomic Issues

3.6.1 Existing Conditions

According to the U. S. Census Bureau, the population of the City of Santa Barbara in 2018 was approximately 91,350. The population of Santa Barbara is a composition of 55.6% White alone, not Hispanic or Latino; 37.0% Hispanic or Latino; 3.9% Asian alone; 1.4% Black or African American alone; 0.7% American Indian and Alaska Native alone; 0.2% Native Hawaiian and other Pacific Islander alone; and 3.7% two or more races. Between the years 2013 and 2017, approximately 68.8% of the City of Santa Barbara’s population over the age of 16 years was part of the civilian labor force and the median household income was \$71,160, with 13.7% of the population living in poverty. Also between 2013 and 2017, Santa Barbara was composed of 36,114 individual households, with approximately 2.5 persons per household. The owner-occupied housing rate was approximately 40.7%, with a median value of owner-occupied housing units of approximately \$934,500 (U.S. Census Bureau 2018). The Property is currently occupied by AIHS pursuant to a license agreement with the Federal government. Employees on site are existing AIHS employees transitioning from the current AIHS community health center (4141 State Street) to the Property. The Center is exempt from federal, state, and local taxes, therefore no tax revenue is currently being generated by the premises.

3.6.2 Effects of the Proposed Action on Socioeconomics

The Proposed Action would not have any direct impacts to the demographics, employment, income, or housing of Santa Barbara. The future redevelopment and expansion of a modern AIHS health care services center would increase employment opportunities for local residents and increase availability of affordable and accessible health care for all members of the Native American, American Indian, and Alaska Native populations. The relatively small number of workers necessary to operate the clinic would not create a housing shortage as the majority of employees are currently residing in the local area, nor would it alter the demographics of the City of Santa Barbara. The beneficial impacts of the AIHS clinic would not have a measurable effect on demographics, employment, incomes, or housing in the City of Santa Barbara. Because AIHS is exempt from federal, state, and local taxes and payments received for services provided by the health facility are not taxed as income, the health care facility would not generate tax revenue. Therefore, there would be no change in tax revenue from existing conditions. Socioeconomic impacts would be less than significant.

3.7 Environmental Justice

3.7.1 Existing Conditions

The EPA’s Office of Environmental Justice defines environmental justice as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies (EPA 2015). Fair treatment means that no group of people, including racial, ethnic, or socioeconomic group(s), should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies.

Minority and low-income populations are present in Santa Barbara. Over 40% of the City of Santa Barbara's population is composed of minority individuals, with 13.7% of the population living below the poverty line.

3.7.2 Effects of the Proposed Action on Environmental Justice

The Proposed Action and the conversion of the Center to a health care facility would not displace minority or low-income populations. In addition, the Proposed Action would not cause disproportionate adverse effects to minority and low-income populations. Rather, the development of an AIHS health care facility would have beneficial impacts to American Indian and Alaska Native communities by providing additional health care services. Impacts would be less than significant.

3.8 Land Use

3.8.1 Existing Conditions

The Center is located within the city limits of the City of Santa Barbara. The current zoning map identifies the Property as a RS-7.5 zoning designation (Residential Single Unit with a 7,500 square foot minimum lot size) and the General Plan designation is Parks and Open Space. These designations were placed on the Property by the City, without approval or review by the Federal Government. Since the Property is federally owned, the designations have not impacted the actual use of the Property, which has been for an armory and hospital use for decades, until recently (2021) when it was authorized by the Federal Government to be occupied by AIHS to operate health care clinic services.

The Center is also located within the Upper State Street Area Overlay Zone. The City of Santa Barbara Ordinance Committee established the Upper State Street Area Overlay Zone in 2017 to control nonresidential floor area and related traffic in the Upper State Street Area. According to the Overlay Zone (City of Santa Barbara 2017), State Street is the only major east-west surface street serving the Upper State Street Area and it is one of the most heavily traveled streets in the City. The overlay intends to maintain and enhance the character of Upper State Street, including the public streetscape, open space, creeks, views, site design, and building aesthetics, improve traffic, circulation, pedestrian and bicycle connectivity and parking, and preserve future transportation improvement opportunities.

Properties across State Street to the north are zoned for Commercial General Properties within the Upper State Street Area Overlay Zone. Properties to the west of Las Positas Road are zoned Restricted Commercial within the Upper State Street Area Overlay Zone. The land to the east and south is zoned as Park and Recreation within the Upper State Street Area Overlay Zone, consistent with the existing use of the land as MacKenzie Recreational Park.

3.8.2 Effects of the Proposed Action on Land Use

The transfer of the Center ownership from IHS to AIHS would not affect the existing land use at the site or the site's current inconsistency with the RS-7.5 zoning designation and Property land use designation. To convert the Center from the USAR facilities to a health care facility, AIHS has applied for a General Plan Amendment and Specific Plan/Rezone with the Santa Barbara Planning and Zoning Department. Hearings for the General Plan Amendment and Specific Plan/Rezone with the Santa Barbara City Planning Commission and City Council are anticipated to occur in Fall 2023 or Winter 2024. With approval of the General Plan Amendment and Specific Plan/Rezone acquisition of a conditional use permit or the amendment of current zoning designations, any land use inconsistency would be resolved. The impacts of the Proposed Action on land use would be less than significant.

3.9 Public Service and Infrastructure

3.9.1 Existing Conditions

The City of Santa Barbara provides water and sewer services to the USAR Center. Local solid waste provider MarBorg Industries removes solid waste from the site on a regular basis. Southern California Edison provides electric services and Southern California Gas Company provides natural gas to the property. The use of public services by the Property has been minimal since 2009, when the USAR vacated the property, and increased marginally after October 2021, when AIHS began to operate community health care services on the Property pursuant to a license agreement with the Federal government.

3.9.2 Effects of the Proposed Action on Public Services

The Proposed Action would not affect public services because service providers to the site would remain the same. Future use of the property as an AIHS health care facility could potentially increase the volume of water, electricity, and natural gas used at the site and produce a higher volume of sewage and solid waste. There could potentially be a minor increase in demands for local law enforcement, emergency fire services and public transportation, however, these demands would not exceed those that are typical of an urbanized area, and would not exceed the capabilities of service and infrastructure providers. According to the *Traffic Policy Consistency Analysis for the American Indian Health Services Project, City of Santa Barbara* prepared by Associated Transportation Engineers, the AIHS center would be anticipated to generate 69 morning peak hour trips and 62 afternoon peak hour trips roundtrips to and from the facilities. Traffic generated by the health care facilities would not constitute one percent or more of the intersection capacity at the identified future 2030 anticipated impacted intersections of Las Positas Road/State Street, Calle Real/U.S. 101 Northbound On-Ramp, and Las Positas Road/U.S. 101 Southbound Ramps. Therefore, project-specific traffic effects are not anticipated as a result of the Proposed Action and the increased demands of public services and infrastructure would be less than significant.

3.10 Hazardous Materials and Hazardous Waste

3.10.1 Existing Conditions

The property was evaluated for hazardous materials and hazardous waste in June 2020 and July 2023 and the results are each reported in a Phase I Environmental Site Assessment (ESA) prepared by Dudek. The June 2020 Phase I ESA was conducted in conformance with American Society for Testing and Materials (ASTM) Practice E1527-13; the July 2023 Phase I ESA was conducted in in conformance with the updated standard practice, ASTM E1527-21. The Phase I ESAs included in their analysis all relevant previously completed hazardous materials and hazardous waste studies and records searches that have been completed for the property, including the Environmental Condition of Property Report by TerranearPMC (2013) and an Asbestos Survey Update Report, the Environmental Condition of Property Update by SpecPro Professional Services (2016).

The site's historic use as a hospital and USAR Center included the use of petroleum products, lubricants, anti-freeze, degreasers, sealants, and other hazardous wastes. Storage of hazardous materials included an underground storage tank for diesel fuel that was removed and received regulatory closure in 1990. According to the TerranearPMC report, no hazardous materials or wastes were stored above corresponding CERCLA planning thresholds and all hazardous substances were removed from the property when the USAR units vacated the property in 2009.

The 2020 Phase I ESA identified evidence of likely groundwater contamination due to nearby releases from offsite drycleaning operations. However, further data evaluated during the July 2023 Phase I ESA indicates that, while there is contamination both up and downgradient of the project site, this contamination has not likely impacted the project site; as such, the REC was removed. The Phase I ESA confirmed that two historical RECs within and/or immediately adjacent to the project area identified in previous reports (1,000-gallon underground storage tank and dry well) were remediated and concludes that no evidence of onsite controlled RECs is present. This was confirmed in the 2023 Phase I ESA.

The Vernadero Group prepared an Asbestos Survey Update in July 2013 and concluded that non-friable and friable asbestos-containing material is present in the building materials (Vernadero Group 2013). Although a formal inspection has not been conducted for lead-based paint, presence of lead-based paint is expected due to the age of the building.

3.10.2 Effects of the Proposed Action on Hazardous Materials and Hazardous Waste

The Proposed Action would not result in any impacts from hazardous materials and hazardous waste because the property transfer would not involve any hazardous materials or wastes. During any future activities that disturb asbestos-containing materials and lead-based paint, these materials would be managed and disposed of in accordance with applicable regulatory standards to prevent contamination. The AIHS use of the Property as a health care facility would regularly produce medical waste, as well as small quantities of janitorial products. In accordance with applicable laws and regulations, all hazardous materials and hazardous waste generated by the health care facility would be required to be stored and disposed of properly. Therefore, impacts from hazardous materials and waste would be less than significant.

3.11 Unavoidable Adverse Effects

The Council on Environmental Quality NEPA regulations require the consideration of any "adverse environmental effects that cannot be avoided should the proposal be implemented" (40 CFR 1502.16(a)(2)). With execution of the MOA and Quitclaim Deed, adverse effects associated with the property transfer will be mitigated. Covenants in the MOA will ensure the long-term preservation of the property's historical significance and include stipulations for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the Standards for Rehabilitation, and any National Park Service (NPS) Preservation Briefs. Because adverse effects to historic properties would be mitigated, the Proposed Action would not result in any unavoidable adverse effects. Impacts would be less than significant.

3.12 Relationship of Short-Term Uses and Long-Term Productivity

The Council on Environmental Quality NEPA regulations require the consideration of the "relationship between short-term uses of man's environment and the maintenance and enhancement of long-term productivity" (40 CFR 1502.16(a)(3)). The Property has been used as a medical hospital and a military administrative and training center for

the last 60 years; therefore, continued future use of the property as a health care facility would not adversely affect the long-term or short-term productivity of the site. The proposed property transfer and future transition to an AIHS health care facility will not involve construction or demolition of the existing buildings, resulting in no new short-term uses. Any future construction and/or demolition would be subject to the MOA, California environmental laws and local regulations and requirements as applicable.

3.13 Irreversible and Irretrievable Commitments of Resources

The Council on Environmental Quality NEPA regulations require the consideration of “[a]ny irreversible or irretrievable commitments of resources that would be involved in the proposal should it be implemented” (40 CFR 1502.16(a)(4)). A commitment of resources is irreversible when options are lost to future generations (e.g., the use or destruction of nonrenewable resources such as minerals, cultural resources, and fossil fuels). Conversely, an irretrievable commitment of resources suggests that a short-term (less than 50 years) commitment of resources would result in the lost production or elimination of renewable resources such as timber, agricultural land, or wildlife habitat. Opportunities for use of these resources are foregone for the period of the proposed action, but these decisions are reversible.

The proposed property transfer would result in the irreversible commitment of a historic property by transferring it out of federal ownership. However, the irreversible commitment of resources would be mitigated by the MOA between IHS, AIHS, OHP/SHPO, and the City of Santa Barbara executed on June 1, 2023. The MOA stipulates that specific historic preservation covenants, would afford the property adequate protections after the property is transferred, and would mitigate associated adverse effects to historic properties. The proposed property transfer would not constitute an irretrievable commitment of resources because the Proposed Action would not include short-term commitment of resources that would result in the lost production or elimination of renewable resources.

4 List of Preparers

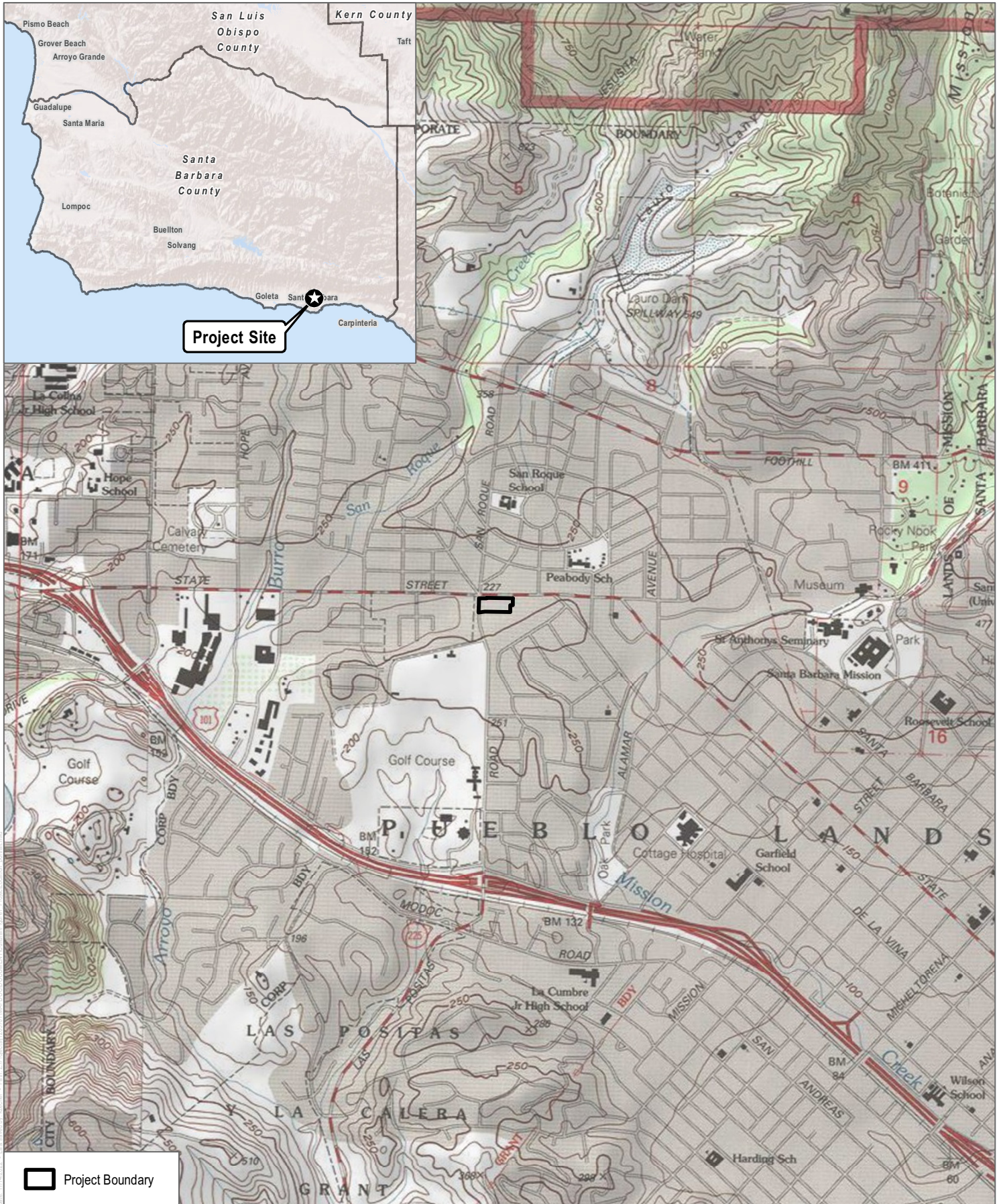
NAME	TITLE	PROJECT EXPERTISE
Donna M. Meyer, IHS	IHS California Area Office Environmental & Historic Coordinator	Environmental Assessment Project Manager
Jonathan Rigg, Dudek	NEPA Planner	NEPA
Audrey Herschberger, Dudek	Professional Engineer	Hydrology, Hazardous Materials, and Hazardous Waste (Phase I ESA)
Sarah Corder, South Environmental	Principal Architectural Historian	Built Environment
Heather McDaniel McDevitt, Dudek	Dudek Project Manager and Cultural Resources Lead	Cultural Resources, NEPA

5 List of Agencies and Persons Consulted and/or Provided Copies of this Environmental Assessment

California State Clearinghouse, California State Historic Preservation Office, City of Santa Barbara Planning Department, Santa Barbara City Historic Landmarks Commission, Santa Barbara County Department of Planning and Development and Santa Barbara County Historic Landmarks Advisory Commission

6 References

- Associated Transportation Engineers. 2023. *Traffic Policy Consistency Analysis for the American Indian Health Services Project, City of Santa Barbara*.
- City of Santa Barbara. 2017. Santa Barbara New Zoning Ordinance. City of Santa Barbara, California.
- Corder, S., K. Kaiser, N. Frank, and S. Murray. 2022. Phase I Historic Structures/Sites Report for 3237 State Street, Santa Barbara. Prepared for the California Area Indian Health Service by Dudek. September 2022.
- National Park Service (NPS). 2017. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.
- OHP (Office of Historic Preservation). 2007. Letter "RE: Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Centers in California." From the Office of Historic Preservation to Colonel James O. Anderson, Deputy Chief of Staff, Engineer. Reference ID: USA070613A.
- OHP. 2020. Letter "RE: Santa Barbara USAR Center Transfer (Fremont Hall), 3227 State Street, Santa Barbara, Santa Barbara County to Indian Health Services (IHS). From the Office of Historic Preservation to Donna M. Meyer, CEM/HPS, California Area Office Environmental Coordinator, Reference ID: HHS_2019_0603_001.
- PAR and USAR (PAR Environmental Services Inc. and Environmental Division of the U.S. Army Reserve). 2007. *Cultural Resources Inventory and Evaluation of the United States Army Reserve Fremont Hall USAR Center, Santa Barbara, California, P-42-040915*. June 2007.
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- TerranearPMC. 2013. Environmental Condition of Property Report Fremont Hall USAR Center. U.S. Army Corps of Engineers, Louisville District.
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<https://www.census.gov/quickfacts/fact/table/santabarbaracitycalifornia/PST045218>.
- U.S. Environmental Protection Agency, 2015. Environmental justice information and resources. Washington, D.C.: EPA Compliance and Enforcement. Available at:
<http://www.epa.gov/compliance/environmentaljustice/index.html>. Accessed July 2019.
- U.S. Environmental Protection Agency, July 2019. Green Book. Current Nonattainment Counties for All Criteria Pollutants
- U.S. Fish and Wildlife Service, IPAC. August 2023.



SOURCE: USGS 7.5-Minute Series Santa Barbara Quadrangle

DUDEK

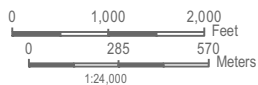


FIGURE 1
Project Location

Appendix A



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000 FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

June 6, 2022

Reply In Reference To: HHS_2019_0603_001

Donna M. Meyer, CEM/HPS
California Area Office Environmental Coordinator
California Area Indian Health Services
Office of Environmental Health and Engineering
650 Capitol Mall, Suite 7-100
Sacramento, CA 95814

RE: Memorandum of Agreement (MOA) for the Santa Barbara USAR Center Transfer
(Fremont Hall), 3227 State Street, Santa Barbara, Santa Barbara County to Indian
Health Services (IHS)

Dear Ms. Meyer:

OHP received the Draft Memorandum of Agreement (MOA) for the proposed transfer of Fremont Hall out of federal ownership to the American Indian Health and Services (AHIS), a non-profit organization, on April 20, 2022, continuing consultation for the above undertaking.

I concurred with HHS's finding of Adverse Effect pursuant to 36 CFR Part 800.5(2)(iv) and (vii) on July 16, 2020 that the undertaking is a transfer out of federal ownership, and that it includes a change in use from an administration/training space to a health clinic treatment facility. The proposed changes to the interior/exterior layouts, including renovation and remediation of hazardous materials such as lead paint and asbestos, might not be in keeping with the Secretary Standards of the Treatment of Historic Properties. Pursuant to 36 CFR 800.6(b)(1)(i), IHS is consulting on ways to avoid, minimize or mitigate the adverse effects.

OHP has reviewed the Draft MOA and has issued comments within the draft document itself.

Should you have any questions or concerns, please contact Michelle C. Messinger, of my staff at (916) 445-7005 or at Michelle.Messinger@parks.ca.gov or Jeff Brooke at (916) 445-7003 or at Jeff.Brooke@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

July 16, 2020

Reply In Reference To: HHS_2019_0603_001

Donna M. Meyer, CEM/HPS
California Area Office Environmental Coordinator
California Area Indian Health Services
Office of Environmental Health and Engineering
650 Capitol Mall, Suite 7-100
Sacramento, CA 95814

RE: Santa Barbara USAR Center Transfer (Fremont Hall), 3227 State Street, Santa Barbara, Santa Barbara County to Indian Health Services (IHS)

Dear Ms. Meyer:

The Office of Historic Preservation (OHP) has received the Department of Health & Human Services (HHS) May 31, 2019 letter with the following documentation:

- *Cultural Resources Inventory and Evaluation of the United States Army Reserve Fremont Hall USAR Center, Santa Barbara, California P-42-040915*, PAR Environmental Services, June 2007
- Primary Record and BSO of Fremont Hall USAR Center, recorded 2/27/2006
- July 16, 2007 letter by OHP to Colonel James O. Anderson
- Documentation - USAR Center Transfer Historic Properties - Adverse Effect, May 31, 2019

HHS has made a finding of Historic Properties Affected pursuant to 36 CFR Part 800.5 (d)(2) and is seeking concurrence with its finding of an Adverse Effect pursuant to 36 CFR Part 800.5(2)(iv),(vi) and (vii).

HHS determined that Fremont Hall, more commonly referred to as Santa Barbara USAR, has a period of significance (POS) of 1956. The property received a SHPO consensus determination in the Section 106 process in 2007 making it eligible for inclusion in the National Register under Criterion C at the local level of significance, as an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design.

The Area of Potential Effects (APE) was determined by measuring Fremont Hall, the Operational Maintenance Shop (OMS), and the surrounding parking lot making the horizontal APE 2.48 acres of land but no vertical APE was identified.

The proposed undertaking involves the following. The U.S. Department of Health and Human Services (DHHS) - Indian Health Service (IHS), proposes to acquire the subject property which is currently still owned by the U. S. Army Reserves but which has been surplused to General Services Administration (GSA) for disposal. In turn, IHS, will transfer the subject property to the American Indian Health and Services (AHIS) (undertaking).

AHIS is a non-profit Santa Barbara community health clinic providing medical, dental, pediatric and behavioral health services to all members of the Santa Barbara community. After the property transfer, AHIS, will be converting and renovating USAR Center into a community health center.

HHS, after applying the criteria of adverse effect pursuant to 36 CFR Part 800.5(a)(1) has found that the proposed undertaking would directly or indirectly result in the alteration of the characteristics that qualify Fremont Hall and OMS - USAR Center for listing in the National Register for the following reasons.

The undertaking is a transfer out of federal ownership, and it includes a change in use from an administration/training space to a health clinic treatment facility. The proposed changes to the interior/exterior layouts, including renovation and remediation of hazardous materials such as lead paint and asbestos, might not be in keeping with the Secretary Standards of the Treatment of Historic Properties.

OHP has reviewed the submitted documentation and is offering the following comments.

Pursuant to 36 CFR Part 800.4(a) (1), I have no objection to the delineation of the APE as currently described. Pursuant to 36 CFR Part 800.4(b) (1), HHS has made a reasonable and good faith effort to appropriately identify historic properties within the defined APE.

Based on the documentation provided, **I concur** with HHS finding of "Adverse Effect" for this undertaking, pursuant to 36 CFR Part 800.5(2) (iv) (vi) and (vii).

Should you have any questions or concerns, please contact Michelle C. Messinger, of my staff at (916) 445-7005 or at Michelle.Messinger@parks.ca.gov or Jeff Brooke at (916) 445-7003 or at Jeff.Brooke@parks.ca.gov.

Sincerely,



Julianne Polanco
State Historic Preservation Officer



Indian Health Service
California Area Office
650 Capitol Mall, Suite 7-100
Sacramento, California 95814-4708

May 31, 2019

Ms. Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Dear Ms. Polanco:

The U.S. Department of Health and Human Services (DHHS) - Indian Health Service (IHS), California Area Office (CAO), proposes to acquire a property currently owned by the U.S. Army Reserves that has been excessed to General Services Administration for disposal. IHS will then transfer (*undertaking*) the building to the American Indian Health and Services (AIHS). The property, more commonly referred to, as Santa Barbara USAR - Fremont Hall is located at 3237 State Street, Santa Barbara, Santa Barbara County. In accordance with the implementing regulations for Section 106 (36 CFR Part 800), we are seeking your comments on our Area of Potential Effect (APE) delineation, level of effort identifying historic properties, and finding of effect.

The AIHS is a Santa Barbara community health clinic that provides medical, dental, pediatric and behavioral health services to all members of the Santa Barbara community. Although the AIHS is a designated Federally Qualified Healthcare Center through a federal contract with the IHS, the AIHS is a Santa Barbara based, independent and non-profit governed by an independent board. The *undertaking* would provide the AIHS with consolidated space to meet the growing healthcare needs of its American Indian/Alaska Native beneficiaries. Presently, the AIHS has its headquarters in a small retail plaza and the campus has grown significantly over the past decade. The AIHS leases 14,500 square feet of space, spread across multiple, disconnected buildings within the retail plaza.

After transfer of the USAR Center, the AIHS intends to convert and renovate the USAR Center into a community health center. The IHS will notify the Advisory Council on Historic Preservation of the Adverse Effect and invite their participation in the consultation process in accordance with 36 CFR Part 800.6(a)(1) and will notify your office of their response.

IHS has made a finding of Historic Properties Affected pursuant to 36 CFR Part 800.5(d)(2). We have provided documentation in support of our finding in accordance with 36 CFR Part 800.11(e) and seek your concurrence with our finding of Historic Properties – Adverse Effect

Ms. Julianne Polanco

May 31, 2019

Page 2

pursuant to 36 CFR Part 800.5(2)(iv), (vi) and (vii). If you have questions or require additional information, please contact me at (916) 930-3981 x342 or donna.meyer@ihs.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donna M. Meyer", with a long horizontal flourish extending to the right.

Donna M. Meyer, CEM/HHS
Environmental Coordinator
IHS California Area Office

Enclosures

**DOCUMENTATION – USAR CENTER TRANSFER
HISTORIC PROPERTIES – ADVERSE EFFECT
May 31, 2019**

1. A DESCRIPTION OF THE UNDERTAKING SPECIFYING THE FEDERAL INVOLVEMENT, AND ITS AREA OF POTENTIAL EFFECTS, INCLUDING PHOTOGRAPHS, MAPS, DRAWINGS, AS NECESSARY;

The IHS intends to acquire an excess property owned by the US Army Reserves then transfer the property to the American Indian Health & Services. The property is located at 3237 State Street, Santa Barbara, Santa Barbara County. The Area of Potential Effect (APE) was determined through space measurements of Fremont Hall, the Operational Maintenance Shop (OMS) and the surrounding parking lot. The horizontal APE will involve 2.48 acres of land. There are no ground disturbing activities proposed with the undertaking and the AIHS does not intend to carry out any ground disturbance activities once the buildings are in their possession so no vertical APE is identified.

2. A DESCRIPTION OF THE STEPS TAKEN TO IDENTIFY HISTORIC PROPERTIES;

A research strategy using prior National Register Evaluations identified historic properties. Because the USAR Center is eligible for listing to the National Register there was no reason to complete any of the other searches or surveys. The U.S. Army 63D Regional Readiness Command Facility submitted Primary Record DP523 to the California SHPO office by letter dated May 23, 2007. The Santa Barbara USAR Center, Fremont Hall was one of several Army reserve centers evaluated for eligibility for inclusion to the National Register. The California SHPO's office concurred with the evaluation by letter to the U.S. Army on July 16, 2007 (USA070613A). A *Cultural Resources Inventory and Evaluation of the United States Army Reserve Fremont Hall, USAR Center, Santa Barbara, California P-42-040915* was completed by the Army in June 2007.

3. A DESCRIPTION OF THE AFFECTED HISTORIC PROPERTIES, INCLUDING INFORMATION ON THE CHARACTERISTICS THAT QUALIFY THEM FOR THE NATIONAL REGISTER;

Fremont Hall is T-shaped, with the main office section running east-west and the assembly hall connected at the rear (south) by a one-story breezeway. The center is a standard 200-Man Reserve Training Center designed by Reisner & Urbahn architects. A 1988 addition is present on the east elevation of the assembly hall and was designed by the Directorate of Facility Engineers, Fort Ord. The main hall is concrete block with stucco exterior on a concrete slab foundation. The roof is very slightly gabled on the lower section and flat on the two taller sections. The building consists of a long one-story rectangular main hall with a western end that is roughly eight feet taller (not a full two-story height). The taller portions have a boxed corniced eave, a typical Greek revival element. The rest of the building has simple boxed eaves.

The OMS building is located at the eastern edge of the site. This standard one-story, concrete block two-bay OMS shop has two symmetrical metal roll-up doors on the west façade and two banks of windows along the top of the east façade (rear). Each bank consists of metal sash windows somewhat obscured by the presence of painted metal screening. There is a single metal pedestrian door on the north façade with a metal louvered grill vent to the left of the door. The door is offset on the left of center.

The USAR Center- Fremont Hall and OMS building were constructed in 1957 by the United States Army Corps of Engineers (USACE) as a training and administrative facility. Army Reserve facilities throughout the United States were constructed as part of a building project following World War II. In the late 1940s, the design firm of Reisner & Urbahn was contracted to work together with the USAR and the USACE to create standardized expandable plans for Reserve training centers and their vehicle maintenance shops.

The buildings at this site reflect a common construction style, using contemporary elements ubiquitous to both educational and military installations throughout the United States from this period, including simple, undecorated elevations, flat or slightly gabled roofed with boxed eaves, and utilitarian styling. However, they represent a local adaptation of the original Reisner & Urbahn design from this period, and are nearly unaltered examples of a one-story USAR Center with a stucco exterior and its associated two-bay stucco OMS.

The USAR Center - Fremont Hall and OMS were deemed eligible for inclusion in the National Register of Historic Places under Criterion C as an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design.

4. A DESCRIPTION OF THE UNDERTAKING'S EFFECTS ON HISTORIC PROPERTIES;

The property has been in federal ownership since the early 1940's when the War Department condemned 46.33 acres and it became the site of the former Hoff General Hospital. The property was deemed surplus in 1946 and was conveyed to the County of Santa Barbara. Few traces of the Hoff General Hospital remain. The last of the war surplus hospital buildings were bulldozed in 1960 to make way for MacKenzie Park. The hospital administration building housed the USAR Center at 3227 State Street.

The IHS has applied the Criteria of Adverse Effect pursuant to 36 CFR Part 800.5(a)(1) and has determined that the undertaking would directly or indirectly result in characteristics that qualify USAR Center - Fremont Hall and OMS for listing to the National Register of Historic Places based on the following:

- Alteration (change in interior/exterior layout), renovation, and remediation of hazardous materials (lead paint and asbestos) (in not keeping with the Secretary Standards for the Treatment of Historic Properties);
- Change in use from administration/training space to health clinic treatment facility;

- Transfer of property out of Federal ownership and/or control.

5. AN EXPLANATION OF WHY THE CRITERIA OF ADVERSE EFFECT WERE FOUND APPLICABLE OR INAPPLICABLE, INCLUDING ANY CONDITIONS OR FUTURE ACTIONS TO AVOID, MINIMIZE, OR MITIGATE ADVERSE EFFECTS; AND,

Because Fremont Hall has been deemed eligible for listing to the National Register of Historic Places and because it will go out of Federal ownership and because the property will involve a change in use from an administration/training military facility to a community health clinic, and because the potential owner will renovate the interior of the building and possibly impact its historic defining characteristics without credence to the Secretary of Interior's Standards for the Treatment of Historic Properties, the Criteria of Adverse Effect are found to be applicable.

IHS will either develop and execute a Memorandum of Agreement (MOA) with consulting parties or place legally enforceable restrictions or conditions to mitigate adverse effects of the undertaking through stipulations that may include but not be limited to: preparation of a historic building preservation plan; preparation of a HABS/HAER document; historic photo documentation; an interpretive exhibit regarding the facilities former use; re-use of any historic materials in any rehabilitation or renovations.

The USAR Center is vacant and the US Army reserves left the facility during the last ten years. There is no skeleton crew to maintain the buildings although there are periodic inspections to address very minor issues. It would be a beneficial effect to have the AIHS move into the building and keep it from deteriorating further even if there would be a change in use.

6. COPIES OR SUMMARIES OF ANY VIEWS PROVIDED BY CONSULTING PARTIES AND THE PUBLIC.

There have been and continue to be meetings between AIHS and the City of Santa Barbara who has expressed support for the proposed undertaking.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



July 16, 2007

In reply refer to: USA070613A

Colonel James O. Anderson
Deputy Chief of Staff, Engineer
United States Department of the Army
Headquarters, 63rd Regional Readiness Command
4235 Yorktown Avenue
Los Alamitos, CA 90720-5002

Re: Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California

Dear Colonel Anderson:

Thank you for your letter of 23 May 2007, received in my office on 13 June 2007, regarding the National Register of Historic Places eligibility of US Army Reserve centers in the state of California. You are consulting with me in order to comply with Section 110 of the National Historic Preservation Act of 1966 (16 U.S.C. 470h-2(a)), as amended.

Although in your letter you state that the Army has evaluated 32 reserve centers, the documentation you have included with your letter, *Cultural Resources Inventory and Evaluation of United State Army Reserve 63D Regional Readiness Command Facilities* (June 2007) evaluates 33 facilities. I am assuming that the difference represents a typographical error and consequently I will offer comments on the 33 facilities treated in the referenced report.

The Army has determined that the following four facilities are eligible for inclusion in the National Register:

- CA022-Long Beach USAR Center, Schroeder Hall, Los Angeles County
- CA038-Pasadena USAR Center, Desiderio Hall, Los Angeles County
- CA017-Victorville USAR Center/Air Support Facility, San Bernardino County
- CA072-Santa Barbara USAR Center, Fremont Hall, Santa Barbara County

The Army has further determined that the following facilities are not eligible for inclusion in the National Register:

- CA036-Heroic War Dead USAR Center, Alameda County
- CA0125-Oakland USAR Center #2, Alameda County
- CA007-Concord AFRC, PFC Baccigleiri Hall, Contra Costa County
- CA070-San Pablo USAR Center, Colonel Hunter Hall, Contra Costa County
- CA014-South Fresno USAR Center, Leyman Hall, Fresno County
- CA015-Fresno AFRC, Fresno County



May 31, 2019

Indian Health Service
California Area Office
650 Capitol Mall, Suite 7-100
Sacramento, California 95814-4708

Mr. Reid Nelson
Director, Office of Federal Agency Programs
Advisory Council on Historic Preservation
401 F Street SW, Suite 308
Washington, DC 20001
Attention: Jaime Loichinger

Dear Mr. Nelson:

The U.S. Department of Health and Human Services (DHHS) - Indian Health Service (IHS), California Area Office (CAO), proposes to acquire a property currently owned by the U.S. Army Reserves that has been excessed to General Services Administration for disposal. IHS will then transfer the building to the American Indian Health and Services (AIHS). The property, more commonly referred to, as Santa Barbara USAR - Fremont Hall is located at 3237 State Street, Santa Barbara, Santa Barbara County. In accordance with the implementing regulations for Section 106 (36 CFR Part 800), we are seeking your participation in the consultation process for the eventual transfer to AIHS.

Fremont Hall and the Operational Maintenance Shop were determined eligible for listing to the National Register of Historic Places by the U.S. Army in 2007 and the California State Historic Preservation Officer concurred with this determination. IHS's action of transferring the property to a non-federal entity meets the definition of an undertaking in accordance with 36 CFR Part 800.16(y). Therefore, completion of a Section 106 review in accordance with the National Historic Preservation Act of 1966 (16 U.S.C. § 470 [2010]) is required.

IHS has made a finding of Adverse Effect pursuant to 36 CFR Part 800.5(d)(2). More specifically, we find that the Adverse Effect meets the examples identified at 36 CFR Part 800.5(2)(iv), (vi), and (vii). IHS has initiated consultation with the California State Historic Preservation Office by letter dated May 31, 2019 and are by this letter notifying you of the adverse effect finding by providing the documentation specified in Part 800.11(e). We look forward to receiving your response to our invitation. Should you have any questions or comments, please do not hesitate to contact me at donna.meyer@ihs.gov or (916)930-3981 x342.

Sincerely,



Donna M. Meyer
California Area Environmental Coordinator

Enclosures

**DOCUMENTATION – USAR CENTER TRANSFER
HISTORIC PROPERTIES – ADVERSE EFFECT
May 31, 2019**

1. A DESCRIPTION OF THE UNDERTAKING SPECIFYING THE FEDERAL INVOLVEMENT, AND ITS AREA OF POTENTIAL EFFECTS, INCLUDING PHOTOGRAPHS, MAPS, DRAWINGS, AS NECESSARY;

The IHS intends to acquire an excess property owned by the US Army Reserves then transfer the property to the American Indian Health & Services. The property is located at 3237 State Street, Santa Barbara, Santa Barbara County. The Area of Potential Effect (APE) was determined through space measurements of Fremont Hall, the Operational Maintenance Shop (OMS) and the surrounding parking lot. The horizontal APE will involve 2.48 acres of land. There are no ground disturbing activities proposed with the undertaking and the AIHS does not intend to carry out any ground disturbance activities once the buildings are in their possession so no vertical APE is identified.

2. A DESCRIPTION OF THE STEPS TAKEN TO IDENTIFY HISTORIC PROPERTIES;

A research strategy using prior National Register Evaluations identified historic properties. Because the USAR Center is eligible for listing to the National Register there was no reason to complete any of the other searches or surveys. The U.S. Army 63D Regional Readiness Command Facility submitted Primary Record DP523 to the California SHPO office by letter dated May 23, 2007. The Santa Barbara USAR Center, Fremont Hall was one of several Army reserve centers evaluated for eligibility for inclusion to the National Register. The California SHPO's office concurred with the evaluation by letter to the U.S. Army on July 16, 2007 (USA070613A). A *Cultural Resources Inventory and Evaluation of the United States Army Reserve Fremont Hall, USAR Center, Santa Barbara, California P-42-040915* was completed by the Army in June 2007.

3. A DESCRIPTION OF THE AFFECTED HISTORIC PROPERTIES, INCLUDING INFORMATION ON THE CHARACTERISTICS THAT QUALIFY THEM FOR THE NATIONAL REGISTER;

Fremont Hall is T-shaped, with the main office section running east-west and the assembly hall connected at the rear (south) by a one-story breezeway. The center is a standard 200-Man Reserve Training Center designed by Reisner & Urbahn architects. A 1988 addition is present on the east elevation of the assembly hall and was designed by the Directorate of Facility Engineers, Fort Ord. The main hall is concrete block with stucco exterior on a concrete slab foundation. The roof is very slightly gabled on the lower section and flat on the two taller sections. The building consists of a long one-story rectangular main hall with a western end that is roughly eight feet taller (not a full two-story height). The taller portions have a boxed corniced eave, a typical Greek revival element. The rest of the building has simple boxed eaves.

- Transfer of property out of Federal ownership and/or control.

5. AN EXPLANATION OF WHY THE CRITERIA OF ADVERSE EFFECT WERE FOUND APPLICABLE OR INAPPLICABLE, INCLUDING ANY CONDITIONS OR FUTURE ACTIONS TO AVOID, MINIMIZE, OR MITIGATE ADVERSE EFFECTS; AND,

Because Fremont Hall has been deemed eligible for listing to the National Register of Historic Places and because it will go out of Federal ownership and because the property will involve a change in use from an administration/training military facility to a community health clinic, and because the potential owner will renovate the interior of the building and possibly impact its historic defining characteristics without credence to the Secretary of Interior's Standards for the Treatment of Historic Properties, the Criteria of Adverse Effect are found to be applicable.

IHS will either develop and execute a Memorandum of Agreement (MOA) with consulting parties or place legally enforceable restrictions or conditions to mitigate adverse effects of the undertaking through stipulations that may include but not be limited to: preparation of a historic building preservation plan; preparation of a HABS/HAER document; historic photo documentation; an interpretive exhibit regarding the facilities former use; re-use of any historic materials in any rehabilitation or renovations.

The USAR Center is vacant and the US Army reserves left the facility during the last ten years. There is no skeleton crew to maintain the buildings although there are periodic inspections to address very minor issues. It would be a beneficial effect to have the AIHS move into the building and keep it from deteriorating further even if there would be a change in use.

6. COPIES OR SUMMARIES OF ANY VIEWS PROVIDED BY CONSULTING PARTIES AND THE PUBLIC.

There have been and continue to be meetings between AIHS and the City of Santa Barbara who has expressed support for the proposed undertaking.

Appendix B

**MEMORANDUM OF AGREEMENT BY AND AMONG
THE UNITED STATES OF AMERICA
ACTING BY AND THROUGH ITS
DEPARTMENT OF HEALTH AND HUMAN SERVICES – INDIAN HEALTH SERVICE
THE
CALIFORNIA OFFICE OF HISTORIC PRESERVATION
AND
THE CITY OF SANTA BARBARA
REGARDING THE CONVEYANCE AND PRESERVATION OF
FREMONT HALL AND THE OPERATION MAINTENANCE SHOP
U.S. ARMY RESERVE CENTER**

WHEREAS, this Memorandum of Agreement (MOA), inclusive of all attachments, is made as of this 1st day of June, 2023, by the U.S. Department of Health and Human Services (DHHS) – Indian Health Service (hereinafter “IHS”) the California Office of Historic Preservation (“SHPO”), and the City of Santa Barbara, a municipal corporation (hereinafter “City”) (all referred to collectively herein as Parties or individually as a Party), pursuant to Sections 106 and 110 of the National Historic Preservation Act (NHPA), 54 U.S.C. §§ 306108 and 306101, and its Section 106 regulations at 36 C.F.R. Part 800; and,

WHEREAS, the IHS, is the federal agency that has custody and accountability, on behalf of the United States, of the U.S. Army Reserve Center, the real property located at 3237 State Street, Santa Barbara, California commonly known as Fremont Hall and Organizational Maintenance Shop (OMS) (collectively, Historic Property); and,

WHEREAS, the U.S. Army Reserve (USAR) completed a *Cultural Resources Inventory and Evaluation of the United States Army Reserve Fremont Hall USAR Center, Santa Barbara, California P-42-040915* prepared by Environmental Division Office of the Deputy Chief of Staff, Engineer 63D Regional Readiness Command, with technical assistance from PAR Environmental Services, Inc. in June 2007 (Attachment 1 hereto) that determined Fremont Hall and the OMS eligible for listing to the National Register of Historic Places (NRHP) (Attachment 2 hereto); and,

WHEREAS, the USAR determined the Historic Property excess to its needs and reported the Historic Property to General Services Administration (GSA) in April 2017; and,

WHEREAS, in 2017, GSA determined that the Historic Property was surplus to the Federal government’s needs and, in accordance with the procedures outlined in 40 U.S.C. § 101, *et seq.*, sought to transfer the Historic Property to a reliable steward committed to ensuring compatible use or uses and continuing responsible long-term stewardship of the Historic Property; and,

WHEREAS, the United States of America, through GSA, has transferred the Historic Property to the IHS; and,

WHEREAS, the IHS, in accordance with the provisions of 25 U.S.C. § 1638e and 25 U.S.C. § 1660g(c), may acquire excess or surplus property and transfer the property to an urban Indian organization for purposes of carrying out its contract; and,

WHEREAS, the IHS intends to facilitate the fair market value acquisition of the Historic Property for fee simple ownership (Undertaking) and use in support of the health programs carried out in its contract with the American Indian Health & Services (AIHS), subject to the Historic Preservation Covenant excerpted herein which references the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and the prevailing applicable codes including the Santa Barbara, California Municipal Code, California Historical Building Code, California Code of Regulations (C.C.R.) Title 24, Part 8; and,

WHEREAS, the IHS and AIHS entered into an Interagency Agreement (IA) granting a license and authorizing use of the Historic Property under terms and conditions to AIHS until the Undertaking is completed (Attachment 3); and,

WHEREAS, IHS determined that the Area of Potential Effect (APE) of the Undertaking is the boundaries of the Historic Property 2.48 +/- fee acres in November 29, 1955 as Assessor's Parcel Number 051-112-019, Santa Barbara, Santa Barbara County, California; and,

WHEREAS, IHS determined that the Undertaking constitutes an adverse effect to the Historic Property, pursuant to 36 C.F.R. § 800.5, and in accordance with *Id.* and § 800.6(a)(1), has consulted with the SHPO and has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination by letters, dated May 31, 2019, with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R § 800.6(a)(1)(iii); and,

WHEREAS, the AIHS has participated in consultation and is an invited signatory (Invited Signatory) to this MOA pursuant to 36 C.F.R. § 800.6(c)(2)(iii); and,

WHEREAS, the City of Santa Barbara participated in consultation pursuant to 36 C.F.R. §800.2(c)(5) as a consulting party (Consulting Party); and,

NOW THEREFORE, the Signatories agree that the Undertaking shall be implemented in accordance with the following Stipulations to resolve the effects of this Undertaking on the Historic Property.

STIPULATIONS

IHS (identified as "Grantor" below) and AIHS (identified as "Grantee" below) have agreed to the form and content of a covenant in which AIHS will agree to the following Stipulations:

I. HISTORIC PRESERVATION COVENANT. Grantor shall record a Historic Preservation Covenant (the "Historic Preservation Covenant"), substantially in the form set forth below, in a separate document to be recorded on the same date as the deed conveying title to the Historic Property:

HISTORIC PRESERVATION COVENANT. Grantee covenants, acknowledges, and agrees for itself, its successors and assigns and every successor-in-interest to the Historic Property (as described below), or any portion thereof, to be bound by the terms, conditions and restrictions of this preservation covenant. Unless otherwise noted, this covenant utilizes the definitions in 36 CFR Part 800 and, in particular 36 C.F.R. § 800.16.

(A) Historic Property Description. Grantee covenants, acknowledges, and agrees to preserve the Historic Property and setting in accordance with the terms and conditions of this covenant. The Historic Property consists of that portion of the Historic Property depicted in Attachment 2. The Historic Property and its setting are described in detail in the Historic Structures and Site Report (HSSR) prepared by Dudek dated September 2022. The HSSR noted, among other items, the following facts:

i. The Historic Property is eligible for listing to the National Register of Historic Places (NRHP) based on its significance under Criterion C (materials, workmanship, design) with local architect Wallace Arendt, as a largely intact representation of the Reisner & Urbahn plan, and of the use of the stucco design element.

ii. Character Defining Elements (CDEs) of the Historic Property include: the use of stucco, a material choice representative of a building consistent with the local architectural landscape given the prevalence of stucco use throughout Santa Barbara, largely intact with few alterations, original windows, and doors.

iii. Features within the Historic Property that are not CDEs include the building's utilitarian interior configuration and mass-produced materials.

(B) Administration. Prior to designation of the Historic Property as a Structure of Merit or in the event the Property is not otherwise subject to the jurisdiction of the Historic Landmarks Commission pursuant to Municipal Code 30.220.020.B.1, Grantee shall comply with the requirements of this Historic Preservation Covenant, which will be administered solely by the City through the Historic Landmarks Commission or its successor.

Upon designation of the Historic Property as a Structure of Merit, Grantee is released from the requirements of this Historic Preservation Covenant. Thereafter, for purposes of preservation, maintenance, and repair of the Historic Property, Grantee shall be subject solely to regulation of historic resources as set forth in Title 30, Division III, Chapter 30.157 of the Santa Barbara, California Municipal Code and applicable California law.

(C) Alterations or Use Changes. Grantee hereby covenants and agrees to comply with the following terms and conditions regarding any alternations or change in use to the Historic Property.

i. Standards. Grantee covenants and agrees to perform any exterior alterations to the Historic Property in compliance with the *Secretary of Interior's Standards for Rehabilitation* (hereinafter referred to as the Secretary's Standards) and prevailing applicable codes. The requirement to use the Secretary's Standards is limited to the following types of alterations:

removal of stucco, additions to the buildings, changes to the roofline or exterior elevations, alterations to any of the windows, doors, or their openings, and exterior painting.

ii. Plan Review. Grantee covenants and agrees to submit to the City for review and approval, all plans and applications for exterior alteration of the Historic Property as required by Paragraphs (B), (C), (D), and (E) of the covenant. The City will review the plans in accordance with the Secretary's Standards, the California State Historic Buildings Code and other prevailing applicable codes. The City will provide written comments to the Grantee within 30 calendar days of receipt of each submittal.

iii. Prohibition of Alterations to the Historic Property. Grantee covenants and agrees to not perform any alteration (e.g. removal of significant and original historic materials and CDEs, addition of material that may affect historic materials, or new construction), or permit any inaction that would materially affect the Historic Property without the prior written approval of the City, in accordance with Paragraph (C)ii. of the covenant. Written approval of the City which shall not be unreasonably withheld, conditioned or denied, shall be required prior to (a) installing any signage, (b) undertaking any work which requires a permit, or (c) altering paint colors, each to the extent that such alteration impacts original materials or is within CDEs of the Historic Property. If the City's approval is not granted, such alterations may not occur.

(D) Professional Qualifications Standards. Grantee hereby covenants and agrees that all historical, archaeological, architectural history, architectural, and historic architectural work carried out pursuant to this covenant shall be conducted by or under the direct supervision of an individual or individuals who meets the applicable Secretary of the Interior's Professional Qualifications Standards for conducting the appropriate work.

(E) Maintenance Program. Grantee hereby covenants and agrees that:

i. Grantee shall preserve and maintain the Historic Property in a manner that preserves and maintains its attributes that contribute to the eligibility of the Historic Property for inclusion in the NRHP. Grantee agrees at all times to maintain the Historic Property in good repair and in a clean and safe condition and in a manner that will not exacerbate the normal aging of the Historic Property or accelerate its deterioration, all in accordance with the recommended approaches set forth in the Secretary's Standards, and in consultation with the City.

ii. Commencing upon the effective date of this covenant, Grantee shall promptly take commercially reasonable actions to secure the Historic Property from the elements of vandalism and arson, and shall carefully undertake any stabilization that is necessary to prevent deterioration, using the Secretary's Standards and Department of Interior National Park Service Preservation Briefs.

iii. Grantee shall conduct seismic analyses of the Historic Property, if necessary, prior to any ground disturbing activity that may affect the structural integrity of the Historic Property, and as warranted thereafter. Grantee shall take into consideration the results of seismic analyses, so that the structural integrity of the Historic Property is not adversely affected by such activities,

and shall provide the results of seismic analyses to the City for its review and comment within a 30 calendar day period prior to said activity.

(F) Casualty Damage to the Historic Property. Grantee hereby covenants and agrees that, notwithstanding any provision of the Historic Preservation Covenant to the contrary:

i. If there is Minor Damage to the Historic Property resulting from casualty loss, Grantee shall repair or restore, as appropriate, the Historic Property in compliance with the Secretary's Standards.

ii. In the event of any significant damage to the Historic Property, Grantee shall promptly take all steps reasonably necessary to render any undamaged portions of the Historic Property in a reasonably safe condition and promptly take all commercially reasonable efforts to render the same in a secure and watertight condition to minimize additional damage to the Historic Property.

iii. In the event of Major Damage to the Historic Property, then this Historic Preservation Covenant shall terminate as to the portion of the Historic Property which is affected, and Grantee shall have the right to seek demolition permits and demolish the portion of the Historic Property which sustained Major Damage, all in accordance with the City's requirements stipulated in Municipal Code 30.157.110.G.2.

iv. Immediate rescue and salvage operations are not subject to this Section.(F).

For the purposes of this Paragraph I.(F):

"Minor Damage" refers to any damage that is not Major Damage.

"Major Damage" refers to damage that demolishes or alters the physical characteristics of the Historic Property that convey its historical significance. Major Damage also refers to significant structural impairment and/or damage to the Historic Property where the cost of restoring the damaged portion of the Historic Property to its pre-damaged condition would equal or exceed 50 percent of the market value of the applicable portion of the Historic Property before the damage occurred. Instances of "Major Damage" require consultation with a structural engineer with historic preservation experience or historic preservation architect and substantial evidence as stipulated in the City's Municipal Code 30.157.110.G.2.

(G) Inspection. Grantee hereby covenants and agrees that the City may, subject to reasonable prior notice in writing to the Grantee, periodically perform reasonable visits to the Historic Property to ascertain whether the Grantee is complying with the conditions of this covenant. The City and Grantee shall cooperate in scheduling such visits.

(H) Dispute Resolution. Grantee hereby covenants and agrees that if a dispute arises out of or relates to this covenant, or the breach thereof, and the dispute cannot be settled through negotiation, Grantee and the City hereby agree to first attempt in good faith to settle the dispute by mediation, before resorting to litigation. Grantee's responsibilities to carry out all other

actions subject to the terms of this covenant that are not the subject of the dispute remain unchanged.

II. IHS ACTIONS

A. Historic Covenant. IHS shall record the Historic Preservation Covenant, referenced in Stipulation I above, as part of the conveyance documents in the permanent real estate records of Santa Barbara County, California, as described herein. Upon notice of (i) the recordation of the Quitclaim Deed and (ii) the Historic Preservation Covenant in Santa Barbara County, California, as described herein, IHS will send the SHPO and the City an official copy of the recorded Quitclaim Deed, the recorded Historic Preservation Covenant, and any other documents deemed necessary by IHS. The City has consented to the Historic Preservation Covenant and approved the Historic Preservation Covenant as to form and content (Exhibit 1).

B. Historic Structures and Site Report. IHS shall send to the City the HSSR.

C. Professional Qualifications Standards. Prior to conveyance, IHS shall ensure that all historical, archaeological, architectural history, architectural, and historic architectural work carried out pursuant to this MOA shall be conducted by or under the direct supervision of an individual or individuals who meet the applicable Secretary of the Interior's Professional Qualifications Standards for conducting such work (48 FR 44738-9, September 29, 1983), as it may be amended.

D. Advisory Council on Historic Preservation. IHS shall provide a copy of the executed MOA to the ACHP pursuant to 36 C.F.R. § 800.6.

III. AIHS ACTIONS

A. Alterations or Use Changes. AIHS shall prepare any proposed alterations and use changes in accordance with Stipulation I.C. above. All documentation prepared pursuant to Stipulation I.C. above shall be submitted to the City for review and approval. Prior to recording of the Historic Preservation Covenant, AIHS shall comply with the requirements of stipulation I.C. of this MOA, which will be administered by the City through the Historic Landmarks Commission or its successor.

B. Designation of Historic Property as Local Historic Resource. By no later than 120 days after the date the MOA takes effect, AIHS will submit a nomination application to the Santa Barbara Historic Landmarks Commission for consideration of the Historic Property to be designated as a Structure of Merit. Once the Historic Property passes out of possession of the Federal Government, regardless of whether or not the Historic Property is designated a Structure of Merit, all exterior alterations are under the jurisdiction of the Historic Landmarks Commission as there is evidence on record in the accepted HSSR that the building qualifies for designation as a historic resource and thus is listed on the Santa Barbara Historic Resources Inventory for the purposes of the California Environmental Quality Act (CEQA).

C. Maintenance Program. Prior to conveyance, AIHS shall preserve and maintain the Historic Property in a manner that preserves and maintains its attributes that contribute to the eligibility of the Historic Property for inclusion in the NRHP. The AIHS shall maintain the Historic Property in good repair and in a clean and safe condition and in a manner that will not exacerbate the normal aging of the Historic Property or accelerate its deterioration, all in accordance with the IA between IHS and AIHS, the recommended approaches set for in the Secretary's Standards, and as described in the Historic Structures and Site Report.

IV. DISPUTE RESOLUTION. If, prior to conveyance, any Signatory or Invited Signatory objects to any actions proposed, or the manner in which the terms of this MOA are implemented, over the duration of this MOA, IHS shall consult with them to resolve the objection. If IHS determines that such objection cannot be resolved, IHS shall:

a. Forward all documentation relevant to the dispute, including IHS's proposed resolution, to ACHP. ACHP shall provide IHS with its advice on the resolution of the objection within thirty (30) calendar days of receiving adequate documentation. Prior to reaching a final decision on the dispute, IHS shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and the Concurring Parties and Invited Signatories, and provide them a copy of this written response. IHS will then proceed according to its final decision.

b. If ACHP does not provide its advice regarding the dispute within thirty (30) days, IHS may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, IHS shall prepare a written response that takes into account any timely comments regarding the dispute from Consulting Parties and Invited Signatories to the MOA, and provide them and the ACHP with a copy of such written response. IHS's responsibilities to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

V. DURATION. This MOA will expire on the earlier of the date that the terms and conditions of the MOA are either complete or the Quitclaim Deed and Historic Preservation Covenant are recorded. This MOA shall expire if its terms are not carried out within three (3) years from the date of its execution. Prior to such time, IHS may consult with the other Consulting Parties and Invited Signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VI. below.

VI. AMENDMENTS. This MOA may be amended when such an amendment is agreed to in writing by all Consulting Parties and Invited Signatories that signed this MOA. The amendment will be effective on the date a copy signed by all of the Consulting Parties and those Invited Signatories that signed this MOA, and the amendment, is filed with ACHP.

VII. TERMINATION. If any Consulting Party and Invited Signatories that signed this MOA determines that the MOA's terms will not or cannot be carried out, that party shall immediately consult with the Consulting Parties and the Invited Signatories that have signed the MOA, to attempt to develop an amendment per Stipulation VI. above. If within thirty (30) calendar days (or another time period agreed to by all Signatories and Invited Signatories that signed the MOA)

an amendment cannot be reached, any Signatory or Invited Signatory that signed the MOA may terminate the MOA, upon written notification to the others.

Once this MOA is terminated, and prior to work continuing on the Undertaking, IHS must either (a) execute a subsequent MOA pursuant to 36 C.F.R. § 800.6; or (b) request, take into account, and respond to the comments of the ACHP in accordance with 36 C.F.R. § 800.7. IHS shall notify the Consulting Parties and Invited Signatories of the course of action it will pursue.

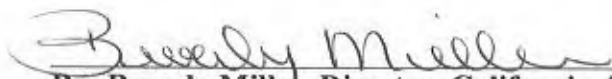
VIII. EFFECTIVE DATE. This MOA shall become effective immediately upon signature of all Signatories and a copy filed with ACHP. IHS shall provide all Consulting Parties and Invited Signatories with a complete copy of this MOA, including original signature pages, within fourteen (14) calendar days of execution.

EXECUTION OF THE MOA and implementation of its terms evidences that IHS has afforded the ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties and that IHS has taken into account the effects of the Undertaking on the Historic Property which is the subject of this MOA.

The parties hereto execute this MOA on the dates hereinafter identified.

Consulting/Concurring Parties:

DEPARTMENT OF HEALTH AND HUMAN SERVICES – INDIAN HEALTH SERVICE

A handwritten signature in cursive script that reads "Beverly Miller". The signature is written in black ink and is positioned above a horizontal line.

By: Beverly Miller, Director, California Area Indian Health Service

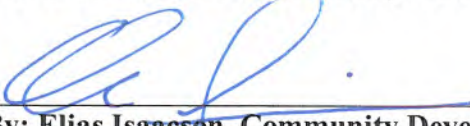
CALIFORNIA OFFICE OF HISTORIC PRESERVATION

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line extending to the right.

June 19, 2023

By: Julianne Polanco, State Historic Preservation Officer

CITY OF SANTA BARBARA, a municipal corporation

A handwritten signature in blue ink, appearing to be 'E. Isaacson', written over a horizontal line.

By: Elias Isaacson, Community Development Director

CITY OF SANTA BARBARA, a municipal corporation
Approved as to Form by: Sarah J. Knecht, City Attorney

Tava Ostrenger

By: Tava Ostrenger, Assistant City Attorney

Invited Signatories:

AMERICAN INDIAN HEALTH AND SERVICES INC.

DocuSigned by:
Scott Black

AFE2CB7F1611475...

By: Scott Black, Chief Executive Officer

EXHIBIT 1.
HISTORIC PRESERVATION COVENANT

RECORDING REQUESTED BY
American Indian Health & Services
c/o Beth Collins, Brownstein Hyatt Farber
Schreck, LLP

AND WHEN RECORDED, RETURN TO:
Beth Collins, Brownstein Hyatt Farber
Schreck, LLP
1021 Anacapa Street, 2nd Floor
Santa Barbara, California 93101
Telephone: 805.882.1477

THIS SPACE RESERVED FOR RECORDER ONLY
(Gov. Code § 27361.6)

HISTORIC PRESERVATION COVENANT

APN'S 051-112-019 AND PORTION 051-112-018

This Historic Preservation Covenant (hereinafter “Covenant”) is dated as of this 5th day of June 2023 by and between the Indian Health Service, an operating division of the United States Department of Health and Human Services (hereinafter “Grantor”); American Indian Health and Services (Grantee); and the City of Santa Barbara, a municipal corporation (hereinafter “City”). This Covenant is entered into in accordance with the Memorandum of Agreement (MOA) regarding the Conveyance and Preservation of Fremont Hall and the Organizational Maintenance Shop U.S. Army Reserve Center executed pursuant to Sections 106 and 110 of the National Historic Preservation Act (NHPA), 54 U.S.C. §§ 306108 and 306101, and its Section 106 regulations at 36 C.F.R. Part 800.

This Covenant applies to the U.S. Army Reserve Center, located at 3237 State Street, Santa Barbara, California commonly known as Fremont Hall and Organizational Maintenance Shop (hereinafter “Historic Property”), which is more fully described in the Legal Description attached and incorporated by this reference (Attachment A). The purpose of this Covenant is to secure the long-term preservation of the historic resources associated with the Historic Property following conveyance of the Historic Property per the MOA.

Grantee covenants, acknowledges, and agrees for itself, its successors and assigns and every successor-in-interest to the Historic Property (as described below), or any portion thereof, to be bound by the terms, conditions and restrictions of this Covenant. Unless otherwise noted, this Covenant utilizes the definitions in 36 C.F.R. Part 800 and, in particular 36 C.F.R. § 800.16.

(A) Historic Property Description. Grantee covenants, acknowledges, and agrees to preserve the Historic Property and setting in accordance with the terms and conditions of this Covenant. The Historic Property consists of that portion of the Historic Property depicted in the attached Legal Description (Attachment A).

The Historic Property and its setting are described in detail in the Historic Structures and Site Report (HSSR) prepared by Dudek dated September 2022. The HSSR noted, among other items, the following facts:

- i The Historic Property is eligible for listing to the National Register of Historic Places (NRHP) based on its significance under Criterion C (materials, workmanship, design) with local architect Wallace Arendt, as a largely intact representation of the Reisner & Urbahn plan, and of the use of the stucco design element.
- ii Character Defining Elements (CDEs) of the Historic Property include: the use of stucco, a material choice representative of a building consistent with the local architectural landscape given the prevalence of stucco use throughout Santa Barbara, largely intact with few alterations, original windows, and doors.
- iii Features within the Historic Property that are not CDEs include the building's utilitarian interior configuration and mass-produced materials.

(B) Administration. Prior to designation of the Historic Property as a Structure of Merit or in the event the Property is not otherwise subject to the jurisdiction of the Historic Landmarks Commission pursuant to Municipal Code 30.220.020.B.1, Grantee shall comply with the requirements of this Covenant, which will be administered solely by the City through the Historic Landmarks Commission or its successor.

Upon designation of the Historic Property as a Structure of Merit, Grantee is released from the requirements of this Covenant. Thereafter, for purposes of preservation, maintenance, and repair of the Historic Property, Grantee shall be subject solely to regulation of historic resources as set forth in Title 30, Division III, Chapter 30.157 of the Santa Barbara, California Municipal Code and applicable California law.

(C) Alterations or Use Changes. Grantee hereby covenants and agrees to comply with the following terms and conditions regarding any alterations or change in use to the Historic Property.

- i Standards. Grantee covenants and agrees to perform any exterior alterations to the Historic Property in compliance with the *Secretary of Interior's Standards for Rehabilitation* (hereinafter referred to as the Secretary's Standards) and prevailing applicable codes. The requirement to use the Secretary's Standards is limited to the following types of alterations: removal of stucco, additions to the buildings, changes to the roofline or exterior elevations, alterations to any of the windows, doors, or their openings, and exterior painting.
- ii Plan Review. Grantee covenants and agrees to submit to the City for review and approval, all plans and applications for exterior alteration of the Historic Property as required by Paragraphs (B), (C), (D), and (E) of the Covenant. The City will review the plans in accordance with the Secretary's Standards, the California State Historic Buildings Code and other prevailing applicable codes. The City will provide written comments to the Grantee within 30 calendar days of receipt of each submittal.
- iii Prohibition of Alterations to the Historic Property. Grantee covenants and agrees to not perform any alteration (e.g. removal of significant and original historic materials and CDEs, addition of material that may affect historic materials, or new construction), or permit any inaction that would materially affect the Historic Property without the

prior written approval of the City, in accordance with Paragraph (C)ii. of the Covenant. Written approval of the City which shall not be unreasonably withheld, conditioned or denied, shall be required prior to (a) installing any signage, (b) undertaking any work which requires a permit, or (c) altering paint colors, each to the extent that such alteration impacts original materials or is within CDEs of the Historic Property. If the City's approval is not granted, such alterations may not occur.

(D) Professional Qualifications Standards. Grantee hereby covenants and agrees that all historical, archaeological, architectural history, architectural, and historic architectural work carried out pursuant to this Covenant shall be conducted by or under the direct supervision of an individual or individuals who meets the applicable Secretary of the Interior's Professional Qualifications Standards for conducting the appropriate work.

(E) Maintenance Program. Grantee hereby covenants and agrees that:

- i Grantee shall preserve and maintain the Historic Property in a manner that preserves and maintains its attributes that contribute to the eligibility of the Historic Property for inclusion in the NRHP. Grantee agrees at all times to maintain the Historic Property in good repair and in a clean and safe condition and in a manner that will not exacerbate the normal aging of the Historic Property or accelerate its deterioration, all in accordance with the recommended approaches set forth in the Secretary's Standards, and in consultation with the City.
- ii Commencing upon the effective date of this Covenant, Grantee shall promptly take commercially reasonable actions to secure the Historic Property from the elements of vandalism and arson, and shall carefully undertake any stabilization that is necessary to prevent deterioration, using the Secretary's Standards and Department of Interior National Park Service Preservation Briefs.
- iii Grantee shall conduct seismic analyses of the Historic Property, if necessary, prior to any ground disturbing activity that may affect the structural integrity of the Historic Property, and as warranted thereafter. Grantee shall take into consideration the results of seismic analyses, so that the structural integrity of the Historic Property is not adversely affected by such activities, and shall provide the results of seismic analyses to the City for its review and comment within a 30 calendar day period prior to said activity.

(F) Casualty Damage to the Historic Property. Grantee hereby covenants and agrees that, notwithstanding any provision of the Historic Preservation Covenant to the contrary:

- i If there is Minor Damage to the Historic Property resulting from casualty loss, Grantee shall repair or restore, as appropriate, the Historic Property in compliance with the Secretary's Standards.
- ii In the event of any significant damage to the Historic Property, Grantee shall promptly take all steps reasonably necessary to render any undamaged portions of the Historic Property in a reasonably safe condition and promptly take all commercially reasonable

efforts to render the same in a secure and watertight condition to minimize additional damage to the Historic Property.

- iii In the event of Major Damage to the Historic Property, then this Historic Preservation Covenant shall terminate as to the portion of the Historic Property which is affected, and Grantee shall have the right to seek demolition permits and demolish the portion of the Historic Property which sustained Major Damage, all in accordance with the City's requirements stipulated in Municipal Code 30.157.110.G.2.
- iv Immediate rescue and salvage operations are not subject to this Section.(F).

For the purposes of this Paragraph I.(F):

“Minor Damage” refers to any damage that is not Major Damage.

“Major Damage” refers to damage that demolishes or alters the physical characteristics of the Historic Property that convey its historical significance. Major Damage also refers to significant structural impairment and/or damage to the Historic Property where the cost of restoring the damaged portion of the Historic Property to its pre-damaged condition would equal or exceed 50 percent of the market value of the applicable portion of the Historic Property before the damage occurred. Instances of “Major Damage” require consultation with a structural engineer with historic preservation experience or historic preservation architect and substantial evidence as stipulated in the City's Municipal Code 30.157.110.G.2.

(G) Inspection. Grantee hereby covenants and agrees that the City may, subject to reasonable prior notice in writing to the Grantee, periodically perform reasonable visits to the Historic Property to ascertain whether the Grantee is complying with the conditions of this Covenant. The City and Grantee shall cooperate in scheduling such visits.

(H) Dispute Resolution. Grantee hereby covenants and agrees that if a dispute arises out of or relates to this Covenant, or the breach thereof, and the dispute cannot be settled through negotiation, Grantee and the City hereby agree to first attempt in good faith to settle the dispute by mediation, before resorting to litigation. Grantee's responsibilities to carry out all other actions subject to the terms of this Covenant that are not the subject of the dispute remain unchanged.

DEPARTMENT OF HEALTH AND HUMAN SERVICES – INDIAN HEALTH SERVICE:

By: Beverly Miller, Director, California Area Indian Health Service

Date

AMERICAN INDIAN HEALTH AND SERVICES:

By: Scott Black, Chief Executive Officer

Date

CITY OF SANTA BARBARA, a municipal corporation:

By: Elias Isaacson, Community Development Director

Date

**CITY OF SANTA BARBARA, a municipal corporation:
Approved as to Form by: Sarah J. Knecht, City Attorney**

By: Tava Ostrenger, Assistant City Attorney

Date

Attachment A

LEGAL DESCRIPTION

Real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

BEING A PORTION OF TRACT NO. 2 AND A PORTION OF TRACT 'A' AND PARCEL 4 OF THE PLAT OF HOFF GENERAL HOSPITAL TRACT FILED AS C-8-310R RECORDS OF THE CITY OF SANTA BARBARA ENGINEERING DEPARTMENT, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF ABOVE DESCRIBED TRACT NO. 2, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT NO. 2 SOUTH 00° 03' 22" WEST 239.06 FEET, TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH 84° 34' 12" EAST 96.20 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 89° 46' 38" EAST 396.21 FEET; THENCE NORTH 00° 03' 22" EAST 111.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT NO. 2 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 46' 38" EAST 34.01 FEET; THENCE NORTH 00° 03' 22" EAST 24.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND RADIUS OF 605.72 FEET WITH A RADIAL LINE OF NORTH 37° 30' 02" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 41.82 FEET THROUGH A CENTRAL ANGLE OF 03° 57' 22" TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

BEING A PORTION OF TRACT NO. 2 AND A PORTION OF TRACT 'A' AND PARCEL 4 OF THE PLAT OF HOFF GENERAL HOSPITAL TRACT FILED AS C-8-310R RECORDS OF THE CITY OF SANTA BARBARA ENGINEERING DEPARTMENT, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF ABOVE DESCRIBED TRACT NO. 2, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT NO. 2 SOUTH 00° 03' 22" WEST 239.06 FEET, TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH 84°34'12" EAST 96.20 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 89°46'38" EAST 396.21 FEET; THENCE NORTH 00°03'22" EAST 111.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT NO. 2 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°46'38" EAST 34.01 FEET; THENCE SOUTH 00°03'22" EAST 24.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND RADIUS OF 605.72 FEET WITH A RADIAL LINE OF NORTH 37°30'02" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 41.82 FEET THROUGH A CENTRAL ANGLE OF 03°57'22" TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF APPROVING A BOUNDARY LINE ADJUSTMENT, EXHIBIT "A-1" RECORDED APRIL 05, 2022 AS INSTRUMENT NO. 2022-16881 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH:

BEING A PORTION OF TRACT NO. 2 AND A PORTION OF TRACT 'A' AND PARCEL 4 OF THAT PLAT OF HOFF GENERAL HOSPITAL TRACT FILED AS C-8-310R RECORDS OF THE CITY OF SANTA BARBARA ENGINEERING DEPARTMENT, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF ABOVE DESCRIBED TRACT NO. 2, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT NO. 2 SOUTH 00°03'22" WEST 239.06 FEET, TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH 84°34'12" EAST 96.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 89°46'38" EAST 396.21 FEET; THENCE NORTH 00°03'22" EAST 111.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT NO. 2: THENCE SOUTH 89°46'38" EAST 34.01 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 605.72 FEET AND A RADIAL LINE OF NORTH 33°32'41" WEST; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE A DISTANCE OF 297.22 FEET THROUGH A CENTRAL ANGLE OF 28°06'50"; THENCE SOUTH 84°34'12" WEST 119.46 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF APPROVING A BOUNDARY LINE ADJUSTMENT, EXHIBIT "A-2 RECORDED APRIL 05, 2022 AS INSTRUMENT NO. 2022-16881 OF OFFICIAL RECORDS

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, IN QUITCLAIM DEED SANTA BARBARA COUNTY RECORDED APRIL 05, 2022 AS INSTRUMENT NO. 2022-16880 OF OFFICIAL RECORDS

APN'S 051-112-019 AND PORTION 051-112-018, NEW APN NOT YET ASSESSED

ATTACHMENT 1.

**CULTURAL RESOURCES INVENTORY AND
EVALUATION OF THE UNITED STATES ARMY RESERVE FREMONT HALL USAR
CENTER, SANTA BARBARA,
CALIFORNIA P-42-040915**

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94298-0001
(916) 853-6624 Fax: (916) 653-9824
calahpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov

July 16, 2007

In reply refer to: USA070613A

Colonel James O. Anderson
Deputy Chief of Staff, Engineer
United States Department of the Army
Headquarters, 63rd Regional Readiness Command
4235 Yorktown Avenue
Los Alamitos, CA 90720-5002

Re: Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California

Dear Colonel Anderson:

Thank you for your letter of 23 May 2007, received in my office on 13 June 2007, regarding the National Register of Historic Places eligibility of US Army Reserve centers in the state of California. You are consulting with me in order to comply with Section 110 of the National Historic Preservation Act of 1966 (16 U.S.C. 470h-2(a)), as amended.

Although in your letter you state that the Army has evaluated 32 reserve centers, the documentation you have included with your letter, *Cultural Resources Inventory and Evaluation of United State Army Reserve 63D Regional Readiness Command Facilities* (June 2007) evaluates 33 facilities. I am assuming that the difference represents a typographical error and consequently I will offer comments on the 33 facilities treated in the referenced report.

The Army has determined that the following four facilities are eligible for inclusion in the National Register:

- CA022-Long Beach USAR Center, Schroeder Hall, Los Angeles County
- CA038-Pasadena USAR Center, Desiderio Hall, Los Angeles County
- CA017-Victorville USAR Center/Air Support Facility, San Bernardino County
- CA072-Santa Barbara USAR Center, Fremont Hall, Santa Barbara County

The Army has further determined that the following facilities are not eligible for inclusion in the National Register:

- CA036-Heroic War Dead USAR Center, Alameda County
- CA0125-Oakland USAR Center #2, Alameda County
- CA007-Concord AFRC, PFC Baccigleiri Hall, Contra Costa County
- CA070-San Pablo USAR Center, Colonel Hunter Hall, Contra Costa County
- CA014-South Fresno USAR Center, Leyman Hall, Fresno County
- CA015-Fresno AFRC, Fresno County

- CA001-Bakersfield USAR Center, Wilkson Hall, Kern County
- CA002-Bell USAR Center, Patton Hall, Los Angeles County
- CA010-El Monte USAR Center, Los Angeles County
- CA027-Hazard Park USAR Center, Los Angeles County
- CA092-Sherman Oaks USAR Center, Daniels Hall, Los Angeles County
- CA093-Van Nuys, AMSA 32, Los Angeles County
- CA095-Holderman Hall USAR Center, Los Angeles County
- CA012-Marina USAR Center, Monterey County
- CA016-Garden Grove USAR Center, Orange County
- CA071-Tustin USAR Center, Orange County
- CA100-Garden Grove Lease, Orange County
- CA062-Sacramento USAR Center, BT Collins, Sacramento County
- CA063-San Bernardino USAR Center, San Bernardino County
- CA088-Upland USAR Center, Major Norman E. Thrall Hall, San Bernardino County
- CA185-Victorville USAR Center #2, San Bernardino County
- CA065-Van Deman Hall USAR Center, San Diego County
- CA178-San Diego USAR Center #2, San Diego County
- CA188-San Diego Lease #2, San Diego County
- CA021-Lathrop Center, Quinones AFRC, San Joaquin County
- CA031-Jones Hall, USAR Center, Santa Clara County
- CA069-San Jose USAR Center, Richey Hall, Santa Clara County
- CA120-Moffett Field, USAR Center, Santa Clara County
- CA090-Vallejo USAR Center, PFC Young Hall

Based upon a review of the documentation you provided me, I concur with your determination.

Thank you for seeking my comments. If you have any questions or concerns, please contact David Byrd, Project Review Unit historian, at (916) 653-9019 or at dbyrd@parks.ca.gov.

Sincerely,

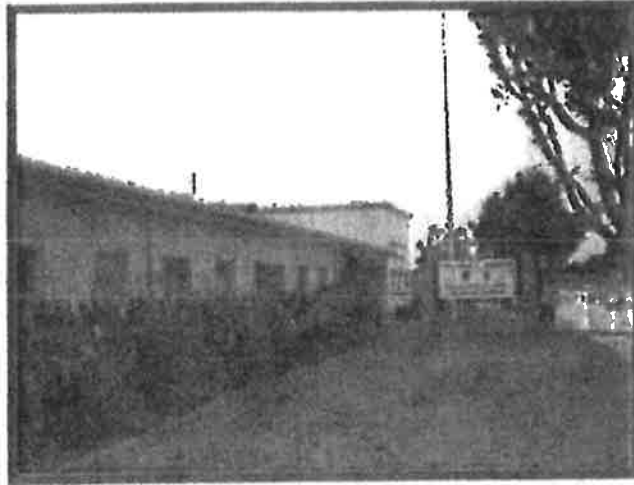
Susan K Shattuck for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

MWD:db

**CULTURAL RESOURCES INVENTORY AND EVALUATION
OF THE UNITED STATES ARMY RESERVE
FREMONT HALL USAR CENTER, SANTA BARBARA, CALIFORNIA
P-42-040915**

**63D REGIONAL READINESS COMMAND FACILITY CA072
CONTRACT NO. W912C8-05-P-0052**



Prepared by:

**Environmental Division
Office of the Deputy Chief of Staff, Engineer
63D Regional Readiness Command, U.S. Army Reserve
4235 Yorktown Avenue, Bldg. 7
Los Alamitos, California 90720**

With technical assistance from:

**PAR Environmental Services, Inc.
1906 21st Street
Sacramento, California 95814**

June 2007

**FREMONT HALL
UNITED STATES ARMY RESERVE CENTER
FACILITY ID NO. CA072
P-42-040915**

This facility consists of a 1956 United States Army Reserve (USAR) Center with an Organizational Maintenance Shop (OMS), located on about two acres of land in Santa Barbara. The hall is a one-story concrete block structure with a stucco exterior. The east, west, and south sides of the site are surrounded with chain link and barbed wire fencing. Lawn and foundation shrubs (Bird of Paradise) surround the south and east sides of the hall. These are also trees along State Street. The rest of the site is paved. The main façade of the hall faces north onto State Street, while the shop building faces west, into the paved parking area between the two buildings.

Record Search Results

A record search was conducted for the Fremont Hall USAR Center facility by the Central Coast Information Center (CCIC), University of Santa Barbara, California on November 23, 2005. The Fremont Hall facility is situated in Santa Barbara County and is depicted on the United States Geological Survey (USGS) Santa Barbara 7.5-minute topographic quadrangle. A two-acre area containing the facility was researched by the CCIC.

No recorded archeological sites or cultural resources survey reports were found within or adjacent to the Fremont Hall facility.

In addition, CCIC staff searched the following inventories: the State Historic Property Data Files, National Register of Historic Places, National Register of Determined Eligible Properties, California Historical Landmarks, California Points of Historic Interest, California Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility and the California Department of Transportation (Caltrans) State and Local Bridge Surveys list. No listed properties were found to exist within or adjacent to the Fremont Hall USAR Center facility.

Architectural Results

Fremont Hall USAR Center

The hall is T-shaped, with the main office section running east-west and the assembly hall connected at the rear (south) by a one-story breezeway. The center is a standard 200-Man Reserve Training Center designed by Reisner & Urbahn, Architects. It was constructed in 1956. A 1988 addition is present on the east elevation of the assembly hall and was designed by the Directorate of Facility Engineers, Fort Ord.

The main hall is concrete block with stucco exterior on a concrete slab foundation. The roof is very slightly gabled on the lower section and flat on the two taller sections. All roofs are likely finished with tar and gravel; no personnel were available to provide detailed information. The building consists of a long one-story rectangular main hall with a western end that is roughly eight feet taller (not a full two-story height). The assembly hall is taller. The taller portions have a boxed corniced eave, a typical Greek Revival element. The rest of the building has simple boxed eaves.

Fenestration is symmetrical throughout both buildings and consists of metal sash windows and doors. Windows on the east façade and eastern portion of the north façade appear to be replacement windows. Windows on the south, west, and western portion of the north façade appear to be original and consist of four panes of fixed glass over two panes of awning windows. The main entrance on the north façade consists of double metal doors with narrow vertical glass fixed panes and a fixed glass metal transom above. The entrance and the five sets of windows to its left are recessed and protected by the continued overhang of the roof, which is flat. There is a decorative red brick panel flanking the left side of the entrance that is complimented by a brick planter running the length of the recessed portion of the façade. There are additional (apparently replacement) windows symmetrically placed on the remainder of the north façade. The western section of this building to the right of the main entrance is one and a half stories high. Fenestration on the western façade consists of two banks of windows with two-inch deep recessions. Each bank consists of four columns of windows that are eight fixed lights over two awning lights.

The rear (south) façade of the western portion of the main hall has nine sets of original windows. All but one consist of four fixed lights over two awning lights. The other one is modified with the addition of a small air conditioner in the fixed portion of the window. There is also a set of double doors with large fixed glass panes on this elevation just to the right of the taller section. The east façade consists of a central metal pedestrian door flanked by two replacement windows on each side of the door. There is a single metal sash glass door on the west side of the breezeway between the main office section and the assembly hall. This door is flanked by large fixed pane glass windows.

Fenestration on the west façade of the assembly hall consists of four banks of windows. Each bank consists of four sets of six fixed lights over two awning lights. There are two metal louver vents on the south façade and the east façade was inaccessible. There is a modern addition on the east side of the assembly hall that is one-story high with a shed-roof. It has an entrance on its east façade that is recessed and overhung by the roof.

Organizational Maintenance Shop (OMS)

The OMS building is located at the eastern edge of the site. This standard one-story, concrete block two-bay OMS shop has two symmetrical metal roll-up doors on the west façade and two banks of windows along the top of the east façade (rear). Each bank consists of metal sash windows somewhat obscured by the presence of painted metal screening. There is a

single metal pedestrian door on the north façade with a metal louvered grill vent to the left of the door. The door is offset on the left of center. There does not appear to be any fenestration on the south façade, which was inaccessible.

Evaluation

The USAR Center and OMS buildings were constructed in 1956 by the United States Army Corps of Engineers (USACE) as a training and administrative facility. The main structure is the USAR Center building, supported by the OMS building behind it. These buildings were constructed by the USACE on behalf of the Army Reserve using master plans designed by the architectural firm of Reisner & Urbahn.

Army Reserve facilities throughout the United States were constructed as part of a building project following World War II. In the late 1940s, the New York design firm of Reisner & Urbahn, Architects, was contracted to work together with the USAR and the USACE to create standardized expandable plans for Reserve training centers and their vehicle maintenance shops known as OMS and AMSA. These plans were utilized by the USACE as sites were selected for construction of new facilities. At that point, the USACE would present the appropriate plan to a local contractor to build the Reserve Center and/or appropriate shop buildings. By the mid-1950s, the Reisner & Urbahn plans were being further modified by other architects hired by the USACE in building more sites. This trend continued thereafter, with design elements drifting farther from the original architectural style in order to stay current with changing building styles in the communities in which the facilities were being constructed.

The buildings at this site reflect a common construction style, using contemporary elements ubiquitous to both educational and military installations throughout the United States from this period, including simple, undecorated elevations, flat or slightly gabled roofed with boxed eaves, and utilitarian styling. However, they represent a local adaptation by the USACE of the original Reisner & Urbahn design from this period, and are nearly unaltered examples of a one-story USAR center with a stucco exterior and its associated two-bay stucco OMS. Although they are military facilities constructed during the Cold War era, they are not associated with significant defense elements, such as nuclear, missile, or air defense sites, which have been found to reflect the critical, significant importance of that era to American history.

These buildings relate to the build-up of the United States Army Reserve during the 1950s. They represent the USACE's use of original plans of Reisner & Urbahn. Reisner & Urbahn designed the master USAR facility plan that was then used and adapted across the nation. Most of these facilities have been extensively modified with new windows, added wings or other changes. Fremont Hall is intact and best reflects California's one story, stucco exterior adaptation of the original master Reisner & Urbahn design. The building's exterior also has been tailor-made for the Santa Barbara area and includes elements reflective of its Mission eclectic art nouveau architecture. Therefore, the Fremont Hall facility (USAR Center and OMS) appears eligible for inclusion in the National Register of Historic Places under Criterion C as an excellent and rare example of a nearly unmodified adaptation of the Reisner

& Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be an historic resource for the purposes of NEPA or CEQA.

Archaeological Results

A field survey was completed on February 27, 2006 by PAR staff. This facility includes an Army Reserve Center, an OMS building and paved and graveled areas for vehicle and equipment storage. There are landscaped areas covered with lawn surrounding the Reserve Center. Open dirt-covered areas border the parking lot on the south side and on the east side of the OMS. The only exposed soil within the site exists in these landscaped areas around the reserve center, dirt-covered strips along the parking lot, and around the OMS. These areas were walked and surveyed for cultural resources. No cultural resources were noted. The majority of the area within the site is paved or graveled over.

Conclusion

The Fremont Hall facility (USAR Center and OMS) appears eligible for inclusion in the National Register of Historic Places under Criterion C as an excellent and unique Southern Californian example of a Reisner & Urbahn adaptation for USAR centers. This structure has been somewhat modified with minor upgrades to the breezeway and some windows, but these are not substantial and do not detract from the building's overall integrity and sense of time and place. This facility appears to be an historic resource for the purposes of NEPA and CEQA. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance.

There is no indication of archaeological resources on site that could meet Criterion D of the National Register. However, the majority of the facility is paved and the presence or absence of subsurface archaeological material is unknown. If previously unidentified subsurface deposits are discovered during ground disturbing activities at the facility, work should be suspended in that location so that a professional archaeologist can assess the significance of the discovery in light of National Register of Historic Places criteria. The USAR should immediately initiate consultation with staff and the State Historic Preservation Officer (SHPO). Appropriate mitigation, as recommended by the archaeologist and concurred with by the 63D RRC and SHPO should be implemented, resulting in a "no adverse effect" determination as described in 36 CFR 800.9[c].

In the event that human remains are discovered during the implementation of future projects, the 63D RRC Environmental Division and the local coroner must be contacted immediately. If the coroner determines that the remains are of Native American or prehistoric origin, both the California Native American Heritage Commission and any identified descendants should be notified.

REFERENCES

California Department of Parks and Recreation (DPR)

1976 *California Inventory of Historic Resources*. California Department of Parks and Recreation, Sacramento.

1992 *California Points of Historical Interest* (with computer updates to October 2005). State Office of Historic Preservation, California Department of Parks and Recreation, Sacramento.

1996 *California Historical Landmarks* (with computer updates to October 2005). State Office of Historic Preservation, California Department of Parks and Recreation, Sacramento.

1998 *California Register of Historic Places* (with computer updates to October 2005). State Office of Historic Preservation, California Department of Parks and Recreation, Sacramento.

2002 *Historic Properties Directory* (with computer updates to October 2005). Office of Historic Preservation, California Department of Parks and Recreation, Sacramento.

United States Department of the Interior (USDI)

1976 National Register of Historic Places. *Federal Register 44* (with computer updates to October 2005). National Park Service, Washington, D.C.

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 PRIMARY RECORD

Primary # P-42-040915 H
 HRI# _____
 Trinomial _____
 NRHP Status Code 3S
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page P1 of P6 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center

P1. Other Identifier: Facility ID No. CA072, Santa Barbara USAR Center

*P2. Location: Not for Publication Unrestricted *a. County Santa Barbara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Santa Barbara Date 1952, Photorevised 1988 T 4N R 27W; Unsectioned area.

c. Address 3227 State St, Santa Barbara City Santa Barbara Zip 93105-3328

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 From US-101 North, exit toward Las Positas Rd. Stay straight to go onto Calle Real. Turn right onto Las Positas Rd. Turn right onto State St. End at 3227 State St.

*P3a. Description: (Describe resource and its major elements. Include design, materials condition, alterations, size, setting and boundaries)
 This facility consists of a contemporary USAR Center hall with an Organizational Maintenance Shop (OMS). The east, west, and south sides of the site are surrounded with chain link and barbed wire fencing. Lawn and foundation shrubs (Bird of Paradise) surround the south and east sides of the hall. These are also trees along State Street. The rest of the site is paved. The main façade of the hall faces north on to State Street, while the shop building faces west, into the paved parking area between the two buildings. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP.34. Military Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)
 P5a. Photo or Drawing (Photo required for buildings, structures and objects.)



P5b. Description of Photo: (View, date, accession #) View west.
2-27-06, Accession #

SBCo-FH-05-5037-043.jpg

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1956, 1961, 1988

*P7. Owner and Address:
U.S. Army Reserve
63D Regional Readiness Command
4235 Yorktown Avenue
Los Alamitos, CA 90720-5002

*P8. Recorded by: (Name, affiliation and address)
PAR Environmental Services, Inc
1906 21st Street, Sacramento, CA

*P9. Date Recorded: 2-27-2006

*P10. Survey Type: (Describe)
Cultural Resource Inventory

*P11. Report Citation: (Cite survey report and other sources, or enter "None")
Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities.
2007. PAR Environmental Services, Inc., Sacramento, CA.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

Page P2 of P6 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-27-2006 Continuation Update

P3a. (continued)

Fremont Hall

The hall is T-shaped, with the main office section running east-west and the assembly hall connected at the rear (south) by a one-story breezeway. The center is a standard 200-Man Reserve Training Center designed by Reisner & Urbahn Architects. A 1988 addition is present on the east elevation of the assembly hall and was designed by the Directorate of Facility Engineers, Fort Ord.

The main hall is concrete block with stucco exterior on a concrete slab foundation. The roof is very slightly gabled on the lower section and flat on the two taller sections. All roofs are likely finished with tar and gravel; no personnel were available to provide detailed information. The building consists of a long one-story rectangular main hall with a western end that is roughly eight feet taller (not a full two-story height). The assembly hall is taller. The taller portions have a boxed corniced eave, a typically Greek revival element. The rest of the building has simple boxed eaves.

Fenestration is symmetrical throughout both buildings and consists of metal sash windows and doors. Windows on the east façade and eastern portion of the north façade appear to be replacement windows. Windows on the southwest, and western portion of the north façade appear to be original and consist of four panes of fixed glass over two panes of awning windows. The main entrance on the north façade consists of double metal doors with narrow vertical glass fixed panes and a fixed glass metal transom above. The entrance and the five sets of windows to its left are recessed and protected by the continued overhang of the roof, which is flat. There is a decorative red brick panel flanking the left side of the entrance that is complimented by a brick planter running the length of the recessed portion of the façade. There are additional (apparently replacement) windows symmetrically placed on the remainder of the north façade. The western section of this building to the right of the main entrance is one and a half stories high. Fenestration on the western façade consists of two banks of windows with two-inch deep recessions. Each bank consists of four columns of windows that are eight fixed lights over two awning lights. The rear (south) façade of the western portion of the main hall has nine sets of original windows. All but one consist of four fixed lights over two awning lights. The other one is modified with the addition of a small air conditioner in the fixed portion of the window. There is also a set of double doors with large fixed glass panes on this elevation just to the right of the taller section. The east façade consists of a central metal pedestrian door flanked by two replacement windows on each side of the door. There is a single metal sash glass door on the west side of the breezeway between the main office section and the assembly hall. This door is flanked by large fixed pane glass windows. Fenestration on the west façade of the assembly hall consists of four banks of windows. Each bank consists of four sets of six fixed lights over two awning lights. There are two metal louver vents on the south façade and the east façade was inaccessible. There is a modern addition on the east side of the assembly hall that is one-story high with a shed-roof. It has an entrance on its east façade that is recessed and overhung by the roof.

Organizational Maintenance Shop (OMS)

The OMS shop building is located at the eastern edge of the site. This standard one-story, concrete block two-bay OMS shop has two symmetrical metal roll-up doors on the west façade and two banks of windows along the top of the east façade (rear). Each bank consists of metal sash windows somewhat obscured by the presence of painted metal screening. There is a single metal pedestrian door on the north façade with a metal louvered grill vent to the left of the door. The door is offset on the left of center. There does not appear to be any fenestration on the south façade, which was inaccessible.

Page P3 of P6 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-27-2006 Continuation Update

P5b. (continued)



East façade of hall with assembly hall in background, view west, 2-27-06, SBCo-FH-05-5037-038.jpg



Rear of center and east façade of assembly hall, view east, 2-27-06, SBCo-FH-05-5037-027.jpg

Page P4 of P6 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-27-2006 Continuation Update



East façade and portion of south façade of center, view northeast, 2-27-06, SBCo-FH-05-5037-026.jpg

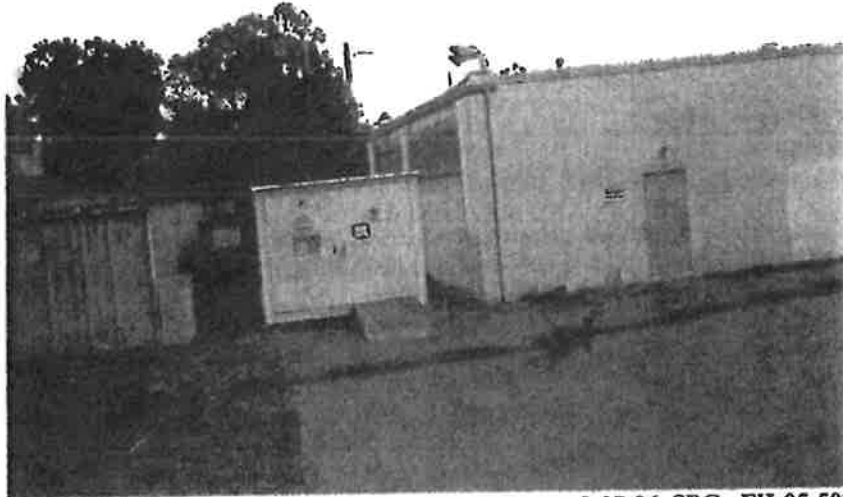


North and west façades of OMSA shop, view southeast, 2-27-06, SBCo-FH-05-5037-037.jpg

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-42-040915 H
HRI# _____
Trinomial _____

Page P5 of P6 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-27-2006 Continuation Update



East façade and portion of north façade of shop, view southeast, 2-27-06, SBCo-FH-05-5037-035.jpg

*NRHP Status Code 3S

Page B1 of B3 *Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center

B1. Historic Name: Fremont Hall USAR Center

B2. Common Name: Santa Barbara USAR Center, Facility No. CA072

B3. Original Use: Military B4. Present Use: Military

*B5. Architectural Style: Military contemporary vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
 This two-building Army Reserve facility was established in 1957. The main Reserve Center at the site, Fremont Hall, was constructed in 1956, while the Shop building was constructed in 1961. In 1988, modifications were made to the assembly hall, possibly in the addition of new doors to the breezeway connecting the main hall with the assembly hall.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None.

B9a. Architect: Reisner & Urbahn (USAR Center), Gerald Bense & Assoc. (Shop) b.Builder U. S. Army Corps of Engineers (USACE), Los Angeles

*B10. Significance: Theme Military Area Santa Barbara County
 Period of Significance 1956 Property Type Military Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

The USAR Center and OMS buildings were constructed in 1956 by the US Army Corps of Engineers (USACE) on behalf of the US Army Reserve (USAR) as a training and administrative facility. The main structure is the USAR Center building, supported by the OMS building behind it.

Army Reserve facilities throughout the United States were constructed as part of a building project following World War II. In the late 1940s, the design firm of Reisner & Urbahn was contracted to work together with the Army Reserve and the USACE to create standardized expandable plans for Reserve training centers and their vehicle maintenance shops known as Organizational Maintenance Shop (OMS) and Area Maintenance Support Activity (AMSA). These plans were utilized by the USACE as sites were selected for construction of new facilities. At that point, the USACE would present the appropriate plan to a local contractor to build the Reserve Center and/or appropriate shop buildings. By the mid-1950s, the Reisner & Urbahn plans were being further modified by other architects hired by the USACE in building more sites. This trend continued thereafter, with design elements drifting farther from the original architectural style in order to stay current with changing building styles in the communities in which the facilities were being constructed.

The buildings at this site reflect a common construction style, using contemporary elements ubiquitous to both educational and military installations throughout the United States from this period, including simple, undecorated elevations, flat or slightly gabled roofed with boxed eaves, and utilitarian styling. However, they represent a local adaptation of the original Reisner & Urbahn design from this period, and are largely unaltered examples of a one-story USAR center with a stucco exterior and its associated two-bay stucco OMS. Although they are military facilities constructed during the Cold War era, they are not associated with significant defense elements, such as nuclear, missile, or air defense sites, which have been found to reflect the critical, significant importance of that era to American history. They do, however, reflect the growing appreciation and need for Army Reserve soldiers during the 1950s.

These buildings relate to the build-up of the United States Army Reserve during the 1950s. They represent the USACE's use of original plans of Reisner & Urbahn. Reisner & Urbahn designed the master USAR facility plan that was then used and adapted across the nation. Most of these facilities have been extensively modified with new windows, added wings or other changes. Fremont Hall is intact and best reflects California's one story, stucco exterior adaptation of the original master Reisner & Urbahn design. The building's exterior also has been tailor-made for the Santa Barbara area and includes elements reflective of its Mission eclectic art nouveau architecture. Therefore, the Fremont Hall facility (USAR Center and OMS) appears eligible for inclusion in the National Register of Historic Places under Criterion C as an excellent and rare example of a nearly unmodified Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be an historic resource for the purposes of NEPA and CEQA.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-42-040915 H
HRI# _____

B11. Additional Resource Attributes: (List attributes and codes) N/A

Page B2 of B3 *NRHP Status Code 3S
*Resource Name or #: (Assigned by recorder) Fremont Hall USAR Center

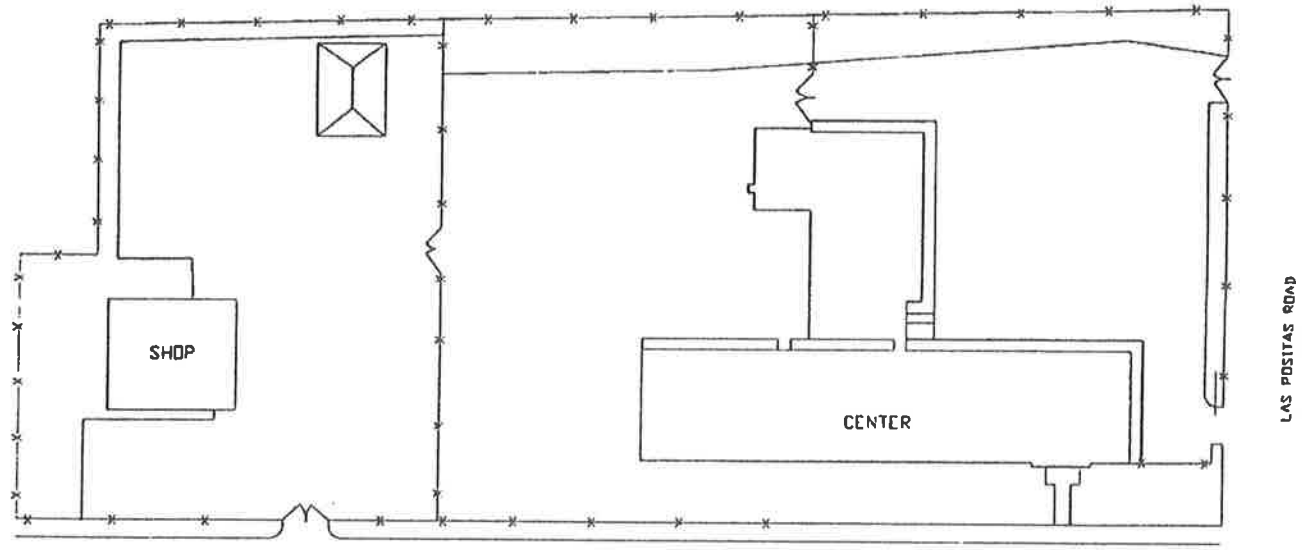
*B12. References: None

B13. Remarks: None

(Sketch Map with north arrow required.)
See attached facility map

*B14. Evaluator: PAR Environmental Services, Inc.
Sacramento, California
Date of March 8, 2006
Evaluation: _____

(This space reserved for official comments.)

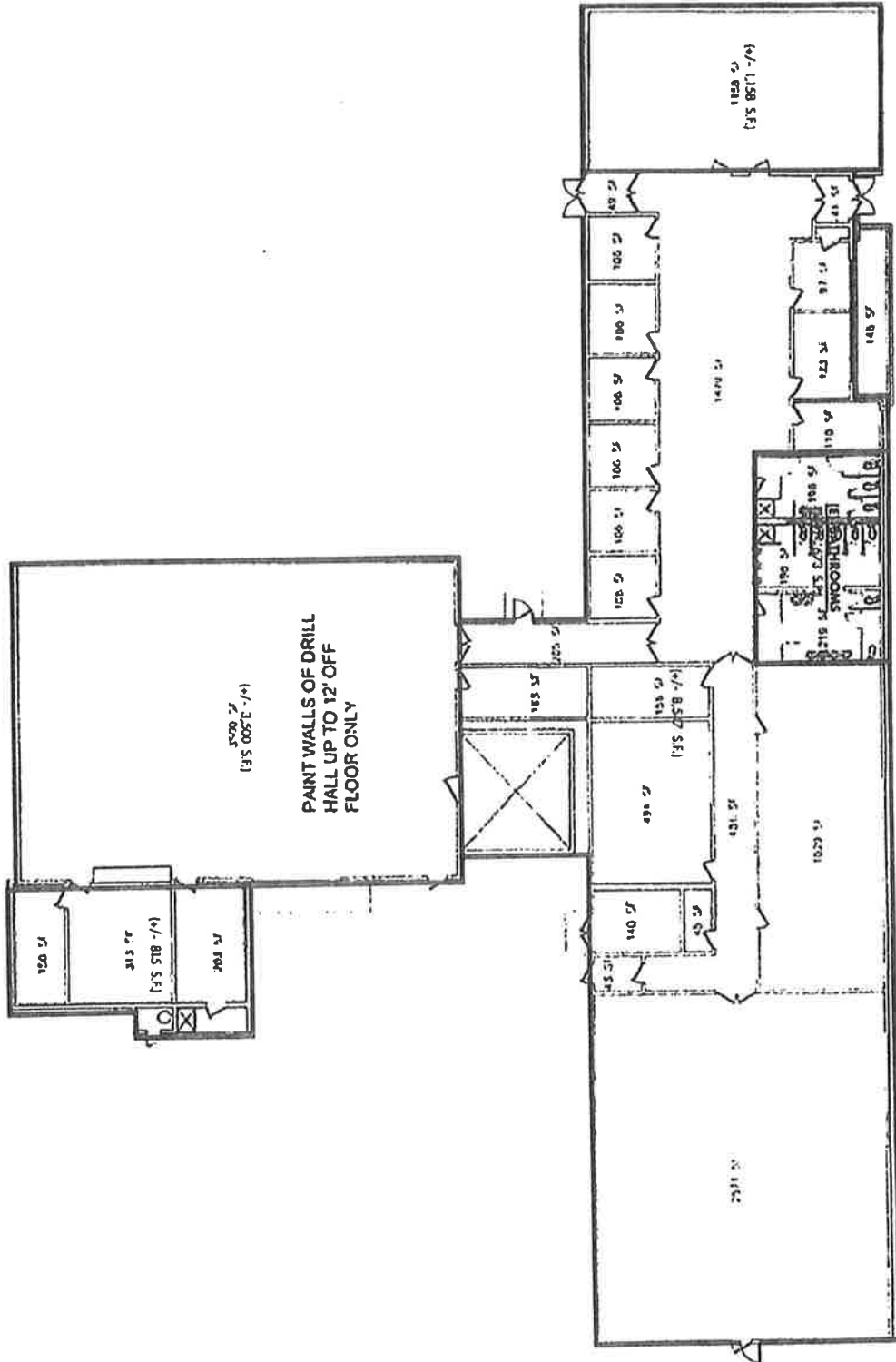


STATE STREET
SANTA BARBARA USARC
SITE PLAN





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



AMERICAN INDIAN HEALTH & SERVICES, INC.
3727 STATE STREET
SANTA BARBARA, CA 93105
PH: 805-112-150

beingarchitecture
INCORPORATED
1200 W. STATE STREET, SUITE 200
SANTA BARBARA, CA 93101
PH: 805-962-4146 FAX: 805-962-4035
WWW.BEINGARCHITECTURE.COM

19 Dec 10

B

16 Dental exam rooms	100 sq. feet each	1600	1600
16 Medical exam rooms	100 sq. feet each	1600	3200
7 Behavioral Health Counseling	100 sq. feet each	840	4040
1 large community health room	400 sq. feet	400	4440
5 Community health staff rooms	500 sq. feet each	500	4950
16 Administration offices	100 sq. feet each	1600	6540
1 meeting room	1500 sq. feet	1500	8040
3 small meeting rooms	300 sq. feet each	900	8940
Waiting room	600 sq. feet	600	9540
Sick room	100 sq. feet	100	9640
2 privacy/registration rooms	200 sq. feet	200	9840
Rest rooms	400 sq. feet	400	10240
Medical/ dental providers	950 sq. feet	750	10990
Breakroom	350 sq. feet	350	11340
Hallways	2200 sq. Feet	2200	13540
Medical lab	200 sq. feet	200	13740
2 Dental Labs	200 sq. feet each	400	14140

3500 square foot out building for storage

ATTACHMENT 2.

**HISTORIC STRUCTURES/SITES REPORT FOR 3237 STATE STREET, SANTA
BARBARA, CALIFORNIA**

HISTORIC STRUCTURES/SITES REPORT FOR 3237 STATE STREET, SANTA BARBARA, CALIFORNIA

Prepared for:



California Area Indian Health Service

650 Capitol Mall, Suite 7-100
Sacramento, California 95814
Donna M. Meyer, CEM/HPS
Environmental – Historic Coordinator

Prepared by:

DUDEK

621 Chapala Street
Santa Barbara, California 93101

SEPTEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Meaning
AIHS	American Indian Health and Services
APE	Area of Potential Effect
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CRHR	California Register of Historical Resources
CHRIS	California Historical Resources Information System
DPR	Department of Parks and Recreation
EA	Environmental Assessment
GSA	General Services Administration
HLC	Historic Landmarks Commission
HSSR	Historic Sites/Structures Report
IHS	Indian Health Service
MOA	Memorandum of Agreement
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
OMS	Organizational Maintenance Shop
POV	Privately Owned Vehicle
PQS	Professional Qualification Standards
PRC	California Public Resources Code
SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
UIO	Urban Indian Organization
UMT	Universal Military Training
USACE	U.S. Army Corps of Engineers
USAR	United States Army Reserve

Executive Summary

Dudek was retained by American Indian Health and Services (AIHS) to prepare an Historic Structures/Site Report (HSSR) for 3237 State Street, Santa Barbara, California (project site). While AIHS is the client for the project, California Area Indian Health Service (IHS) is the federal lead agency responsible for the Section 106 process. Dudek conducted archival research on the property, an intensive-level pedestrian survey of both the exterior and interior of the property, and completed an historical significance evaluation of the property in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Barbara designation criteria and integrity requirements. This HSSR was completed in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and the City of Santa Barbara Municipal Code Chapter 22.22 (Historic Structures), the City's Master Environmental Assessment with guidelines for historic structures and sites.

Archival research was conducted at the Santa Barbara Public Library, Santa Barbara Historical Museum's Gledhill Library, University of California Santa Barbara, City of Santa Barbara Assessors Office and the City of Santa Barbara Community Development Department for relevant city directory information, historic photographs, biographical information, building history, building records, notices of completion, county lot and block books, and deed information. Additionally, building permit history was reviewed using the City of Santa Barbara Planning Department Parcel Information Lookup online system.

In 2007, the project site was evaluated by the U.S. Army and the Fremont Hall USAR Center and Organizational Maintenance Shop (OMS) were determined eligible for inclusion in the NRHP under Criterion C as "an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design." In consideration of this finding, Dudek re-evaluated the Fremont Hall USAR Center at 3237 State Street, and found the property eligible under NRHP/CRHR Criteria C/3 and under City Criteria A and F. The subject property is recommended eligible for its association with the development of USAR centers throughout the United States, and for its predominately intact representation of an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for consideration as a City Structure of Merit (City concurrence pending).

In consideration of these findings, the building at 3237 is considered an historic property under Section 106 of the NHPA. Dudek understands that IHS has consulted with Office of Historic Preservation (OHP hereinafter SHPO) on its Finding of Adverse Effect and that SHPO concurred with the findings by letter dated July 16, 2020 (Appendix A). IHS invited the City and County of Santa Barbara to be consulting parties in the eventual preparation of a legally binding Memorandum of Agreement (MOA). The MOA will stipulate the resolution of adverse effects to ensure the long-term preservation of the property's historical significance. The MOA will also include stipulations for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and National Park Service (NPS) Preservation Briefs, as applicable. With execution of the MOA, adverse effects associated with the property transfer will be adequately mitigated, and the Proposed Action will have no adverse effect on historic properties (SHPO concurrence pending).

1 Introduction

Dudek was retained by the American Indian Health and Services (AIHS) to prepare an Historic Structures/Site Report (HSSR) for the Fremont Hall U.S. Army Reserve (USAR) Center located at 3237 State Street, Santa Barbara, California (project site). While AIHS is the client for the project, California Area Indian Health Service (IHS) is the federal lead agency responsible for the Section 106 process. Dudek conducted archival research on the property, an intensive-level pedestrian survey of the exterior and interior of the property, and completed an historical significance evaluation of the property in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Barbara designation criteria and integrity requirements. This HSSR was completed in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and the City of Santa Barbara Municipal Code Chapter 22.22 (Historic Structures), the City's Master Environmental Assessment with guidelines for historic structures and sites.

1.1 Project Location and Description

The Fremont Hall USAR Center (the Property) is located at 3237 State Street, Santa Barbara, California (Figure 1). The Property is located on a parcel of land that is part of the former Hoff General Hospital, a military hospital. The United States Department of War (currently named the United States Department of Defense) declared the Property a surplus property and turned it over to the Federal Public Housing Authority for disposal in January 1946. The Property was conveyed to the County of Santa Barbara Housing Authority by deed in June 1946, and in 1955, the U.S. General Services Administration (GSA) purchased 2.48 acres from the County in 1955 with an additional 0.33 acres via lease in 1956.

The Property is approximately 2.5 acres and is relatively flat with two permanent structures: Fremont Hall USAR Center and an Organizational Maintenance Shop (OMS). Constructed in 1956, Fremont Hall USAR Center is a one-story structure previously used for administrative offices, training classrooms, and unit storage, with a drill hall located to the rear of the building. The Assembly Hall addition was added to the south elevation in 1961. Constructed in 1961, the OMS is also a one-story structure that the USAR used for light-vehicle maintenance. The remainder of the property consists of Privately Owned Vehicle (POV) parking areas, a fenced Military Equipment Parking area, and landscaped grounds. Both Fremont Hall USAR Center and the OMS building were determined eligible for listing to the National Register of Historic Places in 2007 (Par and USAR 2007, p. 70). The California Office of Historic Preservation (SHPO) concurred with the determination in July 2007 (OHP 2007, p.1 [Appendix A]).

On April 17, 2017, the USAR deemed the Property excess to its needs and submitted a Report of Excess to the GSA. GSA declared the Property surplus to the Federal Government's needs on May 12, 2017. The USAR vacated the Property in 2009.

The IHS has the authority by statute to accept funds from outside sources and the authority to acquire and donate surplus property to an Urban Indian Organization (UIO). IHS has accepted funds to acquire the Property from GSA and will donate the Property to the American Indian Health and Services, Inc. (AIHS), an UIO, for the future development of a Health Services Clinic. AIHS is a Santa Barbara based non-profit that provides medical, dental, pediatric, and behavioral services to meet the growing healthcare needs of its American Indian/Alaska Native (AI/AN) beneficiaries. IHS's action of transferring the Property to a non-federal entity meets the definition of an undertaking and an adverse effect pursuant to the Code of Federal Regulations (CFR) Title 36, Part 800. An

Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) is being completed by IHS because the proposed action does not meet IHS's categorical exclusions. For the purposes of this report, the Proposed Action (undertaking pursuant to the NHPA) refers to the transfer of property from IHS to AIHS. The EA analyzes the potential environmental impacts on the quality of the human environment of the Proposed Action as a result and the future use of the existing buildings as a health services clinic.

1.2 Area of Potential Effects (APE)

The APE is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties. Determination of the APE is influenced by the project's setting, the scale and nature of the undertaking, and the different kinds of effects that may result from the undertaking (36 CFR §800.16[d]).

The Proposed Action would transfer the property at 3237 State Street out of Federal ownership and change the use of the building to a Health Services Clinic. No other changes are proposed to the property at this time and there is no vertical APE. Therefore, the APE was established as the legal boundary of the property proposed for transfer (Figure 2).

1.3 Project Personnel

This report was prepared by Dudek architectural historians Sarah Corder, MFA, Kate Kaiser, MSHP and Nicole Frank, MSHP. Dudek Historic Built Environment Lead Sarah Corder, MFA served as the Architectural History Principal Investigator for the project. All project personnel meet the Secretary of the Interior's Professional Qualification Standards (PQS) for architectural history (36 CFR Part 61) (see Appendix B, Preparer's Qualifications).



SOURCE: USGS 7.5-Minute Series Santa Barbara Quadrangle



FIGURE 1
Project Location

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SOURCE: CIRGIS 2017

DUDEK

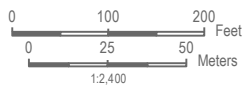


FIGURE 2
Project Area of Potential Effect

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2 Regulatory Setting

2.1 Federal

National Historic Preservation Act

The NHPA established the NRHP and the President’s Advisory Council on Historic Preservation (ACHP), and provided that states may establish State Historic Preservation Officers (SHPOs) to carry out some of the functions of the NHPA. Most significantly for Federal agencies responsible for managing historic properties, Section 106 of the NHPA directs that “[t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under Title II of this Act a reasonable opportunity to comment with regard to such undertaking.” (16 U.S. Code 470f).

The content of 36 CFR 800 implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those properties listed in or eligible for listing in the NRHP), including consultation with Indian tribes or Native Hawaiian organizations that attaches religious or cultural significance to historic properties that may be affected by an undertaking.

The ACHP issues regulations to implement Section 106, provides guidance and advice on the application of the procedures and generally oversees the Section 106 process. The steps necessary for identifying historic properties is found at 36 CFR 800.4, and are as follows:

- Determine and document the APE (36 CFR 800.16(d));
- Review existing information on historic properties within the APE, including any data concerning possible historic properties not yet identified;
- Seek information, as appropriate from consulting parties and other individuals and organizations likely to have knowledge of, or concerns with, historic properties in the area, and identify issues relating to the undertaking’s potential effect on historic properties; and,
- Gather information from any Indian Tribe or Native Hawaiian organization to assist in identifying properties, including those located off tribal lands, which may be of religious and cultural significance to them and may be eligible for the National Register;
- Make a reasonable and good faith effort to carry out appropriate identification efforts, including background research, consultation, field investigation and field survey (including phased identification and evaluation);
- Apply NRHP criteria to determine resource eligibility for NRHP listing.

Fulfilling these steps is generally thought to constitute a reasonable level of effort to identify historic properties within the APE for an undertaking. An undertaking will have an adverse effect when:

an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative" (36 CFR Part 800.5(1)).

The process of determining whether an undertaking may have an adverse effect requires the Federal agency to confer with consulting parties to appropriately consider all relevant stakeholder concerns and values. Consultation regarding the treatment of a historic property may result in a Programmatic Agreement (PA) and/or MOA between consulting parties that typically include the lead Federal agency, SHPO, and other invited individuals or organizations that will assume a specific role or responsibility. Treatment documents—whether resource-specific or generalized—provide guidance for resolving potential or realized adverse effects to known historic properties or to those that may be discovered during implementation of an undertaking. In all cases, avoidance of adverse effects to historic properties is the preferred treatment measure, and it is generally the burden of the Federal agency to demonstrate why avoidance may not be feasible.

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

The National Register of Historic Places Bulletins for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, Federal agencies, and others in evaluating potential entries into the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in National Register Bulletin, “How to Apply the National Register Criteria,” as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). The National Register Bulletin asserts that properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register unless the property achieving significance within the past 50 years is of exceptional importance.

2.2 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

2.3 Local

City of Santa Barbara Municipal Code – Chapter 30.157 Historic Resources

30.157.025 Significance Criteria

In considering a proposal to designate or recommend designation of any structure, site or feature as a Landmark, Structure of Merit or for inclusion on the Historic Resources Inventory, any structure, site or feature must be at least 50 years of age, meet one or more of the criteria outlined below, and retain historic integrity. The designating authority must find that the structure, site or feature retains enough historic integrity of location, design, setting, materials, workmanship, feeling, and association that it conveys its historic significance in accordance with the most recent National Register of Historic Places Bulletin *How to Apply the National Register Criteria for Evaluation*. The designating authority must find that the structure, site or feature meets one or more of the following Significance Criteria:

1. It is associated with events that have made a significant contribution in our past;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction;
4. It yields, or may be likely to yield, information important in prehistory or history; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood. (Ord. 6006, 2021)

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3 Background Research

3.1 California Historical Resources Information System (CHRIS) Records Search

On July 18, 2019, Dudek conducted a search of the CHRIS for the proposed project area and a 0.25 mile record search area at the Central Coast Information Center (CCIC), located on the campus of University of California, Santa Barbara. This search included collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources included historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix C.

3.1.1 Previously Conducted Cultural Resource Studies

The CCIC records indicate that seven (7) cultural resources investigations have been conducted within a quarter (0.25)-mile of the study area between 1980 and 2012. Of these, two (2) studies overlap a portion of the study area, SR-00039 and SR-04068. Table 1, below, summarizes all seven previous cultural resources studies followed by a brief summary of the overlapping studies.

Table 1. Previous Cultural Resources Investigations within 0.25-Mile of the Proposed Study Area

CCIC Report Number (SR-)	Title	Author	Year	Proximity to Study Area
00039	Cultural Resources Overview for the Santa Barbara Regional Wastewater Reclamation Study	Brown, S., Grijalva, J., Ringer, D., and Whitney, B.	1980	Overlaps
00689	A Phase 1 Prehistoric Archaeological Resource Evaluation for a Proposed Addition and Modifications to a Residence at 3110 Argonne Circle, Santa Barbara, California	Wilcoxon, L.	1989	Outside
01545	Second Addendum: Phase I Cultural Resources Survey Santa Barbara Water Reclamation Project (Phase 2)	Science Applications International Corporation (SAIC) and Preservation Planning Associates	1991	Outside
03555	Phase 1 Archaeological Resources Report, Traffic Congestion Relief Program, Santa Barbara, CA	Bass, B.	2006	Outside

Table 1. Previous Cultural Resources Investigations within 0.25-Mile of the Proposed Study Area

CCIC Report Number (SR-)	Title	Author	Year	Proximity to Study Area
04068	Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities, Contract No. W912c8-05-P-0052	PAR Environmental	2007	Overlaps
04205	Verizon Cellular Communications Tower Site - State & De La Vina 29 Calle Laurles Santa Barbara, CA 93105	Hollins, J.	2008	Outside
04877	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV01928B (May Fair), 3230 State Street, Santa Barbara, Santa Barbara County, California	Bonner, Wayne H. and Crawford, Kathleen A.	2012	Outside

SR-00039

SR-00039 was a literature review conducted in support of the 1980 Santa Barbara Regional Water Reclamation Study. The study examined impacts from three alternatives and identified 17 recorded sites within the study area boundaries. None of these were within the proposed project APE (Brown et.al. 1980).

SR-04068

SR-04068 was a cultural resource inventory and evaluation report prepared for the Fremont Hall USAR Center. The report was part of a larger NHPA Section 110 inventory of Cold War-era USAR resources throughout California, Arizona and Nevada. The study investigated 46 Army Reserve Center and Facilities, constructed between 1952 and 1989 and recommended four USAR facilities as eligible for inclusion in the NRHP, including the subject property of this report, Fremont Hall USAR Center, 3237 State Street, Santa Barbara (PAR and USAR 2007).

3.1.2 Previously Recorded Cultural Resources

The CCIC records indicates that one (1) previously recorded resource falls within the records search area. This resource consists of a multi-family residential property located nearly 0.25-mile from the APE (Table 2). No prehistoric or historic archaeological sites or resources have been previously recorded within 0.25-mile of the study area.

Table 2. Previously Recorded Cultural Resources Within 0.25 Mile of the Study Area

Primary Number	Age and Type	Description	NRHP Eligibility	Recorded By and Year	Proximity to Study Area
P-42-040962	Historic: Built Environment	29 Calle Laureles; HP3: Multi-family property and HP6: 1-3 story commercial building; built 1950	6Z (Found ineligible for NR, CR or Local designation through survey evaluation)	2008 (J. Hollins; URS Corp.	Outside

3.2 Archival Research

Previous Evaluation of 3237 State Street (P-42-040915)

In June 2007, USAR, with technical assistance from PAR Environmental Services, Inc., prepared a historical significance evaluation of the Fremont Hall USAR Center, as part of a multi-state evaluation of 46 USAR centers within the USAR 63D Regional Readiness Command. There were 33 of the 46 centers evaluated under this study that were located in California. The evaluation report proposed that the Fremont Hall USAR Center appeared eligible for inclusion in the NRHP under Criterion C as:

[...] an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA (PAR and USAR 2007: 3-4).

The California SHPO concurred with this finding of eligibility for the subject property, as well as three other USAR properties in a letter dated July 16, 2007 (USA070613A; OHP 2007, p. 1 [Appendix A]).

USAR As-Built Drawings for 3227 State Street

In April 2021, Dudek staff was provided with as-built drawings sheet sets related to proposed improvements, additions, and alterations to the buildings and grounds at the Fremont Hall USAR Center, at 3237 State Street in Santa Barbara. The original, 1950s drawing sheet sets were not included with these records. Records date between 1961 and 1982. These sheet sets were used in the preparation of the building description and alterations section of this HSSR. They included:

- 1961 – Assembly Hall addition, Maintenance Shop added, gas dispensing pumps added (Bense 1961)
- 1965 – Ground maintenance plan (McKee 1965)
- 1972 – Ground maintenance plan (Swanson 1972)
- 1972 – Wash platform, rainwater collector, clarifier, luminaire streetlight and roof mounted floodlights (Arrowhead 1972)
- 1982 – USAR Center addition (Robinson et al. 1982)

City of Santa Barbara Community Development Department

On June 20, 2019, Dudek contacted the City Urban Historian, Nicole Hernandez and requested any available information for the subject property including plans, drawings, or building records. No architectural drawings were available from the Community Development Department, but the City Urban Historian informed us that we should consult the City Street File database online for additional information. The City Street File contained a few permits and letters regarding the property, which were used in the preparation of this context.

After Dudek received as-built drawings in April 2021, Dudek made another request for information and any additional permits from the City of Santa Barbara Community Development Department. On May 4, 2021, Jessica

Carrillo, an Administrative Specialist at Records and Archives responded that the City had no additional records on file for the subject property.

Gledhill Library Santa Barbara Historical Museum

Dudek visited the Gledhill Library Santa Barbara Historical Museum on June 20, 2019, and met with Michael Redmon, Director of Research. Mr. Redmon looked through the archives and provided various documents, articles, and newspaper clippings related to the project APE. The documents and photographs from the Gledhill Library were used in the preparation of the historic context.

UC Santa Barbara Architecture and Design Collection

Dudek contacted the UC Santa Barbara Architecture and Design Collection via email on July 23, 2019 to request any original drawings or documents pertaining to the subject property. An incomplete set of drawings was located in the collection and information obtained from the drawings was used in the preparation of the historic context.

Review of Historic Aerial Photographs

Historic aerial photographs were available from Nationwide Environmental Title Research (NETR) for the 1947, 1967, 1994, 2002, 2005, 2009, 2010, 2012, and 2014. Additional photographs were available from the Aerial Photograph Collection at the University of California Santa Barbara Map and Imagery Laboratory for the years 1927, 1929, 1938, 1943, 1948, 1953, 1956, 1959, 1962, 1966, 1972, 1975, 1982, 1986, and 1997. Recent imagery was available for the years 2014 through 2019 using the “Historical Imagery” tool in Google Earth.

In the earliest photographs from 1927 and 1929, the outline of the subject property lot is bound by the railroad/State Street to the north, two long agricultural tracts to the west, and angled Samarkand Road forming the south and east boundary. The park tract itself appears flood damaged and has a sandy hill in the eastern portion. The San Roque neighborhood surrounding Argonne Circle to the north is under construction with several of the radiating streets under construction. By the 1938 photograph, the subject property appears under cultivation, with at least four, loosely demarcated fields, beside the orchards to the west. The San Roque neighborhood to the north and the residential neighborhood southeast of Samarkand Road are growing denser, with houses and small lots taking up the available spaces.

The 1943 photograph is markedly different. The triangular subject property lot now contains 15 long barracks-style structures and three smaller buildings, with medical crosses painted on the roof. A larger lot to the southwest contains more barracks and larger administrative buildings in a military yard. In the 1948 photograph, the barracks and medical buildings are still present in the APE, but there are also parking lots, a road (southwest to northeast) through the lot, a fence around the north section and the barracks section, and a new rectangular tennis court at the northwest corner of the lot. Las Positas Road is visible in this photograph, a recently cut dirt road, and sparse residential and industrial buildings are present on the west side of the road where an orchard lot was once located.

In 1956, the subject property is clearly under construction. The 1956 photograph is such that the building had its interior stud walls in place, but no roof, so the interior layout is clear. The barracks are still present to the southeast, but the industrial and residential properties across Las Positas Road appear demolished. North of State Street, large buildings with irregular plans, likely multi-family properties or commercial properties, now fully line the north side of State Street and enjoy a wide setback from the roadway. There are still orchard properties further west of the subject property along State Street, but the residential developments surrounding them appear fully developed and taking over some of the former orchard groves.

In the 1959 photograph, the subject property appears as a rectangular-plan 1 story building in the corner lot southeast of the State Street and Las Positas Road intersection (Figure 3). A square-plan building now borders it in a triangular lot to the east. The barracks buildings immediately southeast of the subject property are beginning to be demolished. Several are intact but the remainder are gone or being visibly dismantled in the photograph. The large barracks complex to the southwest has been completely demolished and replaced with a golf course. West of the subject property, all of the orchards are now gone, and the beginning of an L-plan shopping center is taking up the corner lot west of Las Positas Road.



Figure 3. Close-scale aerial from 1959 (Hurd 1959)

By the 1962 aerial, the Assembly Hall addition on the south elevation of the main center building has been added. The addition replaced a parking area and is connected to the main building by a small breezeway, creating an L-plan looking building. Across the small parking area, on the east portion of the property, the OMS building has also been added to the property. Also, in 1962, the first buildings associated with the shopping center across Las Positas Road appear, as well as homes in the residential developments over the former orchard groves. All barracks have been removed to the southwest, and their former location re-vegetated with grass and sparse trees. In 1966, a large parking lot appears south of the subject property, but there are no changes to the buildings. In 1968, a few baseball fields appear in the green space southeast of the subject property, and the space appears to have a few outbuildings. In 1972, there are still no changes to the building, but the park gets a large pair of square grassy fields, outlined by paths, and an additional parking lot on the north side. There are no evident changes in the 1975 or 1982 photographs.

In the 1986 aerial photograph, the subject property building gains a sizable addition (approximately 58' X 50'), changing the L-plan to a T-plan building. There are no other visible changes to the subject property or surrounding neighborhood. Changes from 1994 onward are minor. The parking lot associated with the shopping center across Las Positas Avenue is landscaped with trees by 1994. Between 1994 and 1997 gas pump near the OMS building have been removed. In 2002, a new corner property in the shopping center appears under construction. There are no other notable changes through present.

Review of Sanborn Maps

Sanborn Fire Insurance Company maps for the City of Santa Barbara were available for the years 1886, 1888, 1892, 1907, 1930, and 1950. Sanborn maps were reviewed from the ProQuest "Digital Sanborn Maps 1867-1970" website. The APE is not covered by early maps prior to 1930. However, the 1931 map labels the surrounding

neighborhoods southeast of Samarkand and the San Roque neighborhood as “proposed”. The subject property appears just inside the border labeled “City Line”. State Street is labeled as Hollister Avenue. There are no observable changes in the 1950 map, which still shows the subject property within city boundaries but marked as “proposed” (Sanborn 1930, 1950).

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4 Historic Context

4.1 Pre-History and Ethnography of Santa Barbara

The local prehistoric chronology is divided into four major periods – Paleoindian, Early Period, Middle Period, and Late Period. It is generally accepted that humans entered the New World during the latter part of the Wisconsin glaciation between 40,000 and 20,000 years before present (B.P.). The earliest unquestioned evidence of human occupation in southern Santa Barbara County is dated to between 10,000 to 8,000 B.P. (Erlandson and Colten 1991). Paleoindian groups during this time focused on hunting Pleistocene megafauna, including mammoth and bison. Plants and smaller animals were undoubtedly part of the Paleoindian diet as well, and when the availability of large game was reduced by climatic shifts near the end of the Pleistocene, the subsistence strategy changed to a greater reliance on these resources. Post-Pleistocene changes in climate and environment are reflected in the local archaeological record by approximately 8,000 B.P., the beginning of the Early Period, as defined by Chester King (1990). The Early Period of the Santa Barbara Channel mainland was originally defined by Rogers (1929), who called it the “Oak Grove” Period. The diagnostic feature of this period is the mano and metate milling stones, which were used to grind hard seeds such as sage for consumption. Toward the end of the Early Period, sea mammal hunting appears to have supplemented subsistence strategies (Glassow et al. 1990).

The Middle Period (3,350 to 800 B.P.) is characterized by larger and more permanent settlements, related to a generally wetter environment. Materials from Middle Period sites reflect a greater reliance on marine resources and include marine shells, fish remains, and fishhooks. A major shift in vegetable food exploitation occurred, as the mano and metate milling stones were replaced by stone mortars and pestles. This indicates a transition from seed gathering to oak tree acorn gathering and processing, a result of cooler temperatures and more expansive oak woodland habitats. Toward the end of this period, the plank canoe was developed, making ocean fishing and trade with the Channel Islands safer and more efficient (Arnold 1987). Terrestrial resources continued to be exploited as evidenced by the presence of contracting-stemmed and corner-notched projectile points from Middle Period sites (Bamforth 1984).

The Late Period (800 to 150 B.P. or approximately A.D. 1150 to 1800) was a time of increased social and economic complexity. The increased number of permanent and semi-permanent villages clustered along the Santa Barbara Channel and on the Channel Islands, and the diversity of environmental site settings in which sites have been identified, indicates a substantial increase in prehistoric population (King 1990, Johnson and McLendon 1999, Gamble 2008). Intensification of terrestrial as well as marine resources occurred. Acorns continued to be processed, and land mammals were hunted with the bow and arrow, rather than exclusively by spear. Trade networks, probably controlled by village chiefs, expanded and played an important part in local Chumash culture, reinforcing status differences and encouraging craft specialization. Shell beads, found throughout the Early and Middle Periods, increased in number and variety, related to status and social value (King 1990, Gamble 2008, Johnson 1988). The protohistoric culture of the Chumash was terminated by the arrival of a Spanish expedition led by Gaspar de Portolá in 1769. Chumash culture changed dramatically with the establishment of the Missions of Santa Barbara, Santa Ynez, and La Purísima (Johnson 1988).

4.2 Historical Overview of Santa Barbara

The historic occupation of the project area can be divided into three settlement periods: the Mission Period (A.D. 1769–1830), the Rancho Period (ca. A.D. 1830–1865), and the American Period (ca. A.D. 1865–1915). Construction of Mission Santa Barbara in 1786 altered both the physical and cultural landscape of the region. The mission was the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Following the secularization of the missions by the Mexican Government in 1821, California became part of the Republic of Mexico (CSB 2011).

Secularization of lands and a focus on cattle raising marked the Rancho Period, where large land grants of mission lands were ceded to wealthy, prominent Spanish families. Native Americans continued to work as laborers on ranchos during this period. With California statehood in 1850 and the advent of the American Period, farming and more intensive land uses steadily replaced cattle stock raising. Cattle ranching was substantially curtailed by a prolonged drought in the 1860s (CBS 2011).

Shortly following the establishment of California as a state, the American Gold Rush became a huge factor in the development of many towns in California, including Santa Barbara. It is during the American Period that Santa Barbara transformed from a small town to a sizable city. Advances in transportation and infrastructure within the rapidly developing city provided additional opportunities for commerce and increased settlement. Two of the most significant advances in transportation and infrastructure were the construction of Stearns Wharf in 1872 and the construction of the railroad in the early twentieth century. These innovations connected Santa Barbara not only to the rest of California, but also to the rest of the world through its thriving shipping industry (CSB 2011, 2019; DSB 2018).

The early 1900s were a period of substantial growth and development within the City. By 1910, the population reached 11,659. A variety of traditional industries grew such as retail, banking, and service-related businesses. In addition, there was a significant development in the tourism industry and the silent film industry. By the turn of the twentieth century, Santa Barbara had become a well-established destination for people from the Eastern states trying to escape the harsh winter months. As a result, State Street flourished with new hotels, commercial and service businesses, and specialty shops, further supporting the resort atmosphere of the city and the local clientele (CSB 2019; DSB 2018).

In addition to commercial development, important steps were taken during the first two decades of the twentieth century to support the increased population including construction of the Gibraltar Dam (started in 1913 and completed in 1920); construction of the Central Library and Post Office in 1917; construction of the Sheffield Reservoir water storage facility in 1918; and the expansion of the police force to include an automobile in 1915 and a shooting range in 1920. By 1920, the population had grown to 19,441 (CSB 2019).

Another significant event that would prove significantly influential to Santa Barbara's architectural history was the Panama-California Exposition of 1915 in San Diego. Following the exposition in the late 1910s and 1920s, Santa Barbara took steps to create buildings designed in the Spanish Colonial Revival style in an effort to have a unifying architectural theme that highlighted Santa Barbara's history as a mission site and Hispanic heritage. Groups such as the Santa Barbara Community Arts Association (1919) and the Plans and Planting Committee (1922) formed and took on city beautification projects and promoted architectural competitions and exhibitions showcasing proposed changes to the downtown commercial core, which had previously been composed of the same Victorian-style buildings found in most Californian cities at the time. The Central Library (1917), Santa Barbara County

National Bank (1919), City Hall (1923), Santa Barbara High School (1924), and the Lobero Theater (1924) represent some of these projects completing the Spanish Colonial Revival style in the city. In addition to the interest in architecture, there was clear interest in other community-related art and culture development in the early teens and twenties (CSB 2011, 2019).

Although Santa Barbara was on a trajectory towards becoming a flourishing modern city, on June 29, 1925 a large earthquake destroyed or damaged many of the unreinforced masonry commercial buildings in Santa Barbara's downtown core (Figure 4), caused the partial collapse of the towers at the Santa Barbara Mission, and caused a dam failure at Sheffield Reservoir, losing 45 million gallons of stored water. Residential buildings were mostly wood frame structures and sustained fewer damages as a result of the quake. After a post-earthquake survey by city engineers, they concluded that roughly 18% of the downtown building stock were destroyed beyond repair and needed to be demolished. Following the earthquake, the city took significant steps towards rebuilding, including the establishment of an Architectural Review Board to control new construction and renovation planning. Following the earthquake, the City of Santa Barbara continued to rebuild, and grow throughout the first half of the twentieth century, but also forced new development of the suburban areas outside of the damaged downtown core. The increasing ubiquity of automobiles in the 1920s led to the first automobile suburbs in the West Side, Upper East Side, Riviera, and San Roque areas (CSB 2011; DSB 2018).



Figure 4. Santa Barbara after 1925 earthquake, 1000 Block State Street, 1925. (Edson Smith Photo Collection, Black Gold Cooperative Library System, Santa Barbara Public Library)

The 1920s were also marked by the boom of the oil production industry in Santa Barbara. The Ellwood Oil Field was discovered in 1928. Hundreds of oil fields and derricks were in production along the South Coast, with the majority clustered near Ellwood Beach west of Goleta (Figure 5). Oil industry both on- and off-shore were tied to the harbor in Santa Barbara, which gained a breakwater structure in 1930, creating a safe harbor for commercial shipping and private boats. Oil production and shipping would become a major industry in Santa Barbara for the next few decades (CSB 2019).



Figure 5. Santa Barbara Mesa with oil wells, circa 1930. (Edson Smith Photo Collection, Black Gold Cooperative Library System, Santa Barbara Public Library)

As a result of the Great Depression, Santa Barbara had few developments in the 1930s. Between 1920 and 1930, the population of Santa Barbara had grown from 19,441 to 33,613, but this growth would sharply drop in the depression years. The City's response to the crisis was to turn to wealthy citizens for charitable relief. Four philanthropists formed the Citizens Unemployment Relief Committee in 1930, and employed roughly 200 workers through the City's parks and road maintenance departments; however, this was unsustainable as many of Santa Barbara and Montecito's upper class philanthropists were also financially strained after the stock market collapse. Beginning in 1932, Franklin D. Roosevelt's presidential term and his New Deal legislation provided some relief after private funds fell through. Federal funding in the amount of \$22 million came through as Works Progress Administration (WPA) projects for the Santa Barbara Bowl, Los Baños del Mar, the National Guard (Ott) Armory, the main post office, portions of Gibraltar Road, portions of El Camino Real (State Route 1), the Laguna Creek Channel and Pump Station, Sheffield Reservoir and filtration plant, the Naval Reserve Center, the Santa Barbara Municipal Pool and Bathhouse, city hall additions and a tuberculosis hospital in Goleta. Additionally, WPA art projects were also completed in Santa Barbara including the Santa Barbara Junior High murals, the Veteran's Memorial murals and the bas-relief sculptures at the Main Post Office. Other minor projects included a new airfield in Goleta (1936) which was the predecessor to the Santa Barbara Airport. Locally, Santa Barbara's economy recovered by 1938, in large part because of Federal programs and investment (CSB 2019; Hahn 2006).

In 1940, the population had only reached 34,438, less than a thousand more than the decade before. As tension mounted in Europe during World War II, but before the United States became involved, the U.S. Navy and Army chose Santa Barbara as a center of war preparation for the United States' west coast and began constructing facilities in 1940. Multiple military bases and support facilities were erected in Santa Barbara County, including Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital. Santa Barbara was also a designated R&R (Rest and Relaxation) port for the U.S. Navy fleet, usually before shipping to the Pacific. Naval ships used the Santa Barbara commercial harbor and patrolled the waters just outside Santa Barbara. Several 6-inch mounted artillery

battery installations, called Panama Mounts, and searchlights were placed in the hillsides surrounding Santa Barbara facing the Pacific Ocean by 1941. Goleta Air Station, was commissioned 1942 for the U.S. Marine Corps. Later, a German prisoner-of-war (POW) camp was established west of Goleta near Naples in 1944 (CSB 2019; Days 1991; TLND 2019; Ruhge 1988, 1990, 2016).

The military developments at Santa Barbara did not go unnoticed. The United States officially joined the war after the air raid attack on Pearl Harbor on December 7, 1941. The day after the assault, President Roosevelt asked Congress to declare war on Japan. At 7:15 P.M. on February 24, 1942, a Japanese submarine shelled the Bankline casinghead absorption plant, an oil refinery and company town at Ellwood Beach 12 miles north of Santa Barbara (Figure 6). One oil derrick was hit and several of the on-land oil fields were hit by the shelling, but no other structures were damaged. The dramatic effect of this attack, one of the few attacks on the continental United States, was a rush to comply with Executive Order 9066, published only the previous week on February 19, 1942. Executive Order 9066 demanded the relocation of Japanese and Americans of Japanese descent from coastal states to internment camps. The shelling incident prompted the panic that started the Battle of Los Angeles. This took place in response to claims of enemy aircraft sightings in the evening. Searchlights and anti-aircraft artillery batteries opened fire across Los Angeles at roughly 2:00 A.M., but the “attack” was a false alarm (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016; SMT 1942).



Figure 6. Bankline Oil Refinery after shelling on February 24, 1942

After World War II concluded in 1945, the population of Santa Barbara steadily grew by over 10,000 between 1945 and 1950, bringing the 1950 population to 44,854. During these post-war years, many of the military establishments in Santa Barbara and Goleta were dismantled. In 1946, the Marine Corps vacated the Goleta Air Field, and this became the campus of University of California, Santa Barbara in 1949. The Hoff General Army Hospital campus was also dismantled beginning in January 1946, after V-J Day. Many of the Hoff General Army Hospital buildings were relocated to other parts of Santa Barbara, for use as housing and school buildings. The hospital chapel was moved to the San Roque neighborhood and is now the San Roque Church. Despite the dismantling of military facilities in the area, many soldiers and civilian employees had enjoyed being stationed at

Santa Barbara and decided to permanently settle there, beginning a post-war residential boom that was ubiquitous throughout California. Santa Barbara experienced a post-war residential construction boom in the form of tract housing developments on the Mesa, the South Ontare Road, and Alamar Avenue areas. Commercial development on the city fringe also grew out to serve new residential communities, and as a result, by the mid-1950s the city's architectural character began to change. The City boundary was also expanded west by 1958 and several commercial developments and residential subdivisions replaced the former lemon orchards. The City adopted a fully revised comprehensive zoning ordinance in 1957 and a General Plan in 1964 (CSB 2011, 2019; Ruhge 1990, 2016).

Oil refineries, derricks, and new structures for off-shore drilling began again to multiply across the south coast, beginning in 1958 with the first offshore oil platform, erected by Standard Oil of California in the Santa Barbara Channel. Oil production increased between 1958 and 1959. The increased oil prospecting prompted the Santa Barbara City Council to enact ecological protections for the shoreline. In 1968, they petitioned Congress to make all Federal waters of the channel an oil-free sanctuary. In 1969, there was an equipment failure at the Unocal platform in the Santa Barbara Channel, causing a major oil spill and damaging beaches along the Santa Barbara County coastline. The oil spill damaged Santa Barbara's tourism-based economy as well as its environment. In April 1970, partially in response to the major oil spill, demonstrators occupied the Stearns Wharf and declared the first Earth Day (CSB 2019).

Beginning in the 1970s, the City began to encourage public participation in city planning and as a result took an increasingly conservative approach to city growth and development. In 1972, city voters endorsed an amendment to the City charter, which imposed height restrictions on all new construction. In a 1977 advisory election, Santa Barbara voters self-imposed a population cap of 85,000. In 1981, voters again changed the City charter to state that the city must "live within local resources" disallowing the import of water from the rest of the state. In 1989, another amendment to the charter was passed restricting the amount of nonresidential development in a 20-year period from 1989 to 2009. City voters also enthusiastically imposed restrictions on oil development. In 1985, they approved an advisory ballot measure in favor of stronger regulations for coastal oil development. Public pressure also forces two major California utility providers Pacific Gas & Electric and Southern California Gas to withdraw their proposed plans for a liquefied natural gas terminal at Point Conception in 1986 (CSB 2011, 2019).

In the mid-1990s, the city amended the General Plan and Zoning ordinances to allow mixed-use developments in an effort to provide more affordable housing. The first of these developments were seen in the late 1990s and early 2000s and have had mixed successes and failures. Despite this, from 2000 onward, mixed-use became characteristic of development throughout the 2000s, which continues within the City today (CSB 2011).

4.3 History of the Fremont Hall USAR Center, 3237 State Street

Early Development Period: Hoff General Army Hospital (circa 1940-1948)

Prior to development into suburban subdivisions, the project area was known as the Ontare Ranch, owned by Dixey Thompson. Thompson arrived in Santa Barbara in 1858 after an unsuccessful try at gold mining during the Gold Rush of 1849. Thompson's barn and animal corrals were landmarks for the edge of the city, just north of Hollister road (now State Street). After Thompson's death in 1903, his widow, Nancy Swett, maintained the property until roughly the end of World War I, when portions of the ranch were subdivided and sold. Stephen Rutherford bought

123 acres and laid out the Rutherford Park subdivision in 1923. The Samarkland neighborhood to the south had been open cattle range in the late 1800s and was subdivided into the Casa Loma tract in 1920. Just one year earlier, Earle Ovington had established the Casa Loma Air Field. The airfield was Santa Barbara's only government-listed airstrip at the time, and hosted aviator celebrities such as Charles Lindbergh, Amelia Earhart and Jimmy Doolittle, among others. The Samarkland neighborhood was named for the Samarkland Hotel, developed first as a boy's school, and then converted to an opulent hotel in 1915. The San Roque, Rutherford Park, and Samarkand automobile subdivisions began to develop in earnest at the northwestern-most portion of the Santa Barbara city limits by the mid-1920s. These neighborhoods marked the northwestern extent of Santa Barbara in the 1920s and 1930s, beyond which was unincorporated ranches and lemon orchards (Nelson 2008; Sanborn 1930, 1950; Tompkins 2015a, 2015b).

In 1940, the U.S. military began building up its coastal installations, including those in Santa Barbara County. These included the construction of Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital in Santa Barbara. The Hoff General Army Hospital was built on 46 acres over the Casa Loma Air Field and opened on March 1, 1941 (Figure 7). The facility consisted of over 100 temporary, barrack-style wood framed buildings, which made up the hospital wards and personnel barracks. The hospital itself was a 1,140-bed facility that treated more than 27,500 patients over the course of its operation. It was also a training facility for military nurses and doctors as well as a rehabilitation center for injured service members who were discharged. Rehabilitation consisted primarily of participation in sports and crafts but there was also a robust entertainment component with musicians, comedians, and United Service Organizations (U.S.O.) shows. The project site, the future site of the Fremont Hall USAR Center, was used as a tennis court and parade grounds while the hospital was in operation. After World War II ended, the hospital began decreasing services and between V-J Day on November 23, 1945 and January 15, 1946, all staff were discharged, and patients were moved to other hospitals. Despite the closure of the hospital, many staff and service members who either worked at or recuperated at Hoff General Army Hospital decided to remain in Santa Barbara. In addition to increased settlement in the City, there was also an increase in educational demands for servicemen under the G.I Bill, which caused a housing shortage for both families and new students. In an effort to alleviate this shortage, over 70 of the barracks-style hospital buildings were systematically dismantled and used as multi-family housing or student housing and dormitories. By 1954, all of the hospital buildings had been removed or relocated and Las Positas Road was cut through to State Street (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016).



Figure 7. Hoff General Army Hospital, looking east to Riviera neighborhood, City of Santa Barbara, 1942 (Digital Collections, U.S. National Library of Medicine)

After World War II, the United States and the Soviet Union entered an arms race after a demonstration of an atomic bomb by the Soviet Union in 1949. Despite this, drastic reductions in the Federal budget and military appropriations limited the United States military effort to build a peacetime reserve force, an Organized Reserve Corps. Prior to World War II, in times of peace the United States government limited the size of the standing Army and reserve forces, however, after World War II, military leaders tried to persuade Congress that universal military training (UMT) for *all* able-bodied men of service age was ideal. This thought process was borne of the perceived need for immediate mobilization if the United States were faced with an atomic bomb threat or attack (Moore et. al. 2008).

Initially UMT legislation failed in Congress, but in 1950, the United States, Soviet Union, and China became involved in the Korean War (1950-1953), causing Congress to reassess budgeting and manpower deficits within the U.S. military forces. In 1950, the National Defense Facilities Act was passed, funding military training facilities. In 1951, the Universal Military Training and Service Act was revived and passed, replacing the 1948 Selective Service Act. In 1952, Congress passed the Armed Forces Reserve Act to address standing forces issues that arose with the Korean War. This merged the Organized Reserve Corps and the Enlisted Reserve Corps and created the United States Army Reserve (USAR). In 1955, as part of President Eisenhower's "New Look" Program, the Reserve Forces Act expanded both the standing army and reserve forces limits, as well as created a new reserve force type called the Ready Reserve, which did not require a congressional declaration of war for mobilization. The New Look Program also ensured funding for reserve center construction, expecting a large increase in enrollment as a result of the personnel increases (Moore et. al. 2008).

Though all this legislation bolstered the construction across the United States of USAR Centers, it was the 1950 National Defense Facilities Act that started the construction trend. The USAR developed a systematic development program for building Reserve Centers. A priority list of locations was developed for Reserve Center construction, giving preference to land already owned by the Army, and for populous cities where a reservist group greater than

100 persons could be assembled. When Army property was not available, USAR and the United States Army Corps of Engineers (USACE) solicited for land donations or sales in the communities identified as priorities for Reserve Centers. Standardized, expandable plans for 200, 400, 600, and 800-man units were developed by New York-based architecture firm Reisner & Urbahn, and then a local contractor was selected at the Reserve Center location to construct the Reisner & Urbahn plans (Figure 8). In 1956, a T-plan 100-man (half unit) model was introduced for smaller communities. Although the standardized design was preferred by the military, individual community members and military officers sought seamless integration into their communities and occasionally custom-built or made alterations to the Reisner & Urbahn standardized plans. While these exceptions roughly followed the approved USAR building plans, they often included locally referential architectural styles, such as those in Salt Lake City, Provo, and Ogden, Utah, or Denver, Colorado (Moore et. al. 2008).

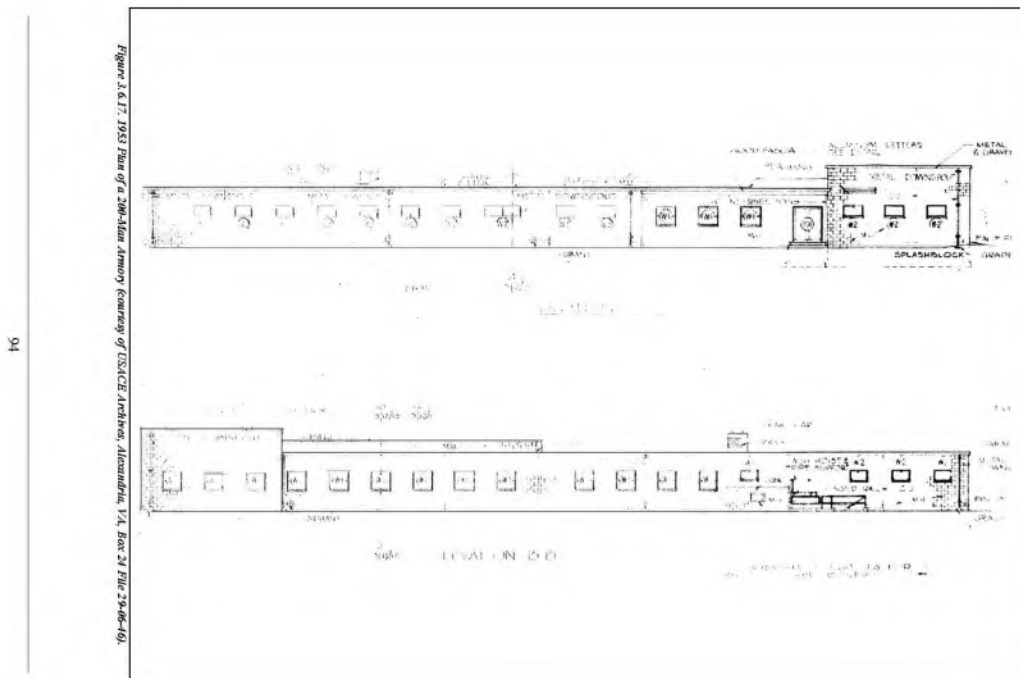


Figure 8. Copy of 200-man Army Reserve Center elevation drawings (Moore et. at. 2008: 94; original from USACE Archives, Alexandria Virginia, Box 24, File 29-06-46)

Meanwhile the City of Santa Barbara administration began trying to accommodate a proposed \$110,000 Army Reserve building in 1954. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). The Chamber of Commerce thought to integrate the Reserve Center into the planned city recreation park on the former Hoff General Army Hospital property. Early in the planning process, concerns were raised that there was not enough room on the hospital lands to accommodate an 18-hole golf course, the 19th Agricultural District horse show and flower show buildings, a city

park, and a USAR Center building on the old Hoff General Army Hospital property. This was resolved when U.S. Army accepted the 2.48-acre 3237 State Street property, and the USAR Center project moved forward. According to the architectural drawings found during the course of archival research, it does appear that Wallace Arendt had continued involvement in the design of the building throughout the construction process, but little information was found concerning his specific contribution to the design and modification of the Reisner & Urbahn plan. (Griffin 1955; SBNP 1954a, 1954b).

In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. The local general contractor was J.W. Bailey Construction Company. The original building was meant to be a 200-man capacity expandable building with no basement, to act as office and training center for the U.S. Army Reserve unit stationed in Santa Barbara. The building incorporates regional design preferences, specifying a stucco exterior rather than the standardized brick veneer, nodding to the City's extensive use of stucco in the locally dominant Spanish Colonial Revival-style. An OMS was also included as part of the site development proposal but was not realized until 1961. In 1956, the John C. Fremont United States Army Reserve Center was completed. Later that same year, the remaining portions of the former Hoff General Army Hospital grounds were declared surplus and donated back to the City of Santa Barbara via quitclaim deed to become a city park. Mackenzie Park was officially established in the northern portion of the former-hospital grounds, called the "Parade Grounds" in maps, in 1956 and the Community Golf Course was established on the south portion of the former-hospital grounds by 1958 (PAR and USAR 2007; Ruhge 2016; SBNP 1954a, 1954b; 1955).

The Fremont Hall USAR Center operated from the corner of Las Positas and State Street and gained several additions. In 1961, the Assembly Hall addition and the OMS were added to the property. Gas pumps were added in 1964. A vehicle washing area was added in 1972. More additions to Fremont Hall USAR Center and the Assembly Hall were added in 1982 on its east elevation, facing State Street. The addition was designed by the Fort Ord Directorate of Facility Engineers but was for a conference room and did not constitute one of the Reisner & Urbahn pre-planned expansions to add extra unit capacity (Arrowhead 1972; Bense 1961; McKee 1964; Robinson et al 1982, 1984).

In 2007, the U.S. Army evaluated the 33 USAR centers in California for historical significance and found Fremont Hall USAR Center and 3 other USAR centers eligible for listing to the NRHP. The California State Historic Preservation Officer concurred with these findings in July 2007 (PAR and USAR 2007).

4.4 Mid-Century Modern Architecture

The term Mid-Century Modern is most commonly used as a broad stylistic designation that is representative of not only architecture, but of many facets of design and art. The Modernist design movement gains momentum in the early Twentieth Century as a reaction against traditional architectural methodology and concepts that had dominated the nineteenth century. The rise of industrialization also facilitated the popularity and success of the Modern movement with the creation of mass-produced materials that could be cost effective and efficient in construction such as reinforced concrete, steel, and plate glass. Another important element of the Modern movement is that it was not regionalized; rather, it was truly an international style movement that broke down the regional barriers seen in earlier architectural styles (Hess 2007; Rogers 2001).

Leading the Modern movement internationally were important designers like Le Corbusier, Mies Van der Rohe, and Walter Gropius. Throughout the United States, Modern designers were taking their cue from the movement and

putting their own signatures on designs throughout the first half of the twentieth century. Such notable designers working in Southern California included Rudolph Schindler, Frank Lloyd Wright, and Richard Neutra. Following the traditions of the Modern movement, Southern California designers were putting out designs that celebrated mass-produced materials and lacked the ornamentation seen in previous architectural periods. Designers also became increasingly concerned with designing for functionality and economic feasibility in an effort to create a more democratic design experience that was accessible to all social classes. In short, the Modern movement laid the groundwork and established important precedents that would be carried through the rest of the twentieth century (CSD 2007; Gebhard and Winter 2003; Hess 2007; Rogers 2001; SFPD 2010).

Following WWII, the United States focused on forward thinking, which sparked architectural movements like Mid-Century Modern. Building on traditions established in the Modern movement and the International style of architecture, Mid-Century Modern is characterized by simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. While these elements of design made the movement quite popular, the cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for rapid growth and development as seen with the USAR center constructions throughout the United States (CSD 2007; Gebhard and Winter 2003; Rogers 2001; SFPD 2010).

Character Defining Features of the Mid-Century Modern style:

- Rectilinear building forms
- Post and beam construction
- Wood or steel framing
- One or two-stories
- Lack of exterior ornamentation
- Use of mass produced materials like stucco, reinforced concrete, steel
- Cantilevered canopies
- Integration of natural environment into interior spaces
- Flat or low-pitched roofs
- Use of simple geometric shapes
- Extensive glazing to allow for natural light and to create cohesive indoor and outdoor spaces
- Integration of building with the landscape

4.5 Character Defining Features of USAR Centers

The 200-man capacity Fremont Hall USAR Center is what is known as the “sprawling plan” Army Reserve Center that were common in the Early Cold War Era and designed between 1952 and 1956. Other plan types include: Type D Armory (1948, designed by Bail, Horton, & Associates, Architects-Engineers), Compact Plan (1950, Reisner & Urbahn), Sprawling Plan (1952, 1953, 1956, Reisner & Urbahn), or Vertical Plan (1960, Reisner & Urbahn).

These buildings diverged from the typical, “fortress”-like imposing army architecture of the previous era, and instead adopted less-imposing contemporary architecture, with restrained Mid-Century Modernist character defining features. The Mid-Century Modern aesthetic also allowed for the buildings to be constructed in a timely and cost-efficient manner by using mass produced materials like steel framing and reinforced concrete. These modern materials also allowed for the interior spaces to be more open and customizable without the previous load bearing restrictions.

The buildings were also intended to be modified based on the USAR regiment needs, and individual sites. This included expansion classrooms and wings, additions of basements and second floors, or mirrored plans. Character defining features of the 200-man facility plan observed at Fremont Hall USAR Center include:

- “sprawling” L-shaped or T-shaped building footprint, or footprint with additions following the original “expandable” plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lites;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- cantilevered canopy, if original;
- concrete masonry unit construction with brick veneer, or historically appropriate stucco veneer on exterior;
- overhead rolling door opening into assembly space;
- vehicular access into interior assembly/drill space;
- in front the building grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole and freestanding signage along the front (street side) elevation.

As discussed above, USAR Centers from this time period had a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, the facilities were loosely supposed to have certain basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. The plans were also designed to be expandable should the need arise at a particular center. One notable element of the interior designs for USAR Centers constructed during this time was that they could be customizable to specific locations and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans could be more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative that could be customizable to the location and was not designed to be architecturally significant like the earlier twentieth century armories seen throughout the United States. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center, the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the 1982 addition to the east side of the building (Robinson et al. 1982). Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass produced materials and a utilitarian aesthetic.

4.6 Architects

4.6.1 Reisner & Urbahn, Architects (1946-1954)

The firm Reisner & Urbahn, Architects practiced in New York from 1946 until 1954. Experienced in governmental construction, the firm had a reputation for designing simple, modern buildings that minimized costs by using modern construction techniques and materials (Moore et al. 2008). Little is known about Jeffery Reisner other than that he practiced in New York in the 1940s. Max Otto Urbahn (1912-1995) was a well-known architect who practiced from 1938 until 1978. Urbahn was born on February 2, 1912 in Burscheid, Germany, coming to the United States to attend the University of Illinois, where he attained a BS in architecture in 1935 (NYT 1995). He won a scholarship to attend Yale University graduating with a bachelor's and master's degree in fine arts. After graduating from Yale, in 1938 Urbahn started work for the J. Russell Pope firm in New York, working on the National Gallery of Art and the Jefferson Memorial. In 1942, he left the firm to join the U.S. Army Corps of Engineers, rising to the rank of captain. After World War II ended, Urbahn returned to New York, working for a short period as a professor at the Yale School of Architecture and as chief designer of the New York office of the Chicago firm, Holabird and Root (Vosbeck et. al 2008). In 1946, he formed the firm Reisner & Urbahn, Architects with Jeffery Reisner. The firm's early work was primarily resorts and schools, giving them a reputation of having a good understanding of master planning, which translated well into their later work for the Army Reserve Center Campuses (Moore et al. 2008). In 1950, Reisner& Urbahn entered into a contract with the USACE to complete a new set of plans based on the standard armory buildings previously developed by architectural firms Skidmore, Owings, and Merrill and Bail, Horton and Associates for the National Guard (Moore et al. 2008). The partnership between Reisner & Urbahn lasted until 1954, with Urbahn starting a new firm under the name Urbahn, Brayton and Burrows, which lasted until 1960. In 1960, the firm became the Office of Max O. Urbahn Architects and finally Max O. Urbahn Associates, Inc. (Moore et al. 2008).

Other commissions by Max O. Urbahn after his partnership with Reisner ended included the Vehicle Assembly Building and Launch Control complex at Cape Canaveral, Florida, a 42-story skyscraper at 909 Third Avenue, New York, and several New York Public Schools. This included Junior High School 144 Michelangelo, the first school in New York City to use poured-in place concrete construction (Moore et al. 2008).

4.6.2 Howell & Arendt (1946-1956); Howell, Arendt, Mosher & Grant (1956-1959)

The firm Howell, Arendt, Mosher & Grant was composed of architects Henry W. Howell, Wallace W. Arendt, Glen Gaylord Mosher, and Robert Grant. However, the firm had numerous iterations over the years, including Henry

Howell's solo practice starting in the late 1920s, Howell & Arendt from 1946–1959, and Howell, Arendt, Mosher & Grant in 1959. However, Howell retired shortly after Grant joined in 1959 and the firm continued as Ardent, Mosher, & Grant until 1975 (AIA 1962, 1970; OAC 2017).

Henry Howell moved to Santa Barbara in the mid-1920s and briefly worked for firm Edwards & Plunkett in 1926. In 1928, Howell left and established his own firm, Henry Howell, Architect until 1946. Howell's independent practice specialized in single-family housing. Wallace Arendt (1917–1975) was originally from Fort Dodge, Iowa. He studied at University of Notre Dame, then spent two years at the University of Southern California, receiving his Bachelor of Architecture degree in 1940. Prior to joining Howell, Ardent spent much of the World War II years designing buildings with various architectural firms for the United States Army and Navy. While working for the U.S. military, Ardent first met Henry Howell and Howell's daughter, Elizabeth, who eventually became Arendt's wife. Ardent relocated to Santa Barbara and partnered with Howell in 1946, creating the architecture firm Howell & Arendt. Some notable Howell & Arendt projects included the following (AIA 1962, 1970; UCSB 2017):

- Jordanos Market (1950)
- Schmode residence (1952)
- Washington Elementary School (1953)
- Santa Barbara County Office Building (aka Figueroa Division Courthouse) (1954)
- La Cumbre Junior High School (1954)
- Pierce Medical Office Building (1955)

In 1956, Howell & Arendt expanded the firm to include Glen Mosher and Robert Grant as partners in the firm. Grant brought a modernist flair to the firm, which had been strongly rooted in the traditional architectural forms of Santa Barbara. Howell retired from Howell, Arendt, Mosher & Grant in 1959, and died in 1962; the firm continued under the name Arendt, Mosher & Grant from 1959-1975. The works completed following Howell's retirement in 1959 primarily included schools and commercial buildings, as well as Raytheon Manufacturing Company in Goleta and campus buildings at UC Santa Barbara (OAC 2017; UCSB 2017).

4.6.3 Gerald H. Bense & Associates (1946-c. 1970)

The firm Gerald H. Bense & Associates was based in Whittier, California and founded by Gerald Henry Bense (1920-2008). Bense received his architecture degree from University of Southern California in 1943 and taught there as a professor from 1944-1947, while working as a designer for various local architects such as Kenneth S. Wing of Long Beach and Paul Williams AIA of Los Angeles. In 1946, Bense founded his own firm, and worked primarily on civic and institutional buildings, as well as banks. Mentions of Bense's firm are rare after 1970, and Bense appears to have retired in the mid-1970s. Notable projects by Bense include (AIA 1962, 1970):

- United Savings & Loan Association, Glendale (1951)
- Whittier Savings & Loan Association, Temple City (1954)
- Whittier Municipal Courts Division II Building, Whittier (1956)
- Marine Corps Reserve Training Center, Whittier (1957)
- Community Savings, Long Beach (1958)
- Seacoast Savings, Encinitas (1959)
- Pico Rivera Savings, Pico Rivera (1960)
- Commonwealth Savings & Loan, North Hollywood (1961)
- US Army Reserve Center, Pasadena (1961)

- South Hills Plaza Shopping Center, Glendora (1964)
- Housing Development, 58 homes, Country Glen Hills, Glendora (1964)
- Whittier Square, Whittier (1965)
- North Whittier School, Whittier (1966)
- Los Angeles County Fire Station, Irwindale (1969)

4.6.4 Other architects and engineers

Other architects and engineers are associated with the multiple additions and alterations to the Fremont Hall USAR Center property, including some within the U.S. Army Corps of Engineers. These are listed below:

- Arrowhead Engineering Corporation
- Lt. Colonel Charles McKee
- Rockwell R. Swanson, Facility manager at Fremont Hall USAR Center
- Robinson, Takahashi, Pimenter, Katz - Architecture Engineering and Planning
- Robinson, Takahashi, Katz - Architecture Engineering and Planning

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5 Field Survey

5.1 Methods

Dudek Historic Built Environment Lead Sarah Corder, MFA conducted an intensive level survey of the subject property on June 20, 2019. During the survey, Ms. Corder documented the entire property with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, landscaping, and any observable alterations to the building. Photographs of the project site were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Santa Barbara, California office.

5.2 Results

During the course of the pedestrian survey, Dudek identified one Army Reserve complex containing two buildings over 50 years of age requiring recordation and evaluation for historical significance. The Significance Evaluation (Section 6) provides a detailed physical description of this property and significance evaluation under all applicable criteria. A full DPR 523 form set is located in Appendix D.

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6 Significance Evaluation

In order to assess the property’s potential historical significance and integrity, the property was recorded and evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. A physical description of the property and its development history is provided below.

6.1 Fremont Hall USAR Center 3237 State Street (1956-1961)

Property Description

The proposed project site is the Fremont Hall USAR Center located at 3237 State Street, Santa Barbara, California (APN 051-112-019) and consists of approximately 2.5 acres. The property is located at the southeast corner of State Street and Las Positas Road, south of the Rutherford and San Roque neighborhoods. The parcel is relatively flat, with two permanent structures: Fremont Hall USAR Center and an Organizational Maintenance Shop (OMS).

Fremont Hall USAR Center is a one-story utilitarian building that is T-shaped in plan and was designed to function as a USAR Center in 1956. The Assembly Hall addition, on the south elevation, was added in 1961. Additions to both the main volume and the Assembly Hall were also made in 1982. The entire Fremont Hall USAR Center building and additions are constructed of concrete block clad in stucco with red brick detailing used to distinguish the main entrance from State Street. The building presents with two distinct rectangular sections, the northern section runs along State Street with a low-pitched side gable roof and a slightly taller flat roofed section with a raked cornice line detailing at the far western end. A flat roofed hallway with two metal entry doors on the west elevation connects the two sections. The one and a half story southern rectangular section has a flat roof with a one-story entry on the east elevation.

The buildings main (north) elevation is characterized by a variety of fenestration including metal sash fixed and awning, metal sash four-lite awning, and metal sash six-lite awnings windows. The building is accessed by a concrete walkway leading to a set of metal entry doors under a transom window that features the building name and address as “Fremont Hall 3227.” The far right side displays a set of three, metal sash, multi-lite windows that are enframed and set under the primary signage for the building that reads “United States Army Reserve Center (Figure 9).” The west elevation presents as two sections. The left section displays two sets of inset metal sash 40-lite awning windows. The right section displays four 32-lite fixed and awning windows (Figure 10).

The south elevation of Fremont Hall USAR Center presents as multiple sections, with the Assembly Hall addition projecting to the south. The left section contains a series of metal sash six-lite fixed and awning windows and a set of two metal entry doors. The Assembly Hall addition section displays a series of metal sash two-lite awning windows and a single metal entry door (Figure 11). The right section continues the fenestration with metal sash six-lite fixed and awning windows. The east elevation presents as two sections. The left is a combination one and one and a half stories in height with three metal entry doors, a corrugated single car wide garage door, and a series of four metal sash eight-lite fixed and awning windows. The right section displays four metal sash two-lite awning windows and a single metal entry door (Figure 12).

The Organizational Maintenance Shop (1961) is located to the east of Fremont Hall USAR Center and is a one-story square building with a low-pitched side gable roof. The building's exterior walls are concrete block clad in stucco. The main (west) elevation displays two, single car width corrugated metal garage doors with three squared pilasters. Fenestration on the other three elevations include three metal entry doors and two bands of metal sash 22-lite fixed and awning windows separated by pilasters (Figure 14).

From a materials condition standpoint, the buildings on the property appear to be in good physical condition with superficial wear patterns caused by the passage of time and vacancy of the property. The interior of the main building appears to be predominately intact with general wear patterns observed. As stated previously, the interior presents as a utilitarian space with classroom, office, mechanical, lobby, and assembly areas. All areas appear to be generally intact and reflect the use of mass-produced materials such as concrete block, drop ceilings with acoustical tiles, and vinyl composition tiles (VCT) used in flooring throughout the main building. Despite the intact nature of the materials, there are no notable elements of the interior finishes or materials that are distinguishable from other buildings constructed from the mid-century to present (Figure 13).



Figure 9. View of Fremont Hall USAR Center from State Street, looking southeast. (IMG_8469)



Figure 10. West elevation of Fremont Hall USAR Center, looking northeast. (IMG_8413)



Figure 11. Assembly Hall addition on south elevation of Fremont Hall USAR Center, looking northwest. (IMG_8360)



Figure 12. East elevation of Fremont Hall USAR Center showing Assembly Hall addition, looking west. (IMG_8349)



Figure 13. Interior of Fremont Hall USAR Center, looking west. (IMG_8378)



Figure 14. Organizational Maintenance Shop north and east elevations, looking southwest. (IMG_8341)

Identified Alterations to the Property

Dudek staff visited the subject property on June 20, 2019 and received as-built drawings detailing alterations to the property in April 2021. The alterations identified below are based on information provided in historic aerial photographs, as built drawings, and any other alterations observed during the property survey.

- 1956: Main Fremont Hall USAR Center building appears under construction
- 1961: Assembly Hall Addition made to south elevation
- 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
- 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
- 1965: site repaved and re-landscaped
- 1972: site repaved and re-landscaped
- 1972: new lighting, rain catchment system, new wash platform with clarifier
- 1982: east addition to Fremont Hall USAR Center, main building
- 1982: east addition to Assembly Hall
- 1982: forced air and exhaust fan system added to Fremont Hall USAR Center
- 1984: site repaved and re-landscaped
- Circa 1992-1997: gas pump and tanks removed

NRHP/CRHR Statement of Significance

Fremont Hall USAR Center was previously evaluated in 2007 by PAR and USAR, and this initial evaluation is now 14 years out of date. In the original 2007 report, the Fremont Hall USAR Center was found eligible for the NRHP as (Par and USAR 2007, p. 70):

an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification [sic]. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA [California Environmental Quality Act].

The California SHPO concurred with this finding, as well as findings of eligibility for three other USAR properties, in a letter dated July 16, 2007 (SHPO correspondence reference: USA070613A). In consideration of the fact that 14 years have passed since the previous evaluation, Dudek prepared the following updated significance evaluation in consideration of existing conditions. Dudek recommends Fremont Hall USAR Center remain eligible for designation in the NRHP/CRHR under Criteria C/3 based on the following significance evaluation and recommends updating the period of significance from 1956 to 1956-1961, to encompass the original construction and planned expansion. Updated State of California Department of Parks and Recreation Series 523 Forms (DPR Forms) are provided in Appendix D.

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

The Fremont Hall USAR Center, at 3237 State Street was constructed as one of several Reisner & Urbahn-designed Army Reserve Centers built in response to the United States' renewed interest in having reserve forces and facilities to train them. USAR Centers were largely the product of the 1950 passage of the National Defense Facilities Act, which resulted from the U.S.'s entrance into the Cold War and subsequent arms race with the U.S.S.R. The Cold War era has been recognized to extend from 1946 (the end of World War II and British Prime Minister Winston Churchill's "Iron Curtain" speech) to 1989 (the fall of the Berlin Wall).

The 2007 evaluation report presents a clear set of registration requirements by which to evaluate Cold War properties, including USAR centers, in California, Nevada, and Arizona. To be found eligible as a Cold War defense site, a property must represent a direct link between the U.S. commitments to defend its territory against Soviet expansion and be built during the 1946-1989 Cold War era period of significance.

Moore et. al.'s 2008 study presents another set of registration requirements by which to evaluate USAR properties specifically. Per Moore et. al.'s 2008 nationwide historical context study, for an USAR Center to meet NRHP Criterion A in the area of military significance, the property must be associated with the role of the Army Reserves in significant military strategies or conflicts. They must possess significance for their specific association with an historical event or strategy and cannot be eligible merely for association with the general theme of U.S. military history. Moore indicated that all Army Reserve Centers are related to the broad historical development of the Army Reserve; however, this historic trend is not significant at the national level, and is likely not eligible at the state or local level because of its association with a national, federally-funded policy. Army Reserve Centers built after World War II may be eligible if they reflect the advancement of military technology associated with the Cold War, or if they are related to the nuclear warfare training evoked by President Eisenhower's "New Look" strategy, but must demonstrate a direct association to nuclear warfare defense, not simply being one of the multitude of such Eisenhower era properties.

The subject property, Fremont Hall USAR Center, is not an adaptively reused Cold War defense site or support building, and therefore, not associated with events that have made a significant contribution to the broad patterns

of our history. Though Reisner & Urbahn-designed Army Reserve Centers are the outcome of a gradual increase in peacetime defense and reserve force training facilities, they are a common state and national resource and are not directly associated with a specific event, trend, conflict or strategy within the history of the Cold War or the history of the development of the Army Reserves. The property is also not associated with any specific political or government policies at the national, state, or local level. Therefore, the Fremont Hall USAR Center property is recommended not eligible for listing under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Moore et. al.'s 2008 study indicates that significant associations under Criterion B have surfaced at the national level, and for an individual Army Reserve Centers to be eligible for the NRHP under Criterion B for their association with significant individuals, those associations must occur at a local level, on a case-by-case basis. Archival research failed to indicate any significant associations with national, state, or local individuals as a result of their affiliation with the Army Reserve Center. Therefore, the Fremont Hall USAR Center property is recommended not eligible for the NRHP/CRHR under Criterion B/2.

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

The previous 2007 evaluation of Fremont Hall USAR Center, and SHPO concurrence letter determined that the subject property is already eligible for the NRHP under Criterion C for its architectural merit and association with master architects as “an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design” (Par and USAR 2007, p. 70). Dudek agrees with this finding and recommends expanding the period of significance to 1956-1961 to reflect the initial construction (1956) and planned expansion (1961) which added the Assembly Hall Addition and OMS, due to new information obtained in April 2021. Dudek also recommends that the Fremont Hall USAR Center is eligible under CRHR Criterion 3 for the reasons listed below.

Archival research, in-person survey, review of architectural plans, review of as-built plans for alterations and additions, and a review of the previous PAR and USAR 2007 evaluation identified that the Fremont Hall USAR Center utilized a modified “sprawling plan”, 200-man USAR Center design, produced by Reisner & Urbahn in 1953 for use nationwide. The modification of the Reisner & Urbahn plan includes a historically appropriate stucco veneer, rather than the more common application of brick veneer. This modification allowed Fremont Hall USAR Center to better suit its local surroundings, given Santa Barbara’s preference for stucco-clad Spanish Colonial Revival architecture. The stucco veneer represents a compromise between the Reisner & Urbahn’s desire to have a nationally recognizable, contemporary, Modern-style building and the City of Santa Barbara’s architectural board guidelines. The Fremont Hall USAR Center was one of two USAR properties that had stucco veneer in California, which also appeared eligible per the PAR and USAR 2007 report. The other property, Desiderio Hall in Pasadena, was demolished at some point after 2007, leaving the Fremont Hall USAR Center, as the only remaining eligible example of the stucco-clad USAR Center in the State of California.

Additionally, two master architecture firms are associated with the subject property: the New York firm Reisner & Urbahn who designed the USAR standard plans for all USAR centers, and Wallace Arendt, a master architect from Santa Barbara firms Howell & Arendt (1946-1956) and Howell, Arendt, Mosher & Grant (1956-1959). Per the National Register Bulletin 15:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft (NPS 2002).

The subject property, Fremont Hall USAR Center, exemplifies a standard USAR Center 200-man, sprawling plan associated with master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers shifting from designing and master planning schools and resorts, to their contract with the USACE to complete a new set of standardized plans for armories, reserve training centers, and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

The subject property retains a multitude of the character-defining features of the 200-man USAR training center and associated buildings, designed by Reisner & Urbahn. These include:

- “sprawling,” L-shaped, 200-man facility plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lights;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- in front the building, grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole along the front (street side) elevation.

As discussed above, USAR Centers from this period were constructed in a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, all facilities featured basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. USAR Centers were also designed to be expandable should the need for additional space arise at a particular center. The interiors varied by location and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans included more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, and more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass-produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative. Unlike the earlier twentieth century armories seen throughout the United States, these mid-century USAR Centers did not feature intricate architectural details or interior designs that could be directly tied to the property's function. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible

accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the addition to the east side of the building. Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass-produced materials and a utilitarian aesthetic. While predominately intact, the mass-produced and utilitarian nature of the materials, ubiquitous nature of the design, and lack of discernable character-defining features has resulted in the interior spaces of Fremont Hall USAR Center being non-contributing elements to the significance of the property.

In 1961, the planned Assembly Hall addition and OMS building were added to the property. These represent planned expansions common with the Reisner & Urbahn USAR Center plans. Other alterations to the property include a gable-ended addition to the Fremont Hall USAR Center building, designed by firm Robinson, Takahashi, Pimenter, Katz Architecture Engineering and Planning in 1982 and constructed by 1988. The addition changed the orientation of the building from an L-plan to a T-plan and introduced new window designs and materials. While this addition is made to the principal elevation, Reisner & Urbahn plans were designed to be “expansible” and provided for the possibility of future additions and expansions. Further, the addition does not detract from the original design. Finally, the original 2007 PAR and USAR evaluation indicates that “[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity.” Other alterations are minor, such as the removal of the freestanding sign on the front elevation. Therefore, alterations to the building have not significantly compromised the integrity of the building.

In addition to the representation of the Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR center in Santa Barbara. However, Arendt’s contribution to the design is unclear. Despite the lack of clarity in his involvement in the project, Arendt’s body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have a minor association with Arendt, but for the most part is representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally-modified Reisner & Urbahn sprawling plan, 200-man facility. The Fremont Hall USAR Center, may be considered representative of the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn’s design. The period of significance for the building under Criterion C/3 is 1956-1961, beginning with the completion of construction of the center building and ending with the 1961 assembly hall and maintenance building expansion. Therefore, the subject property **is recommended eligible** for the NRHP/CRHR under Criterion C/3.

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

There is no evidence that this property has the potential to yield information important to national, state or local history. Therefore, the property is recommended not eligible for the NRHP/CRHR under Criterion D/4.

City of Santa Barbara Designation Criteria

Criterion 1: It is associated with events that have made a significant contribution in our past.

Archival research indicates that the Fremont Hall USAR Center subject property is representative of post-WWII development that led to the construction of USAR centers throughout the United States. Like other cities throughout

the United States, the City of Santa Barbara administration began trying to accommodate a proposed Army Reserve building in the 1950s. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. In 1956, the John C. Fremont United States Army Reserve Center was completed. While the construction of the USAR center within the City of Santa Barbara is not significant at the state or national level, as this practice was somewhat commonplace in a variety of cities throughout the U.S., it is significant for representing the collaboration between local and Federal government that took place during the Cold War in a period of increased awareness of national defense on the local level. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 1 for its association with the rise of local Army Reserve centers during the 1950s.

Criterion 2: It is associated with the lives of persons significant in our past.

Archival research failed to indicate any significant associations with persons who significantly contributed to the culture and development of the City, the State, or the Nation. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The Fremont Hall USAR Center was designed by Reisner & Urbahn in 1953 and constructed in 1956 as a very basic and utilitarian version of the Mid-Century Modern style of architecture that was popular throughout the United States in the 1950s. However, this building is not a good representation of this particular architectural style because in Santa Barbara, the design was modified to meet local architectural guidelines. While the building does retain the basic elements of the Mid-Century Modern style of architecture such as a flat roof, use of mass produced materials, and a lack of exterior and interior ornamentation, it is more of a utilitarian representation of the style. One of the most notable elements missing from the USAR center for making it a high style Mid-Century Modern building is a seamless integration of the landscape into the design of the building. Furthermore the USAR was part of a standardized building program but into effect by the United States government in the 1950s that led to the creation of utilitarian and ubiquitous resource types throughout the United States that were never intended to serve as high style representations of any particular architectural style.

Despite the fact that the building is not a good representation of the Mid-Century Modern architectural style, it was designed by master architects and is representative of a specific property type, the sprawling plan 200-man facility. Archival research, in-person survey, and review of architectural plans identified that the Fremont Hall USAR Center property was designed by master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers, shifting from designing and master planning schools and resorts, to their contract with the U.S. Army Corps of Engineers (USACE) to complete a new set of standardized plans for armories, reserve training centers and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

In addition to representing a Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR Center in Santa Barbara. A volunteer committee was formed to supply

local plans, headed by Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). Though the building does have an association with master architect Wallace Arendt, Arendt's specific contributions to the design is unclear. Despite this lack of clarity, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have an association with local master architect Wallace Arendt but is mostly representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally modified Reisner & Urbahn sprawling plan 200-man facility. The Fremont Hall USAR Center, may be considered to represent the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956, beginning and ending with the completion of construction. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 3.

Criterion 4: It yields, or may be likely to yield information important in prehistory or history.

There is no evidence that this property has the potential to yield archaeological information important to state or local history. The CHRIS records search indicates that no prehistoric or historic archaeological sites or resources have been previously recorded within the APE or the 0.25-mile records search area. Therefore, the subject property is recommended not eligible under Criterion 4.

Criterion 5: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

Archival research failed to indicate anything that would suggest that the subject property is unique in its location or physical characteristics that would rise to the level of significance under Criterion I. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 5.

In summary, the Fremont Hall USAR Center property is recommended eligible as a City of Santa Barbara Structure of Merit. The property is recommended eligible under City Criterion 1 for its association with the development of USAR centers throughout the United States. The property is also recommended eligible under City Criterion 3 for its representation of the standardized building plans by Reisner & Urbahn and their choice of materials and design aesthetic for a government funded building program during the 1950s, Therefore, the subject property **is recommended eligible** as a City Structure of Merit under City Criteria 1 and 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, and the historical resource's ability to convey that significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (NRHP 2002). To retain historic integrity, a property will generally possess several, if not most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Location: The Fremont Hall USAR Center, the subject property, is sited on the original location of construction in its original orientation, therefore retaining its integrity of location.

Design: The subject property, built in 1956 and expanded in 1961, retains integrity of design and is representative of the “sprawling plan” 200-man USAR training center and operation maintenance shop design of master architectural firm Reisner & Urbahn. As such, it retains many of the essential character defining features of the style including:

- “sprawling,” 200-man facility plan with additions following the original “expandable” plan;
- flat roof form;
- industrial metal sash windows with centered awning lights;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- flagpole along the front (street side) elevation;
- paved parking lot and drilling area behind the building; and,
- separate maintenance shop building that shares basic architectural features of the training center.

While the building has had alterations, including a wing addition on the main elevation in 1988, the scale, massing, cladding materials, window patterning, and roof format match that of the original 1956 building. Windows in the addition do not match the materials or style of the original 1956 building; however, the entire addition is both compatible with the original design and reversible if removed in the future and; therefore, adheres to the Secretary of Interior Standards for the Treatment of Historic Properties (Standards for Rehabilitation 9 and 10). Additionally, the original 2007 PAR and USAR evaluation indicates that “[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity” (PAR and USAR 2007, p. 70). These alterations do not detract from the overall appearance of the building as one cohesive Reisner & Urbahn USAR Center building. Therefore, the subject property retains integrity of design.

Setting: On the grounds of the USAR Center, open space for drills and exercise have been retained and the relationship between the main building and single outbuilding is still as intended in 1956. The viewshed surrounding the property is still mostly intact. The establishment of the City of Santa Barbara’s Mackenzie Park was concurrently developed with construction of the subject property in 1956. Adjacent to the subject property and park, the low-density commercial corridor along State Street has been present since the mid-1950s and surrounding residential subdivision have been present since the 1930s. The only major change to setting is the addition of the shopping center west of the subject property across Las Positas Street, added circa 1962, but this does not detract from the overall mid-century suburban setting. Therefore, the subject property retains integrity of setting.

Materials: Fremont Hall USAR Center building and OMS building still have their original stucco veneer, original industrial metal sash windows with centered awning lights, and original exterior. The addition on the Fremont Hall USAR Center building does introduce new window materials and these new materials appear on all visible elevations of the addition. However, it has not impacted the integrity of materials used in the original building. Therefore, the subject property retains integrity of materials.

Workmanship: For Army Reserve Centers designed using standard plans, the relevant aspects of integrity do not include workmanship since this aspect of integrity does not contribute to its significance. The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. With that in mind, the Fremont Hall USAR Center and OMS building do retain small flourishes of workmanship that set it apart from other USAR centers including the use of molded trim at the buildings' rooflines and the original landscaping plants and hardscape features along the front elevation. Therefore, the main building retains its integrity of workmanship.

Feeling: The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. The Fremont Hall USAR Center does evoke this feeling and is recognizable as both a Reisner & Urbahn-designed 1950s USAR building, and as the originally intended locally adapted version of a USAR building, to better suit the common architecture types of the City of Santa Barbara. Therefore, the subject property retains integrity of feeling.

Association: The subject property was originally associated with the US Army Reserve, which occupied the building through the early 2000s. The building remains in Federal ownership though it is not currently occupied. Therefore, the subject property retains integrity of association.

In summary, the subject property retains all aspects of integrity required for inclusion in the NRHP, CRHR, and City register.

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7 Findings and Conclusions

7.1 Summary of Eligibility Findings

In 2007, the Fremont Hall USAR Center was found eligible for the NRHP (with SHPO concurrence). In consideration of the updated significance evaluation and integrity assessment for 3237 State Street, the property appears to remain eligible under NRHP/CRHR Criteria C/3, and is further recommended eligible as a City Structure of Merit under City Criteria 1 and 3. The property is eligible for its association with the development of USAR centers throughout the United States, and for representing an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for designation as a City Structure of Merit (City concurrence pending). This finding of eligibility is applicable to the building's exterior and does not apply to the interiors due to the use of mass produced materials, lack of architectural merit, and their ubiquitous nature. Therefore, 3237 State Street is considered an historic property under Section 106 of the NHPA.

7.2 Consideration of Adverse Effects to Historic Properties

Under Section 106 of the NHPA, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative (36 CFR Part 800.5(1)).

Examples of 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 contribute 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.

The proposed Project activities were analyzed in consideration of the adverse effect examples provided in Title 36 of the Code of Federal Regulations, Part 800.5(a)(2). For a detailed assessment of potential adverse effects please refer to **Table 3**. The Proposed Undertaking would transfer the Fremont Hall USAR Center building at 3237 State Street out of Federal ownership/control to a non-profit organization (AIHS), which is an adverse effect to a historic property. Further, as a result of the undertaking the property is subject to other potential adverse effects that may occur in the future, such as alteration of the property and change of use to a Health Services Clinic. However, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding Memorandum of Agreement (MOA). In addition, IHS has invited the City and County to be consulting parties. To date, the City has accepted the invitation. The MOA will stipulate the resolution of adverse effects, which will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). The specific covenants in the MOA will ensure the long-term preservation of the property's historical significance and will include stipulations for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. With execution of the MOA, adverse effects associated with the property transfer will be adequately mitigated, and the Proposed Undertaking will have no adverse effect on historic properties (MOA is currently under development with consulting parties).

If transferred out of Federal ownership, the AIHS will take ownership of the property and will begin a maintenance and rehabilitation plan that is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. While the specific details of the rehabilitation plan and maintenance plan are still being resolved, AIHS has agreed that all maintenance and rehabilitation for the building and site will be done in conformance with the Standards for Rehabilitation and with additional guidance provided by National Park Service (NPS) Technical Preservation Briefs and Bulletins for maintenance and abatement on historic buildings. At this early stage of the project's development, the initial rehabilitation plan is limited to the interior of the building, which is not considered a character-defining feature of the property. While changes to the exterior of the building are not currently planned as part of the building's rehabilitation and maintenance, AIHS agrees that any identified future improvements required to the exterior of the building will be conducted in conformance with the Standards for Rehabilitation. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the Historic Landmarks Commission (HLC) prior to the commencement of work. **Table 4** below outlines AIHS's commitment to complying with the Standards for Rehabilitation in consideration of the anticipated maintenance and rehabilitation required.

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
(i) Physical destruction of or damage to all or part of the property;	<i>No Adverse Effect.</i> The Project does not propose to demolish all or part of Fremont Hall USAR Center.
(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	<i>No Adverse Effect.</i> While alterations are not currently proposed as part of this project, the Fremont Hall USAR Center may be subject to future alterations as a result of the transfer of ownership out of federal control. However, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. The MOA will stipulate resolution of

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
treatment of historic properties (36 CFR part 68) and applicable guidelines;	adverse effects from any proposed future alterations and will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Specific covenants in the MOA will include conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. Any new project that proposes alterations to the Fremont Hall USAR Center will be subject to SOI Standards for the Treatment of Historic Properties conformance. Further, AIHS has agreed that all maintenance and rehabilitation for the building and site will be done in conformance with the Standards for Rehabilitation and with additional guidance provided by NPS Technical Preservation Briefs and Bulletins for maintenance and abatement on historic buildings. With execution of the MOA, adverse effects associated with potential alterations will be mitigated and would no longer constitute an adverse effect. See Table 4 below for details.
(iii) Removal of the property from its historic location;	<i>No Adverse Effect.</i> Not applicable. No changes in location are proposed for this Project.
(iv) Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance;	<i>No Adverse Effect.</i> As part of the project the building will be converted from its original use as an Army facility to a Health Services Clinic. As both uses are institutional in nature, and the interior spaces are not considered a character-defining feature of the property, the slight modification of use will not result in adverse effects. Following Project implementation, the property will still be able to convey significance under NRHP/CRHR Criterion C/3 as a Reisner & Urbahn USAR center design. Additionally, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. As described above, the MOA will include enforceable Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Specific covenants in the MOA will include conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and applicable NPS Preservation Briefs. Any new project that proposes a change in use for the Fremont Hall USAR Center will be subject to SOI Standards for the Treatment of Historic Properties conformance. With execution of the MOA, adverse effects associated with potential changes in use will be mitigated and would no longer constitute an adverse effect. See Table 4 below for details and recommendations.
(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;	<i>No Adverse Effect. No Potential to Effect.</i> Not applicable.
(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	<i>No Adverse Effect. No Potential to Effect.</i> Not applicable.

Table 3. Application of Criteria of Adverse Effects for Fremont Hall USAR Center

Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:	Evaluation
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.	<p><i>No Adverse Effect.</i> The Project proposes to transfer the property out of Federal ownership and control; however, the Federal lead agency (IHS) will be consulting with SHPO on preparation of a legally binding MOA, with the City and County as consulting parties. This MOA will include “adequate and enforceable” Historic Preservation Covenants bound by specified terms, conditions, and restrictions, and agreed to by the signatories (SHPO and IHS). Historic Preservation Covenants in the MOA will ensure the “long-term preservation of the property’s historical significance” and will include stipulations for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and any applicable NPS Preservation Briefs. With execution of the MOA, adverse effects associated with the property transfer will be mitigated and would no longer constitute an adverse effect.</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
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.	Yes	The property will be given a change in use from a Federally-owned military property that operated as an Army Reserve facility from 1956-2009, to an AIHS Health Services Clinic that will provide medical, dental, pediatric, and behavioral services. Despite this change in use, minimal changes are required to original materials, character-defining features, spaces, and spatial relationships. At this time there are no exterior renovations planned for the building.	Any modifications to the property required as part of the change of use will be limited to the interiors (which is not considered a character-defining feature of the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards.

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
<p>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.</p>	<p>Yes</p>	<p>The historic character of the property will be retained and preserved. The project only proposes interior renovation of the buildings on the property. The interior is not considered a character-defining feature of the property and these changes will not impact the property’s historic character. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature of the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.</p>
<p>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.</p>	<p>Yes</p>	<p>The property will be recognized as a physical record of its time, place, and use. The proposed modifications to the property are confined to the interior of the buildings, which is not considered a character-defining feature of the property, and therefore does not have the potential to create a false sense of historical development. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature the property). However, should exterior maintenance be required, replacement of original materials/features will be made in-kind in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work. No new or conjectural elements will be added to the property.</p>
<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>Not applicable</p>	<p>There are no changes to the property that have acquired historical significance in their own right. Therefore, this standard does not apply to the proposed undertaking.</p>	<p>Not applicable</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>Yes</p>	<p>The proposed modifications to the property are confined to the interior of the buildings, a non-contributing element, and therefore will not impact distinctive materials, features, finishes, or craftsmanship of the property. At this time there are no exterior renovations planned for the building.</p>	<p>Any modifications to the property will be limited to renovation of the interiors (which is not considered a character-defining feature). However, should exterior maintenance be required, replacement of original materials, features, and finishes will be made in-kind in accordance with the Standards, and the character of the property will be preserved. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.</p>
<p>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.</p>	<p>Not applicable</p>	<p>There are currently no proposed changes to historic features of the property.</p>	<p>In the event that repair, or replacement of historic features is required in the future, the work will be completed in accordance with the Standards.</p>
<p>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.</p>	<p>Not applicable</p>	<p>No chemical or physical treatments are currently proposed for the property.</p>	<p>In the event that lead paint abatement or asbestos removal is required in the future, the work will be completed in accordance with the Standards.</p>
<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p>Not applicable</p>	<p>No archaeological resources were identified within the APE.</p>	<p>Not applicable</p>

Table 4. Project Review for Conformance with the Standards for Rehabilitation

Standard	Project in Conformance?	Analysis	Recommendations
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.	Not applicable	There is no new construction currently proposed as part of this undertaking.	In the event that any future modifications of the building are required to accommodate ADA requirements, the work will be completed in accordance with the Standards. Additionally, any exterior modifications improvements, or additions to the building must be reviewed and approved by the HLC prior to the commencement of work.
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.	Not applicable	There are no new additions or new construction proposed as part of this undertaking.	While there are no exterior modifications improvements, or additions to the building currently planned, any future exterior changes must be reviewed and approved by the HLC prior to the commencement of work.

7.3 Conclusions and Recommendations

As detailed above, a finding of No Adverse Effect is recommended for the Fremont Hall USAR Center property located in the APE as related to Proposed Project with the stipulation of implementation of an MOA which is in development with consulting parties as of the date of this report.

Dudek recommends that IHS continue to consult with SHPO and the City and County of Santa Barbara concerning preparation of an MOA/mitigation of adverse effects on historic properties. With execution of the MOA, adverse effects associated with the property transfer will be mitigated and would no longer constitute an adverse effect. Because the specific activities associated with rehabilitation and maintenance of the property are not fully known at this time, the MOA would also include local designation of the property with the City of Santa Barbara, which would afford the property with all of the protections of the City’s local ordinance, which includes design review for conformance with the Standards for Rehabilitation and review by the HLC. This designation would further ensure adequate protections of the property in perpetuity in accordance with the City’s preservation ordinance and mitigate any adverse effects to historic properties.

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Appendix A

Confidential SHPO Correspondence

Appendix B

Preparer's Qualifications

Sarah Corder, MFA

HISTORIC BUILT ENVIRONMENT LEAD

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Project Experience

Santa Barbara Specific Experience

University of California, Santa Barbara, California. Dudek was retained by the University of California, Santa Barbara (UCSB) to complete a Phase I built environment Historical Resources Technical Report (HRTR) for the Building 7045, Devereux Gymnasium renovation project located on UCSB West Campus. The Mid-Century Modern building was constructed in 1971 to serve as a gymnasium for the Devereaux School. The purpose of this HRTR is to determine if the Project has the potential to affect historic properties pursuant to Section 106 or would impact any historical resources pursuant to CEQA. The Project is also subject to review under Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources. Responsibilities included project management, archival research, client management, SHPO consultation, and quality assurance/quality control (QA/QC) of all project deliverables. (2021-present)

HSSR, Confidential Residential Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a Historic Structures/Site Report (HSSR) for a Spanish colonial revival estate built in the 1920s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level pedestrian survey of the property for historic built environment resources. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Responsibilities included project management, primary authorship of



Education

*Savannah College of Art and Design
MFA, Historic Preservation, 2004*

*Bridgewater College
BA, History, 2002*

Professional Affiliations

National Trust for Historic Preservation

*Los Angeles Conservancy
California Preservation Foundation*

Society for Architectural Historians

the report, archival research, evaluation of the property, field work, presentation at Historic Landmarks Commission meetings, design guidance to the construction company and architecture firm, and preparation of an Secretary of the Interior's standards conformance review of the design of the proposed garage. (2018–2020)

HSSR, Confidential Development Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a HSSR for a Mid-Century Modern military facility built in the 1950s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Responsibilities included project management, primary authorship of the report, archival research, evaluation of the property, field work, SHPO consultation, and design guidance. (2019–present)

Integrity Assessment and Comparative Analysis for Confidential Education Project, Confidential Client, Santa Barbara, California. Dudek prepared a memorandum that provides a comparative analysis and detailed account of alterations made to a confidential educational property located in the City of Santa Barbara, California. This analysis was designed to facilitate future significance evaluations with regard to the property's physical integrity and architectural merit. Responsibilities included project management, field survey, archival research, and preparation of the technical memorandum. (2019-2020)

HSSR for the Arroyo Burro Open Space Park Project, City of Santa Barbara, California. Dudek was retained by the City of Santa Barbara to prepare an updated HSSR for the Arroyo Burrow Open Space Park located within the City of Santa Barbara. The city provided Dudek with previously prepared studies of the project area, which were synthesized as part of the updated study. In addition, Dudek conducted supplemental archival research on the property and conducted an updated intensive-level survey of the property for both archaeological and historic built environment resources. Responsibilities included archival research and co-authorship of the report. (2018)

Historical Resource Evaluation Report for the Figueroa Division Courthouse, Judicial Council of California, City of Santa Barbara, California. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Figueroa Division Courthouse building, located at 118 East Figueroa Street in the City of Santa Barbara, California. The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Responsibilities included co-authorship of the technical report and archival research. (2017)

Other Relevant Experience

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Served as the project manager, principal architectural historian, and co-author of the report. Also led and conducted reconnaissance and intensive-level surveys and provided QA/QC for all project deliverables. (2019–Present)

Kate Kaiser, MSHP

ARCHITECTURAL HISTORIAN

Kate Kaiser (*KAYT KY-zer; she/her*) is an architectural historian with 10 years' experience as a cultural resource manager in California, Nevada, Oregon, Washington, and Hawai'i. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology. Ms. Kaiser specializes in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 and Section 110 compliance, Historic Resource Evaluation Reports (HRER), historical resource inventories (HRI), environmental impact report (EIR) chapters, Historic American Building Survey (HABS) level documentation, archival research, adverse effects or impacts analysis, cultural landscapes, and geographic information systems (GIS).

Recent Dudek Project Experience

Historic Structures/Site Report Confidential Development Project, Confidential Client, Santa Barbara, California. Dudek was retained by a private construction company to prepare a Historic Structures/Site Report (HSSR) for a Mid-Century Modern military property built in the 1950s located in Santa Barbara, California. Dudek conducted archival research and an intensive-level survey of the property for historic built environment resources. As part of this study, Dudek prepared a Phase 1 HSSR for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's standards conformance review. Ms. Kaiser served as architectural historian and coauthor of the report as well as contributing analysis of CHRIS records search results, reviewing permits, archival research, historical context development, developing building descriptions, and drafting outreach letters to interested parties and . (2019–Present)

State Water Project, California Department of Water Resources, Various Locations, California. Dudek was retained by the California Department of Water Resources to prepare a historic context statement for historic-aged infrastructure related to the State Water Project and Built Environment Inventory and Evaluation Reports (BEIER) for various State Water Project maintenance projects. Over the course of this multiyear project, Dudek is providing technical assistance in creating individual and statewide historical context statements and significance evaluations for State-owned water infrastructure. Acting as architectural historian, Ms. Kaiser has coauthored BEIERS and findings of effects for multiple water infrastructure resources associated with the State Water Project. Ms. Kaiser has also provided technical expertise and peer review for historical built environment inventory and evaluation reports authored by subconsultants. (2020–Present)

Historic American Building Survey Written Documentation for Pomona City Stables, City of Pomona, Los Angeles County, California. Dudek was retained by the City of Pomona to complete Historic American Building Survey (HABS) level documentation of the Pomona City Stables, which was damaged and partially collapsed in 2017. Ms. Kaiser



Education

University of Oregon
MS, Historic Preservation,
2017

Boston University
BA, Archaeology, 2009

Professional Affiliations

Association for
Preservation Technology –
Southwest

California Preservation
Foundation

Vernacular Architecture
Forum

Society for California
Archaeology

National Trust for Historic
Preservation

served as architectural historian and author of the HABS documentation for the Pomona City Stables Building, constructed in 1909. Ms. Kaiser also coordinated fieldwork and building recordation, outreach to archives, libraries, and historical societies, and HABS documentation product packaging for the City of Pomona. (2020–2021)

On-Call Services, Los Angeles County Department of Public Works, Various Locations, California. Dudek was retained by the Los Angeles County Department of Public Works to prepare a historic built environment inventory, evaluation technical reports, and finding of effect statements for historic-aged infrastructure operated by the Department of Public Works as part of larger CEQA compliance efforts. Acting as architectural historian, Ms. Kaiser has coauthored HRERs and findings of effects for the following projects: Santa Anita Debris Dam Seismic Strengthening Project, Colima Road Improvement Project, and Mulholland Highway at Mile Marker 3.22. For all projects, Ms. Kaiser authored the built environment inventory and evaluation technical reports and conducted survey, outreach to interested parties, archival research, historic context development, and other tasks. (2021–Present)

Integrity Assessment and Comparative Analysis for Confidential Education Building, Santa Barbara, California. Dudek prepared a memorandum that provides a comparative analysis and detailed account of alterations made to the Santa Barbara Unified School District (SBUSD)-owned property located in the City of Santa Barbara, California. Ms. Kaiser provided technical analyses, background research sections, and written components of this memorandum. This analysis is designed to facilitate future significance evaluations with regard to the property's physical integrity and architectural merit. (2020)

Cultural Resources Study for the Chappell Property at 28600 Triple C Ranch Road, Western Riverside County Regional Conservation Authority, Murrieta, California. Dudek was retained by Western Riverside County Regional Conservation Authority to prepare a cultural resources study for the Chappell Property. The project proposed to demolish all buildings and structures on the Western Riverside County Regional Conservation Authority's newly acquired land. Ms. Kaiser served as architectural historian and author of the Cultural Resources Technical Report. Preparation of the report involved extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. (2020)

Cultural Resources Technical Report for the Alexan Arcadia Project, City of Arcadia, California. Dudek was retained by the City of Arcadia Planning and Community Development Department to prepare a Cultural Resources Technical Report for the proposed Alexan Arcadia Project. The project proposed to demolish a 2-story office building, two 1-story commercial buildings, and surface parking. The proposed project site also contained an existing 8-story office building and 1-story bank drive-through, which would remain in place. Four properties more than 45 years old were identified within or immediately adjacent to the proposed project site and evaluated for historical and architectural significance. As coauthor, Ms. Kaiser prepared the historic built environment evaluation report sections, conducted archival research and outreach, developed the historical context for four buildings, and prepared the property evaluations. (2021)

HRER for the Stanley Mosk Courthouse, Judicial Council of California, Los Angeles, California. Dudek was retained by the Judicial Council of California to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street. As a State-owned resource, the Judicial Council of California must comply with California Public Resources Code, Section 5024(b), and submit to the State Historic Preservation Officer an inventory of all structures more than 50 years old under the Judicial Council of California's jurisdiction that are 1) listed in, or may be eligible for inclusion in, the NRHP or that are 2) registered, or may be eligible as a California Historical Landmark. Ms. Kaiser served as architectural historian and author of the HRER. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and California Department of Parks and Recreation (DPR) forms for the Stanley Mosk Courthouse. (2019)

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 5 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Project Experience

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identified and discussed the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 45 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance. Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek provides as-needed historic consulting services for various projects. Each evaluation involves the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored HRERs for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451-55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, 816 1st Street, 820 A Avenue, 953-57 G Avenue, 725 Adella Avenue, 754 H Avenue, 168-70 F Avenue, 1011 E Avenue, 404 8th Street, and 1421 6th Street. (2019–Present)



Education

*The School of the Art Institute of Chicago
MS, Historic Preservation,
2018*

*The College of Charleston
BA, Historic Preservation
and Art History, 2016*

Professional Affiliations

*Encinitas Preservation
Association, President*

*California Preservation
Foundation*

*Association for
Preservation Technology
(APT)*

Ocean Beach Pier Improvements, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a HRTR for the Ocean Beach Pier Improvements Project (project). The City requested an evaluation of whether the Ocean Beach Pier (Ocean Beach Municipal, Pier, or Pier Project site) met eligibility criteria for local, state, and/or federal designation. The report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, for historical resources and all applicable City of San Diego (City) guidelines and regulations. As a result of the evaluation, the Ocean Beach Pier is recommended eligible under NRHP and CRHR Criteria A/1 and C/3 and San Diego Historical Resources Board Designation Criteria A, C, and D. The Ocean Beach Pier reflects special elements of Ocean Beach's historical and economic development and embodies distinctive characteristics of the concrete fishing pier typology. Responsibilities include fieldwork, archival research, and the associated property significance evaluation. (2022-present)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, San Diego, California. Dudek completed a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

740–790 East Green Street Mixed-Use Project, City of Pasadena, California. Dudek completed a Cultural Resources Technical Report (CRTR) for five commercial buildings located in the City of Pasadena (Assessor's Identification Nos. 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. Acting as architectural historian, updated the Pasadena historic context, conducted archival research, and wrote significance evaluations for the five buildings that are more than 45 years old. (2019)

8850 Sunset Boulevard Project, City of West Hollywood, California. Dudek completed a CRTR for the proposed project, which consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard. Acting as architectural historian, assisted in the completion of the technical report as the primary writer. (2019)

14545 Lanark Street Project, Clifford Beers Housing Inc., Los Angeles, California. Dudek completed an HRER for a property located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles (APN 2210-011-900). Acting as architectural historian, authored the HRER for the subject property, a Public Social Services Department building constructed in 1967. (2019)

955 Hancock Avenue, City of West Hollywood, California. Dudek completed a City-compliant Historical Resource Assessment for a single-family residential property located at 955 Hancock Avenue in West Hollywood. The property was built in 1910 and did not appear to have been previously evaluated for historical significance. This study included a pedestrian survey of the property by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Register eligibility requirements. Acting as architectural historian, assisted in the completion of the assessment as the primary writer. (2018)

Appendix C

Confidential Records Search Results

Appendix D

DPR 523 Forms

Other Listings
Review Code

Reviewer

Date

Page 1 of 30 *Resource Name or #: (Assigned by recorder) Fremont Hall U.S. Army Reserve Center
P1. Other Identifier: 3237 State Street

*P2. Location: Not for Publication Unrestricted

*a. County Santa Barbara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Santa Barbara Date 1995 (2000 ed.) T 4N; R 27W; Sec 8; San Bernardino B.M.

c. Address 3237 State Street City Santa Barbara Zip 93105

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 248844 mE/ 3814346 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 051-112-019; Latitude: 34°26'24.4"N, Longitude: 119°44'00.5"W

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The proposed project site is located at 3237 State Street, Santa Barbara, California (APN 051-112-019) and consists of 2.81 acres. The property is located at the southeast corner of State Street and Las Positas Road, south of the Rutherford and San Roque neighborhoods. The parcel is relatively flat, with two permanent structures: Fremont Hall and an Organizational Maintenance Shop (OMS). **See Continuation Sheet.**

*P3b. Resource Attributes: (List attributes and codes) HP.34. Military Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View to southeast, 6/24/2019, IMG 8470

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1956 (Assessors Office)

*P7. Owner and Address: USA
3237 State Street
Santa Barbara, CA 93105

*P8. Recorded by: (Name, affiliation, and address) Dudek, Sarah Corder
621 Chapala Street
Santa Barbara, CA 93101

*P9. Date Recorded: 6/24/2019

*P10. Survey Type: (Describe) Intensive Pedestrian

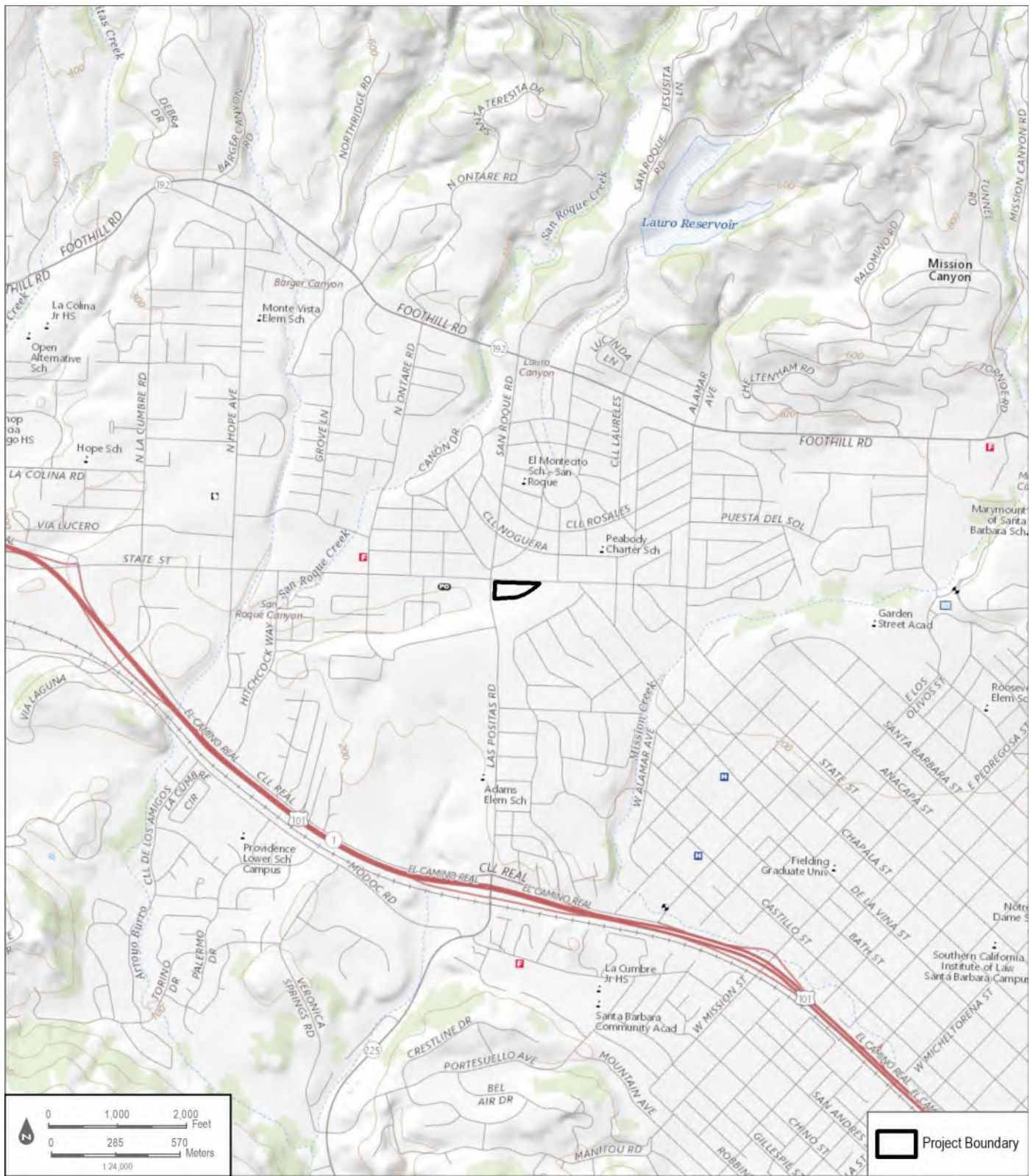
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Structures/Site
Report for 3237 State Street,
Santa Barbara, California.

Prepared by Dudek, 2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

LOCATION MAP

Page 2 of 30 *Resource Name or # (Assigned by recorder) Fremont Hall U.S. Army Reserve Center
*Map Name: Santa Barbara, California *Scale: 1:24,000 *Date of map: 1995 (2000 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Fremont Hall U.S. Army Reserve Center *NRHP Status Code 3S, 3CS, 5S3
Page 3 of 30

B1. Historic Name: Fremont Hall U.S. Army Reserve Center
B2. Common Name: 3237 State Street
B3. Original Use: U.S. Army Reserve Center B4. Present Use: Vacant

*B5. Architectural Style: Mid-Century Modern

- *B6. Construction History: (Construction date, alterations, and date of alterations)
- 1956: Main Fremont Hall USAR Center building constructed
 - 1961: Assembly Hall Addition made to south elevation
 - 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
 - 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
 - 1972: new lighting, rain catchment system, new wash platform constructed
 - 1982: east addition to Fremont Hall USAR Center, main building
 - Circa 1992-1997: gas pump and tanks removed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None noted

B9a. Architect: Reisner & Urbahn, Howell & Arendt, Gerald H. Bense & Associates
b. Builder: J.W. Bailey Construction Company

*B10. Significance: Theme Architecture Area National, State, Local
Period of Significance 1956-1961 Property Type Military Applicable Criteria NRHP:C, CRHR:3, Local: A, F
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2007, the Fremont Hall USAR Center was found eligible for the NRHP (with SHPO concurrence). In consideration of the updated significance evaluation and integrity assessment for 3237 State Street, the property appears to remain eligible under NRHP/CRHR Criteria C/3, and is further recommended eligible as a City Structure of Merit under City Criteria A and F. The property is eligible for its association with the development of USAR centers throughout the United States, and for representing an intact version of a Reisner & Urbahn standardized plan. The property also retains requisite integrity for the NRHP, CRHR, and for designation as a City Structure of Merit.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: **See Continuation Sheet.**

B13. Remarks:

*B14. Evaluator: Sarah Corder
*Date of Evaluation: 09/20/2022

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center

Page 4 of 30

*P3a. Description (continued): Fremont Hall USAR Center is a one-story utilitarian building that is T-shaped in plan and was designed to function as a USAR Center in 1956. The Assembly Hall addition, on the south elevation, was added in 1961. Additions to both the main volume and the Assembly Hall were also made in 1982. The entire Fremont Hall USAR Center building and additions are constructed of concrete block clad in stucco with red brick detailing used to distinguish the main entrance from State Street. The building presents with two distinct rectangular sections, the northern section runs along State Street with a low-pitched side gable roof and a slightly taller flat roofed section with a raked cornice line detailing at the far western end. A flat roofed hallway with two metal entry doors on the west elevation connects the two sections. The one and a half story southern rectangular section has a flat roof with a one-story entry on the east elevation. The buildings main (north) elevation is characterized by a variety of fenestration including metal sash fixed and awning, metal sash four-lite awning, and metal sash six-lite awnings windows. The building is accessed by a concrete walkway leading to a set of metal entry doors under a transom window that features the building name and address as "Fremont Hall 3227." The far right side displays a set of three, metal sash, multi-lite windows that are enframed and set under the primary signage for the building that reads "United States Army Reserve Center (Figure 1)." The west elevation presents as two sections. The left section displays two sets of inset metal sash 40-lite awning windows. The right section displays four 32-lite fixed and awning windows (Figure 2).

The south elevation of Fremont Hall USAR Center presents as multiple sections, with the Assembly Hall addition projecting to the south. The left section contains a series of metal sash six-lite fixed and awning windows and a set of two metal entry doors. The Assembly Hall addition section displays a series of metal sash two-lite awning windows and a single metal entry door (Figure 3). The right section continues the fenestration with metal sash six-lite fixed and awning windows. The east elevation presents as two sections. The left is a combination one and one and a half stories in height with three metal entry doors, a corrugated single car wide garage door, and a series of four metal sash eight-lite fixed and awning windows. The right section displays four metal sash two-lite awning windows and a single metal entry door (Figure 4).

The Organizational Maintenance Shop (1961) is located to the east of Fremont Hall USAR Center and is a one-story square building with a low-pitched side gable roof. The building's exterior walls are concrete block clad in stucco. The main (west) elevation displays two, single car width corrugated metal garage doors with three squared pilasters. Fenestration on the other three elevations include three metal entry doors and two bands of metal sash 22-lite fixed and awning windows separated by pilasters (Figure 6).

From a materials condition standpoint, the buildings on the property appear to be in good physical condition with superficial wear patterns caused by the passage of time and vacancy of the property. The interior of the main building appears to be predominately intact with general wear patterns observed. As stated previously, the interior presents as a utilitarian space with classroom, office, mechanical, lobby, and assembly areas. All areas appear to be generally intact and reflect the use of mass-produced materials such as concrete block, drop ceilings with acoustical tiles, and vinyl composition tiles (VCT) used in flooring throughout the main building. Despite the intact nature of the materials, there are no notable elements of the interior finishes or materials that are distinguishable from other buildings constructed from the mid-century to present (Figure 5).

CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center
Page 5 of 30



Figure 1. View of Fremont Hall USAR Center from State Street, looking southeast.
(IMG_8469)



Figure 2. West elevation of Fremont Hall USAR Center, looking northeast. (IMG_8413)

CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center

Page 6 of 30



Figure 3. Assembly Hall addition on south elevation of Fremont Hall USAR Center looking northwest. (IMG_8360)



Figure 4. East elevation of Fremont Hall USAR Center showing Assembly Hall addition, looking west. (IMG_8349)

CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center
Page 7 of 30



Figure 5. Interior of Fremont Hall USAR Center, looking west. (IMG_8378)



Figure 6. Organizational Maintenance Shop north and east elevations, looking southwest. (IMG_8341)

CONTINUATION SHEET

Property Name: Fremont Hall U.S. Army Reserve Center

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Identified Alterations to the Property

Dudek staff visited the subject property on June 20, 2019 and received as-built drawings detailing alterations to the property in April 2021. The alterations identified below are based on information provided in historic aerial photographs, as built drawings, and any other alterations observed during the property survey.

- 1961: Assembly Hall Addition made to south elevation
- 1961: Organizational Maintenance Shop added east of Fremont Hall USAR Center
- 1964: gasoline pumps and tank added southwest of Organizational Maintenance Shop
- 1965: site repaved and re-landscaped
- 1972: site repaved and re-landscaped
- 1972: new lighting, rain catchment system, new wash platform with clarifier
- 1982: east addition to Fremont Hall USAR Center, main building
- 1982: east addition to Assembly Hall
- 1982: forced air and exhaust fan system added to Fremont Hall USAR Center
- 1984: site repaved and re-landscaped
- Circa 1992-1997: gas pump and tanks removed

*B10. Significance (continued):

Historic Context: History of the Fremont Hall USAR Center, 3237 State Street

Early Development Period: Hoff General Army Hospital (circa 1940-1948)

Prior to development into suburban subdivisions, the project area was known as the Ontare Ranch, owned by Dixey Thompson. Thompson arrived in Santa Barbara in 1858 after an unsuccessful try at gold mining during the Gold Rush of 1849. Thompson's barn and animal corrals were landmarks for the edge of the city, just north of Hollister road (now State Street). After Thompson's death in 1903, his widow, Nancy Swett, maintained the property until roughly the end of World War I, when portions of the ranch were subdivided and sold. Stephen Rutherford bought 123 acres and laid out the Rutherford Park subdivision in 1923. The Samarkland neighborhood to the south had been open cattle range in the late 1800s and was subdivided into the Casa Loma tract in 1920. Just one year earlier, Earle Ovington had established the Casa Loma Air Field. The airfield was Santa Barbara's only government-listed airstrip at the time, and hosted aviator celebrities such as Charles Lindbergh, Amelia Earhart and Jimmy Doolittle, among others. The Samarkland neighborhood was named for the Samarkland Hotel, developed first as a boy's school, and then converted to an opulent hotel in 1915. The San Roque, Rutherford Park, and Samarkand automobile subdivisions began to develop in earnest at the northwestern-most portion of the Santa Barbara city limits by the mid-1920s. These neighborhoods marked the northwestern extent of Santa Barbara in the 1920s and 1930s, beyond which was unincorporated ranches and lemon orchards (Nelson 2008; Sanborn 1930, 1950; Tompkins 2015a, 2015b).

In 1940, the U.S. military began building up its coastal installations, including those in Santa Barbara County. These included the construction of Camp Cook in Lompoc, Santa Maria Airfield in Santa Maria, Allen Hancock College of Aeronautics in Santa Maria, the Marine Air Base in Goleta, and the Hoff General Army Hospital in Santa Barbara. The Hoff General Army Hospital was built on 46 acres over the Casa Loma Air Field, and opened on March 1, 1941 (Figure 7). The facility consisted of over 100 temporary, barrack-style wood framed buildings, which made up the hospital wards and personnel barracks.

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The hospital itself was a 1,140-bed facility that treated more than 27,500 patients over the course of its operation. It was also a training facility for military nurses and doctors as well as a rehabilitation center for injured service members who were discharged. Rehabilitation consisted primarily of participation in sports and crafts but there was also a robust entertainment component with musicians, comedians, and United Service Organizations (U.S.O.) shows. The project site, the future site of the Fremont Hall USAR Center, was used as a tennis court and parade grounds while the hospital was in operation. After World War II ended, the hospital began decreasing services and between V-J Day on November 23, 1945 and January 15, 1946, all staff were discharged and patients were moved to other hospitals. Despite the closure of the hospital, many staff and service members who either worked at or recuperated at Hoff General Army Hospital decided to remain in Santa Barbara. In addition to increased settlement in the City, there was also an increase in educational demands for servicemen under the G.I Bill, which caused a housing shortage for both families and new students. In an effort to alleviate this shortage, over 70 of the barracks-style hospital buildings were systematically dismantled and used as multi-family housing or student housing and dormitories. By 1954, all of the hospital buildings had been removed or relocated and Las Positas Road was cut through to State Street (CSB 2019; Days 1991; Ruhge 1988, 1990, 2016).



Figure 7. Hoff General Army Hospital, looking east to Riviera neighborhood, City of Santa Barbara, 1942 (Digital Collections, U.S. National Library of Medicine)

After World War II, the United States and the Soviet Union entered an arms race after a demonstration of an atomic bomb by the Soviet Union in 1949. Despite this, drastic reductions in the Federal budget and military appropriations limited the United States military effort to build a peacetime reserve force, an Organized Reserve Corps. Prior to World War II, in times of peace the United States government limited the size of the standing Army and reserve forces, however, after World War II, military leaders tried to

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persuade Congress that universal military training (UMT) for *all* able-bodied men of service age was ideal. This thought process was borne of the perceived need for immediate mobilization if the United States were faced with an atomic bomb threat or attack (Moore et. al. 2008).

Initially UMT legislation failed in Congress, but in 1950, the United States, Soviet Union, and China became involved in the Korean War (1950-1953), causing Congress to reassess budgeting and manpower deficits within the U.S. military forces. In 1950, the National Defense Facilities Act was passed, funding military training facilities. In 1951, the Universal Military Training and Service Act was revived and passed, replacing the 1948 Selective Service Act. In 1952, Congress passed the Armed Forces Reserve Act to address standing forces issues that arose with the Korean War. This merged the Organized Reserve Corps and the Enlisted Reserve Corps and created the United States Army Reserve (USAR). In 1955, as part of President Eisenhower's "New Look" Program, the Reserve Forces Act expanded both the standing army and reserve forces limits, as well as created a new reserve force type called the Ready Reserve, which did not require a congressional declaration of war for mobilization. The New Look Program also ensured funding for reserve center construction, expecting a large increase in enrollment as a result of the personnel increases (Moore et. al. 2008).

Though all this legislation bolstered the construction across the United States of USAR Centers, it was the 1950 National Defense Facilities Act that started the construction trend. The USAR developed a systematic development program for building Reserve Centers. A priority list of locations was developed for Reserve Center construction, giving preference to land already owned by the Army, and for populous cities where a reservist group greater than 100 persons could be assembled. When Army property was not available, USAR and the United States Army Corps of Engineers (USACE) solicited for land donations or sales in the communities identified as priorities for Reserve Centers. Standardized, expandable plans for 200, 400, 600, and 800-man units were developed by New York-based architecture firm Reisner & Urbahn, and then a local contractor was selected at the Reserve Center location to construct the Reisner & Urbahn plans (Figure 8). In 1956, a T-plan 100-man (half unit) model was introduced for smaller communities. Although the standardized design was preferred by the military, individual community members and military officers sought seamless integration into their communities and occasionally custom-built or made alterations to the Reisner & Urbahn standardized plans. While these exceptions roughly followed the approved USAR building plans, they often included locally referential architectural styles, such as those in Salt Lake City, Provo, and Ogden, Utah, or Denver, Colorado (Moore et. al. 2008).

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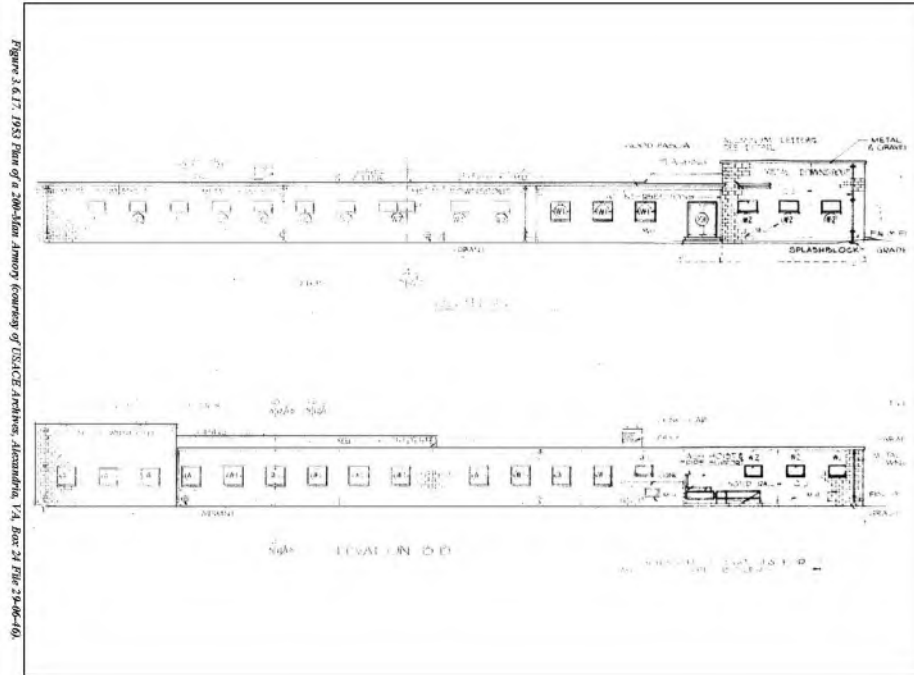


Figure 8. Copy of 200-man Army Reserve Center elevation drawings (Moore et. at. 2008: 94; original from USACE Archives, Alexandria Virginia, Box 24, File 29-06-46)

Meanwhile the City of Santa Barbara administration began trying to accommodate a proposed \$110,000 Army Reserve building in 1954. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). The Chamber of Commerce thought to integrate the Reserve Center into the planned city recreation park on the former Hoff General Army Hospital property. Early in the planning process, concerns were raised that there was not enough room on the hospital lands to accommodate an 18-hole golf course, the 19th Agricultural District horse show and flower show buildings, a city park, and a USAR Center building on the old Hoff General Army Hospital property. This was resolved when U.S. Army accepted the 2.48-acre 3237 State Street property, and the USAR Center project moved forward. According to the architectural drawings found during the course of archival research, it does appear that Wallace Arendt had continued involvement in the design of the building throughout the construction process, but little information was found concerning his specific contribution to the design and modification of the Reisner & Urbahn plan. (Griffin 1955; SBNP 1954a, 1954b).

In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. The local general contractor was J.W. Bailey Construction Company. The original building was meant to be a 200-man capacity expandable building with no basement, to act as office and training center for the U.S. Army Reserve unit stationed in Santa Barbara. The

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building incorporates regional design preferences, specifying a stucco exterior rather than the standardized brick veneer, nodding to the City's extensive use of stucco in the locally dominant Spanish Colonial Revival-style. An OMS was also included as part of the site development proposal but was not realized until 1961. In 1956, the John C. Fremont United States Army Reserve Center was completed. Later that same year, the remaining portions of the former Hoff General Army Hospital grounds were declared surplus and donated back to the City of Santa Barbara via quitclaim deed to become a city park. MacKenzie Park was officially established in the northern portion of the former-hospital grounds, called the "Parade Grounds" in maps, in 1956 and the Community Golf Course was established on the south portion of the former-hospital grounds by 1958 (PAR and USAR 2007; Ruhge 2016; SBNP 1954a, 1954b; 1955).

The Fremont Hall USAR Center operated from the corner of Las Positas and State Street and gained several additions. In 1961, the Assembly Hall addition and the OMS were added to the property. Gas pumps were added in 1964. A vehicle washing area was added in 1972. More additions to Fremont Hall USAR Center and the Assembly Hall were added in 1982 on its east elevation, facing State Street. The addition was designed by the Fort Ord Directorate of Facility Engineers, but was for a conference room and did not constitute one of the Reisner & Urbahn pre-planned expansions to add extra unit capacity (Arrowhead 1972; Bense 1961; McKee 1964; Robinson et al 1982, 1984).

In 2007, the U.S. Army evaluated the 33 USAR centers in California for historical significance and found Fremont Hall USAR Center and 3 other USAR centers eligible for listing to the NRHP. The California State Historic Preservation Officer concurred with these findings in July 2007 (PAR and USAR 2007).

Mid-Century Modern Architecture

The term Mid-Century Modern is most commonly used as a broad stylistic designation that is representative of not only architecture, but of many facets of design and art. The Modernist design movement gains momentum in the early Twentieth Century as a reaction against traditional architectural methodology and concepts that had dominated the nineteenth century. The rise of industrialization also facilitated the popularity and success of the Modern movement with the creation of mass-produced materials that could be cost effective and efficient in construction such as reinforced concrete, steel, and plate glass. Another important element of the Modern movement is that it was not regionalized; rather, it was truly an international style movement that broke down the regional barriers seen in earlier architectural styles (Hess 2007; Rogers 2001).

Leading the Modern movement internationally were important designers like Le Corbusier, Mies Van der Rohe, and Walter Gropius. Throughout the United States, Modern designers were taking their cue from the movement and putting their own signatures on designs throughout the first half of the twentieth century. Such notable designers working in Southern California included Rudolph Schindler, Frank Lloyd Wright, and Richard Neutra. Following the traditions of the Modern movement, Southern California designers were putting out designs that celebrated mass-produced materials and lacked the ornamentation seen in previous architectural periods. Designers also became increasingly concerned with designing for functionality and economic feasibility in an effort to create a more democratic design experience that was accessible to all social classes. In short, the Modern movement laid the groundwork and established important precedents that would be carried through the rest of the twentieth century (CSD 2007; Gebhard and Winter 2003; Hess 2007; Rogers 2001; SFPD 2010).

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Following WWII, the United States focused on forward thinking, which sparked architectural movements like Mid-Century Modern. Building on traditions established in the Modern movement and the International style of architecture, Mid-Century Modern is characterized by simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. While these elements of design made the movement quite popular, the cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for rapid growth and development as seen with the USAR center constructions throughout the United States (CSD 2007; Gebhard and Winter 2003; Rogers 2001; SFPD 2010).

Character Defining Features of the Mid-Century Modern style:

- Rectilinear building forms
- Post and beam construction
- Wood or steel framing
- One or two-stories
- Lack of exterior ornamentation
- Use of mass-produced materials like stucco, reinforced concrete, steel
- Cantilevered canopies
- Integration of natural environment into interior spaces
- Flat or low-pitched roofs
- Use of simple geometric shapes
- Extensive glazing to allow for natural light and to create cohesive indoor and outdoor spaces
- Integration of building with the landscape

Character Defining Features of USAR Centers

The 200-man capacity Fremont Hall USAR Center is what is known as the "sprawling plan" Army Reserve Center that were common in the Early Cold War Era and designed between 1952 and 1956. Other plan types include: Type D Armory (1948, designed by Bail, Horton, & Associates, Architects-Engineers), Compact Plan (1950, Reisner & Urbahn), Sprawling Plan (1952, 1953, 1956, Reisner & Urbahn), or Vertical Plan (1960, Reisner & Urbahn). These buildings diverged from the typical, "fortress"-like imposing army architecture of the previous era, and instead adopted less-imposing contemporary architecture, with restrained Mid-Century Modernist character defining features. The Mid-Century Modern aesthetic also allowed for the buildings to be constructed in a timely and cost-efficient manner by using mass produced materials like steel framing and reinforced concrete. These modern materials also allowed for the interior spaces to be more open and customizable without the previous load bearing restrictions.

The buildings were also intended to be modified based on the USAR regiment needs, and individual sites. This included expansion classrooms and wings, additions of basements and second floors, or mirrored plans. Character defining features of the 200-man facility plan observed at Fremont Hall USAR Center include:

- "sprawling" L-shaped or T-shaped building footprint, or footprint with additions following the original "expansible" plan;

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- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lites;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- cantilevered canopy, if original;
- concrete masonry unit construction with brick veneer, or historically appropriate stucco veneer on exterior;
- overhead rolling door opening into assembly space;
- vehicular access into interior assembly/drill space;
- in front the building grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole and freestanding signage along the front (street side) elevation.

As discussed above, USAR Centers from this time period had a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, the facilities were loosely supposed to have certain basic elements to function including: assembly areas, classrooms areas, office spaces, and locker room facilities. The plans were also designed to be expandable should the need arise at a particular center. One notable element of the interior designs for USAR Centers constructed during this time was that they could be customizable to specific locations and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans could be more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative that could be customizable to the location and was not designed to be architecturally significant like the earlier twentieth century armories seen throughout the United States. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center, the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the 1982 addition to the east side of the building (Robinson et al. 1982). Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass produced materials and a utilitarian aesthetic.

Architects

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Reisner & Urbahn, Architects (1946-1954)

The firm Reisner & Urbahn, Architects practiced in New York from 1946 until 1954. Experienced in governmental construction, the firm had a reputation for designing simple, modern buildings that minimized costs by using modern construction techniques and materials (Moore et al. 2008). Little is known about Jeffery Reisner other than that he practiced in New York in the 1940s. Max Otto Urbahn (1912-1995) was a well-known architect who practiced from 1938 until 1978. Urbahn was born on February 2, 1912 in Burscheid, Germany, coming to the United States to attend the University of Illinois, where he attained a BS in architecture in 1935 (NYT 1995). He won a scholarship to attend Yale University graduating with a bachelor's and master's degree in fine arts. After graduating from Yale, in 1938 Urbahn started work for the J. Russell Pope firm in New York, working on the National Gallery of Art and the Jefferson Memorial. In 1942, he left the firm to join the U.S. Army Corps of Engineers, rising to the rank of captain. After World War II ended, Urbahn returned to New York, working for a short period as a professor at the Yale School of Architecture and as chief designer of the New York office of the Chicago firm, Holabird and Root (Vosbeck et. al 2008). In 1946, he formed the firm Reisner & Urbahn, Architects with Jeffery Reisner. The firm's early work was primarily resorts and schools, giving them a reputation of having a good understanding of master planning, which translated well into their later work for the Army Reserve Center Campuses (Moore et al. 2008). In 1950, Reisner& Urbahn entered into a contract with the USACE to complete a new set of plans based on the standard armory buildings previously developed by architectural firms Skidmore, Owings, and Merrill and Bail, Horton and Associates for the National Guard (Moore et al. 2008). The partnership between Reisner & Urbahn lasted until 1954, with Urbahn starting a new firm under the name Urbahn, Brayton and Burrows, which lasted until 1960. In 1960, the firm became the Office of Max O. Urbahn Architects and finally Max O. Urbahn Associates, Inc. (Moore et al. 2008).

Other commissions by Max O. Urbahn after his partnership with Reisner ended included the Vehicle Assembly Building and Launch Control complex at Cape Canaveral, Florida, a 42-story skyscraper at 909 Third Avenue, New York, and several New York Public Schools. This included Junior High School 144 Michelangelo, the first school in New York City to use poured-in place concrete construction (Moore et al. 2008).

Howell & Arendt (1946-1956); Howell, Arendt, Mosher & Grant (1956-1959)

The firm Howell, Arendt, Mosher & Grant was composed of architects Henry W. Howell, Wallace W. Arendt, Glen Gaylord Mosher, and Robert Grant. However, the firm had numerous iterations over the years, including Henry Howell's solo practice starting in the late 1920s, Howell & Arendt from 1946-1959, and Howell, Arendt, Mosher & Grant in 1959. However, Howell retired shortly after Grant joined in 1959 and the firm continued as Ardent, Mosher, & Grant until 1975 (AIA 1962, 1970; OAC 2017).

Henry Howell moved to Santa Barbara in the mid-1920s and briefly worked for firm Edwards & Plunkett in 1926. In 1928, Howell left and established his own firm, Henry Howell, Architect until 1946. Howell's independent practice specialized in single-family housing. Wallace Arendt (1917-1975) was originally from Fort Dodge, Iowa. He studied at University of Notre Dame, then spent two years at the University of Southern California, receiving his Bachelor of Architecture degree in 1940. Prior to joining Howell, Ardent spent much of the World War II years designing buildings with various architectural firms for the United States Army and Navy. While working for the U.S. military, Ardent first met Henry Howell and Howell's daughter, Elizabeth, who eventually became Arendt's wife. Arendt relocated to Santa Barbara and partnered with Howell in

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1946, creating the architecture firm Howell & Arendt. Some notable Howell & Arendt projects included the following (AIA 1962, 1970; UCSB 2017):

- Jordanos Market (1950)
- Schmode residence (1952)
- Washington Elementary School (1953)
- Santa Barbara County Office Building (Figueroa Division Courthouse) (1954)
- La Cumbre Junior High School (1954)
- Pierce Medical Office Building (1955)

In 1956, Howell & Arendt expanded the firm to include Glen Mosher and Robert Grant as partners in the firm. Grant brought a modernist flair to the firm, which had been strongly rooted in the traditional architectural forms of Santa Barbara. Howell retired from Howell, Arendt, Mosher & Grant in 1959, and died in 1962; the firm continued under the name Arendt, Mosher & Grant from 1959-1975. The works completed following Howell's retirement in 1959 primarily included schools and commercial buildings, as well as Raytheon Manufacturing Company in Goleta and campus buildings at UC Santa Barbara (OAC 2017; UCSB 2017).

Gerald H. Bense & Associates (1946-c. 1970)

The firm Gerald H. Bense & Associates was based in Whittier, California and founded by Gerald Henry Bense (1920-2008). Bense received his architecture degree from University of Southern California in 1943 and taught there as a professor from 1944-1947, while working as a designer for various local architects such as Kenneth S. Wing of Long Beach and Paul Williams AIA of Los Angeles. In 1946, Bense founded his own firm, and worked primarily on civic and institutional buildings, as well as banks. Mentions of Bense's firm are rare after 1970, and Bense appears to have retired in the mid-1970s. Notable projects by Bense include (AIA 1962, 1970):

- United Savings & Loan Association, Glendale (1951)
- Whittier Savings & Loan Association, Temple City (1954)
- Whittier Municipal Courts Division II Building, Whittier (1956)
- Marine Corps Reserve Training Center, Whittier (1957)
- Community Savings, Long Beach (1958)
- Seacoast Savings, Encinitas (1959)
- Pico Rivera Savings, Pico Rivera (1960)
- Commonwealth Savings & Loan, North Hollywood (1961)
- US Army Reserve Center, Pasadena (1961)
- South Hills Plaza Shopping Center, Glendora (1964)
- Housing Development, 58 homes, Country Glen Hills, Glendora (1964)
- Whittier Square. Whittier (1965)
- North Whittier School, Whittier (1966)
- Los Angeles County Fire Station, Irwindale (1969)

Other architects and engineers

Other architects and engineers are associated with the multiple additions and alterations to the Fremont Hall USAR Center property, including some within the U.S. Army Corps of Engineers. These are listed below:

- Arrowhead Engineering Corporation

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- Lt. Colonel Charles McKee
- Rockwell R. Swanson, Facility manager at Fremont Hall USAR Center
- Robinson, Takahashi, Pimenter, Katz - Architecture Engineering and Planning
- Robinson, Takahashi, Katz - Architecture Engineering and Planning

NRHP/CRHR Statement of Significance

Fremont Hall USAR Center was previously evaluated in 2007 by PAR and USAR, and this initial evaluation is now 14 years out of date. In the original 2007 report, the Fremont Hall USAR Center was found eligible for the NRHP as (Par and USAR 2007, p. 70):

an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design. The minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity of design, materials, workmanship, setting, location, feeling and modification [sic]. The period of significance for the facility is 1956, the date of construction. It is the best example of this type of plan in California and is eligible at a local level of significance. This facility appears to be a historic resource for the purposes of NEPA and CEQA [California Environmental Quality Act].

The California SHPO concurred with this finding, as well as findings of eligibility for three other USAR properties, in a letter dated July 16, 2007 (SHPO correspondence reference: USA070613A). In consideration of the fact that 14 years have passed since the previous evaluation, Dudek prepared the following updated significance evaluation in consideration of existing conditions. Dudek recommends Fremont Hall USAR Center remain eligible for designation in the NRHP/CRHR under Criteria C/3 based on the following significance evaluation and recommends updating the period of significance from 1956 to 1956-1961, to encompass the original construction and planned expansion.

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

The Fremont Hall USAR Center, at 3237 State Street was constructed as one of several Reisner & Urbahn-designed Army Reserve Centers built in response to the United States' renewed interest in having reserve forces and facilities to train them. USAR Centers were largely the product of the 1950 passage of the National Defense Facilities Act, which resulted from the U.S.'s entrance into the Cold War and subsequent arms race with the U.S.S.R. The Cold War era has been recognized to extend from 1946 (the end of World War II and British Prime Minister Winston Churchill's "Iron Curtain" speech) to 1989 (the fall of the Berlin Wall).

The 2007 evaluation report presents a clear set of registration requirements by which to evaluate Cold War properties, including USAR centers, in California, Nevada, and Arizona. To be found eligible as a Cold War defense site, a property must represent a direct link between the U.S. commitments to defend its territory against Soviet expansion and be built during the 1946-1989 Cold War era period of significance.

Moore et. al.'s 2008 study presents another set of registration requirements by which to evaluate USAR properties specifically. Per Moore et. al.'s 2008 nationwide historical context study, for an USAR Center to meet NRHP Criterion A in the area of military significance, the property must be associated with the role of the Army Reserves in significant military strategies or conflicts. They must possess significance for their specific association with an historical event or strategy and cannot be eligible merely

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for association with the general theme of U.S. military history. Moore indicated that all Army Reserve Centers are related to the broad historical development of the Army Reserve; however, this historic trend is not significant at the national level, and is likely not eligible at the state or local level because of its association with a national, federally-funded policy. Army Reserve Centers built after World War II may be eligible if they reflect the advancement of military technology associated with the Cold War, or if they are related to the nuclear warfare training evoked by President Eisenhower's "New Look" strategy, but must demonstrate a direct association to nuclear warfare defense, not simply being one of the multitude of such Eisenhower era properties.

The subject property, Fremont Hall USAR Center, is not an adaptively reused Cold War defense site or support building, and therefore, not associated with events that have made a significant contribution to the broad patterns of our history. Though Reisner & Urbahn-designed Army Reserve Centers are the outcome of a gradual increase in peacetime defense and reserve force training facilities, they are a common state and national resource and are not directly associated with a specific event, trend, conflict or strategy within the history of the Cold War or the history of the development of the Army Reserves. The property is also not associated with any specific political or government policies at the national, state, or local level. Therefore, the Fremont Hall USAR Center property is recommended not eligible for listing under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Moore et. al.'s 2008 study indicates that significant associations under Criterion B have surfaced at the national level, and for an individual Army Reserve Centers to be eligible for the NRHP under Criterion B for their association with significant individuals, those associations must occur at a local level, on a case-by-case basis. Archival research failed to indicate any significant associations with national, state, or local individuals as a result of their affiliation with the Army Reserve Center. Therefore, the Fremont Hall USAR Center property is recommended not eligible for the NRHP/CRHR under Criterion B/2.

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

The previous 2007 evaluation of Fremont Hall USAR Center, and SHPO concurrence letter determined that the subject property is already eligible for the NRHP under Criterion C for its architectural merit and association with master architects as "an excellent and rare example of a nearly unmodified adaptation of the Reisner & Urbahn USAR center design" (Par and USAR 2007, p. 70). Dudek agrees with this finding and recommends expanding the period of significance to 1956-1961 to reflect the initial construction (1956) and planned expansion (1961) which added the Assembly Hall Addition and OMS, due to new information obtained in April 2021. Dudek also recommends that the Fremont Hall USAR Center is eligible under CRHR Criterion 3 for the reasons listed below.

Archival research, in-person survey, review of architectural plans, review of as-built plans for alterations and additions, and a review of the previous PAR and USAR 2007 evaluation identified that the Fremont Hall USAR Center utilized a modified "sprawling plan", 200-man USAR Center design, produced by Reisner & Urbahn in 1953 for use nationwide. The modification of the Reisner & Urbahn plan includes a historically appropriate stucco veneer, rather than the more common application of brick veneer. This modification

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allowed Fremont Hall USAR Center to better suit its local surroundings, given Santa Barbara's preference for stucco-clad Spanish Colonial Revival architecture. The stucco veneer represents a compromise between the Reisner & Urbahn's desire to have a nationally recognizable, contemporary, Modern-style building and the City of Santa Barbara's architectural board guidelines. The Fremont Hall USAR Center was one of two USAR properties that had stucco veneer in California, which also appeared eligible per the PAR and USAR 2007 report. The other property, Desiderio Hall in Pasadena, was demolished at some point after 2007, leaving the Fremont Hall USAR Center, as the only remaining eligible example of the stucco-clad USAR Center in the State of California.

Additionally, two master architecture firms are associated with the subject property: the New York firm Reisner & Urbahn who designed the USAR standard plans for all USAR centers, and Wallace Arendt, a master architect from Santa Barbara firms Howell & Arendt (1946-1956) and Howell, Arendt, Mosher & Grant (1956-1959). Per the National Register Bulletin 15:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft (NPS 2002).

The subject property, Fremont Hall USAR Center, exemplifies a standard USAR Center 200-man, sprawling plan associated with master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers shifting from designing and master planning schools and resorts, to their contract with the USACE to complete a new set of standardized plans for armories, reserve training centers, and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

The subject property retains a multitude of the character-defining features of the 200-man USAR training center and associated buildings, designed by Reisner & Urbahn. These include:

- "sprawling," L-shaped, 200-man facility plan;
- one-story training center with a 1.5 story assembly hall, attached via a one-story breezeway;
- separate maintenance shop building that shares basic architectural features of the training center;
- flat roof form;
- windows are industrial metal sash with centered awning lights;
- fenestration pattern, without infill of original openings or creation of openings onto space that originally functioned as rifle range;
- metal and glass entrance assembly;
- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- in front the building, grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- paved parking lot and drilling area behind the building; and,
- flagpole along the front (street side) elevation.

As discussed above, USAR Centers from this period were constructed in a number of designs and layouts, thus making the interior configuration of the facility less important than the exterior features. By design, all facilities featured basic elements to function

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including: assembly areas, classrooms areas, office spaces, and locker room facilities. USAR Centers were also designed to be expandable should the need for additional space arise at a particular center. The interiors varied by location and use patterns, therefore, having different interior designs was commonplace in USAR Centers throughout the country. Common customizations made to these interior plans included more offices and classrooms, larger assembly areas, outdoor drill areas versus indoor drill areas, larger lobby areas, and more prominent entry points (Moore 2008). In addition to the customizable nature of the interiors, design and materials from this time period were noted as being utilitarian, mass-produced, and cost efficient whenever possible, which created a utilitarian interior environment that followed a basic planning initiative. Unlike the earlier twentieth century armories seen throughout the United States, these mid-century USAR Centers did not feature intricate architectural details or interior designs that could be directly tied to the property's function. Furthermore, the interior designs of the USAR Centers were not designed to be static entities, they were designed to grow and change with the needs of the center.

At Fremont Hall USAR Center the following utilitarian and commonplace interior elements that were noted during the survey include the following: locker rooms, classrooms and offices set around a small lobby area, flexible accordion partitions, and an interior assembly space. In addition to these basic elements seen at Fremont Hall USAR Center, there is also a deviation from the interior plan seen with the addition to the east side of the building. Given that the interior spaces for USAR Centers were intended to be flexible spaces that could be customized to the individual facility, all interior spaces within Fremont Hall USAR Center appear to follow the basic design principles seen at other USAR Centers from this time period including mass-produced materials and a utilitarian aesthetic. While predominately intact, the mass-produced and utilitarian nature of the materials, ubiquitous nature of the design, and lack of discernable character-defining features has resulted in the interior spaces of Fremont Hall USAR Center being non-contributing elements to the significance of the property.

In 1961, the planned Assembly Hall addition and OMS building were added to the property. These represent planned expansions common with the Reisner & Urbahn USAR Center plans. Other alterations to the property include a gable-ended addition to the Fremont Hall USAR Center building, designed by firm Robinson, Takahashi, Pimenter, Katz Architecture Engineering and Planning in 1982 and constructed by 1988. The addition changed the orientation of the building from an L-plan to a T-plan and introduced new window designs and materials. While this addition is made to the principal elevation, Reisner & Urbahn plans were designed to be "expansible" and provided for the possibility of future additions and expansions. Further, the addition does not detract from the original design. Finally, the original 2007 PAR and USAR evaluation indicates that "[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity." Other alterations are minor, such as the removal of the freestanding sign on the front elevation. Therefore, alterations to the building have not significantly compromised the integrity of the building.

In addition to the representation of the Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR center in Santa Barbara. However, Arendt's contribution to the design is unclear. Despite the lack of clarity in his involvement in the project, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have a minor association with Arendt, but for the most part is representative of the work of master architects Reisner & Urbahn.

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In summary, the subject property remains an excellent example of a regionally-modified Reisner & Urbahn sprawling plan, 200-man facility. The Fremont Hall USAR Center, may be considered representative of the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956-1961, beginning with the completion of construction of the center building and ending with the 1961 assembly hall and maintenance building expansion. Therefore, the subject property is recommended eligible for the NRHP/CRHR under Criterion C/3.

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

There is no evidence that this property has the potential to yield information important to national, state or local history. Therefore, the property is recommended not eligible for the NRHP/CRHR under Criterion D/4.

City of Santa Barbara Designation Criteria

Criterion 1: It is associated with events that have made a significant contribution in our past.

Archival research indicates that the Fremont Hall USAR Center subject property is representative of post-WWII development that led to the construction of USAR centers throughout the United States. Like other cities throughout the United States, the City of Santa Barbara administration began trying to accommodate a proposed Army Reserve building in the 1950s. A volunteer committee was formed to supply local plans, headed by local architect and City Board of Architectural Review member Wallace W. Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). In November 1955, the City of Santa Barbara mayor, local assemblymen, and state representatives hosted U.S. Army Reserve officers and broke ground for a new Army Reserve Training Center in Hoff Heights, on the former Hoff General Army Hospital grounds. In 1956, the John C. Fremont United States Army Reserve Center was completed. While the construction of the USAR center within the City of Santa Barbara is not significant at the state or national level, as this practice was somewhat commonplace in a variety of cities throughout the U.S., it is significant for representing the collaboration between local and Federal government that took place during the Cold War in a period of increased awareness of national defense on the local level. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 1 for its association with the rise of local Army Reserve centers during the 1950s.

Criterion 2: It is associated with the lives of persons significant in our past.

Archival research failed to indicate any significant associations with persons who significantly contributed to the culture and development of the City, the State, or the Nation. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master,

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or possesses high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction.

The Fremont Hall USAR Center was designed by Reisner & Urbahn in 1953 and constructed in 1956 as a very basic and utilitarian version of the Mid-Century Modern style of architecture that was popular throughout the United States in the 1950s. However, this building is not a good representation of this particular architectural style because in Santa Barbara, the design was modified to meet local architectural guidelines. While the building does retain the basic elements of the Mid-Century Modern style of architecture such as a flat roof, use of mass produced materials, and a lack of exterior and interior ornamentation, it is more of a utilitarian representation of the style. One of the most notable elements missing from the USAR center for making it a high style Mid-Century Modern building is a seamless integration of the landscape into the design of the building. Furthermore the USAR was part of a standardized building program but into effect by the United States government in the 1950s that led to the creation of utilitarian and ubiquitous resource types throughout the United States that were never intended to serve as high style representations of any particular architectural style.

Despite the fact that the building is not a good representation of the Mid-Century Modern architectural style, it was designed by master architects and is representative of a specific property type, the sprawling plan 200-man facility. Archival research, in-person survey, and review of architectural plans identified that the Fremont Hall USAR Center property was designed by master architects Reisner & Urban, which is demonstrative of a particularly important phase of the architects' careers, shifting from designing and master planning schools and resorts, to their contract with the U.S. Army Corps of Engineers (USACE) to complete a new set of standardized plans for armories, reserve training centers and support buildings. The building also retains enough integrity to be recognizable as a Reisner & Urbahn-designed USAR Center.

In addition to representing a Reisner & Urbahn plan, archival research indicated that local architect Wallace Arendt was also involved in the design of the USAR Center in Santa Barbara. A volunteer committee was formed to supply local plans, headed by Arendt, along with interested City Councilmen, and military members. In 1955, the Santa Barbara Board of Architectural Review approved a sketch by Wallace Arendt for the Army Reserve Center, modifying the Reisner & Urbahn design (Griffin 1955). Though the building does have an association with master architect Wallace Arendt, Arendt's specific contributions to the design is unclear. Despite this lack of clarity, Arendt's body of work in the Santa Barbara area is well known and this particular building does not serve as a significant example of his work. Therefore, the subject property does have an association with local master architect Wallace Arendt but is mostly representative of the work of master architects Reisner & Urbahn.

In summary, the subject property remains an excellent example of a regionally modified Reisner & Urbahn sprawling plan 200-man facility. The Fremont Hall USAR Center, may be considered to represent the work of master architects Reisner & Urbahn, and expresses a particular phase of development in their career. Subsequent alterations to the building have not compromised the character-defining features of Reisner & Urbahn's design. The period of significance for the building under Criterion C/3 is 1956, beginning and ending with the completion of construction. Therefore, the subject property **is recommended eligible** under City of Santa Barbara Criterion 3.

Criterion 4: It yields, or may be likely to yield information important in prehistory or history.

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There is no evidence that this property has the potential to yield archaeological information important to state or local history. The CHRIS records search indicates that no prehistoric or historic archaeological sites or resources have been previously recorded within the APE or the 0.25-mile records search area. Therefore, the subject property is recommended not eligible under Criterion 4.

Criterion 5: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

Archival research failed to indicate anything that would suggest that the subject property is unique in its location or physical characteristics that would rise to the level of significance under Criterion I. Therefore, the subject property is recommended not eligible under City of Santa Barbara Criterion 5.

In summary, the Fremont Hall USAR Center property is recommended eligible as a City of Santa Barbara Structure of Merit. The property is recommended eligible under City Criterion 1 for its association with the development of USAR centers throughout the United States. The property is also recommended eligible under City Criterion 3 for its representation of the standardized building plans by Reisner & Urbahn and their choice of materials and design aesthetic for a government funded building program during the 1950s, Therefore, the subject property **is recommended eligible** as a City Structure of Merit under City Criteria 1 and 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, and the historical resource's ability to convey that significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (NRHP 2002). To retain historic integrity, a property will generally possess several, if not most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Location: The Fremont Hall USAR Center, the subject property, is sited on the original location of construction in its original orientation, therefore retaining its integrity of location.

Design: The subject property, built in 1956 and expanded in 1961, retains integrity of design and is representative of the "sprawling plan" 200-man USAR training center and operation maintenance shop design of master architectural firm Reisner & Urbahn. As such, it retains many of the essential character defining features of the style including:

- "sprawling," 200-man facility plan with additions following the original "expansible" plan;
- flat roof form;
- industrial metal sash windows with centered awning lights;
- metal and glass entrance assembly;

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- concrete masonry unit construction with historically appropriate stucco veneer on exterior;
- overhead rolling door for vehicular access opening into assembly/drill space;
- grounds include minimal amounts of landscaping with well-kept grass lawns and small shrubbery along the base of the main building;
- flagpole along the front (street side) elevation;
- paved parking lot and drilling area behind the building; and
- separate maintenance shop building that shares basic architectural features of the training center.

While the building has had alterations, including a wing addition on the main elevation in 1988, the scale, massing, cladding materials, window patterning, and roof format match that of the original 1956 building. Windows in the addition do not match the materials or style of the original 1956 building; however, the entire addition is both compatible with the original design and reversible if removed in the future and; therefore, adheres to the Secretary of Interior Standards for the Treatment of Historic Properties (Standards for Rehabilitation 9 and 10). Additionally, the original 2007 PAR and USAR evaluation indicates that "[the] minor modifications made to the assembly hall and breezeway in 1988 does not detract from the overall integrity" (PAR and USAR 2007, p. 70). These alterations do not detract from the overall appearance of the building as one cohesive Reisner & Urbahn USAR Center building. Therefore, the subject property retains integrity of design.

Setting: On the grounds of the USAR Center, open space for drills and exercise have been retained and the relationship between the main building and single outbuilding is still as intended in 1956. The viewshed surrounding the property is still mostly intact. The establishment of the City of Santa Barbara's MacKenzie Park was concurrently developed with construction of the subject property in 1956. Adjacent to the subject property and park, the low-density commercial corridor along State Street has been present since the mid-1950s, and surrounding residential subdivision have been present since the 1930s. The only major change to setting is the addition of the shopping center west of the subject property across Las Positas Street, added circa 1962, but this does not detract from the overall mid-century suburban setting. Therefore, the subject property retains integrity of setting.

Materials: Fremont Hall USAR Center building and OMS building still have their original stucco veneer, original industrial metal sash windows with centered awning lights, and original exterior. The addition on the Fremont Hall USAR Center building does introduce new window materials and these new materials appear on all visible elevations of the addition. However, it has not impacted the integrity of materials used in the original building. Therefore, the subject property retains integrity of materials.

Workmanship: For Army Reserve Centers designed using standard plans, the relevant aspects of integrity do not include workmanship since this aspect of integrity does not contribute to its significance. The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. With that in mind, the Fremont Hall USAR Center and OMS building do retain small flourishes of workmanship that set it apart from other USAR centers including the use of molded trim at the buildings' rooflines and the original landscaping plants and hardscape features along the front elevation. Therefore, the main building retains its integrity of workmanship.

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Feeling: The original intent of the building was to appear as uniformly as possible with other USAR centers across the United States, to engender a feeling of USAR center identity in individual communities. The Fremont Hall USAR Center does evoke this feeling and is recognizable as both a Reisner & Urbahn-designed 1950s USAR building, and as the originally intended locally adapted version of a USAR building, to better suit the common architecture types of the City of Santa Barbara. Therefore, the subject property retains integrity of feeling.

Association: The subject property was originally associated with the US Army Reserve, which occupied the building through the early 2000s. The building remains in Federal ownership though it is not currently occupied. Therefore, the subject property retains integrity of association.

In summary, the subject property retains all aspects of integrity required for inclusion in the NRHP, CRHR, and City register.

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CONTINUATION SHEET

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ATTACHMENT 3.
INTERAGENCY AGREEMENT

AGREEMENT

Between

THE INDIAN HEALTH SERVICE

An Agency of the United States Department of Health and Human Services

and

AMERICAN INDIAN HEALTH & SERVICES CORPORATION

A non-profit Urban Indian organization and community health provider

1. Purpose

This agreement is entered into by and between the Indian Health Service (IHS) and the American Indian Health & Services Corporation (AIHS) (Parties) for the purpose of facilitating the acquisition, transfer, and use by the AIHS of the United States Army Reserve Center in Santa Barbara (Property). This agreement includes the transfer of funds in the amount of \$ [REDACTED] (Funds) from the AIHS to the IHS for all costs related to the acquisition and transfer of the Property, for use by the AIHS for the purpose of carrying out its contract and grant agreements with the IHS to provide health care to Urban Indians. This agreement will establish the framework governing the responsibilities of the Parties concerning the transfer of Funds from the AIHS to the IHS, the IHS's use of the Funds, and the AIHS's use of the Property. No IHS funds will be used to acquire the Property, and this agreement does not create any additional obligations on the IHS beyond what is outlined herein.

2. Parties

The IHS is a Federal Agency within the United States (U.S.) Department of Health and Human Services (HHS) established to more effectively and efficiently carry out the responsibilities, authorities, and functions of the U.S. to provide health care services to American Indians and Alaska Natives. 25 U.S.C. § 1661(a)(1). The Director of the IHS is statutorily delegated all authorities of the Secretary of HHS relating to the maintenance and operation of hospital and health facilities for American Indians and Alaska Natives and the planning for, and provision and utilization of, health services for American Indian and Alaska Native beneficiaries. 25 U.S.C. § 1661(c)(2). Through contracts and grants with Urban Indian Organizations (UIOs), the IHS also supports the provision of health care and referral services to Urban Indians residing in urban centers. 25 U.S.C. § 1653(a).

The AIHS is a non-profit UIO and community health clinic providing medical, dental, pediatric, and behavioral health services. The AIHS is a dually awarded Federally Qualified Healthcare Center (FQHC) providing health care to Urban Indians under an IHS-awarded contract authorized by the Indian Health Care Improvement Act (IHCIA) and to the larger community as an HHS Health Resources and Services Administration (HRSA)-designated FQHC under section 330 of the Public Health Service Act, 42 U.S.C. § 254b. The AIHS operates under a Patient Centered Medical Home (PCMH) model and is

recognized by the National Committee for Quality Assurance (NCQA). The AIHS provides health care to members of the Santa Barbara area community, including Urban Indians, out of its current location.

3. Authorities

Section 311 of the IHCA, codified at 25 U.S.C. § 1638e, provides that IHS may enter into agreements “with Federal or State agencies and *other entities*” to “accept funds, equipment, or other supplies . . . to provide for the planning, design, construction, and operation of health care or sanitation facilities to be administered by Indian health programs” to achieve the purposes of the IHCA and the purposes for which the funds were appropriated or otherwise provided. 25 U.S.C. § 1638e(b).

Section 517 of the IHCA, 25 U.S.C. § 1660g(c), authorizes IHS to acquire excess or surplus real property of the Federal Government for donation to an UIO if IHS determines that the property is appropriate for use by the UIO for purposes of carrying out a contract or grant authorized under the IHCA.

4. Background

The AIHS currently leases space and employs (70) full-time health care professionals to provide medical, dental, pediatric, and behavioral health services. The AIHS is headquartered in a small retail plaza. The AIHS campus has grown significantly over the past decade. The AIHS currently leases approximately 16,000 square feet of space, spread across multiple, disconnected buildings with limited parking available.

In 2017, the U.S. Army Reserve declared the Property, which is located at 3237 State Street, Santa Barbara, California, 93105, to be “excess,” whereupon the U.S. General Services Administration (GSA) screened the Property for disposal with interested Federal agencies. The AIHS expressed to the IHS its interest in acquiring and using the Property to meet the health care needs of members of the Santa Barbara area community, including Urban Indians. Accordingly, in May 2017, the IHS contacted the GSA to express preliminary interest in the Property as a potential candidate for transfer to a UIO.

The Property consists of approximately 2.57 acres, with an approximately 15,400-square-foot building eligible for listing to the National Register of Historic Places. The building was previously used for administration offices and training space. There also exists a second building, approximately 2,575 square feet in size, designated as a maintenance/repair shop, which is likewise eligible for listing to the National Register of Historic Places. Two 99-year, nominal fee leases are currently in place on the Property, between the City of Santa Barbara, the U.S. Army, and the GSA will extinguish them prior to transfer of the Property to the AIHS. The first lease includes a parcel encumbered by State Street hardscape and an easement for a bus pocket lane. The second lease includes a parcel improved with a parking lot, fencing, lighting and electrical utilities. The extinguishment of the leases and exchange of the parcels between the City and the GSA (collectively, the Parcel Transfer) is described in the Letter Agreement re Transfer of Roadway and Bus Pocket between the City and the GSA dated September 30, 2020, and is necessary for the Property to reflect its anticipated configuration. The estimated fair market value of the Property is \$ [REDACTED]

5. General Terms

- A. Within 30 days after (i) completion of the Parcel Transfer and (ii) recordation of a new parcel map reflecting the revised legal description of the Property, the AIHS will transfer an earnest money deposit of [REDACTED] to the IHS pursuant to the method described in section 9 of this agreement. This sum is 20 percent of the estimated fair market value of the Property.
- B. Upon receipt of the earnest money deposit, the IHS will execute a letter of transfer with the GSA, make payment of the earnest money deposit to the GSA, and accept transfer of administrative control of the Property from the GSA.
- C. While the IHS possesses administrative control of the Property, the AIHS is hereby granted a license and authorized to use the Property for the purpose of planning improvements to the Property, for the purpose of operating all or a portion of its clinic, and for other purposes that may be agreed upon by the Parties. This agreement does not authorize the AIHS to make, or cause to be made, any irreversible physical change in the condition of the Property, including but not limited to alteration, restoration, rehabilitation, repair, maintenance, etc., in contravention of the National Environmental Policy Act of 1969 (NEPA), the National Historic Preservation Act of 1966 (NHPA), and other related Federal Acts.
- D. The AIHS shall carry a commercially reasonable amount of liability insurance during the period of time it is permitted to use the Property under this agreement. No other insurance shall be required in connection with its use of the Property.
- E. The AIHS will assist the IHS in fulfilling its responsibilities under the NEPA, the NHPA, and all other applicable Federal laws.
- F. While the IHS possesses administrative control of the Property, the AIHS shall take all commercially reasonable steps to obtain zoning approvals, general plan modification, and any other local approvals necessary for the AIHS's ultimate use of the Property (the Approvals) for the purpose of carrying out its contract with the IHS to provide health care to Urban Indians and members of the Santa Barbara area community. To facilitate the Approvals, the IHS agrees to sign and return to the AIHS the (i) Master Application and (ii) Agent Authorization Form within (14) days of receipt by the IHS, and the AIHS agrees to pay the application fees and all application-related costs.
- G. Not later than [REDACTED] or an alternate closing date proposed by the AIHS and agreed to by the IHS and the GSA (not later than [REDACTED] the Parties will use First American Title Company in Santa Barbara, California, to facilitate transfer of ownership of the Property to the AIHS, by quitclaim deed, in exchange for payment of the remaining balance of the estimated fair market value of the Property set forth in Section 4.
- H. The IHS may require the inclusion in the transfer document of any other provision deemed reasonable or necessary to effectuate the transfer.

- I. The AIHS shall use the Property for the purpose of carrying out its contract and grant agreements with the IHS to provide health care to Urban Indians. Nothing in this agreement prevents the AIHS from serving other patient populations for other purposes.
- J. If the AIHS is unable to transfer the full amount of the estimated fair market value of the Property described in Section 4 to the IHS and the GSA by [REDACTED] or by an extended closing date as permitted under G above, the IHS will report the Property as excess to the GSA and the AIHS will be refunded the earnest money deposit in full no later than 180 days of the Termination Date described in Section 10.
- K. The AIHS shall adequately secure the Property and provide for all routine maintenance and utility costs associated with the Property. To the extent that the IHS is not immune from liability under the provisions of Section 8, the AIHS shall indemnify and hold harmless the IHS, its agents and employees against any and all loss, damage, claim, or liability whatsoever, due to personal injury or death, or damage to property or others directly or indirectly due to the exercise by the AIHS of the license granted by this agreement or any other act or omission of the AIHS, including failure to comply with the obligations of this agreement.

6. Communications between the Parties

To provide for consistent and effective communication between IHS and AIHS, each party shall appoint a Principal Representative to serve as its central point of contact on matters relating to this agreement.

The AIHS Principal Representative is:
Scott Black, Chief Executive Officer, AIHS

The IHS Principal Representative is:
Rose Weahkee, Ph.D., Director, Office of Urban Indian Health Programs, IHS

7. Amendment

This agreement may be modified or amended only by written, mutual agreement and signature approval of the Parties.

8. Liability

The IHS, as an Agency of the U.S., assumes liability only to the extent provided under the Federal Tort Claims Act, 28 U.S.C. § 2671 *et seq.*

9. Transfer of Funds

Fund transfers will occur electronically.

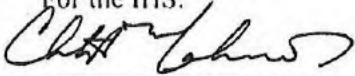
10. Termination

If the AIHS determines, after good faith efforts, that the Property is unsuitable for financing (on terms acceptable to the AIHS) or for its intended use (see Sec. 5, I) due to title defects, environmental contamination, adverse survey findings, restrictive zoning, or any other reason, then this agreement shall immediately be terminated on the date that the AIHS provides notice of termination to the IHS (the Termination Date). In the event this agreement is terminated pursuant to this provision, the IHS will report the Property as excess to the GSA and return the earnest money deposit in full to the AIHS no later than 180 days of the Termination Date.

11. Effective Date

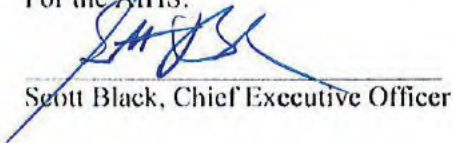
This agreement shall become effective on the date it is signed by both the IHS and the AIHS.

For the IHS:



Christopher Mandregan Jr., Deputy Director for Field Operations Date: December 1, 2020

For the AIHS:


Scott Black, Chief Executive Officer

Date: December 3, 2020

Amendment No. 1 to Interagency Agreement

1. The Indian Health Service, a federal agency within the U.S. Department of Health and Human Services, and the American Indian Health and Services, a non-profit Urban Indian Organization and community health clinic entered into an Agreement on December 3, 2020 (the "Interagency Agreement"). The parties desire to amend the Interagency Agreement pursuant to the terms contained in this amendment. All capitalized terms used but not defined in this amendment shall have the meanings contained in the Interagency Agreement.
2. To facilitate the rezoning of the Property and completion of federal real property disposal requirements, the Interagency Agreement is amended to extend the date of closing and provide for an increase to the earnest money deposit. The Interagency Agreement is more specifically amended as follows:
 - a. Section 5, Subsection G, is struck and replaced by "Not later than [REDACTED], the Parties will use First American Title Company in Santa Barbara, California to facilitate transfer of ownership of the Property to AIHS, by quitclaim deed, in exchange for payment of the remaining balance of the estimated fair market value of the Property set forth in Section 4."
 - b. Section 5, Subsection J, is struck and replaced by "If AIHS is unable to transfer the full amount of the estimated fair market value of the Property described in Section 4 to IHS and GSA by [REDACTED], then IHS will promptly report the Property as excess to GSA, in order to cause the GSA to refund the earnest money deposit to AIHS in full no later than 180 days of the Termination Date described in Section 10."
 - c. Section 5 is amended to add subsection L, which shall provide that "Not later than [REDACTED] [REDACTED] the AIHS shall transfer \$ [REDACTED] to the General Services Administration (GSA) to enlarge the earnest money deposit by an additional 20% of the fair market value of the Property. Once AIHS transfers the funds referenced in the prior sentence, the "earnest money deposit" will mean the sum of [REDACTED]"
3. Except as provided in this amendment, all terms and conditions of the Interagency Agreement remain unchanged and in full force and effect.
4. This amendment shall become effective on the date it is signed by both the Indian Health Service and the American Indian Health and Services. This amendment may be executed in counterparts and by electronic means.

(signature page follows)

*Transaction related information redacted.

For the Indian Health Service:

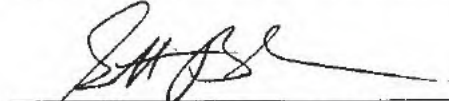
Chris B. Buchanan -S

Digitally signed by Chris B.
Buchanan -S
Date: 2022.09.22 11:29:59 -04'00'

Deputy Director for Field Operations

Date: September __, 2022

For the American Indian Health and Services:



Scott Black, Chief Executive Officer

Date: September 21, 2022

Appendix C



August 4, 2023

Donna M. Meyer, CEM, HPS
Environmental Protection Specialist
Environmental-Historic Coordinator
Indian Health Service
California Area Office
650 Capitol Mall, Suite 7-100
Sacramento, CA 95814

Ref: *Proposed Acquisition/Transfer of Santa Barbara USAR-Fremont Hall
Santa Barbara, Santa Barbara County, California
ACHP Project Number: 014070*

Dear Ms. Meyer:

On June 21, 2023, the Advisory Council on Historic Preservation (ACHP) received a copy of the executed Section 106 agreement document (Agreement) for the referenced undertaking. In accordance with 36 CFR § 800.6(b)(1)(iv), the ACHP acknowledges receipt of the Agreement. The filing of the Agreement and implementation of its terms fulfills the requirements of Section 106 of the National Historic Preservation Act and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800).

We appreciate receiving a copy of this Agreement for our records. Please ensure that all consulting parties are provided a copy of the executed Agreement in accordance with 36 CFR § 800.6(c)(9). If you have any questions or require additional assistance, please contact Ms. Rachael Mangum at (202) 517-0214 or by e-mail at rmangum@achp.gov and reference the ACHP Project Number above.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs